

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

Wednesday, April 1, 2026
9:00 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.gCwIVLnFwSqKrLo>

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. FOR INFORMATION & DISCUSSION

1. Informational Update by the HCDA Staff on the Status of the Following Legislative Measures Affecting the Agency:

Measure	Title and Description	Introducer	Position
GM611	Submitting for consideration and confirmation to the Hawai‘i Community Development Authority (Kalaehoa District), Gubernatorial Nominee, ADENA DUVAUCHELLE, for a term to expire 06-30-2029.	---	Support
GM727	Submitting for consideration and confirmation to the Hawai‘i Community Development Authority (He'eia District), Gubernatorial Nominee, JO-ANN LEONG, for a term to expire 06-30-2030.	---	Support

Measure	Title and Description	Introducer	Position
SB1112	RELATING TO THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY. Amends the membership of the Hawai'i Community Development Authority to include the Chairperson of the Hawaiian Homes Commission or the Chairperson's designee.	Richards, Chang, Fevella, Fukunaga	Oppose
SB2001, SD1	RELATING TO THE BANYAN DRIVE COMMUNITY DEVELOPMENT DISTRICT. Establishes the Waiākea Community Development District and a special fund, outlines the authority of the HCDA to manage and adopt rules for the district, creates one full-time position, and appropriates funds.	Inouye, Elefante, Fevella, Gabbard, Kanuha, San Buenaventura	Support
SB2061, SD2	RELATING TO RESIDENTIAL CONDOMINIUMS. Clarifies the Ninety-Nine Year Leasehold Program by requiring at least 60% of units in urban redevelopment sites to be owner-occupied for at least ten years, expanding buyer eligibility to allow ownership of other property, allowing owners to rent or sublease their units, and permitting up to 40% of units to be sold to qualified residents if unsold after 60 days.	Chang, Fevella, Kidani, Moriwaki, San Buenaventura	Support
SB2400, SD1	RELATING TO TRANSPORTATION. Exempts persons operating wing-in-ground craft from the application of the Hawai'i Water Carrier Act. Defines "wing-in-ground craft."	Inouye	Support
SB2595, SD1	RELATING TO THE AGRIBUSINESS DEVELOPMENT CORPORATION. Requires payments to the Agribusiness Development Corporation for letting, licensing, or renting of its properties to be at market rates or higher. Exempts lessees, licensees, and tenants who grow, raise, and harvest fresh local agricultural products for the Department of Education or are partner members of the Food and Product Innovation Network. Effective 7/1/2050. (SD1)	Dela Cruz, Hashimoto, Kidani, Moriwaki	Support
SB2598	RELATING TO NON-GENERAL FUNDS. Authorizes the use of moneys in certain special and revolving funds for operation and administration costs of the programs.	Dela Cruz	Comments
SB2599, SD2	RELATING TO DEVELOPMENT. Redesignates the stadium area as the Halawa Community Development District, updates HCDA and Stadium Authority roles, creates special funds, establishes the Banyan Drive Community Development District, and requires complete-community housing planning. Appropriates funds for development, contingent on reporting. This is an "omnibus" bill that incorporated SB2604 and SB3327.	Dela Cruz, Hashimoto, Kidani, Lee, C., Moriwaki	Support

Measure	Title and Description	Introducer	Position
SB2811, SD2	RELATING TO STATE BUILDING PROJECTS. Establishes a State Building Permit Process Task Force within the Department of Accounting and General Services to study creating a State Building Permit Review Office for projects on state lands, requires a legislative report, appropriates funds, and sunsets on June 30, 2028.	Moriwaki	Support
SB2816, SD1	RELATING TO STATE ENTERPRISE ZONES. Expands eligible business activities to include research, development, and information technology services. Allows the DBEDT, with the Governor’s approval, to designate up to two innovation-based census tracts as enterprise zones and requires a comprehensive program review with the Department of Taxation.	Moriwaki, Hashimoto, Lamosao, San Buenaventura	Support
SB2921, SD1	RELATING TO STATE FUNDS. Transfers to the general fund the excess balances of various non-general funds and programs.	Dela Cruz	Comments
SB3029, SD1	RELATING TO COMMUNITY DEVELOPMENT. Requires each county, in collaboration with the HCDA, to create a Summer Streets Pilot Program that closes roads to vehicles for pedestrian, cycling, and community uses. Counties must submit proposals, report to the Legislature, and the program is funded.	Lee, C., Chang, Elefante, Hashimoto, Rhoads	Comments
SB3069, SD1	RELATING TO CIVIL SERVICE EXEMPT POSITIONS WITHIN THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES. Exempts certain positions in the Department of Accounting and General Services—including Public Works special projects and information technology modernization roles—from civil service and collective bargaining rules, requires annual legislative reports, and sunsets the exemption on December 31, 2031.	Kouchi (Introduced By Request Of Another Party)	Support
SB3218, SD2 / HB2478, HD 1	RELATING TO BONDS. Allows counties to exclude housing infrastructure growth bonds from their debt limits—if voters approve a constitutional amendment authorizing that exclusion.	Hashimoto, Chang, Richards, Wakai	Support
SB3219 / HB2476, HD 2	PROPOSING AMENDMENTS TO ARTICLE VII, SECTIONS 12 AND 13, OF THE HAWAII STATE CONSTITUTION. Proposes constitutional amendments allowing the Hawaii State Legislature to authorize counties to issue housing infrastructure bonds and exclude those bonds from debt calculations when used for public works and housing-related infrastructure.	Hashimoto, Chang, Keohokalole, McKelvey	Support

Measure	Title and Description	Introducer	Position
SB3320, SD1 / HB2459, HD2	RELATING TO THE FOOD AND PRODUCT INNOVATION NETWORK. Requires the Food and Product Innovation Network to create a coordinated food safety and regulatory framework. Directs the Agribusiness Development Corporation to set performance measures, develop market strategies, align branding initiatives, and report data to the Legislature. Also requires the Department of Business, Economic Development, and Tourism to evaluate incentives to better support the network.	Gabbard, Chang, Fevella, McKelvey, Richards	Comments
HB1800, HD1	RELATING TO THE STATE BUDGET. Adjusts and requests appropriations for fiscal biennium 2025-2027 funding requirements for operations and capital improvement projects of Executive Branch agencies and programs.	Nakamura (Introduced By Request Of Another Party)	Support
HB2616, HD2	RELATING TO THE BANYAN DRIVE-MAKAOKŪ COMMUNITY DEVELOPMENT DISTRICT. Establishes the Waiakea Community Development District within the HCDA, Special Fund and a Community Advisory Council. Specifies the powers and duties, and amends the composition of the Authority to include representatives of the new development district. Appropriates funds.	Todd, Keohokapu-Lee Loy, Kusch, Nakamura, Quinlan	Support
HR77 / HCR85	Urging the department of land and natural resources to transfer parcels that make up the east Kapolei transit-oriented development project to the Hawaii housing finance and development corporation and urging the Hawaii housing finance and development corporation to partner with the Hawaii community development authority to facilitate the development of non-housing community development portions of the project.	Evslin, Amato, Iwamoto, Kahaloa, Kusch, Matayoshi, Miyake	Support
SR63 / SCR68	Urging the department of land and natural resources to transfer parcels that make up the east Kapolei transit-oriented development project to the Hawaii housing finance and development corporation and urging the Hawaii housing finance and development corporation to partner with the Hawaii community development authority to facilitate the development of non-housing community development portions of the project.	Hashimoto, Chang	Support

2. Informational Presentation by the HCDA Staff Regarding Providing Assistance, under Act 252 (SLH, 2025), to the Department of Business Economic Development & Tourism and the Office of Planning and Sustainable Development on the Plan, Design, and Construction of a Sand Stabilization Structure for the Kawehewehe Sector of Waikiki Beach, Honolulu, Hawaii, and the Preparation of a Comprehensive Plan for Waikiki Beach Improvements.

III. REPORT OF THE EXECUTIVE DIRECTOR

3. Monthly Report and Other Status Reports
 - a. Monthly Financial Highlights for February 2026

IV. 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 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.