



**Hawai'i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 62
NOTICE OF MEETING AND AGENDA
Friday, February 16, 2024
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/87031246053?pwd=b4r5JbacasqmMgoWoBM7B7ZS86KRjO.1>

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

Meeting ID: 870 3124 6053

Passcode: 163006

- 1. Call to Order and Roll Call/Introductions**
- 2. Approval of Minutes of January 19, 2024 Meeting**
- 3. Permitted Interaction Group (PIG) Reports for TOD Infrastructure Financing and Delivery Study Project**

Discussion of Permitted Interaction Group Reports presented at the January 19, 2024 TOD Council meeting. The County PIGs were formed to support the TOD Infrastructure Financing Study, to help identify area project and infrastructure needs and potential financing tools to advance infrastructure to support housing development.

 - Hawai'i PIG
 - Kaua'i PIG
 - Maui PIG
 - O'ahu PIG

Action: Accept the reports and recommendations of the four Permitted Interaction Groups.
- 4. TOD-Related Capital Improvement Project (CIP) Budget Requests for Recommendation to the 2024 Legislature**

Discussion and action on list of TOD-related CIP budget requests for Fiscal Year 2024-2025 to be recommended for funding by the 2024 State Legislature. See TOD-Related CIP request in the draft letter in meeting materials.

State Budget (HB 1800/SB 2234)

- PSD – O‘ahu Community Correctional Center (OCCC) RFP for the Solicitation and Delivery of a New OCCC Facility, O‘ahu (PSD900)
FY 2025 \$10,000,000
- HHFDC – Dwelling Unit Revolving Fund Infusion (DURF), Statewide (BED160)
FY 2025 \$50,000,000
- HHFDC – Cash Infusion for Rental Housing Revolving Fund (RHRF), Statewide (BED160)
FY 2025 \$180,000,000
- OPSD – State Transit-Oriented Development (TOD) Planning, Statewide (BED144)
FY 2025 \$2,000,000
- HCDA – Iwilei-Kapālama TOD Infrastructure Design, O‘ahu (BED150)
FY 2025 \$10,000,000
- HCDA – UH-West Oahu Infrastructure, On-Site Infrastructure, Phase 2, Kapolei, Oahu (BED 150)
FY 2025 \$25,000,000
- DLNR – East Kapolei Transit-Oriented Development Project Plans and Design, O‘ahu (LNR101)
FY 2025 \$500,000
- SA - Request to Increase Stadium Development Special Fund (SDSF) Ceiling to Allot and Expend the \$49.5M General Fund (BED180):
FY 2025 \$49,500,000
- SFA – Teacher Housing Construction, Various, Statewide (EDN450)
FY 2025 \$45,000,000
- NELHA – Potable Water Well Construction, Kailua-Kona, Hawai‘i (BED146)
FY 2025 \$5,000,000

Action: Council approval of TOD CIP Recommendations to the Legislature.

5. **TOD Presentation: Hawai‘i Housing Financing and Development Corporation (HHFDC) Kahului Civic Center Mixed-Use Project; Housing Component**

Presentation by Karen Seddon, Marian Gushiken, and Questor Lau, EAH Housing Hawai‘i; Joe Earing, Department of Accounting and General Services

EAH Housing was selected by HHFDC to build 303 units of affordable housing at the Kahului Civic Center Mixed-Use Complex. It is set for delivery in 2029. The civic center portion will be designed and built separately by the Department of Accounting and General Services (DAGS). When completed, the Kahului Civic Center area will feature affordable housing, a potential library, a County transit hub, adult school, and government offices.

6. **TOD-Related Legislative Proposals in the 2024 Legislative Session**

Report on TOD-related bills and resolutions in the 2024 legislative session with impact on the TOD Council and the performance of its duties. A full list of bills being tracked will be included in the meeting materials packet. The following are noted for the TOD Council.

- SB 3051/HB 2362, 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

increment bonds and to exclude tax increment bonds from determinations of the funded debt of the counties.

Proposes amendments to the Constitution of the State of Hawai‘i to expressly authorize issuance of tax increment bonds and to and to exclude tax increment bonds in calculating the debt limit of the political subdivisions.

- SB 3052/HB 2363, Relating to Tax Increment Financing.
Proposes to conform county debt limit statements law to exclude tax increment bonds from the debt limit of the counties if a constitutional amendment authorizing the use of tax increment bonds and excluding tax increment bonds from determinations of the counties' funded debt is ratified.
- SB 3008, Proposing amendments to Article VII, Sections 12 and 13 of the Hawaii Constitution to expressly provide that the Legislature may authorize the counties to issue tax increment bonds and to exclude tax increment 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 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.
- SB 3053/HB 2364, Relating to Conveyance Tax.
Proposes to increase the conveyance tax rate for certain properties. Exempts conveyances of certain real property from the conveyance tax. Allocates ten percent of conveyance tax collections to the Dwelling Unit Revolving Fund (DURF) for the purpose of funding infrastructure programs in transit-oriented development areas.

7. **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 have activities to report.

- a. **State and County Projects—O‘ahu**
- b. **State and County Projects—Kaua‘i**
- c. **State and County Projects—Hawai‘i**
- d. **State and County Projects—Maui**

8. **Announcements**

- a. **TOD Project Fact Sheet Revisions**
Due July 2024

b. Next Meeting and Preliminary Agenda Items for Future Meeting

- i. March 2024 No TOD Council Meeting
- ii. April 19, 2024 Presentation: County of Maui, West Maui TOD Corridor Plan
Update: 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*
- iii. May 2024 No TOD Council Meeting
- iv. June 21, 2024 Presentation: TBA
Update: 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*

c. Other

10. 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. The TOD Council requests that written testimony be received by Tuesday, February 13, 2024, 4:30 p.m., so it may be distributed to TOD Council members prior to the meeting. Testimony received after that time will be distributed to TOD Council members at the meeting. 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.