

**HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
AT-LARGE BOARD MEETING**

Wednesday, February 5, 2025  
9:30 a.m.

**AGENDA**

In accordance with Section 92-3.7, *Hawai‘i Revised Statutes*, the Hawai‘i Community Development Authority (“HCDA”) At-Large Board Meeting will be convened remotely via Zoom and in person at the physical meeting site set forth below. The public is welcome to register to participate and view the Board Meeting as follows:

**Participate Remotely Via Zoom Webinar**

To participate remotely, please use the following link:

<https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gCwIvLnFwSqKrLo>

**Participant Via Phone**

Dial: (669) 900 - 6833

Webinar ID: 826 3005 2715

Passcode: 553394

**Attend and View the Remote Board Meeting at the Following Physical Meeting Site:**

Hawai‘i Community Development Authority  
American Brewery Building  
547 Queen Street, 2<sup>nd</sup> Floor Board Room  
Honolulu, Hawai‘i 96813

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

1. Regular Meeting Minutes of January 8, 2025

**III. DECISION MAKING**

2. Consider Adopting the HCDA Plan for the Development of Currently-Owned and Future-Acquired Real Property, Which is Included as a Goal in the Strategic Plan, revised June 5, 2024.

**IV. FOR INFORMATION & DISCUSSION**

3. Update by the HCDA Staff on Proposed Bills that Affect the Hawaii Community Development Authority. The following are the Significant Bills that HCDA is Monitoring and will be Presenting for Information:

Bill Nos.	Bill Title/(Notes)
<b>Bills with Direct Impact to HCDA</b>	
<a href="#">H.B. 300/</a> <a href="#">S.B. 473</a>	Relating to the State Budget
<a href="#">H.B. 1007/</a> <a href="#">S.B. 1326</a>	Relating to the Hawaii Community Development Authority (Housekeeping Revisions to Findings and Purposes and Chapter 206E, Part X, <i>Hawaii Revised Statutes</i> )
<a href="#">S.B. 534</a>	Relating to the Hawaii Community Development Authority (Residential Use and Height Limit in the Makai Area)
<a href="#">H.B. 605</a>	Relating to the Hawaii Community Development Authority (Residential Use and Height Limit in the Makai Area)
<a href="#">S.B. 211</a>	Relating to the Hawaii Community Development Authority (Residential Use and Height Limit in the Makai Area)
<a href="#">H.B. 818/</a> <a href="#">S.B. 1078</a>	Relating to the Waiakea Community Development District (Creates a New District and Transfers Lands in the District to HCDA)
<a href="#">S.B. 489/</a> <a href="#">H.B. 742</a>	Relating to Transit-Oriented Development (Requires the Hawai'i Community Development Authority to prepare environmental impact statements for the Iwilei/Kapalama and University of Hawai'i West Oahu transit-oriented development infrastructure improvement districts on the island of Oahu)
<a href="#">S.B. 1103</a>	Relating to Community Districts (Establishes a process by which the Legislature may establish community districts by concurrent resolution. Requires the board members of the community districts to be elected by residents of the community district)
<a href="#">S.B. 1112</a>	Relating to the Hawaii Community Development Authority (adds the Chairperson of the Hawaiian Homes Commission on the HCDA's <u>Kalaeloa and Kakaako boards</u> )
<a href="#">H.B. 920</a>	Relating to the Hawaii Community Development Authority (adds the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee to the Hawai'i Community Development Authority. Considers the Chairperson in determining quorum and majority and makes the Chairperson eligible to vote on matters affecting the Kalaeloa Community Development District.
<a href="#">S.B. 26/</a> <a href="#">H.B. 1451</a>	Relating to Affordable Housing (establishes the Affordable Housing Land Inventory Task Force within the Hawai'i Community Development Authority to update the Affordable Rental Housing Report and Ten-Year Plan maps, tier tables, and inventories of state lands suitable and available for affordable housing development. Requires a report to the Legislature. <u>Appropriates moneys</u> )
<a href="#">H.B. 50</a>	Relating to State Government (authorizes boards and commissions to make employment decisions related to officers and employees without the approval of the head of the department)
<a href="#">S.B. 1669/</a> <a href="#">H.B. 1484</a>	Relating to Transit Oriented Development (Establishes the Transit Oriented Community Improvement Partnership within the Department of Transportation. Establishes the Community Improvement Revolving Fund. Authorizes the Hawai'i Community Development Authority to assist the mission of the Partnership. Designates exemptions. Requires annual reports to the Legislature. Appropriates funds)
<a href="#">H.B. 1207</a>	Relating to Capital Improvement Projects for the Benefit of the Twenty-Fifth Representative District (Appropriates funds for capital improvement projects in the twenty-fifth representative district)
<a href="#">G.M. 559</a>	Governor's Message Appointing Mikiala Lidstone as the Cultural Specialist
<a href="#">G.M. 640</a> (revised)	Governor's Message Appointing Trey Gordner to the Kalaeloa board as the Resident Community Representative

<b>Historic Preservation Division/Permitting</b>	
<a href="#"><u>S.B. 575/</u></a> <a href="#"><u>H.B. 830</u></a>	Relating to Historic Preservation Reviews (Requires the Department of Land and Natural Resources to contract its review of proposed state projects, projects on privately owned historic property, and projects affecting historic properties to third-party consultants if the Department is unable to complete its review within sixty days)
<a href="#"><u>H.B. 738/</u></a> <a href="#"><u>S.B. 1263</u></a>	Relating to Historic Preservation (creates a process for expediting the review of residential transit-oriented development on certain parcels within county-designated transit-oriented development zones that have a low risk of affecting historically significant resources)
<a href="#"><u>S.B. 1002</u></a>	Relating to Affordable Housing (Beginning July 1, 2027, requires the State Historic Preservation Division of the Department of Land and Natural Resources (SHPD) to contract its review of proposed state projects, and projects affecting historic properties to third-party consultants if the projects involve the development of affordable housing, and establishes deadlines for SHPD review)
<a href="#"><u>H.B. 761/</u></a> <a href="#"><u>S.B. 161</u></a>	Relating to County Permitting and Permitting (exempts state projects from county building permit, inspection, and certificate of occupancy requirements under certain conditions. Requires counties to accept the dedication of state projects exempt from the county permitting process)
<b>Housing Related</b>	
<a href="#"><u>H.B. 431</u></a>	Relating to Housing (appropriates funds for the Kauhale Initiative. Establishes and appropriates funds into and out of the Supportive Housing Special Fund. Establishes the Kauhale Initiative Special Fund)
<a href="#"><u>H.B. 489/</u></a> <a href="#"><u>S.B. 1214</u></a>	Relating to Vacant Homes (Establishes a general excise tax surcharge on an owner that allows a residential real property to remain vacant for 180 days or more a year; funds collected to be used for rental assistance programs)
<a href="#"><u>S.B. 68</u></a>	Relating to the Department of Housing (Establishes the Department of Housing. Places the Hawai'i Community Development Authority, Hawai'i Housing Finance and Development Corporation, Office of Planning and Sustainable Development, and Hawai'i Public Housing Authority within the Department of Housing for administrative purposes. Replaces the Director of Business, Economic Development, and Tourism with the Director of Housing on the Hawai'i Community Development Authority)
<a href="#"><u>H.B. 800</u></a>	Relating to Government (among other things, provides for the transfer of certain parcels in the <u>Liliha civic center area and Iwilei fire station area</u> from various state agencies to the city and county of Honolulu. provides for the transfer of the parcel of land on which alii place is sited from the city and county of Honolulu to the state)

**V. REPORT OF THE EXECUTIVE DIRECTOR**

- 4. Monthly Report and Other Status Reports
  - i. Monthly Financial Highlights for December 2024

**VI. ADJOURNMENT**

In accordance with Section 92-3.7(c), *Hawaii Revised Statutes*, in the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the meeting will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If HCDA is able to reestablish audio communication only, the meeting will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above.

If HCDA is unable to reconvene the meeting because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the meeting will be automatically terminated.

The Board meeting agenda and meeting materials provided to the Board Members for this meeting are available for inspection in the Board's office and on the HCDA website at:

<https://dbedt.hawaii.gov/hcda/authorityagenda/>

## **PUBLIC TESTIMONY**

### **Oral Live Testimony**

Persons who intend to present oral testimony are encouraged to sign up or notify the HCDA staff prior to the beginning of each meeting by submitting a request via email to: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov) or you may call the HCDA's office at (808) 594-0300. The HCDA will receive testimony in the following order: persons who signed up prior to the meeting date, persons present in the physical location, and persons online in the Zoom meeting.

All testimony will be limited to a maximum of three minutes pursuant to Section 92-3, Hawaii Revised Statutes, and Article IV, Section 10 of HCDA's Bylaws. Testimony must be related to an item on the agenda. For the record, all testifiers will be asked to identify themselves using their first and last name, pseudonym name, or other identifier if they wish to remain anonymous. When one minute is remaining, "one-minute remains" will be called out, and when 30 seconds is remaining, "30 seconds remain" will be called out. When time has elapsed, "time", will be called out after which you will have 30 seconds to conclude your testimony. Your audio will then be turned off and the Chairperson will move on to the next testifier.

- Oral live testimony may be provided via either of the following options:

#### **In Person:**

Upon arriving in person, please complete the speaker registration form at the sign-in table on the 2<sup>nd</sup> floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai'i 96813. When the Chairperson asks for public testimony, and your name, pseudonym, or anonymous identifier name is called, please approach the public testimony table, and proceed with your testimony.

#### **Zoom:**

Oral, live testimony may be provided remotely via the Zoom link provided at the top of this agenda. You will be asked to provide your name and an email address in the standard email format, e.g., [\\*\\*\\*\\*@\\*\\*\\*\\*.com](mailto:****@****.com).

Please use your full name, pseudonym name, or other anonymous identifier name; and if desired, affiliation, when joining via Zoom. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that specific agenda item. The Webinar Host will individually enable each testifier to unmute their microphone. When recognized

by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking. The Authority may remove any person who willfully disrupts the meeting.

**Phone:**

If you do not have a computer/internet access, you may provide oral, live testimony via the Participate by Phone option and attend this meeting with audio-only access by calling the phone number listed in the “Participate Via Phone” option located at the top of this meeting agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID, which is also listed at the top of this agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting, as no panelist numbers will be issued. You may also be asked to input the meeting passcode, which can be found at the top of this agenda on the first page.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering \* followed by **9** on your phone’s keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Presiding Officer, please unmute yourself by entering \* and then **6** on your phone’s keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter \* and then **6** again to mute yourself.

**Written Testimony**

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony is encouraged be submitted prior to the scheduled meeting date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written testimony may be submitted by any one of the following methods:

- Email to: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov)
- Web form at: <http://dbedt.hawaii.gov/hcda/submit-testimony/>
- U.S. Postal Mail sent to:  
Hawai‘i Community Development Authority  
547 Queen Street  
Honolulu, HI 96813
- Facsimile (fax) to: (808) 587-0299

Please note that written public testimony submitted to the HCDA will be treated as a public record and any contact information contained therein will be available for public inspection and copying.

The Authority may elect to convene in executive session pursuant to §§ 92-4 and 92-5(a), Hawai‘i Revised Statutes, if any exceptions set forth therein apply.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Community Outreach Officer, via phone at (808) 594-0300 or via email at: [dbedt.hcda.contact@hawaii.gov](mailto:dbedt.hcda.contact@hawaii.gov) as soon as possible.