

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KAKA‘AKO MEETING**

**Wednesday, August 6, 2025
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, 2nd Floor Boardroom and provided an option to attend virtually (utilizing the state-supported Zoom Meeting platform) for a Regular meeting on July 2, 2025.

Chairperson Sterling Higa called the August 6, 2025, HCDA Kaka‘ako Authority Regular meeting to order at 9:00 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

Chief Financial Officer Garet Sasaki reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by Section 92-3.7, Hawai‘i Revised Statutes (“HRS”), to enable public boards and commissions to conduct business virtually with a meeting site open to the public.

About the foregoing, Mr. Sasaki 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, 2nd Floor Boardroom, Honolulu, Hawai‘i 96813. The HCDA welcomes public comment and public participation via the submission of written or oral testimony. Mr. Sasaki 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. Sasaki also noted the time limits for public testimony.

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

Members Present:

Sterling Higa, Chairperson
Chason Ishii, Vice Chairperson
Sabrina Nasir, B&F (Ex Officio)
Melissa Miranda-Johnson, DOT (Ex Officio)
Mary Alice Evans, DBEDT (Ex Officio)
Michael China
Kevin Sakoda

Members Excused:

Miki‘ala Lidstone, Secretary
Tim Streitz, City & County of Honolulu DPP (Ex Officio)

A quorum was present.

Legal Counsel:

Kelly Suzuka, Deputy Attorney General
Kevin Tongg, Deputy Attorney General

Staff Present:

Garet Sasaki, HCDA Chief Financial Officer
Lindsey Doi, HCDA Asset Manager
Craig McGinnis, HCDA Director of Capital Improvements
Francine Murray, HCDA Community Outreach Officer
Ryan Tam, HCDA Director of Planning & Development
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES

Regular Meeting Minutes of July 2, 2025

Chair Higa asked for comments or corrections. There were none. The meeting minutes were approved as presented.

III. FOR INFORMATION & DISCUSSION

Update by HCDA Staff on Performance Metrics for the Honuakaha Senior Rental Housing Project, Located at 545 Queen Street, Honolulu, Hawaii, 96813 and further described by Oahu Tax Map Key No. 2-1-031:021.

Mr. Garet Sasaki, Chief Financial Officer, presented the staff report included in the board packet. The report reflects data collected for Quarter 2, noting that staff is pending confirmation of the accuracy regarding the stated income amount. Mr. Sasaki also summarized the various situations that contribute to the receivables balance, the current occupancy levels, and the renovation status for those remaining rehab units.

Member Evans asked what types of subsidies the Honuakaha Senior Rental tenants receive.

Mr. Sasaki answered that the majority of the subsidy funding comes from Section 8, while there are some that receive private vouchers unrelated to the COVID-19 pandemic.

Member Evans asked if there is a social services plan to transition those facing eviction due to nonpayment into another housing or assisted living facility.

Mr. Sasaki answered that Honuakaha is a standard rental housing project, not a supportive housing or assisted living project, therefore there is no additional social services steps beyond the standard eviction. However, he noted that the property manager contacts the tenant's next of kin and various organizations if it is evident that they are facing financial or physical difficulty living on their own.

Vice Chair Ishii asked when the partnership between HCDA and First Hawaiian Bank for this property is set to expire, and what the next steps will be.

Mr. Sasaki answered that the partnership will end at the end of 2026. He answered that

the HCDA staff will follow up with the board at the appropriate time to discuss and make decisions regarding the next steps for Honuakaha.

Chair Higa requested that the property management provide an explanation to the significant negative variance in expected income, even despite assuming full occupancy and increased rent rates for renovated units.

Mr. Sasaki noted Chair Higa's request and affirmed that information can be provided.

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

Public Testimony

Chair Higa called for public testimony. There were no written testimonies were received, and there was one inquiry to provide oral testimony by Micheleo Bliss.

Micheleo Bliss commented that the Kakaako area is a desirable place to live, therefore Honuakaha should always have 100% occupancy. She suggested that marketing and property management should be improved.

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. Sasaki referred to the Executive Director report provided in the board packet.

Chair Higa thanked the staff for managing and maintaining Kolowalu Park, allowing it to re-open and return to operations.

There were no further questions or comments by the Board.

Public Testimony

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

V. ADJOURNMENT

Chair Higa thanked those who joined the meeting on Zoom and then adjourned the meeting at 9:19 a.m.

Miki'ala Lidstone, Secretary

Date Approved by the Board