Hawai‘i Interagency Council
for Transit-Oriented Development (TOD Council)
Meeting No. 81
NOTICE OF MEETING AND AGENDA
Friday, November 20, 2026
9:30 – 11:30 AM

In-person meeting location:
Hawai‘i State Capitol
Conference Room 329
415 South Beretania Street, Honolulu, Hawai‘i

For videoconference participation:
https://us06web.zoom.us/j/81316645549?pwd=n2Y6GKRoo23m04wYNCBSM6Hy9SXkku.1
Audio call in (only): (669) 900-6833 or
(719) 359-4580
Meeting ID: 813 1664 5549
Passcode: 436140

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

2. **Approval of Minutes of September 18, 2026 Meeting**

3. **Informational Presentation: City and County of Honolulu Skyline Operations Update and Future of Transit-Oriented Development on O‘ahu**
Jon Nouchi, City Department of Transportation Services
Presentation on current Skyline operations, ridership and service updates, and how rail will continue to shape the urban corridor on O‘ahu.

4. **Pathways to Removing Obstacles to Housing (PRO Housing); Community Facilities District (CFD) Project in Iwilei**
David, Saikia, MuniCap, Inc.
The consultant team will brief members on the study’s purpose, scope and schedule, which looks at whether a CFD or another district-based financing tool could fund the infrastructure improvements needed in the Iwilei-Kapālama TOD area.

5. **For Discussion & Action: Permitted Interaction Group (PIG) for State TOD Strategic Plan Update**
PIG co-chairs presented a summary of activities and findings and recommendations from the PIG at the September 18, 2026 TOD Council meeting, The PIGs were formed to strengthen transit-oriented development efforts statewide. Act 159 from 2025 requires the identification of a county-

designated TOD areas in the TOD Strategic Plan to ensure alignment with County plans and directed growth strategies.

Action: Council accepts the Permitted Interaction Group report, including recommendations and dissolution of the PIG.

6. **For Discussion & Action: 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.

7. **10th Anniversary of Act 130, SLH 2016 and the Hawai‘i Interagency Council for Transit-Oriented Development**
Brief retrospective on the establishment of the Hawai‘i Interagency Council for Transit-Oriented Development by Act 130, SLH 2016 and recognition of key contributors to the work of the TOD Council.

8. **Standing Progress Report—Agency Updates on TOD Projects in the 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
      - Hālawa-Stadium
      - Iwilei-Kapālama
   b. **State and County Projects—Kaua‘i**
   c. **State and County Project—Hawai‘i**
   d. **State and County Projects—Maui**

9. **Announcements**
   a. **2026 TOD Council Annual Report to the 2026 Legislature**

   b. **TOD Project Fact Sheet Update**

   c. Reminder: Simplifying Permitting for Enhanced Economic Development (SPEED) Summit, Friday, January 15, 2027, at the Sheraton Waikīkī

   d. **New East Kapolei TOD Zoning Ordinances**

   e. **Next Meeting and Preliminary Agenda Items for Future Meeting (Meeting Calendar)**

      i. December 2026 — No Meeting – Happy Holidays!

      ii. January 8, 2027 — Presentation: TBD
      Possible 2027 Legislation

CIP Project Budget Requests
Standing Progress Report – Updates on Projects in State Strategic Plan for Transit-Oriented Development
Announcements

iii. February 19, 2027 Presentation: TBD
Action: TOD-Related Budget Requests for Recommendation to the 2026 Legislature
TOD-Related Legislative Proposals in the 2026 Legislative Session
Standing Progress Report – Updates on Projects in State Strategic Plan for Transit-Oriented Development
Announcements

f. **Mpact Build-A-TOD Workshop (Online);: From Vision to Vertical Development, Thursday, December 3, 2026, 12 noon – 1:30 p.m. Central Time. Registration is free.**

g. Other

10. **Adjournment**

Meeting materials
Meeting materials distributed to TOD Council members ("board packet") will be available for public review 72 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
Hawai'i State Capitol: All visitors to the building must check in with building security on the ground floor/basement and present their driver's license, State ID, or State employee ID to security staff. Also, you will be asked to go through a metal detector and bag screening.

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.

Virtual meeting and phone access
To participate via the Zoom link provided, you will need a computer or mobile device with internet access. When you log in, your microphone will be muted and your camera turned off during the meeting unless you are a member, designee, or presenter. If you want to provide a comment(s) or ask a question(s), you will be asked to submit it via Q&A or chat. 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 Monday, November 16, 2026, 4 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.