

Hawaii Interagency Council for Transit-Oriented Development

Minutes of Meeting

Tuesday, November 7, 2017

9:30 am

Hawaii Community Development Authority

Community Room, 1st Floor

547 Queen Street, Honolulu, Hawaii

Members/ Designees Present:	<p>Leo Asuncion, Office of Planning (OP), Co-chair Craig Hirai, Hawaii Housing Finance & Development Corporation (HHFDC), Co-chair Denise Iseri-Matsubara, Office of the Governor Chris Kinimaka, Department of Accounting and General Services (DAGS) Heidi Meeker, Department of Education (DOE) Darrell Ing, Department of Hawaiian Home Lands (DHHL) Heidi Hansen Smith, Department of Health (DOH) Katie Mineo, Department of Human Services (DHS) Russell Tsuji, Department of Land and Natural Resources (DLNR) Cathy Ross, Department of Public Safety (PSD) Robert Miyasaki, Department of Transportation (DOT) Charles Vitale, Stadium Authority Carleton Ching, University of Hawaii (UH) Harrison Rue, City and County of Honolulu (City) Planning and Permitting Lyle Tabata, County of Kauai Public Works Pam Eaton, County of Maui Planning Bennett Mark, County of Hawaii Planning Cyd Miyashiro, Business Community Representative Betty Lou Larson, Catholic Charities, Housing Advocate Representative Bill Brizee, Architects Hawaii Ltd., Developer Representative Tyler Tsubota, Department of the Navy (Ex-officio)</p>
Members/ Designees Excused:	<p>Senator Donovan Dela Cruz, State Senate Representative Henry Aquino, House of Representatives Hakim Ouansafi, Hawaii Public Housing Authority (HPHA) Jesse Souki, Hawaii Community Development Authority (HCDA) Ryan Okahara, U.S. Housing & Urban Development, Honolulu Office (HUD) (Ex-officio)</p>
Other Designees/ Alternates Present:	<p>David DePonte, DAGS Ian Hirokawa, DLNR David Rodriguez, DOT Michael Yee, County of Hawaii Planning Nancy Pischio, County of Hawaii Mayor's Office Glenn Yee, Catholic Charities</p>
TOD Council Staff:	<p>Rodney Funakoshi, OP Ruby Edwards, OP Tomas Oberding, OP Jayna Oshiro, HHFDC</p>

Guests: Debra Mendes, OP
Carson Schultz, HCDA
Ben Park, HPHA
Robert Nishimoto, Senate Committee on Ways and Means
Blue Kaanehe, DLNR
Shannon Alivado, General Contractors Association of Hawaii (GCA)
Ryan Kobayashi, Hawaii Laborers Union Local 368

I. Call to Order

Leo Asuncion, Co-chair, called the meeting to order at 9:37 a.m.

II. Introduction of Members

Asuncion introduced Cyd Miyashiro, Vice-President of Corporate Banking at American Savings Bank as the newly appointed Business Community Representative to the TOD Council. Members and guests also introduced themselves.

III. Review and Adoption of Minutes of October 3, 2017 Meeting

It was moved by Carleton Ching, and seconded by Charles Vitale, and unanimously carried to adopt the October 3, 2017 meeting minutes.

IV. Formation of Neighbor Island Sub-committee

- a. Discussion on need for creating Neighbor Island Sub-committee to collectively discuss common TRD issues and how to move projects forward

Bennett Mark presented the County of Hawaii's proposal to have a Neighbor Island Sub-committee to discuss common issues to implement TOD/TRD projects on the Neighbor Islands, which could include education on how TOD/TRD types of Smart Growth projects could be implemented. One topic could be how the Neighbor Island counties are or are considering implementing Smart Code in their counties. Nancy Pisicchio, County of Hawaii, stated that the Neighbor Islands also need an educational component to demonstrate to lawmakers that TOD is an issue on the Neighbor Islands.

Asuncion noted the membership of the sub-committee needs to be identified, and that the membership cannot exceed quorum which is 12 members.

Harrison Rue, City, Planning and Permitting, suggested not naming the City as a member, but the City can provide resources if needed. The City is interested in learning from the Neighbor Islands on how TRD works. Most of Oahu is similar to the Neighbor Islands in terms of rural development, therefore, it could be applied outside of urban Honolulu.

Pam Eaton, County of Maui, stated it is helpful to have State resources. The Neighbor Island needs are different from City and County of Honolulu.

Bill Brizee, Developer Representative, suggested that if developer input is needed, he can reach out to a developer on the Neighbor Islands to participate in the Sub-committee meeting.

Lyle Tabata, County of Kauai, commented that people have mentioned that Kauai is farther ahead and it may be because Public Works, Planning, and Housing agencies work closely together. They all have a goal and the vision which comes from the Mayor. Tabata stated that County of Kauai is willing to participate to assist any agency.

Craig Hirai stated the sub-committee needs to have a mission. Once the sub-committee reports back on its mission and provides recommendations to the TOD Council, the sub-committee is dissolved. Sub-committees of the TOD Council have to meet the criteria as a permitted interaction group.

Eaton asked whether the members would have to pay for their own travel should they need to fly to another island? Asuncion stated the TOD Council did not get any funding this past session. Currently, the Council is using the excess of last fiscal year's funds for the remainder of the calendar year. One suggestion is for the sub-committee to meet after the TOD Council monthly meetings. Hirai stated the members of the Sub-committee should be named for example: the Mayor of County of Hawaii.

After discussion, it was moved by Bill Brizee and seconded by Betty Lou Larson, and unanimously carried to authorize the formation of the Neighbor Island Sub-committee to collectively discuss common TOD/TRD issues and how to move various projects forward. The members of the Neighbor Island Sub-committee are: Mayor of the County of Hawaii, Mayor of the County of Kauai, Mayor of the County of Maui, Director of OP, and Executive Director of the HHFDC or their designees.

V. Draft TOD Strategic Plan Review

a. Presentation on Draft TOD Strategic Plan

Rodney Funakoshi stated the primary function of the TOD Council is to prepare and monitor the implementation of the State TOD strategic plan. Members were asked to submit written comments to OP by November 17, 2017.

Ruby Edwards of OP provided an overview of the draft strategic plan. According to the statute, the strategic plan developed by the TOD Council shall:

1. Coordinate with the counties on transit-oriented development;
2. For each county, compile an inventory of projects that lack infrastructure and the needs required and the timeframe to address the capacity;
3. Prioritize the projects, including mixed use and affordable and rental housing projects, on state lands;
4. Finance and prioritize state financing for the public infrastructure, facility, and service investments required; and
5. Encourage and promote partnerships between public and private entities to move these projects forward.

In general, the plan is to provide a big picture long-term strategy; many of the projects have a long lead time, 20-30 years before it actually realizes that. The plan is a framework for work groups, specific actions and investments for both state and county, and is intended to be a living document.

The draft strategic plan is organized into the following five chapters:

Chapter 1: Introduction: Vision/framework for State Investment

Chapter 1 provides policy direction and need for directed growth strategy; vision for directed growth strategy that complements County efforts to create livable communities; key principles

for State investment in TOD and TRD; and a framework for identifying opportunities and implementing TOD/TRD with periodic updates that will change overtime.

Chapter 2: State TOD/TRD Implementation and Investment Strategy

Chapter 2 includes high-level description of long-term TOD/TRD implementation and investment strategy over 30-40 years. It provides guidance for Chapter 5 short-term actions and describes four strategy components: TOD/TRD Implementation for project and regional levels; implementation tools; and overall program support which the Council is currently doing.

This chapter also includes a strategy timeline and all the different projects identified to date as well as the programmatic projects that have been identified and recommended in chapter 5. It attempts to identify where the projects are in the planning process including start and completion timeline. It's a big picture timeframe that includes project milestones/timeframes; regional grouping; all strategy components and identified actions will be in the timeline; aims for alignment with fiscal timeframes; and support updates with TOD project database.

Chapter 3: TOD/TRD Opportunities in Each County

Chapter 3 provides a general overview of the impetus for TRD/TOD for each county for Oahu and State projects, City catalytic projects, and Neighbor Island projects. Each sub-chapter provides big picture planning context for those projects and have identified those opportunities and projects; discusses regional needs as identified; and actions to be taken for project implementation.

For State TOD, the projects were identified initially through the TOD Task Force and individual agency meetings over time through the TOD Council. There are 1,900 + acres of State lands within ½ mile of rail, approximately 29 State TOD-related projects identified to-date. It is organized around three priority areas:

- 1) East Kapolei projects include: Kauluokahai Increment II-A TOD; UHWO University Village; UHWO LRDP & TOD Infrastructure; UHWO Multi-Campus Housing Plan; DLNR East Kapolei Parcels Master Plan; and East Kapolei High School.
- 2) Aloha Stadium-Halawa projects include: Aloha Stadium redevelopment and Puuwai Momi Homes.
- 3) Iwilei-Kapalama projects include: DHHL Kapalama TOD; UH HCC TOD; Mayor Wright Homes; Liliha Civic Center; and Kalanihuia Homes.

For the State, regional constraints were identified including Farrington Highway and sewer in the Iwilei-Kapalama area.

For the City and County of Honolulu, catalytic projects were identified in their ongoing TOD planning efforts. The City and County of Honolulu has been working over the last decade on plans for each station area. There are eight neighborhood TOD plans that have been developed for the 19-station areas under City jurisdiction.

The City identified six catalytic projects/areas: 1) Pearlridge Transit Station; 2) Kapalama Canal/Linear Park; 3) Blaisdell Center Master Plan; 4) Chinatown Action Plan; 5) Iwilei-Kapalama Infrastructure Master Plan; and 6) Waipahu Town Action Plan.

The Neighbor Island county projects were identified in County planning processes and TOD Council County TRD workshops as follows:

Kauai projects include:

1. Hanapepe Infill development
2. Mahelona Hospital
3. Old Police Station/DOH Office, Lihue
4. Haleko Road/Pua Loke Street, Lihue
5. Kauai Community College, Puhi

County of Hawaii, East Hawaii projects include:

1. University of Hawaii Hilo
2. Prince Kuhio Plaza Hub Area
3. Downtown Hilo Multimodal Master Plan

West Hawaii projects include:

1. Kailua Village (Regional Center TOD)
2. Kamakana Village at Keahuolu (Neighborhood Center TOD)
3. Honokohau Village (Regional Center TOD)
4. Ane Keohokalole Highway multimodal trunk line accessing GOAs.

Maui projects include:

1. Leialii – HHFDC
2. Kane Street, Kahului
3. Wailuku Courthouse

Chapter 4: TOD Investment Tools

Chapter 4 is the strategy component on what kind of tools are needed to support TOD in terms of financing, infrastructure delivery, or policy. This version of the strategic plan focuses on financing mechanisms around public private partnerships and value capture mechanisms.

Chapter 5: TOD/TRD Implementation & Investment Strategy – Next 5 years

Chapter 5 is short term which identifies key actions for the next fiscal year/fiscal biennium on what are the investments required; what investments are being made and a framework for more detailed work by the TOD Council Sub-committees.

There are four strategy components to short term implementation actions:

- 1) TOD Project Implementation and Investment – Projects
 - Move forward with Key projects: Oahu and Neighbor Islands
 - Coordination through sub-committee work plans
- 2) TOD Project Implementation and Investment – Regional
 - Sub-committee support and workplans for East Kapolei, Stadium, Iwilei-Kapalama, Kauai, Hawaii, and Maui. Looking at those regional infrastructure needs
 - State infrastructure needs assessment and infrastructure improvement and financing strategy for Oahu (FY18 CIP funds).
- 3) Establish/use of TOD-supportive tools
 - Institutional framework for P3 and alternative delivery methods
 - Greater use of value capture tools: CFDs, TIF, hybrid models.

- 4) TOD Program Support & Administration
 - Administrative support for TOD Council & sub-committees
 - Development of performance measures and metric to monitor project progress for: project review criteria; implementation of TOD key principles; and monitoring project implementation.

The near-term strategy timeline:

- Displays cost-estimate and/or fund appropriations where available
- Aims for alignment with fiscal timeframes
- Focus should be on near-term identified actions

Appendices include: TOD/TRD Project Fact Sheets and Criteria for Review of TOD CIP Requests.

Edwards asked that agencies provide comments on project data (concrete start/end time, estimated cost/budget; development schedule; and edits to fact sheets); updates on project graphics/renderings; comments on actions where recommended; and edits to narrative.

An Executive Summary will be prepared for the final plan. The draft plan will be reformatted and more graphics inserted. Timeline format and data to be modified. Narrative likely to be revised as agencies complete review.

b. Council discussion and comments on Draft Plan

Rue reported that the City is reviewing the draft plan. Once the final Strategic Plan is submitted to the Legislature, he requested that a presentation be done for the City's sub-cabinet by OP. Asuncion stated that once the final plan is submitted to the Legislature, briefings may be requested by the legislators.

Mark asked in Chapter 5, page 5-2, how were the two Maui County projects (Wailuku Courthouse and Kane Street) listed for the Neighbor Islands decided to be listed in this section.

Hirai stated some are State projects and some are State/county proposals. From HHFDC's standpoint, there may be things in the draft strategic plan that are not included. However, it may be a priority for the State such as County of Hawaii, Village 9 located across the street from the West Hawaii Civic Center. This may be a HHFDC request for CIP DURF for infrastructure.

Hirai also stated that for the County of Maui, the proposed transit center at Vevau Street may also be a high priority for the State because the current transit center has to move from its current location. This is related to the Kahului Civic Center, Kane Street and it also relates to SCR 145, SLH 2017. Hirai further stated that on Oahu, the Liliha Civic Center may be a priority because HART is coming through that area. HHFDC is working on a Memorandum of Understanding (MOU) with DAGS on Kahului Civic Center, and a MOU with DAGS on Liliha Civic Center and infrastructure related to the Iwilei Station area which involves Mayor Wright Homes.

Chris Kinimaka, DAGS, stated that although DAGS came in early with Maui's overall consideration from the State's side, actual movement on the projects is farther out there than Liliha Civic Center because HART's driving DAGS in Liliha to develop a plan more quickly.

Mark was not aware of the criteria for including these two projects and suggests including an explanation of what the criteria such as State involvement and funding that is driving these projects.

Edwards explained that it presents an opportunity for the counties to indicate their priorities and funding commitments that are going to make these projects move this year or next year. The County of Kauai should say, add Pua Loke because Pua Loke has funding, they're moving forward with a RFP. She agreed that it should be clarified on how these projects are at the top and specify that work is being initiated. However, if the County of Hawaii has projects that the County is making investments in and feels that they want to move them forward, give OP this indication.

Tabata asked whether Pua Loke and workforce housing in Poipu are included. Edwards stated the latter was not identified. Tabata stated a developer is already on board and the project is moving.

Mark stated Ka Hui Na Koa O Kawili affordable housing project in Hilo may be able to fall into that category because a lot of work has been done by the Housing Department. He will confirm this.

Betty Lou Larson, Housing Advocate, stated as the Council discuss the need to educate the Legislature especially for TRD on the Neighbor Islands, the plan does not include anything on TRD. Page 1.9, includes a graphic on TOD but nothing on TRD.

Brizee commented at their last ULI meeting, they came up with a new acronym Transit Ready Communities (TRC) because they felt that development was too limiting and wanted to go with transit ready communities instead. Whether the TOD Council wanted to adopt that here or not because ULI just felt that the "D" was very restrictive and about a specific project rather than the overall community.

Larson commented on page 1.8, Investment in Equitable Development, is important. However, it's kind of hidden in smaller print. This should be an important focus. It's the State's opportunity to really address some dramatic need and it is very critical part in this plan. Larson suggested revising the format so it is an important focus.

Hirai stated in terms of State services and DAGS offices, there is a focus on State facilities at both the Liliha Civic Center and Waipahu Transit Center. People want to keep services at the DAGS office buildings. Trying to work the housing around the DAGS facilities in the case of Liliha Civic Center and Waipahu Transit Center.

Charlie Vitale asked whether the charts on page 5-6, is in thousands of dollars or millions of dollars because some numbers don't make sense. Edwards stated in thousands of dollars.

Heidi Meeker, DOE, commented there is no information on HCDA – Kakaako (14,000 homes). Edwards stated that the numbers from the impact fee district can be pulled in.

Asuncion reiterated that the comments on the draft are due by November 17. The final Strategic Plan will be reviewed and adopted by the TOD Council at the December 5, 2017 meeting. There

is no actual due date. However, the TOD Council Annual Report is due to the Legislature, 20 days before the start of the session. The Annual Report needs to be submitted to the DBEDT director by December 15. This is the work of the Council for the past year and all the other activities that's been done. The Annual Report along with the Strategic Plan will be transmitted to the Legislature.

Asuncion noted that project information should be as up to date as possible. However, if there are briefings, an update can be provided. The draft Strategic Plan can be shared with constituency, however, a caveat should be included that it is a draft and information will change.

A draft Annual Report will be distributed prior to the next TOD Council meeting. At the next meeting, the Council will discuss the annual report and adopt it. The Council will also approve the Strategic Plan.

VI. Status on FY2018 Office of Planning TOD CIP Planning Funds

Funakoshi stated the Legislature appropriated \$1 million in TOD CIP for FY2018 to be used for TOD infrastructure and site master planning studies along the rail corridor. OP will be putting forward a RFP for a planning and engineering consultant for preliminary site planning, infrastructure needs assessment, inter-agency consultation and coordination, and preparation of a State TOD Project Implementation Plan to support TOD project development in the three priority areas: East Kapolei, Halawa Stadium, and Iwilei-Kapalama.

Funakoshi stated that conceptual master plans where needed will be done, but regional infrastructure and financing strategies will be developed. The ultimate outcome is a project implementation plan including financing and schedule.

The timeline is 18 months, with the the RFP to be issued in the next month with a selection in January 2018. Asuncion stated that OP is still in the process of developing the RFP. This information is for the TOD Council on what OP is looking at to be a part of that RFP.

VII. Status on Prioritizing FY2019 CIP Project Requests in TOD Areas

Asuncion stated that one of the tasks of the TOD Council is to prioritize CIP requests to the Legislature. State agencies are requested to submit their TOD-related CIP budget requests to OP as soon as possible. The requests should include projects within designated TOD areas with the potential for TOD. OP will apply the criteria to these projects and compile and recommend project priorities for the TOD Council to consider.

Asuncion stated one question OP will be asked from Budget and Finance is whether the TOD Council reviewed the requests. Another question is if it does make the executive budget, have OP approved or reviewed the project that is related to the CIP request, especially if it is TOD related.

Tabata asked if Kauai's going in with their legislative package for CIP for Eleele, and if we submit it to the TOD Council, can the Council endorse the request for State CIP funds from the County's level. Asuncion stated yes, however, the focus is on State CIP requests. But we can help support the Neighbor Islands because that's a different package. Asuncion also confirmed that it does not include repair and maintenance.

Tabata also asked whether the retrofit infrastructure for the Hanapepe remnants fit into this and whether State CIP can be matched to their federal highway funds? OP will review the request.

Hirai stated with respect to Kahului Civic Center and Liliha Civic Center, the plan is to incorporate that into HHFDC's DURF request.

Asuncion reiterated that agencies should submit their CIP request to OP as soon as possible. The CIP prioritization list will be submitted separately to the Legislature.

VIII. Next Steps

a. Future Agenda Topics

Asuncion outlined future meeting topics as follows:

Tuesday, December 5, 2017

1. TOD Strategic Plan Final Review and Approval
2. Draft Annual Report to Legislature
3. FY2019 CIP Project Prioritization
4. FY2018 OP TOD CIP Planning Funds

Tuesday, January 9, 2017

1. TOD Legislation

b. Announcements

The next meeting is scheduled for Tuesday, December 5, 2017 at 9:30 am at the Hawaii Community Development Authority, Community Room, 1st Floor, Honolulu, Hawaii.

X. Adjournment

There being no further business, the meeting was adjourned at 11:05 a.m.