

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

**Wednesday, February 4, 2026
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 February 4, 2026.

Chairperson Sterling Higa called the February 4, 2026, HCDA At-Large Authority Regular meeting to order at 9:30 a.m.

Acknowledgment that the Meeting is Being Convened Virtually and In-Person

Mr. Craig Nakamoto, Executive Director, 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. 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, Hawai‘i 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
Chason Ishii, Vice Chairperson
Miki‘ala Lidstone, Secretary
Melissa Miranda-Johnson, DOT (Ex Officio)
Mark Anderson, B&F (Ex Officio)
Mary Alice Evans, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Scott Forsythe, Maui County DP (Ex Officio)
Michael China, Kakaako
Kevin Sakoda, Kakaako
Ipolani Duvauchelle, Kalaeloa
Jo-Ann Leong, Heeia

Debbie Cabebe, Pulehunui
Glenn Yamasaki, Pulehunui

Members Excused: Luke Sarvis, BLNR (Ex Officio)
Trey Gordner, Kalaeloa
Kaiwipuni Lipe, Heeia

A quorum was present.

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

Staff Present: Craig Nakamoto, Executive Director
Garet Sasaki, 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 January 7, 2026

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

III. DECISION MAKING
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.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
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.
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.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
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.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
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.
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.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
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.
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 (Kalaeloa community development special fund), and 57 (Heeia community development special fund).	Comment.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
S.B. 3005	Lee	<p>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.</p> <p>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.</p>	Comment.
S.B. 3028	Lee, et al.	<p>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.</p>	Monitor.
S.B. 3029	Lee, et al.	<p>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.</p>	Comment.
HOUSE BILLS			
H.B. 1527	Garrett, Ilagan	<p>Relating to Gambling: This bill affects Chapter 109 and 206E, Part IX, HRS, and prohibits gambling, gambling facilities in the stadium development district.</p>	Comment. HCDA’s position should be to defer to stadium authority on the position for this bill.
H.B. 1529	Garrett	<p>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.</p>	Monitor.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
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.
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.

BILL NO.	INTRODUCER(S)	TOPIC	HCDA POSITION
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.
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.**

Mr. Craig Nakamoto, Executive Director, referred to the table provided in the agenda in the board packet and listed above. He noted that some bills are being monitored only, while others may directly affect the HCDA. He focused on the bills that may directly affect the HCDA, including proposals for: environmental studies in TOD areas, community development districts in Halawa and the Waiākea Peninsula, the 99-Year Leasehold Program, workforce housing under the Agribusiness Development Corporation, a community action center in Chinatown, a pro-housing scoring program, possible solutions to expedite the building permitting process for state projects, reducing the excess of special funds, a summer streets program, a statewide housing infrastructure data platform, prohibiting rules that restrict the development of transit-supportive densities, the state budget, and infrastructure growth bonds.

Member Yamasaki joined the meeting at 9:48 a.m.

Regarding SB2599, Relating to Development for the Halawa Community Development Center, Member Streitz stated that the City and County of Honolulu Department of Planning and Permitting was working with TOD Council and implemented a plan going forward, but noted that they were never consulted for this bill.

Regarding SB2599, Relating to Development for the Halawa Community Development Center, Vice Chair Ishii raised his concerns about the lack of clarity on the roles of the City and the HCDA, and about staffing capacity for these proposed new responsibilities. He later noted that it will be a challenge to coordinate the various entities involved in the project.

Executive Director Nakamoto noted that the bill does clarify the roles and responsibilities of the Stadium Authority and the HCDA, and appropriates \$4M for this effort. He stated that the HCDA will plan to hire and retain consultants for this project. He recognized that it will be a challenge, but reiterated that HCDA was created to collaborate and coordinate with various public and private sector entities.

There were no further comments or questions from the Board.

Public Testimony

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

MOTION:

Chair Higa asked for a Motion for the Board to i) Adopt the Presented Positions and General Policy Directions on the Legislation Introduced as Listed In the Agenda, 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, and ii) for measures not included, adopt the following general policy direction for the Executive Director or his designee to:

- 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 measures 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.**

A motion was made by Member Evans and seconded by Vice Chair Ishii.

Mr. Nakamoto conducted the roll call vote. Motion passed with 14 ayes, 0 nays, and 3 excused.

There were no comments or questions from the board members.

IV. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

a. Monthly Financial Highlights for December 2025

Mr. Craig Nakamoto, Executive Director, referred to the report provided in the board packet, and stated that Mr. Garet Sasaki, Chief Financial Officer, is available for questions.

There were no 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 in person and on Zoom, and adjourned the meeting at 10:05 a.m.

Miki‘ala Lidstone, Secretary

Date Approved by the Board