

Hawai'i Interagency Council for Transit-Oriented Development
Minutes of Meeting No. 65
Friday, July 19, 2024
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/20240719TODMTG/GMT20240719-183739_Recording_1920x1080.mp4

Members/ Designees Present:	Mary Alice Evans, Office of Planning and Sustainable Development (OPSD), Co-Chair Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC), Co-Chair Scott Glenn, Office of the Governor David DePonte, Department of Accounting and General Services (DAGS) Audrey Hidano, Department of Education (DOE) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Benjamin Park, Hawai'i Public Housing Authority (HPHA) Michael Shibata, University of Hawai'i (UH) Representative Nadine Nakamura, House of Representatives Senator Chris Lee, State Senate Tim Streitz, City and County of Honolulu (City) Jodi Higuchi Sayegusa, County of Kaua'i (COK) Scott Forsythe, County of Maui (COM) Cathy Camp, Central Pacific Bank, Business Representative Kevin Carney, Affordable Housing Connections LLC, Housing Advocate Laura Kodama, Castle and Cooke, Developer Representative
Members/ Designees Excused:	Dawn Chang, Department of Land and Natural Resources (DLNR) Ed Sniffen, Department of Transportation (DOT) Craig Nakamoto, Hawai'i Community Development Authority (HCDA) Brennon Morioka, Stadium Authority (SA) Mayor Mitch Roth, County of Hawai'i (COH) Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Other Designees/ Alternates Present:	Katia Balassiano, OPSD Randy Chu, HHFDC Celia Mahikoa, COK
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD

1. **Call to Order**

Mary Alice Evans, Co-chair, called the meeting to order at 9:35 a.m.

2. **Introduction of Members**

Members and guests introduced themselves.

3. **Review and Approval of Minutes of June 21, 2024 Meeting**

The meeting minutes were approved with a correction requested by the Department of Corrections and Rehabilitation (DCR) related to the Kaua'i Community Correctional Center.

4. **Informational Presentation: Best Practices for Integrated Land Use and Transportation Planning and Development**

Senator Chris Lee, Mark Garrity of the O'ahu Metropolitan Planning Organization (OMPO), and Heidi Hansen Smith were part of a delegation of State legislators, Honolulu City council members, and State/City staff that visited New York City, Copenhagen, Denmark, and Malmo, Sweden to learn best practices from other areas and find ways to apply them in Hawai'i.

Senator Lee pointed out that Hawai'i's has struggled with issues like traffic, road safety, mobility, and housing and implementing changes needed to address these issues. These cities were selected because they are doing exceptionally well in terms of reducing traffic fatalities and providing affordable housing. The islands have a high level of fatalities and injuries on the streets. The countries they visited had one-seventh the amount of traffic-related deaths that Hawai'i experiences annually. They take better advantage of their public spaces and use them to create better health outcomes. It is important to have good data for decision making. His biggest takeaway is the need to break down the silos between departments and responsibilities in order to achieve similar goals.

Mark Garrity showed a video of a cycle superhighway that connected several bicycle routes in Copenhagen with one segment entirely dedicated to bicycles. In most areas, paths were shared by bicycles and pedestrians. Heavy transit use allowed for a lot of great urban shared spaces that were heavily used. The United States averages 125 deaths per year with Hawai'i at about 85 fatalities, which exceeds the number of road deaths per million in Europe in 2023. Norway had the lowest with 20 deaths, and Romania had the highest with about 80.

Some of the lessons learned include:

- Improving safety for all roadway users is possible. Europe has reduced its traffic fatalities significantly over the last 20-30 years.
- Safety for all goes hand-in-hand with reducing dependence on driving.
- As more people walk, bicycle, and use transit, the overall system becomes safer for everyone.
- Street spaces were reallocated gradually from vehicles to other modes and activities.
- It takes political will and commitment of resources.
- It takes time, sometimes decades, to see significant results, which is longer than most politicians' careers.

Heidi Hansen Smith said they are finalizing a trip report. Smart Growth America's *Dangerous By Design* Report ranked Hawai'i as the 13th deadliest state for traffic fatalities. Copenhagen was very car-centric at one time similar to Hawai'i and gradually became more pedestrian- and bicycle-friendly. Their improvements have brought life back to the city. Similarly, in Oslo, since people were using non-vehicular modes of transportation like trams, buses, and subways, the government

did not have to dedicate as much space for roads and parking. People and cars co-exist since the emphasis is on shared space. It made for a better urban experience. They were able to create housing and open space in areas where roads existed before. Oslo was able to build more affordable homes relatively quickly since they needed less infrastructure for parking.

Hansen Smith said that Hawai'i needs to make similar changes and build momentum. The process will take time, but there are ways to shorten it. They need to better understand how many people and agencies needs to be part of the conversation in order to make it happen.

Laura Kodama asked if developers could be included in the discussion since they are the ones who will help implement these changes. She would be curious to find out how these places came up with the process to have the holistic planning approach. It would be great to see this implemented.

5. **HUD Pathways to Removing Obstacles to Housing (PRO Housing) Grant Award**

Katia Balassiano reported that U.S. Senator Brian Schatz, U.S. Department of Housing and Urban Development (HUD) Secretary Jason Pu, and Governor Josh Green announced several weeks ago that Hawai'i was awarded \$6.6 million. The Office of Planning and Sustainable Development (OPSD) partnered with the Office of the Governor, Hawai'i Housing Finance and Development Corporation (HHFDC), and Hawai'i Public Housing Authority (HPHA) for a \$10 million PRO Housing Grant from HUD. Of the 21 applicants that received awards, Hawai'i received the second highest award. These funds will allow the State and Counties to invest in housing enabling infrastructure, support transit-oriented development, and build capacity to preserve and expand the housing stock. This will allow several of recommendations contained in the TOD Infrastructure Financing Strategy study, including the creation of an infrastructure bank, and assisting with implementation of infrastructure design at Kahekili Terrace, Kamakana Villages, and in Lihu'e.

The team will be working on the following items during the next several months:

- Revising the grant and budget to reflect the actual grant award.
- Hiring two people to manage the grant, create the infrastructure bank, distribute the project-specific funds to State and County partners, and begin conversation regarding overcoming regulatory barriers to housing production.

She thanked everyone who was involved in putting the proposal together, including the Governor's Office, Department of Budget and Finance, HHFDC, HPHA, the Counties, and agencies and members of the public who submitted letters of support.

Building on the success of the grant award, the Governor's Office and OPSD are assisting the City and County of Honolulu (City) with preparation of a City application for \$2 million in Federal Transit Administration (FTA) TOD Planning Pilot grant funds. The application is due August 8, 2024. If awarded, the funds will help develop a street connectivity plan and a master plan for the City's newly acquired properties in Iwilei. The parcels will play a strategic role in providing affordable housing and critical infrastructure to the area. Iwilei is one of three State TOD Priority Areas in the State TOD Strategic Plan and served as the O'ahu TOD pilot area for the TOD Infrastructure Financing Strategy Project. A decision is expected at the end of 2024 or early 2025.

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

a. **State and County Projects—O'ahu**

City Chinatown Action Plan. Tim Streitz announced that there is a celebration at Kekaulike Mall at noon today to kick off the completion of Phase 1, which is the area between King and Hotel Streets. Phase 2 should start next. Coincidentally, it is envisioned to take back some of the streets for more pedestrian use while still accommodating deliveries and business uses.

HHFDC Ililani Condo Project. Randy Chu said that 249 out of 325 total units have closed.

HHFDC 690 Pohukaina. HHFDC, HCDA, and other major landowners are working on a new electrical circuit that will be required to provide power to upcoming projects in Kaka'ako.

HHFDC Iwilei Infrastructure Master Plan and Liliha Civic Center. Home Aid Hawai'i is planning to use part of the Liliha Civic Center site for a temporary Kauhale facility. Also, HCDA will be using the portion of the property for a laydown yard area for the upcoming \$25 million electrical upgrade project.

University of Hawai'i -West O'ahu (UH-WO) University District Urban Design Plan. Michael Shibata said the urban design plan is in progress. Bonnie Arakawa is coordinating the work.

UH-WO University District (Non-Campus) Lands Development Feasibility Study. The contract has been signed, and the project should start in August.

UH-WO On-Site Infrastructure for Off-Campus 20-acre Parcel. There is ongoing coordination between UH, HHFDC, and HCDA to get Phase 1 development going for infrastructure and multi-family rentals.

b. **State and County Projects—Kaua'i**

County of Kaua'i Lihue Civic Center Redevelopment Feasibility Study. Jodi Higuchi Sayegusa reported that they are wrapping up the project. A meeting has been scheduled on August 1, 2024, 5-7 p.m. to discuss the findings.

c. **State and County Projects—Hawai'i**

County of Hawai'i Kukuiola and Village 9 Affordable Housing. Harry Yada mentioned that they are working on contract execution issues.

HHFDC Kamakana Villages Senior/Low Income Housing. Chu said that HHFDC is continuing to work on securing new water source development and allocation. The conditions imposed on the well construction permit made it infeasible. They are working to amend those conditions.

d. **State and County Projects—Maui**

HHFDC Villages of Lealii Affordable Housing. Chu reported that the first tenants should be moving into the Department of Human Services' (DHS) Ka La'i Ola temporary housing project in the later part of August 2024. Tenants should be moving into the Federal Emergency Management Administration's (FEMA) temporary housing project, Kilohana, at the end of October. HHFDC's Kaiāulu o Kūku'ia permanent housing project is scheduled to receive new tenants in December. This is the first permanent housing project to be made available to Lahaina fire survivors. Fortunately, it was under construction when the fire occurred.

7. **Announcements**

- a. Hawai'i Congress of Planning Officials (HCPO) Conference, September 11-13, 2024, Westin Hāpuna Beach Resort, Island of Hawai'i.

Chu reminded everyone of the conference and encouraged everyone to visit the updated website. OPSD will lead a breakout session that summarizes the TOD Infrastructure Finance and Delivery Strategy report and discuss how the HHFDC 2022 State Infrastructure Master Plan for Iwilei can be a model for regional infrastructure planning and funding. The session will include Goodwin Consulting and David Taussig and Associates, who will take a deeper dive into value capture and public-private partnership (P3) infrastructure funding tools including CFDs, TIF, and PACE.

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

- i. August 2024 No TOD Council Meeting
- iii. September 20, 2024 Presentation: TBD
Projects Proposed for Inclusion in the State TOD Strategic Plan
FY2024 Statewide TOD CIP Planning Funds Awards
Standing Report—TOD Project Updates on Projects in State
Strategic Plan for Transit-Oriented Development
- iv. October 2024 No TOD Council Meeting

c. **Other**

Governor's TOD Advisory Group. Scott Glenn announced that the Governor is convening an advisory group around transit-oriented development. The TOD Council and the advisory group are two different efforts. TOD advisory group is to look at capital recruitment and have separate conversations with people who are not members of the TOD Council. They hope to align efforts and engage new voices with the Governor. This is an opportunity to let others know about the TOD work happening statewide.

Building Resilience Webinar. Chu announced that Ramona Mullahey is putting together a 'building resilience' webinar for August 29, 2024. OPSD will be sending out more information later.

FY25 TOD CIP Planning Grant Proposals. TOD Council members were reminded that proposals are due on Friday, August 23, 2024, for agencies interested in applying for TOD CIP Planning Grant funds.

8. **Adjournment**

There being no further business, the meeting was adjourned at 10:45 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/>.

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Guests/Attendees: Ailina Laborte, City Department of Planning and Permitting (DPP)
Andrew Pereira, Pacific Resource Partnership (PRI)
Caren Yap, Governor's Office
Chelsea Dau, OMPO
Chico Figueredo, Governor's Office
Chris Kinimaka, DAGS
Christopher Delaunay, PRI
Council Member Cindy Evans, COH
David Arakawa, Land Use Research Foundation (LURF)
Franz Kraintz, City DPP
Harry Yada, COH Office of Housing and Community Development
Katie Rooney, Ulupono Initiative
Kelly Ann Fujii, COH Mass Transit Agency (MTA)
Kevin Auger, City Office of Housing
Kiana Otsuka, OMPO
Lindsay Apperson, Governor's Office
Maile Greenhill, OMPO
Malcolm Iwami, Hawai'i State Senate
Mark Garrity, OMPO
Mark Hakoda, HCDA
Mark Ladao, Hawai'i Public Radio
Michael Imanaka, Alexander and Baldwin
Nicole Cernohorsky, Hawai'i State Energy Office
Nicole Smith, OMPO
Norman Jimeno, Jr., HHFDC
Olivia Gurney, Hunt Companies Hawai'i
Sharon Gi, Hunt Companies Hawai'i
Tami Whitney, Governor's Office
Theresa Ng, Office of Senator Stanley Chang
Tim Wong, Office of Hawaiian Affairs
Victor Kandle, COH MTA
Del Won, HHFDC