



On the calendar

July 5 at 9:00 a.m.

A Public Presentation Hearing will be held on the Mahana project by Victoria Ward, Limited, located between Queen and Halekauwila Streets, to the west of 'A'ali'i and the east of Ward Avenue. The proposed, Mahana Ward Village, will be a residential high-rise community that will include 340 residential units. A modification is requested. The Modification Hearing will be on July 6, and the Decision-Making Hearing on Sept. 6.

July 5

The next HCDA Board meetings will be held following the public hearing. For more information about HCDA, the public hearings or board meetings visit <https://dbedt.hawaii.gov/hcda/>.

On June 21, Gov. Green also signed these bills into law:

Act 98, [SB898 SD2 HD1 CD1](#), Relating to Kupuna Housing

Act 99, [HB674 HD1 SD1 CD1](#), Relating to the Hawaii Public Housing Authority

Act 90, [SB1357 SD1 HD1 CD1](#), Relating to Affordable Housing on Hawaiian Home Lands

Act 91, [HB675 HD1 SD2 CD1](#), Relating to the Hawai'i Housing Finance and Development Corporation

Act 92, [HB677 HD1 SD2 CD1](#), Relating to the Dwelling Unit Revolving Fund

Act 93, [HB992 HD1 SD1 CD1](#), Relating to the Affordable Homeownership Revolving Fund

Act 94, [HB1366 HD1 SD2 CD2](#), Relating to Homelessness

Act 95, [HB1397 HD1 SD2 CD1](#), Relating to Supportive Housing

Learn more at www.capitol.hawaii.gov.

Easing our housing crisis

"People sometimes leave Hawai'i because they simply can't afford a house," said Gov. Josh Green, M.D. as he was about to sign several bills to increase access to affordable housing and reduce homelessness, in Hawai'i.

"Why do we not have enough nurses? Because we don't have enough housing," said Gov. Green. "I've said this many times. Why do we not have enough teachers? They can't afford housing. We are trying to solve this from two directions, pay people better and make housing more affordable."

"HB677 will pilot a new low interest loan program out of the dwelling unit revolving fund for those working in professions facing a shortage, including healthcare workers, educators, law enforcement officers, staff at correctional facilities or agricultural field workers," said House Committee on Housing Chair, Troy Hashimoto. "I believe this targeted assistance will help these professionals stay in Hawai'i."

Gov. Green gave a special shoutout to all the legislators for their hard work, and especially to Senator Stanley Chang regarding bill SB865. "He fought on this concept at great length. This establishes the 99-year-leasehold program on non-ceded state and county owned land near public transit stations."

"With Act 97 (SB865), the state for the first time will take direct responsibility for reversing the housing shortage by providing income-blind, revenue-neutral, 99-year leasehold homes for all of Hawai'i's people," said Senator Stanley Chang in a press release. "It's a proven model that has worked in Singapore and will finally enable every generation of local people to have a good life here in Hawai'i. Thank you to Governor Green for signing this bill, to Senate President Kouchi and my colleagues in the Senate and House, and all the many supporters who have fought for this concept since 2018."

"In SB865, we will grant the Hawai'i Community Development Authority the authority to pilot a 99-year-leasehold project,



joining the Hawai'i Public Housing Authority and the Hawai'i Housing Finance and Development Corporation in its powers to try this housing model," said Rep. Hashimoto. "I appreciate HCDA and their willingness to work on this pilot program to see if we can make this model feasible."



"These innovative bills are evidence of the great effort of the Governor, the Hawai'i State legislature, many individuals and groups working to address our State's housing shortage," said Executive Director of HCDA Craig Nakamoto. "We, at HCDA look forward to collaborating with them to build better communities for island residents."





Additional Homeowner Assistance

Mortgage relief for Hawai'i residents

Homeowners with first mortgages and reverse mortgages may be eligible for this financial assistance, Dean Minakami, interim executive director of the Hawai'i Housing Finance and Development Corporation announced, on June 13, 2023.

The Homeowners Assistance Fund (HAF) was established by the American Rescue Plan Act, in 2021, to provide mortgage and utility assistance, as well as housing and legal counseling for homeowners impacted by the COVID-19 pandemic. This month, the program was expanded to provide additional assistance and increase eligibility to help an even greater number of homeowners in Hawai'i.

Effective immediately:

- Financial assistance has doubled, from \$30,000 to \$60,000 maximum per household,
- Homeowners do not have to be delinquent to qualify for assistance,
- Reverse mortgage homeowners are now eligible, and
- Forward payment mortgage assistance is available for up to 12 months.

Other qualified housing expenses include property taxes, homeowner association (HOA) fees, Planned Unit Development (PUD) community association fees, leasehold payments, utility payments, and/or any hazard, hurricane, flood, or mortgage insurance if the dwelling is a single-family residence and regardless of, whether

or not, the homeowner has an eligible mortgage.

To be eligible, homeowners must occupy the home as their primary residence and must not have full or partial ownership interest in other real property suitable for dwelling purposes besides the primary residence for which assistance is needed. Other eligibility criteria may apply.

Since the program's inception, service providers Council for Native Hawaiian Advancement (CNHA) and Hawai'i Community Lending (HCL) have been serving the neediest homeowners by providing essential mortgage assistance to homeowners who experienced financial hardship caused by the COVID-19 pandemic. This expansion will provide more Hawai'i homeowners with access to essential mortgage assistance.

Homeowners who previously applied are encouraged to contact their local program service provider to find out if they are now eligible for assistance or additional assistance.

For more information, and how to apply, contact your local county program.

O'ahu – Council for Native Hawaiian Advancement (808) 596-8155

www.hawaiiancouncil.org/oahuhome

Kauai and Hawaii County – Hawaii Community Lending (808) 587-7656
www.hawaiicommunitylending.com/haf/

Kalaheo Plan and Rules Update

On June 13, a community meeting was held to present the Kalaheo Administrative Draft Rules to the public. These draft Rules for this historic area, were drafted to align with the 2022 draft amendments to the Kalaheo Master Plan.

The original Kalaheo Master Plan was adopted on March 1, 2006, and the Kalaheo Community Development District Rules were adopted on September 11, 2012 (Ch. 215 of Title 15, Hawaii Administrative Rules).

The HCDA has been working with a consultant team, to update the Master Plan and Rules that reflect the changing needs of the community.

The next steps in updating these development and conservation guidelines for the area are to revise the Administrative Draft Rules based on Board and community input, bring that second draft of the Rules back to the HCDA Board, and then join

the Draft Master Plan & Rules together to begin the formal public hearing process.

On September 7, 2022, the Draft Kalaheo Master Plan was presented to the HCDA Kalaheo Board and the community. To view this plan draft visit https://dbedt.hawaii.gov/hcda/files/2022/10/Kalaheo-Master-Plan-Book_DRAFT_220909.pdf

To view the Rules draft visit https://dbedt.hawaii.gov/hcda/files/2023/05/KAL-CDD-Rules_2023-Revised-230526.pdf

If you would like to submit comments on the Draft Kalaheo Master Plan, or the Kalaheo Administrative Draft Rules email: kalaheo@tortigallas.com.



What's cooking?

Jabong, healthy weight loss But avoid if on statins

Jabong is a refreshing treat any time of year. Peel and eat, put on salads, in jello, or in smoothies. The large relative of the grapefruit, commonly called Jabong in Hawai'i, may promote weight loss. Because Jabong contains both protein and fiber, it can help to trigger that feeling of fullness. The mild flavored fruit is also low in calories, but rich in antioxidants like vitamin C, lycopene, naringenin and naringin – touted for their anti-aging and heart healthy properties. Studies have found jabong may reduce levels of cholesterol and triglycerides. However, like grapefruit, if you are taking statins, you should avoid jabong.

Tip: Peel like an orange and serve, or cut off ends, cut off rind going down the sides, and then cut out sections of the fruit between the membrane on each side of the fruit and serve.

