STATE OF HAWAIʻI
HAWAIʻI COMMUNITY DEVELOPMENT AUTHORITY
KAKAʻAKO MEETING

Wednesday, November 5, 2025
MINUTES

I. CALL TO ORDER/ROLL CALL

The Hawaiʻi Community Development Authority ("Authority" or "Board"), a body corporate and a public instrumentality of the State of Hawaiʻi ("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 November 5, 2025.

Chairperson Sterling Higa called the November 5, 2025, HCDA Kakaʻako Authority Regular meeting to order at 10:00 a.m.

<u>Acknowledgment that the Meeting is Being Convened Virtually</u>

Executive Director Craig Nakamoto reiterated the wording contained in the Meeting Agenda regarding the guidelines and directives provided by Section 92-3.7, Hawaiʻi 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. 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, 2nd Floor Boardroom, Honolulu, Hawaiʻi 96813. The HCDA welcomes public comment and public participation via the 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 were as follows:

Members Present:	Sterling Higa, Chairperson Mikiʻala Lidstone, Secretary Mark Anderson, B&F (Ex Officio) Melissa Miranda-Johnson, DOT (Ex Officio) Mary Alice Evans, DBEDT (Ex Officio) Tim Streitz, City & County of Honolulu DPP (Ex Officio) Michael China Kevin Sakoda
Members Excused:	Chason Ishii, Vice Chairperson

A quorum was present.

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
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 September 3, 2025

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

III. DECISION MAKING

Consider Authorizing the Executive Director to: i) Solicit A Statement of Qualifications (SOQ) from Developers for the Development of a Kupuna Supportive Affordable Rental Housing Project ("Project") on Land Owned by the Hawaii Community Development Authority (HCDA) at 586 South Street and Further Identified As Tax Map Key (TMK) 2-1-030:012 in the Kakaako Community Development District (KCDD), ii) Select a Developer and Enter into a Development Agreement and a Ground Lease with the Selected Developer for Development of the Project, and iii) Expend $34,950,000 for Development of the Project from FY 25-26/FY26-27 CIP Appropriation, Subject to Release of the Funds by the Governor.

Mr. Deepak Neupane, Program Specialist, presented the staff report provided in the board packet. He noted that the parcel was purchased with legislative funding for the purpose of developing affordable senior supportive housing. He explained that approximately $35 million had been appropriated for design and construction, and described the project's scope of about 50 units on a 12,000-square-foot site. HCDA has discussed with experts in managing similar properties, and Mr. Neupane explained that the design would consider the health needs of the intended demographic. The project is intended to include a Federally Qualified Health Center and on-site providers of home- and community-based services. Mr. Neupane emphasized that this would be HCDA's first supportive housing project and could serve as a pilot for replication in other communities. Mr. Nakamoto added that the project was intended to help seniors age in place with supportive services, potentially delaying the onset of various health conditions, and clarified that HCDA's role after construction would be limited to land ownership, with no ongoing operating responsibilities.

Member Sakoda asked what the general cost of development per unit.

Mr. Nakamoto answered that the estimated development cost is $700,000 per unit, excluding land cost.

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 one inquiry to provide oral testimony.

Ms. Leina Ijacic, CEO of One Kalakaua Senior Living. She expressed appreciation for HCDA's efforts to pursue affordable housing with wraparound services, but explained that Medicaid's medical respite program provides only short-term coverage and is not a housing voucher. She suggested that assisted living models be considered, as they could qualify for long-term Medicaid funding support, and noted that regulatory requirements for assisted living are relatively low. She also highlighted the importance of including services such as assistance with activities of daily living.

MOTION:
Chair Higa asked for a Motion for the Board to authorize the Executive Director to: i) Solicit a Statement of Qualifications (SOQ) from Developers for the Development of a Kupuna Supportive Affordable Rental Housing Project ("Project") on Land Owned by the Hawaii Community Development Authority (HCDA) at 586 South Street and Further Identified As Tax Map Key (TMK) 2-1-030:012 in the Kakaako Community Development District (KCDD), ii) Select a Developer and Enter into a Development Agreement and a Ground Lease with the Selected Developer for Development of the Project, iii) Expend $34,950,000 for Development of the Project from FY 25-26/FY26-27 CIP Appropriation, Subject to Release of the Funds by the Governor, and iv) Take All Actions Necessary to Effectuate the Purposes of this For Action.

A motion was made by Member Evans and seconded by Member Sakoda.

Mr. Neupane conducted the roll call vote. Motion passed with 8 ayes, 0 nays, and 1 excused.

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

IV. 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 provided in the board packet, covering the quarterly period from July through September 2025. He noted that income was lower than budgeted, primarily due to vacancies and interim accounting adjustments made by the property manager. The adjustments included writing off delinquent accounts and cleaning up receivables, which will be properly recorded at year-end. Expenses were generally on budget, and receivables decreased slightly, reflecting record clean-up rather than actual collections. Mr. Sasaki reported that approximately 15 tenants were delinquent in rent payments and nine had unresolved Section 8 subsidy issues. There are currently 25 vacant units, with three move-outs and two move-ins during the quarter. He also confirmed that the project audit was completed in September 2025.

Member Evans asked whether the government shutdown was affecting Section 8 voucher approvals.

Mr. Sasaki explained that the delays were not short-term but rather several months old, likely due to issues with the tenant's eligibility.

Chair Higa noted that even with full occupancy, the projected income would fall short of both budgeted income and actual expenses, suggesting that the property manager's explanation was insufficient. He requested that MDI staff provide a detailed update at the next meeting. Mr. Sasaki agreed to have MDI provide the next update.

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 were no inquiries to provide oral testimony.

V. 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. Craig Nakamoto, Executive Director, referred to the report provided in the board packet. He reported that Ulana Ward Village held a blessing ceremony on November 4, with residents scheduled to begin moving in shortly. He also provided updates on the Kolowalu Dog Park, noting that portions of the small dog park lawn had been replaced, pavers installed, unpermitted mulch removed, and new dog-safe mulch laid in planter areas. He explained that HCDA is also planning to thin the tree canopy in the small dog park to increase sunlight and promote grass growth. The reopening of the small dog park is targeted for December 1, 2025, with periodic maintenance closures planned in the future. Mr. Nakamoto also informed the board of requests from nearby residents to adjust the dog park closing hours from 10:00 p.m. to 8:00 p.m., which staff would consider.

Member Sakoda asked about the progress of closings at Ulana Ward Village.

Mr. Nakamoto responded that despite earlier concerns about economic conditions and interest rates, closings were proceeding smoothly, with ongoing coordination with Howard Hughes.

Ms. Lindsey Doi, Asset Manager, added that bulk closings were on track, with the first group of buyers receiving keys on November 5, and additional move-ins scheduled through mid-December. She noted that applications for remaining units are still being processed, but overall occupancy is progressing as planned.

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.

VI. ADJOURNMENT

Chair Higa thanked those who joined the meeting in person and on Zoom and then adjourned the meeting at 10:32 a.m.

______________________________	_________________________
Miki'ala Lidstone, Secretary	Date Approved by the Board