

Approved:  
February 21,  
2025

**Hawai'i Interagency Council for Transit-Oriented Development**  
**Minutes of Meeting No. 68**  
**Friday, January 17, 2025**  
**9:30 am**

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

[https://files.hawaii.gov/dbedt/op/lud/20250117TODMTG/GMT20250117-193320\\_Recording\\_3840x2160.mp4](https://files.hawaii.gov/dbedt/op/lud/20250117TODMTG/GMT20250117-193320_Recording_3840x2160.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 Keith Regan, Department of Accounting and General Services (DAGS) Nancy McPherson, Department of Hawaiian Home Lands (DHHL) Lola Irwin, Department of Health (DOH) Malia Taum-Deenik, Department of Human Services (DHS) Ian Hirokawa, Department of Land and Natural Resources (DLNR) Wayne Takara, Department of Corrections and Rehabilitation (DCR) Tammy Lee, Department of Transportation (DOT) Ryan Tam, Hawai'i Community Development Authority (HCDA) Benjamin Park Hawai'i Public Housing Authority (HPHA) Michael Imanaka, Stadium Authority (SA) Michael Shibata, University of Hawai'i (UH) Senator Chris Lee, State Senate Tim Streitz, City and County of Honolulu (City) Jodi Higuchi Sayegusa, County of Kaua'i (COK) David Yamashita, 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 Ramona Mullahey, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)
Members/ Designees Excused:	Brooke Wilson, Office of the Governor (GOV) Keith Hayashi, Department of Education (DOE) Representative Luke Evslin, House of Representatives Mayor Kimo Alameda, County of Hawai'i (COH)
Other Designees/ Alternates Present:	Seiji Ogawa, OPSD Randy Chu, HHFDC David DePonte, DAGS Heidi Hansen Smith, DOH Celia Mahikoa, COK
TOD Council Staff:	Ruby Edwards, OPSD Carl Miura, OPSD Brandon Soo, OPSD

1. **Call to Order**

Dean Minakami, 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 November 15, 2024 Meeting**

It was moved by Nancy McPherson, seconded by Cathy Camp, and unanimously voted to approve the November 15, 2024 meeting minutes as circulated.

4. **TOD Project Presentation: New Aloha Stadium Entertainment District (NASED)**

Chris Sadayasu, SA Deputy Manager, described the vision for NASED as a vibrant, community-centric, mixed-use district anchored by a sports and entertainment venue. The project covers approximately 98 acres in Hālawā and involves multiple, key stakeholders: Department of Business, Economic Development and Tourism (SA and HCDA); Department of Accounting and General Services (DAGS); Crawford Architects/WT Partnership; O'Melveny Myers (legal); Goldman Sachs (financial); and Aloha Hālawā District Partners (preferred offeror/developer).

Sadayasu highlighted the project as an integrated initiative, involving the design, construction, operation, and maintenance of a new stadium alongside a mixed-use development. State funds and revenue from the mixed-use development will finance the stadium construction and ongoing operations and maintenance. The preferred offeror was selected in October 2024, and a contract should be executed by June 2025. They anticipate the stadium to be completed by the University of Hawai'i football season opener in 2028. The surrounding district is set to include about 4,000, mostly workforce, residential units, hotels (possibly 2-3), offices, retail space, and entertainment facilities, with an expected completion timeframe of 20–30 years.

The goals are to: 1) establish a long-term partnership with the developer; 2) demolish and build a new stadium; 3) create a "live, work, play, thrive" district; and 3) build a long-term, community asset. They do not expect to receive ongoing State payments beyond the upfront contribution. The new stadium will feature a seating capacity of no less than 25,000 and serve multiple uses (e.g. concerts, soccer, graduations, etc.) focusing on the user experience. The State has already contributed \$350 million for design and construction of the project. The developer will need to finance operations and maintenance for 20 to 30 years.

The economic impacts are projected to be over \$2 billion from construction spending, generating 12,000 construction jobs and significant tax revenues. Once fully operational, the project is expected to yield annual wages of \$30 million and over \$40 million in combined tax revenues. He shared that SA requested that OPSD consultants, as part of the TOD Infrastructure Financing Study, look at value capture and ways to use general excise tax (GET) and real property tax to fund infrastructure and other improvements. HR&A Advisors found that the project will provide significant benefits to the State and City and that value capture tools can enhance NASED's financial feasibility, because additional funds may be required to support all capital, operational, and maintenance needs of NASED. HR&A Advisors assessment district, tax increment financing (TIF), and tax sharing agreements might work to fund NASED infrastructure.

5. **Informational Presentation: O'ahu Regional Transportation Plan (ORTP) 2050 Update**

Mark Garrity, O'ahu Metropolitan Planning Organization (OMPO) Executive Director, provided an overview of their responsibilities, planning area, need, goals, work products, and scenario planning process. The O'ahu Regional Transportation Plan 2050 (ORTP 2050) aims to develop a multimodal transportation system that invests in maintenance and supports safety, affordability, resilience to climate change, and cultural commitments. Key strategies include expanding rail and bus rapid transit (BRT) systems, enhancing active transportation options, integrating land use, and improving transportation safety through initiatives like Vision Zero.

Based on the 2022 O'ahu MPO's Federal Certification Review, they have incorporated a scenario planning process in the long-range planning process. The purpose is to learn how different sets of potential projects (scenarios) can help achieve the goals and objectives of ORTP 2050. The goal is to see potential tradeoffs and impacts of transportation projects. The rail and bus rapid transit (BRT) scenarios would be more in line with ORTP goals and objectives. BRT between Downtown and Waikiki and Downtown and Hawai'i Kai had the highest demand. Extensions of the rail system to the University of Hawai'i and Waikiki were noted as potential enhancements to improve transit use. The roadway-focused scenarios would likely increase vehicles miles traveled (VMT). As far as policy impact, a roadway usage charge (RUC) would have a minimal impact on VMT. Converting high-occupancy vehicle (HOV) lanes to high-occupancy toll (HOT) lanes would reduce both VMT and congestion.

Public outreach efforts reflected strong community support for active and public transportation projects. The community wants improved safety. They have a strong preference for complete streets, more sidewalks and bikeways, extensions to rail, BRT service, and high-occupancy toll (HOT) lanes. Future steps involve updating OMPO's project evaluation process, identifying projects for inclusion, screening and scoring projects, and developing a project program. Garrity outlined the next steps in the ORTP 2050 development process, including revenue forecasting, project evaluation, and further public outreach. The final report needs to be completed by April 2026.

6. **State TOD-Related Legislation and TOD-Related CIP Budget Requests**

TOD Budget Requests. Seiji Ogawa explained that the TOD Council identifies legislative budget requests for TOD-related projects, and these are brought to the Legislature's attention during the legislative session. The meeting materials packet included a preliminary list of "TOD-Related CIP Items from the Admin Budget for FY2026." TOD staff identified them based on a review of the Executive Budget that was published in December 2025. He asked agencies to review the list and let OPSD know if an item should be added or removed.

TOD Council will be taking action at its February meeting to approve their transmittal of a letter to the Legislature recommending funding for items on the final list of TOD-related budget requests.

Budget requests include:

- HHFDC
  - Dwelling Unit Revolving Fund (DURF) Cash Infusion, Statewide; \$20 million  
Minakami said DURF has multiple uses, including funding the Iwilei-Kapālama Infrastructure Master Plan.
  - Rental Housing Revolving Fund (RHRF), Tier I, Cash Infusion, Statewide; \$50 million  
RHRF is typically used in conjunction with Low-Income Housing Tax Credit (LIHTC) Projects. LIHTC funds housing projects to serve households with 60 percent AMI or below. It is the federal government's primary program to provide housing for lower income

households. RHRF provides gap funding, so that they can help people at 30 percent AMI where there is a strong need.

- RHRF Tier II Cash Infusion, Statewide; \$75 million  
Tier II funding is used to build workforce housing for individuals who fall between 60-120 percent AMI. They cannot qualify for LIHTC housing, but they do not earn enough to purchase market rate housing.
- OPSD
  - State TOD Planning, Statewide; \$2 million  
Ogawa mentioned that OPSD awards funding through a RFP process usually during the second half of the year.
  - East Kapolei TOD Infrastructure; \$500,000  
Brandon Soo said OPSD is requesting funding to continue work on the East Kapolei TOD Infrastructure Implementation Master Plan and Programmatic EIS similar to the work being done in Iwilei-Kapālama.
- HCDA
  - University of Hawai'i – West O'ahu Infrastructure Phase 2; \$5 million  
Ryan Tam reported that the funding will continue the extension of Road D connecting to the rail station.
  - Iwilei-Kapālama Community Development District; \$12 million (Design and Construction)  
This will continue development of infrastructure in the Iwilei-Kapālama area.
- Department of Corrections and Rehabilitation (DCR)
  - New O'ahu Community Correctional Center Facility (OCCC); \$30 million  
Wayne Takara said the \$30 million is to continue the design process.
- Department of Land and Natural Resources (DLNR)
  - East Kapolei TOD Project; \$500,000  
Ian Hironaka explained the funding will allow them to use money from the Land Special Fund for additional planning work and studies. They are looking at publishing their EIS this summer. While they are receiving comments and working on the final EIS, they would like to hire a development consultant to develop an RFP.
- School Facilities Authority (SFA)
  - Brian Canevari commented that the funding request will allow them to do RFPs for Phase 1 sites. SFA is using a design, build, operate, and maintain public-private partnership model for now. The original funding of \$170 million was going to cover three sites for teacher housing: Nanakuli, Mililani, and Waipahu. The amount was reduced to \$5 million due to the Lahaina wildfire. SFA used it to hire a consultant, The Wilhelm Group (TWG), to develop an RFP. The project was awarded to Pacific Housing Assistance Corporation in August 2024. They will be presenting at the February TOD Council Meeting.

Bills of Interest to the TOD Council. Mary Alice Evans shared that OPSD staff monitors TOD-related measures and provides updates on measures to the TOD Council during the legislative session. TOD Co-Chairs are planning to provide TOD Council testimony on TOD-related bills in the Admin package and possibly other TOD-related measures. She mentioned several proposals that may be of interest such as the GET extension for the Neighbor Islands, conveyance tax allocation for

DURF and removal of the caps, HCDA amendments to its TOD infrastructure improvement district program. The list will be shared with the TOD Council. The Governor's bill package will be introduced after his State of State Address on Tuesday, January 21, 2025.

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  
East Kapolei**

East Kapolei TOD Zoning. Tim Streitz said the City is close to finalizing the maps. They are hoping to have a public meeting and request for comments within the next two months.

East Kapolei TOD Infrastructure Implementation Master Plan. Soo reported OPSD is planning the infrastructure for all of the State lands around the three rail stations. The consultants have completed the existing conditions assessment and will be reaching out to landowners and agencies for more information on anticipated projects to conduct the buildout assessment needed to identify any infrastructure gaps.

**Iwilei-Kapālama**

City Kūwili Station TOD Redevelopment Area Master Planning. Streitz reported they are finalizing the award documents and concurrently working on procurement.

Iwilei-Kapālama Area. Tam shared that HCDA has a 25-kv powerline project underway to support Mayor Wright Housing and Liliha Civic Center. The contractor is evaluating different alignments with one possibility of going up Akepo Lane.

c. **State and County Projects—Maui**

HHFDC Front Street Apartments. Minakami announced that HHFDC is having a public meeting on the project scheduled for January 29, 2025, 5 p.m. at Lahainaluna High School Cafeteria.

Kahului Mixed-Use Civic Complex. Randy Chu reported the development agreement has been executed and an SMA application of the project has been submitted.

8. **Announcements**

a. **2024 TOD Council Annual Report**

Evans announced that the 2024 TOD Council Annual Report has been posted at the TOD Council website and distributed to the Legislature and the TOD Council email list. The document is available by clicking on the agenda item "7a. 2024 TOD Council Annual Report." She thanked everyone for their efforts in 2024 and for their comments on the draft.



Kanoelani

Karen Seddon, EAH Housing

Kiana Otsuka, OMPO

Lauren Yasaka, DLNR

Leelynn Brady, Access to Independence

Lindsay Apperson, Governor's Housing Team

Mark Garrity, OMPO

Pane Meatoga III, Operating Engineers Local 3

Riley Saito, COH

Sery Berhanu, HCDA

Shannon Arquitola, COH Planning Department

Tami Whitney, Governor's Housing Team

Zac Bergum, COH Mass Transit Agency (MTA)