

**STATE OF HAWAI‘I  
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
KALAELOA MEETING**

**Wednesday, December 4, 2024  
MINUTES**

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

The Hawai‘i Community Development Authority (“Authority” or “Board”), a body corporate and a public instrumentality of the State of Hawai‘i (“State”) met in-person at the HCDA’s physical meeting site, American Brewery Building, 547 Queen Street, 2<sup>nd</sup> Floor Board Room and provided an option to attend virtually (utilizing the State-supported Zoom Meeting platform) for a Regular meeting on December 4, 2024.

HCDA Chairperson, Sterling Higa, called the December 4, 2024, HCDA Kalaeloa Authority Regular meeting to order at 11:13 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

Executive Director Craig Nakamoto reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by Section 92-3.7, Hawai‘i Revised Statutes, to enable public boards and commissions to conduct business virtually with a meeting site open to the public.

Regarding the foregoing, Mr. Nakamoto reiterated wording contained in the Meeting Agenda, noting that the HCDA welcomes public attendance via the Zoom link provided and also at the meeting site located at The American Brewery Building, 547 Queen Street, 2<sup>nd</sup> Floor Board Room, Honolulu, Hawai‘i 96813. The HCDA welcomes public comment and public participation via submission of written or oral testimony. Mr. Nakamoto stated that individuals, if any, from the public who had requested to provide testimony were on standby and would be permitted to speak during the public testimony session of the specific agenda item. Mr. Nakamoto also noted the time limits for public testimony.

Chair Higa conducted the roll call. Those present and excused were as follows:

**Members Present:** Sterling Higa, Chairperson  
Chason Ishii, Vice Chair  
Miki‘ala Lidstone, Secretary  
Melissa Miranda Johnson, DOT (Ex Officio)  
Tim Streitz, City & County of HNL DPP (Ex Officio)  
Mary Alice Evans, DBEDT (Ex Officio)

A quorum was present.

**Members Absent:** Mark Anderson, B&F (Ex Officio)  
David Rae

**Legal Counsel:** Kelly Suzuka, Deputy Attorney General  
Kevin Tongg, Deputy Attorney General

**Staff Present:** Craig Nakamoto, HCDA Executive Director  
Garet Sasaki, HCDA Chief Financial Officer  
Francine Murray, HCDA Community Outreach Officer  
Lindsey Doi, HCDA Asset Manager  
Ryan Tam, HCDA Director of Planning & Development  
Armaine Tomacder, HCDA Board Secretary

**II. APPROVAL OF MINUTES**  
**Regular Meeting Minutes of October 2, 2024.**

Chair Higa asked for comments or corrections.

Member Streitz noted a correction on the 2<sup>nd</sup> page, last paragraph, first sentence, to remove “Member Streitz and” and the redundant “that”.

Chair Higa also noted a correction under the Report of the Executive Director Public Testimony, Tara Rojas and M. Healani Sonoda-Pale, opposed to Agenda item #3.

There were no further comments or corrections from the Board.

The minutes were approved as corrected.

**III. FOR INFORMATION AND DISCUSSION**  
**Presentation by Ikaika ‘Ohana for the Proposed Kaiāulu O Kalaeloa Affordable Housing Community Project (a proposed housing project pursuant to HRS § 201H-38) located at 91-1309 Roosevelt Avenue, Kapolei, Hawaii, 96707 on TMK 9-1-013:079.**

Mr. Ryan Tam, Director of Planning and Development, summarized the staff report provided in the board packet. The Kaiāulu O Kalaeloa Affordable Housing Community Project is proposed as a 201H-38 development and is being processed under the Hawaii Housing Finance and Development Corporation. Ikaika ‘Ohana requested the following exemptions from the 2012 Kalaeloa Community Development District Rules, such as large lot developments, architectural designs, loading stall heights, and dedication of public facility fees. HCDA provided comments to both the Developer and HHFDC, regarding a sidewalk extension along Franklin Street from the property line to Roosevelt Avenue, and provide a more active and pedestrian-friendly frontage environment for ground level units in lieu of a 6-foot-high fence along Franklin Street.

Mr. Tam then introduced members of Ikaika ‘Ohana. Mr. Douglas Bigley, President of Ikaika ‘Ohana outlined the image of affordable housing and the type of community they would like to accomplish for The Kaiāulu O Kalaeloa Affordable Housing Community Project.

Mr. Tom Fisher, Project Manager for Ikaika ‘Ohana, presented in detail about The Kaiāulu O Kalaeloa Affordable Housing Community Project located on Parcel 4, which will include the development of 134 units in Phase I and 126 units in Phase II, with a total of 260 units. Mr. Fisher mentioned that the project site has interesting challenges, such as, private ownership of Franklin Street, potential community concerns regarding mediating barracks, and multiple easements that need infrastructure improvement in this area.

Member Evans expressed her appreciation toward the HCDA staff for including street trees around the property to provide shade for potential residents, and for refraining from developing micro studio units, which are not suitable for housing families.

Member Lidstone echoed Member Evans in regards to adding more street trees. She also asked if there are any community concerns to the breakdown of existing barracks.

Mr. Fisher responded that they have conducted an Environmental Phase 1, which resulted in no current community concerns.

Mr. Bigley affirmed that moving forward, there may be potential community concerns due to the age of the structure and will manage it accordingly.

Member Streitz commented about the status of ownership of the project's entrance on Roosevelt Avenue, and if there is a preliminary approval.

Mr. Fisher elaborated that the main entrance is on Roosevelt Avenue, which is an existing ingress and egress for Parcel 4. They would be able to accommodate a future access onto Franklin street if it was converted from a private right-of-way.

Member Streitz also asked about a narrower right-of-way width on Roosevelt Avenue.

Mr. Fisher reiterated that the project includes open space along Roosevelt Avenue in conjunction with an 80-foot roadway width, but would accommodate a future 108-foot road widening. They are attempting to design a layout that will preserve the tree near the entrance and create an open space for additional trees and greenery. Instead of waiting for a possible street widening in the future, they would prefer to utilize the remaining area to maximize the green space. The setback requirement will be met with or without the street widening.

Member Streitz acknowledged the optimal amount of parking that accommodates the type of units being developed, and expressed his support on increasing more "transit lines" in that area. He also asked how they established a development height of approximately 90 feet, which would create a higher density than other developments in the area.

Mr. Bigley responded that they researched the zoning of other developments around the area and aimed for a T4 and T5 zoning. Since T5 was already taken, they estimated the maximum height the HCDA would allow.

Mr. Fisher restated that Phase I development is 75 feet, and Phase II development is 90 feet.

Chair Higa asked if the proposed project is applying to the next year's cycle for a 9% LIHTC. He also asked hypothetically, if the project's 201H plan is unable to achieve the LIHTC funding, will there be a contingency plan or will they be able to do a higher AMI project?

Mr. Bigley confirmed that they will most likely apply for next year's LIHTC cycle. He noted that Ikaika 'Ohana is designing the project to be attractive to buyers, remain at the affordable 80% AMI levels, and meet the conditions of various other funding opportunities. He noted that the State is planning to establish a special funding program for the "lost middle"; therefore,

Ikaika ‘Ohana is planning to develop this project in such a way that it can benefit from that program.

Chair Higa summarized based on Mr. Bigley’s explanation, that the proposed project can be financed at either LIHTC, Workforce, or for sale variation. He asked these questions in relation to the design of the project being a “modified texas donut”.

Mr. Bigley answered that it is designed to preserve the streetscape by hiding the parking behind the architecture, rather than having the four-level parking structure visible from the street.

Chair Higa expressed his excitement toward this project’s design, unit variety, and maintaining optimal parking, and a pleasing street frontage. He hopes this project will serve as a model for future projects and developments in Hawaii.

There were no further comments or questions from the board members.

**Public Testimony**

Chair Higa called for public testimony. There were no written testimonies received, and no inquiries to provide oral testimony.

**IV. REPORT OF THE EXECUTIVE DIRECTOR**

**Monthly Report and Other Status Reports**

**a. Approved permit applications that did not require HRS 206E-5.6, public hearings.**

Mr. Gareth Sasaki, Chief Financial Officer noted the Report is provided in the board packet and is available for any questions.

Member Streitz asked if the Kanoa Winds wind turbine is the same as Kaka‘ako wind turbine.

Mr. Ryan Tam affirmed that Kanoa Winds is the company responsible for the wind turbines in Kaka‘ako and Kalaeloa.

There were no further questions or comments from the Board.

**Public Testimony**

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**V. ADJOURNMENT**

Chair Higa thanked those who joined today’s meeting on Zoom and adjourned the meeting at 12:01 p.m.

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Miki‘ala Lidstone, Secretary

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Date Approved by the Board