

HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY

AT-LARGE BOARD MEETING

Wednesday, February 4, 2026

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:

Zoom Credentials

Webinar ID: 826 3005 2715

Passcode: 553394

Participate Remotely Via Zoom Webinar

To participate remotely, please use the following link:

https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gC_CwIVLnFwSqKrLo

Participant Via Phone

Dial: (669) 900 – 6833

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

Hawai‘i Community Development Authority

American Brewery Building

547 Queen Street, 2nd Floor Board Room

Honolulu, Hawai‘i 96813

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

1. Regular Meeting Minutes of January 7, 2026

III. DECISION MAKING

2. Consider Adopting the Following Positions and General Policy Directions on the Following Legislation Introduced, to date, during the 2026 Legislative Session that affect the HCDA and allow the Executive Director or his designee to Track, Draft, Submit, and Present Testimony in Accordance with the Adopted Positions and General Policy Directions and the Delegation of Authority to do the Same, adopted by the Board at its January 7, 2026 meeting.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
SENATE BILLS			
S.B. 489/ H.B. 742	Chang Evslin, et al.	Relating to Transit-Oriented Development: This bill requires HCDA to conduct EIS for the Iwilei/Kapalama and University of Hawaii West Oahu areas. These bills are carryover bills from the 2025 legislative session.	Comment.
S.B. 2001	Inouye, et al.	Relating to Banyan Drive Community Development District: This bill establishes a community development district in the Waiakea Peninsula area of Hilo, Hawaii.	Support.
S.B. 2018	Inouye, Moriwaki, et al.	Relating to Climate Change: This bill moves the Hawaii climate change mitigation and adaptation commission to the OPSD, and makes other related changes.	*Monitor, and take the lead from OPSD.
S.B. 2061/ H.B. 1722	Chang, et al. Evslin, et al.	Relating to Residential Condominiums [99-Year Leasehold Program]: The bill revises Chapter 206E, Part XII, by: (i) reducing the owner-occupant from perpetuity to 10 years from the date of the initial purchase of the unit, (ii) exempts design and development contracts from procurement under Chapter 103D, provided that every laborer and mechanic is paid prevailing wages, and (iii) rules may be promulgated that require that 60% (not 50%) of the units shall be offered to buyers with incomes up to 140% of area median income.	Support.
S.B. 2064	Chang, et al.	Relating to State Construction Projects: This bill establishes a “State Architect” position, appointed by the Governor, within the DAGS, along with a staff, who are exempt from Chapter 76, HRS, to oversee the design review of state construction projects, and issue design approvals for design, bid, build projects. Also requires the comptroller to examine strategies for streamlining the county permitting process for state projects.	Support.
S.B. 2066	Chang, et al.	Relating to County Permitting and Inspection: This bill allows the state to exempt itself from county permitting for state projects, when a state project is compliant with codes so leaves code compliance with the State.	Comment with concerns.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
S.B. 2067	Chang, et al.	Relating to Housing: This bill amends Section 201H-38, HRS, by eliminating the need for approval of 201H projects by the county legislative bodies if the project is state financed or is located on state land. Eliminating the need for county council approval in these instances under the 201H process could allow housing projects to proceed quicker.	Support. Coordinate testimony with HHFDC.
S.B. 2068	Chang, et al.	Relating to Affordable Housing: The bill establishes an “affordable housing land inventory task force” placed within the Office of Planning and Sustainable Development (“OPSD”). The task force shall conduct a study, subject to legislative appropriation, to find ways to maximize housing development in TOD zones, transit hubs, or urban growth areas on state or county lands and prepare a report. The report is due twenty days prior to the convening of the 2028 legislative session.	Support/Comment. Coordinate testimony with OPSD.
S.B. 2162	Richards, et al.	Relating to Housing: This bill primarily affects the Department of Land and Natural Resources and allows large landowners to petition the Land Use Commission to allow the development of elderly housing on portions on lands designated agricultural.	Monitor.
S.B. 2180	Chang, et al.	Relating to Deposits of Public Funds: This bill amends Section 38-2, Hawaii Revised Statutes, to permit the Finance Director to consider the beneficial effects of using Hawaii depositories including the amount that the depository has lent at favorable terms to create below market housing.	Monitor. Deferring to the Director of Finance and Comptroller.
S.B. 2187	Chang, et al.	Relating to the Department of Business, Economic Development, and Tourism: This bill amends Section 26-52 and 56, Section 194-2, and Chapter 201, HRS, and renames the department and includes housing in the department’s duties.	Monitor. Deferring to the DBEDT Director.
S.B. 2188	Chang, et al.	Relating to a Department of Housing: This bill’s purpose is to consolidate the state’s housing efforts into a “Department of Housing” that includes HCDA, Hawaii Housing Finance and Development Corporation (“HHFDC”), Hawaii Public Housing Authority (“HPHA”), OPSD, and other future state housing entities.	Comments. Coordinate testimony with DBEDT Director, HHFDC, OPSD, and HPHA.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
S.B. 2191	Chang, et al.	Relating to Limited-Profit Housing Associations (“LPHA”): This bill establishes a regulatory oversight entity (DBEDT) and a special-purpose real estate entity to develop, own, and operate, and maintain affordable housing projects. The bill: (i) creates a “council” under DBEDT to approve and oversee the LPHAs, (ii) creates LPHAs under state law, and (iii) affords certain tax benefits and exclusions, such as income tax, conveyance tax.	Support with comments. Coordinate testimony with DBEDT Director.
S.B. 2192	Chang, et al.	Relating to Housing: This bill revises Chapter 46, HRS, to authorize a county to reduce the number of housing units within any geographic area of the county only if the county increases the number of housing units that may be built elsewhere in the county so there is no net loss.	Monitor, since this is primarily a county issue.
S.B. 2193	Chang, et al.	Relating to Deposits of Public Funds: This bill is similar to S.B. 2180.	Monitor. Deferring to the Director of Finance and Comptroller.
S.B. 2334	Chang, et al.	Relating to Housing: This bill adds duties to HHFDC.	Monitor.
S.B. 2342/ H.B. 1868	Chang, et al. Quinlan	Relating to Housing: This bill establishes a working group to: (i) revise HHFDC’s qualified allocation plan, and (ii) propose revisions to the prioritization of rental housing revolving fund.	Monitor.
S.B. 2344	Chang, et al.	Relating to Housing: This bill adds other responsibilities to HHFDC’s existing responsibilities.	Monitor.
S.B. 2353	Wakai, et al.	Relating to Outdoor Signage: This bill allows the display of outdoor advertising devices in the Waikiki special district. Also allows such signage in the stadium development district with the approval of the stadium authority.	Monitor.
S.B. 2356/ H.B. 1701	Wakai, et al. Keohokapu- Lee Loy, et al.	Relating to Parking: This bill amends Chapter 46, HRS, by prohibiting minimum off-street parking requirements for new redevelopments or developments located in TOD infrastructure program areas.	Monitor, since this is primarily a county issue.
S.B. 2422/ H.B. 1922	Chang, et al. Evslin, et al.	Relating to Housing: This bill establishes a Pro-housing score program to evaluate each county’s performance in expanding housing opportunities and reducing regulatory barriers. HHFDC is the lead.	Support.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
S.B. 2543	Hashimoto, et al.	Relating to State Construction Projects: This bill establishes, within the DAGS, an “Office of the State Construction Manager”, and a staff to review plans and drawings for state construction projects.	Support.
S.B. 2595	Dela Cruz, et al.	Relating to the Agribusiness Development (“ADC”) Corporation: This bill requires ADC to charge market rents or higher for leases, licenses, or rental agreements except in certain situations.	Comment.
S.B. 2598	Dela Cruz	Relating to Non-General Funds: This bill amends Section 206E-16, HRS, and other agency statutes to allow proceeds from HCDA’s special funds to be used for “personnel and other operating costs.”	Comment.
S.B. 2599	Dela Cruz, et al.	Relating to Development: This bill establishes the “Halawa Community Development District”, amends the composition of the board, clarifies the responsibilities of the Stadium Authority and HCDA, and appropriates \$4,000,000 in general funds to effectuate the purposes of the bill.	Support.
S.B. 2604	Dela Cruz, et al.	Relating to the Stadium Development District: The Stadium Authority has been seeking a special fund expenditure limit of \$49,500,000 to help Stadium Authority with the planning, design, and construction of the new stadium. This bill appropriates that amount from the stadium authority special fund.	Support.
S.B. 2700	Kanuha, et al.	Relating to Housing: This bill restructures the conveyance tax to a tiered system, and allocates a portion of the tax collection to fund DURF to fund infrastructure and to DHHL.	Monitor.
S.B. 2785	Keohokalole, et al.	Relating to Economic Development: This bill appropriates general fund revenues generated by the increase in the TAT to DHHL for listed projects, including maintenance for the East Kapolei detention basin.	Monitor, since HCDA is doing infrastructure master planning work in East Kapolei.
S.B. 2811	Moriwaki, et al.	Relating to State Building Projects: This bill establishes the “state building task force,” to evaluate a state building permit review process for state projects on state lands. A report must be submitted to Legislature by December 1, 2027. Appropriates \$1,000,000 for staffing and administrative support.	Support.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
S.B. 2834/ H.B. 1979	Hashimoto, et al. Lowen, Evslin, et al.	Relating to Environmental Review: This bill proposes amendments to Chapter 343, HRS, to shorten the time period for initiation of a judicial review regarding the lack of an assessment for affordable housing or clean energy projects. Shortens time to initiate such judicial reviews to thirty days of the agency's decision to carry out or approve the action.	Support, since HCDA is proposing to develop affordable housing.
S.B. 2918 See, also S.B. 3005, H.B. 2220	Rhoads, et al.	Relating to the Hawaii Community Development Authority: This bill, similar to S.B. 3005, adds a new section under Chapter 206E, HRS, requiring the HCDA to establish a community action center.	Comment.
S.B. 2921	Dela Cruz	Relating to State Funds: This bill transfers to the state general funds amounts in excess of the requirements of the special funds listed in the bill. HCDA's listed special funds are: 47 (Hawaii community development special fund), 48 (Kalaehoa community development special fund), and 57 (Heeia community development special fund).	Comment.
S.B. 3005	Lee	Relating to the Hawaii Community Development Authority: This bill adds a new section to Chapter 206E, requiring the HCDA to establish a Chinatown community action center and carry out certain tasks, including but not limited to, working with HART to "better design and integrate" the Chinatown and nearby rail stations with their neighborhoods, organize events, and conduct a design workshop. The bill also appropriates out of the general revenues of the State of Hawaii the sum of \$2,000,000, provided that no funds shall be expended unless matched on a dollar-for-dollar basis by funds from the city and county of Honolulu.	Comment.
S.B. 3028	Lee, et al.	Relating to Property Conveyance: This bill restructures the conveyance tax to a tiered system. Also allocates proceeds of the tax to fund DURF, among other programs. The bill also defines the term, "transit supportive density." See, H.B. 1739.	Monitor.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
S.B. 3029	Lee, et al.	Relating to Community Development: This bill requires each county to work with the HCDA to establish a “summer streets pilot program” and submit proposals to the HCDA by December 31, 2026. This bill appropriates an unspecified amount of funds to allocate to each county.	Comment.
HOUSE BILLS			
H.B. 1527	Garrett, Ilagan	Relating to Gambling: This bill affects Chapter 109 and 206E, Part IX, HRS, and prohibits gambling, gambling facilities in the stadium development district.	Comment. HCDA’s position should be to defer to stadium authority on the position for this bill.
H.B. 1529	Garrett	Relating to Boards and Commissions: The bill revises Section 92-15, HRS, to clarify that the quorum requirements, whenever the governing documents are silent, is the majority of all members voting at a meeting when quorum is present.	Monitor.
H.B. 1593	Garrett, et al.	Relating to Affordable Housing: This bill affects HHFDC. Requires HHFDC, for any project that receives financing from HHFDC, to allow residents to own household pets.	Monitor, since this is primarily HHFDC’s bill.
H.B. 1598	Garrett, et al.	Relating to the Hawaii Climate Institute: This bill establishes the Hawaii Climate Institute at the University of Hawaii, among other things.	Monitor.
H.B. 1623	Lowen, et al	Relating to the Environment: The bill establishes an executive committee and amends the membership and duties of the Hawai‘i Climate Change Mitigation and Adaptation Commission (Commission).	Monitor, since DBEDT Director is one of the commission members.
H.B. 1726	Evslin, et al.	Relating to Housing: This bill requires the Office of Planning and Sustainable Development to collaborate with other state agencies, including the HCDA, to develop a shared, statewide housing and infrastructure data platform that will inform decision makers about housing and infrastructure development.	Support.
H.B. 1734/ S.B. 2423	Evslin, et al. Chang, et al.	Relating to Zoning: This bill amends Chapter 46, HRS, and prohibits the counties from imposing certain lot requirements and dwelling specifications.	Monitor, since this applies only to the counties.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
H.B. 1739	Evslin, et al.	Relating to Transit-Oriented Development: This bill affects HCDA's Chapter 206E, HRS, and Chapter 46, HRS (applicable to the counties) by prohibiting any law, rule, or ordinance that restricts the development of "transit supportive densities," which is a term used in Chapter 206E.	Comment.
H.B. 1741	Evslin, et al.	Relating to Housing: This bill treats county affordable housing inclusionary mandates as impact fees, require a professional study showing the feasibility and market prices or rents with and without any inclusionary requirement, and adopts a compliance framework for non-luxury housing and luxury housing.	Comment.
H.B. 1800/ S.B. 2500	Nakamura Kouchi	Relating to the State Budget: This requests appropriations for the fiscal biennium 2025-2027.	Support.
H.B. 1919	Evslin, et al.	Relating to Development Standards: From July 1, 2027, counties are prohibited from imposing minimum parking mandates for certain developments, such as affordable housing, senior housing).	
H.B. 2049	Native Hawaiian Affairs Caucus	Relating to Housing: Restructures the conveyance tax rate to a tiered system and allocates portions of the conveyance tax proceeds to DURF to fund infrastructure in county-designated TOD zones and to the Department of Hawaiian Home Lands.	Monitor.
H.B. 2476	Evslin, et al.	Proposing Amendments to Article VII, Sections 12 and 13, of the Hawaii State Constitution: Proposes constitutional amendments to expressly provide that the Legislature may authorize political subdivisions, such as the counties, to issue housing infrastructure growth bonds, and exclude these bonds from determinations of the funded debt of the political subdivisions for specified public works, public improvements, or other actions necessary for new housing development.	Support.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
H.B. 2478	Evslin, et al.	Relating to Bonds: Conforms county debt limit statements law to permit counties to exclude housing infrastructure growth bonds from the debt limit of the counties if a constitutional amendment authorizing the use of housing infrastructure growth bonds and excluding housing infrastructure growth bonds from determinations of the counties' funded debt is ratified.	Support.

*For all bills noted as, “Monitor”, either testimony in support, opposition, or offering comments could be submitted by HCDA depending on the changes to the bill during the session.

For measures not included in the table above, the following general policy direction for the Executive Director or his designee shall be applicable:

- a. Support measures that would improve infrastructure planning, design, or construction either within or outside of HCDA’s community development districts, or within transit-oriented development zones;
- b. Support measures that may assign HCDA new responsibilities provided that the resources to implement such responsibilities are included in such measure;
- c. Comment on or oppose measure that may have an adverse effect on HCDA; and
- d. To the extent not covered by (a), (b), or (c), above, take a position consistent with positions taken on similar past legislation.

IV. REPORT OF THE EXECUTIVE DIRECTOR

3. Monthly Report and Other Status Reports
 - i. Monthly Financial Highlights for December 2025

V. 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 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 2nd 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.

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
- 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 as soon as possible.