

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 60
Friday, November 17, 2023
9:30 am

Office of Planning and Sustainable Development
235 South Beretania Street. 6th Floor
Honolulu, Hawai'i 96813
and Via Videoconference

https://files.hawaii.gov/dbedt/op/lud/20231117%20TOD%20Mtg/GMT20231117-193639_Recording_1920x1200.mp4

Members/ Designees Present:	<p>Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair</p> <p>Chris Kinimaka, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Russell Tsuji, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Public Safety (PSD) Craig Nakamoto, Hawai'i Community Development Agency (HCDA) John Fink, Stadium Authority (SA) Tim Streitz, City and County of Honolulu (City) Natasha Soriano, County of Hawai'i (COH) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, County of Maui (COM) Cathy Camp, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate</p>
Members/ Designees Excused:	<p>Brooke Wilson, Office of the Governor Keith Hayashi, Department of Education (DOE) Catherine Betts, Department of Human Services (DHS) Ed Sniffen, Department of Transportation (DOT) Hakim Ouansafi, Hawai'i Public Housing Authority (HPHA) David Lassner, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Senator Chris Lee, State Senate Laura Kodama, Developer Representative Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Other Designees/ Alternates Present:	<p>Katia Balassiano, OPSD Harrison Rue, OPSD Randy Chu, HHFDC David DePonte, DAGS Ian Hirokawa, DLNR Ryan Tam, HCDA</p>
TOD Council Staff:	<p>Ruby Edwards, OPSD Carl Miura, OPSD</p>

1. **Call to Order and Roll Call/Introductions**

Mary Alice Evans, Co-chair, called the meeting to order at 9:33 a.m.

Members and guests introduced themselves.

2. **Review and Approval of Minutes of November 17, 2023 Meeting**

The November 17, 2023, meeting minutes were approved as circulated.

3. **TOD Council 2023 Annual Report to the 2024 Legislature**

Action: Council approval of the draft Annual Report for transmittal as amended by member comments/revisions.

Carl Miura explained that the draft annual report tried to capture all of the activities including presentations and projects in 2023. TOD Council is required to submit an annual report to the Governor, Legislature, and Mayors 20 days prior to the start of the 2023 Legislative Session. He asked everyone to review closely the sections that describe the status of any agency's projects and to please email Harrison Rue and him to request any changes.

It was moved by Craig Nakamoto, seconded by Chris Kinimaka, and the draft 2023 TOD Council Annual Report, pending further revisions, was approved as circulated.

4. **Delegation of Legislative Testimony Authority to Co-Chairs**

Action: Council approval of delegation to Co-Chairs to draft and submit legislative testimony on behalf of the TOD Council.

Dean Minakami mentioned that Council has been delegating legislative testimony authority to the Co-Chairs since 2018 due to the tight deadlines for testimony during the legislative session. The proposal delegates authority to the Co-Chairs to testify, prepare testimony, and report back to the TOD Council under certain circumstances, including positions on the State TOD Strategic Plan, administration bills, measures that propose to give the TOD Council additional resources/powers or revise or diminish the TOD Council's existing responsibilities, programs, or resources, and measures relating to TOD. It does not bar TOD Council members from submitting independent testimony on measures. The Co-Chairs will report to the Council any actions taken using this delegation authority. Harrison Rue added that if a bill impacts one or more agencies, they typically collaborate with them to make sure the testimony is aligned.

It was moved by Jodi Higuchi Sayegusa, seconded by Nakamoto, and the Delegation of Legislative Testimony Authority was approved as circulated.

5. **TOD Project Presentation**

Lihu'e Civic Center Mobility Plan

Presentation by Jodi Higuchi Sayegusa and Alan Clinton, County of Kaua'i (COK); Ezra Pincus-Roth, AICP, Nelson\Nygaard Consulting Associates

The project involves the preparation of a Civic Center Mobility Site Plan and development of parking management strategies for the Lihu'e Civic Center campus to support County TOD redevelopment at the Civic Center site and TOD on adjacent State properties. Recipient of a TOD CIP Planning Grant.

Jodi Higuchi Sayegusa said that Lihu'e is designated a major growth area in the general and community plans for the Island of Kaua'i. The town core area has the potential for infill

development once infrastructure and financing issues can be resolved. The initial vision of the study was to enhance TOD development and find ways to incorporate walkability and placemaking.

Ezra Pincus-Roth pointed out that future development is coming to the study area. The Old Police Station was first designated as a TOD Project by the State TOD Strategic Plan in 2018. The town core plan was done back in 2010 by PBR Hawai'i, which set the special zoning standards. During the last 18 months, they reviewed previous plans, held outreach activities, and analyzed data from parking counts and survey results. Some of the findings were:

- 4,000 housing units are planned for the greater Lihue area, so trip demand will increase in the future.
- Only 1 out of 8 commuters choose a transportation mode other than a car even where transit lines converge.
- Lihue lacks consistent and safe sidewalks and bike paths within the study area and surrounding communities.
- Parking can be a stressful experience. The distribution of parking demand is uneven and not everyone is interested in walking to their destination. People do not want to pay for parking. Also, with different State and county parking policies and usage, it is confusing for the infrequent user. The public just wants things simplified.

The County has made a number of improvements in the area including walking paths, bicycle lanes, and traffic calming features. The bank building is slated for redevelopment in the future. The County may construct housing on the north side of the civic center building, expand recreational opportunities, and add a childcare facility. It will cut down on trips for people working in the area. The future mobility hub site is located right next to the current transit station. It will complement public transit by providing an area for pickup and drop off for shared rides and shuttles. There will be space for bikeshare, bike parking, and other shared mobilities. The expanded scenario allows for more housing to be built on the northside of the civic center, Old Police Station location, and edge of Lihue County Park. The proximity of these features will cut down trips for people working in the area and encourage use of transit. In order to accommodate this redevelopment, they are proposing additional crosswalks, rerouting bus lines, and adding new pedestrian pathways.

They are making several policy recommendations to improve the built environment:

- Require Transportation Demand Management (TDM) for all new development. One example is to provide a monthly subsidy to ride transit, purchase a bicycle and pay for repairs, and carpool expenses. With the privilege of developing in this area, they would need to report all of the data so that the program can be readjusted in the future.
- Set parking utilization targets. The parking usage rate should be about 85 percent. It will help drivers find parking without circling the block several times and adding to the traffic.
- Create a Parking Benefit District. State and county should be working towards adding meters where parking spaces are the most valuable and treat it as a single resource. The revenues can be used for area improvements. A committee should be set up to ensure that the vision will be implemented in the long term.
- Encourage shared parking. It should be allowed on civic center land. Shared uses and public availability should be the goal. Parking minimums should be eliminated in all TOD areas, which is a trend throughout the country.
- Invest in bus drivers and operations staff. Bus driver shortage is a nationwide problem. Some of the solutions could be streamlining the hiring process, incentives, provide daycare, and offering housing.

- Eliminate barriers to share mobility spaces. This could mean getting more creative to allow food trucks in the area or set up a TDM Program providing a guaranteed ride home for employees who have emergencies. At the airport, the waiting area for public transportation can be made noticeable and more convenient.

As far as the next step, Harrison Rue mentioned that COK recently started working on the Lihue Civic Center Redevelopment Plan Project. Alan Clinton shared that they will be taking what they learned from this study and apply it to the next one. He confirmed that they will be inviting partner agencies including Department of Accounting and General Services (DAGS) and Department of Hawaiian Home Lands (DHHL).

6. **TOD Infrastructure Financing Study Update**

Update on the TOD East Kapolei Infrastructure Implementation Master Plan Project. It will identify public and private backbone infrastructure improvements required to support full build-out of TOD in East Kapolei project area.

Rue reminded everyone involved with the Permitted Interaction Groups (PIGs) and Project Advisory Groups (PAGs) to review the draft TOD Infrastructure Financing Strategy Phase 4 Report that was recently sent out. The next PIGs and PAG meetings are going to be held in late November /early December. The final report should be published in late December 2023. As a heads up, there will be 10 recommended actions including legislation and funding for an infrastructure master plan in each of the pilot areas. The consultants will be presenting the details at the January 2024 TOD Council meeting.

7. **TOD East Kapolei Infrastructure Implementation Master Plan Update**

Update on the TOD East Kapolei Infrastructure Implementation Master Plan Project. It will identify public and private backbone infrastructure improvements required to support full build-out of TOD in East Kapolei project area.

Rue announced that funding was provided by the legislature to conduct an infrastructure master plan in East Kapolei. It is currently in procurement, and proposals are due today. Hawai'i Community Development Authority (HCDA) delegated the funding to the Office of Planning and Sustainable Development (OPSD) to lead the study. OPSD will be working closely with number of State and city agencies and private landowners. HCDA is working on the on-site infrastructure at UH-West O'ahu, and Department of Land and Natural Resources (DLNR) has a study underway in the same area. The goal is to target the infrastructure to get the most housing as close to transit as possible.

8. **PRO Housing Grant Application**

Background on State submittal to the US Department of Housing and Urban Development (HUD) for a \$9.9 million grant that aims to increase statewide capacity to address a range of issues in producing and preserving affordable housing, accessing housing, and delivering needed infrastructure.

Katia Balassiano shared that OPSD partnered with the Governor's Office of Housing to submit an application for US HUD Pathways to Removing Obstacles to Housing (PRO Housing) funding this past October with the goal to increase the production and preservation of affordable housing statewide. The theme of the application, Infrastructure Unlocks Housing, reflects the recommendations emerging from Hawai'i Housing Finance and Development Corporation's (HHFDC) "Yes In My Back Yard" efforts and OPSD's Infrastructure Finance and Delivery Strategies in TOD Pilot Areas study. HHFDC and HCDA are partners in the effort. Approximately \$10 million was requested to:

- Create a statewide Infrastructure Bank;
- Create a Community Facilities District in Iwilei; and
- Fund infrastructure planning and design for TOD projects in Lihue, and for Kahekili Terrace in Maui and Kamakana Villages in Hawai'i.

Funds were also requested to hire two people to serve within OPSD's TOD Branch. Besides managing these PRO Housing projects, the staff will work with the counties to reduce regulatory barriers to affordable housing production and preservation. A decision is expected in December 2023. If the State is selected for the award, the estimated start date is January 2024.

Evans and Minakami thanked Balassiano, Scott Glenn, Lindsey Apperson, Isabel Wong, HHFDC and HPHA, and others for their leadership and quick work on putting together the federal grant application. 59.00

9. 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 is 'opt-in' for those agencies that wish to report; rather than a roll call of every agency to ask about status of each project.

a. State and County Projects—O'ahu

- DAGS: Aloha Stadium
Chris Kinimaka explained that they completed a market sounding in September and launched another one last month which ended this week. The industry appears to be very interested in their unique Public-Private-Partnership (P3). The Stadium Authority (SA) is incorporating a progressive RFP process and asking the industry to combine Design-Build-Maintenance-Operations of the stadium and development of the surrounding real estate. The developer would need to generate their own revenue to pay off any of their private financing. The first part of the RFP should be issued in December 2023. Skyline rail is an important and growing asset. Balassiano added that the tax increment financing (TIF) legislation will be re-introduced again, and the stadium will benefit from the long-range financing if it is approved. SA will be supporting the proposal. They have spoken to Mayor Blangiardi and City counterparts and have been encouraging other counties to support the initiative.
- HHFDC: 690 Pohukaina
Randy Chu mentioned that the project was awarded to Highridge Costa. They will be building 625 affordable rental units and 626 parking stalls. The development agreement has been executed, and delivery of the units is expected in 2027.

b. State and County Projects—Kaua'i

- HHFDC: Samuel Mahelona Memorial Hospital TOD Master Plan
Chu reported that the committee has been holding regular implementation meetings under the guidance of Representative Nadine Nakamura and Kimi Yuen (PBR Hawai'i). Some of the topics being discussed include the occupants and users of the facilities and infrastructure planning.

c. **State and County Projects—Maui**

- County of Maui: West Maui Community Corridor Plan
Scott Forsythe announced that the project is coming to a close in December 2023. Outreach activities will be held in early 2024.
- HHFDC: Kahului Civic Center Mixed-Use Complex (Housing portion)
Chu said that the project was awarded to EAH Housing. Their proposal included 303 affordable units and master planning for the DAGS Civic Center. Delivery of the units is expected in FY 2029.

10. **Announcements**

a. **TOD Project Fact Sheet Revisions**

Rue announced that OPSD will be emailing the current Project Fact sheets out next week for agencies to review. They were requested to make any changes on the sheet and send it back to OPSD by Monday, December 18, 2023.

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

- December 2023 No TOD Council Meeting – Holiday Break!
- January 19, 2024
Presentation: TOD Infrastructure Financing Study
TOD-Related Budget and Legislative Proposals in the 2024 Legislative Session
Standing Report—TOD Project Updates on Projects in *State Strategic Plan for Transit-Oriented Development*
2024 TOD Council Meeting Schedule

c. **Legislative Proposals and TOD CIP Requests for the 2024 Legislative Session**

He reminded everyone that the TOD Council tries to take an active role during the legislative session by submitting testimony and recommending a list of TOD-related CIP budget items to the Senate Ways and Means and House Finance Committee. If members would like TOD Council to monitor a proposal or include a budget item, please alert OPSD.

d. **2024 TOD Council Meeting Schedule**

The 2024 TOD Council Meeting Schedule will have seven meetings, same as 2023. He encouraged members to keep the 3rd Friday's open in months where no meetings have been scheduled, in case we need to schedule a project-level working meeting.

d. **Others**

Tim Streitz invited everyone to the Honolulu City Lights. Kick-off is scheduled for Saturday, December 2nd with a parade starting at 6 p.m.

11. **Adjournment**

There being no further business, the meeting was adjourned at 10:53 a.m.

Note: All meeting materials are posted at <http://planning.hawaii.gov/lud/state-tod/hawaii-interagency-council-for-transit-oriented-development-meeting-materials/>.

Guests/Attendees: Hawai'i County Councilmember Cindy Evans
Alan Clinton, COK
Aldric Ulep, Office of the Lt. Governor
Brian Lee, Hawai'i Labor-Employers Cooperation and Education Trust Fund
(LECET)
Carson Schultz, HPHA
Chico Figueiredo, Office of the Governor
Chuck Wathen, Pier Investments, LLC
Dane Wicker, Department of Business, Economic Development, and Tourism
(DBEDT)
Dante Hirata-Epstein
Dave Freudenberger, Goodwin Consulting Group
David Arakawa, Land Use Research Foundation (LURF)
DaysogR
Dennis Chen, DAGS
Derek Wong, DLNR
Diane Corn, DHS
Derek Inafuku, UH-Honolulu Community College (UH-HCC)
Drew Barrie, PBR Hawai'i
Ezra Pincus-Roth, Nelson\Nygaard
Franz Kraintz, City Department of Planning and Permitting
Harry Yada, COH Office of Housing and Community Development
Justin Menina, DOH
Karen Seddon, EAH Hawai'i
Kevin Auger, City Office of Housing
Kimi Yuen, PBR Hawai'i
Lauren Yasaka, DLNR
Lindsay Apperson, Office of the Governor
Marie William, COK Planning Department
Neil Erickson, COH Office of Housing and Community Development
Pane Meatoga, III, Hawai'i Operating Engineers Industry Stabilization Fund
(HOEISF)
Ren Seguritan, Kamehameha Schools
Scott Glenn, Office of the Governor
Sharon Gi
Susie Fong, Navy
Tami Whitney
Victor Kandle, COH Mass Transit Agency