

**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 57
NOTICE OF MEETING AND AGENDA
Friday, June 16, 2023
9:30 – 11:30 AM**

In-person meeting location:

Office of Planning and Sustainable Development, 6th Floor Conference Room
State Office Tower - Leiopapa A Kamehameha Building
235 South Beretania Street, Honolulu

Virtual meeting information:

For videoconference participation:

<https://us06web.zoom.us/j/89793056029?pwd=RWEwZ0RhY3NvZWZWRuY3EvREdLcm9lZz09>

Audio call in (only): (669) 900-6833 or
(253) 215-8782

Meeting ID: 897 9305 6029

Passcode: 609488

1. **Call to Order and Roll Call/Introductions**
2. **Approval of Minutes of April 21, 2023 Meeting**
3. **Informational Presentation**
 - a. **City TOD Planning and Zoning Update: Hālawa TOD Area Plan Zoning**
Presentation by City Department of Planning and Permitting, Transit-Oriented Development Division
The City is proposing a TOD Special District and mixed-use zoning and to increase density and improve site layouts and ground-floor building design of new development in Hālawa. The presentation will include proposed regulatory changes, including heights and density bonuses in return for community benefits.
4. **Status of TOD-Related Capital Improvement Project (CIP) Budget Requests for Recommendation to the 2023 Legislature**
Update on TOD-related CIP budget requests for Fiscal Year 2023-2024 recommended by the TOD Council for funding by the 2023 State Legislature; announcement of FY24 State TOD CIP Planning Grant Opportunity.
 - a. **House Bill 300, HD1, SD1, CD1 / Senate Bill 354, Relating to the State Budget**
 - **Office of Planning and Sustainable Development (BED-144)**, State Transit-Oriented Development Planning, Statewide, \$2,000,000 for grants for TOD project planning for projects in State TOD Strategic Plan.
 - **Hawai'i Community Development Authority (BED-150)**, \$2,000,000 for East Kapolei Infrastructure Implementation Master Plan and Programmatic Environmental Impact Statement; \$86,000,000 for Iwilei-Kapālāma TOD Infrastructure Design and Construction; \$35,000,000 for University of Hawai'i, West O'ahu On-Site Infrastructure for non-campus 20-acre parcel; and \$18,500,000 for Kaka'ako Street Upgrades.

- **Hawai'i Housing Finance and Development Corporation (BED-160)**, \$50,000,000 for Dwelling Unit Revolving Fund cash infusion for affordable housing; \$100,000,000 for Rental Housing Revolving Fund cash infusion for affordable housing; and \$45,000,000 for Preschool Early Education, Teacher Housing, and Affordable Workforce Development Initiative (Kīhei, Maui).
- **Department of Accounting and General Services (AGS-221)**
\$9,000,000 for Kahului Civic Center (Mixed-Use Development).
- **Department of Education, School Facilities Authority (EDN-450)**
\$15,000,000 for East Kapolei High School.
- **Hawai'i Health Systems Corporation – Regions (HTH-212)**
\$1,300,000 for Samuel Mahelona Memorial Hospital facility improvements.

5. **Status of TOD-Related Legislative Proposals in the 2023 Legislative Session**

Report on TOD-related bills and resolutions in the 2023 legislative session with impact on the TOD Council and the performance of its duties. The following are of particular note for the TOD Council.

- House Bill 1363, HD3, SD2, CD1 / Senate Bill 1568, SD2 Relating to Taxation.**
Extends the period within which a county may adopt a surcharge on state tax, under certain conditions, from 3/31/2019 to 12/31/2023. Authorizes, in certain instances, the use of county surcharge revenues for housing infrastructure in counties having a population of 500,000 or less. Temporarily authorizes counties that have previously adopted a surcharge on state tax to amend the uses of the surcharge. (CD1)
- Senate Bill 1295, SD2, HD1 / House Bill 997, HD1 Proposing amendments to article VII, sections 12 and 13, of the Hawai'i Constitution to expressly provide that the Legislature may authorize the counties to issue tax incremental bonds and to exclude tax incremental bonds from determinations of the funded debt of the counties.**
Proposes amendments to the Constitution of the State of Hawai'i to expressly provide that the legislature may authorize, by general law, political subdivisions, such as counties, to issue tax increment bonds and to exclude tax increment bonds in calculating the debt limit of the political subdivisions. (HD1)
- Senate Concurrent Resolution 162, SD1 / House Concurrent Resolution 183 Requesting the Office of Planning and Sustainable Development to convene a multiagency Working Group to identify sites that have the collective capacity to accommodate ten thousand new homes per year, for the next fifty years.**

6. **Standing Report—Agency Updates on TOD Projects in State Strategic Plan for Transit Oriented Development (Time Permitting)**

Updates from State and county agencies on recent/new activities for their TOD projects. Projects for which reports may be received are listed in "Appendix A. TOD Project Status and Funding Reported to TOD Council," in the meeting materials packet. Note that this month will be 'opt-in' for those agencies that wish to report; rather than a roll call of every agency to ask about status of each project.

- State and County Projects—O'ahu**
- State and County Projects—Kaua'i**
- State and County Projects—Hawai'i**

d. **State and County Projects—Maui**

7. **Honolulu Rail Opening, June 30, 2023**

- a. **“Let’s Get Ready to Ride!”** The Honolulu Rail Transit system is set to begin operations from East Kapolei (Kualaka‘i Station) to Aloha Stadium (Hālawā Station) during the July Fourth weekend. This 11-mile stretch is the first phase of the project. The presentation will include opening day events, passenger education, interim operational plans, fares, schedule, security, and quick update on future segments.

b. **Report on Pre-Honolulu Rail Opening Senate Legislative Briefing, June 5, 2023**

8. **Announcements**

a. **Next Meeting and Preliminary Agenda Items for Future Meeting**

- i. July 21, 2023 TOD Project Presentation: Samuel Mahelona Memorial Hospital
TOD Master Plan Update and Programmatic EIS
FY2024 Statewide TOD CIP Planning Funds; Call for Proposals
Standing Report—TOD Project Updates on Projects in *State
Strategic Plan for Transit-Oriented Development*
Ideas for Legislative Proposals for the 2024 Legislative Session

- ii. August 2023 No TOD Council Meeting
TOD CIP Planning Funds County Informational Meetings
(pending enactment)

- iii. September 15,
2023 Presentation: TBD
Projects Proposed for Inclusion in the State Strategic Plan
FY2024 TOD CIP Planning Fund Awards
Initial request for updates to TOD project fact sheets – due in
December
Standing Report—TOD Project Updates on Projects in *State
Strategic Plan for Transit-Oriented Development*
Legislative Proposals and TOD CIP Requests for the 2024
Legislative Session

- b. **Hawai‘i Congress of Planning Officials (HCPO) Conference, September 6-8, 2023, Honolulu, O‘ahu.** Visit <https://hawaii.planning.org/hcpo-23/>. If you have any questions, please contact registrar@pacificrimconcepts.com or 808-864-9812.

c. **Others**

9. **Adjournment**

Meeting materials

Meeting materials distributed to TOD Council members (“board packet”) will be available for public review 48 hours in advance of the meeting in the Office of Planning and Sustainable Development (OPSD), 6th

Floor, 235 South Beretania Street, Honolulu, and at the TOD Council's webpage (<https://planning.hawaii.gov/lud/state-tod/>).

In-person meeting access

Effective March 26, 2022, visitors to the OPSD office in the Leiopapa A Kamehameha Building (State Office Tower (SOT)) will no longer need to provide proof of COVID-19 vaccination, proof of negative COVID-19 test result, or wear masks in the building. All visitors to the building must check in with building security on the ground floor and present their driver's license, State ID, or State employee ID to security staff and sign the visitors log. Security staff will issue a visitor's badge for visitor entry to the building.

If you plan on attending in person, please notify Carl Miura, carl.y.miura@hawaii.gov, to ensure there are sufficient seats in the OPSD conference room for attendees.

According to the State Department of Health, masks are strongly recommended for persons over the age of 65, those with compromised immune systems or care for people at risk of severe illness, and those unvaccinated for COVID-19.

Virtual meeting and phone access

To participate via the Zoom link provided, you will need a computer or mobile device with internet access, video camera (recommended), and microphone. You will be muted during the meeting unless you are providing comments or actively participating in a discussion. You may also access the Zoom meeting by phone only by using the dial-in phone number, meeting ID, and meeting passcode information provided at the top of this agenda. A helpful guide for use of Zoom is available at the following link, <https://planning.hawaii.gov/wp-content/uploads/Accessing-an-online-Zoom-meeting-1.pdf>.

In accordance with Act 220, Session Laws of Hawai'i 2021, if the OPSD host Interactive Communication Technology (ICT) connection for the virtual or remote meeting and physical location are lost, the meeting will be recessed for up to 30 minutes while the host attempts to restore connection. The public may access the reconvened meeting by clicking the meeting link again. If the meeting cannot be reconvened within 30 minutes, the meeting will be terminated and the meeting may be continued at another noticed date and time. Please check the TOD Council's website (<https://planning.hawaii.gov/lud/state-tod/>) for information on whether the meeting has been cancelled or will be continued to another meeting date and time for which public notice will be provided.

Comments from the public

Oral and written comments may be submitted on any agenda item. Members of the public may provide oral comments during the meeting when public comments are requested by the TOD Council Co-Chairs. When the Co-Chair asks for public comments, please click the Raise Hand button on the Zoom screen, or if calling in by telephone, entering * and 9 on your phone keypad. When recognized by the Co-Chair, please unmute yourself to begin speaking. If calling in by phone, you can unmute and mute yourself by pressing * and 6 on your keypad. Before making your comments, please identify yourself and the organization, if any, that you represent. Please remember to mute yourself after speaking.

Written comments may be submitted as follows:

by email: carl.y.miura@hawaii.gov
by postal mail: Office of Planning and Sustainable Development (OPSD)
ATTN: TOD Council Public Comments
P.O. Box 2359
Honolulu, HI 96804-2359

by facsimile: (808) 587-2824

Written comments should include the words, "Public Comments," with the agenda item number and description in the subject line. Please submit written comments no later than 4:30 p.m., Tuesday, June 13, 2023, for inclusion in the meeting materials packet. Written comments submitted to OPSD will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

Request for auxiliary aids

If you need an auxiliary aid/service or other accommodation due to a disability, contact Carl Miura at carl.y.miura@hawaii.gov or 808-587-2805 as soon as possible. Requests made as early as possible will have a greater likelihood of being fulfilled.

Upon request, this notice is available in alternate/accessible formats.