

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA 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 Kalaeloa Authority Regular meeting to order at 9:00 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

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 from the public, if any, 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)
Ipolani Duvauchelle, Kalaeloa

Members Excused:

Trey Gordner, Kalaeloa

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
Aramaine 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 further Revisions, in Accordance with the Findings of Fact, Conclusions of Law, and Decision and Order for Development Permit No. KAL 25-010, dated January 7, 2026, to Gentry’s Development Plan and Program for the Sale of Reserved Housing Units in Ka‘ulu, which is the Residential Community Located in the HCDA’s Kalaeloa Community Development District and Further Described by Oahu Tax Map Key Nos. (1) 9-1-193: 001, :002, :009, :010, :011, :013, :014, :015, :016, :017, :018, :019, :020, :021, :022, :023, :024, :025, :026, :027, :028, :029, :030, :031, :032, and :033 and (1) 9-1-013:198.

Mr. Ryan Tam, Director of Planning & Development, presented the staff report provided in the board packet. He noted Gentry’s submission of an amended reserved housing program for review and authority approval on January 16, 2026. Mr. Tam highlighted the following proposed amendments: (i) the conversion of 14 reserved housing units to market units plus other adjustments; (ii) the implementation of an updated marketing plan; (iii) the incorporation of Hawaii Housing Finance and Development Corporation’s (HHFDC) dwelling unit revolving fund equity program for reserved housing units; and (iv) the reduction of the regulated term to two years instead of five years. He introduced Andrew Kamikawa and Sunny Rosario from Gentry to present further information about the proposal to amend their reserved housing program.

Executive Director Nakamoto asked to clarify the conversion of market units.

Mr. Tam answered that they are adjusting which units will be allocated as reserved housing and which units will be allocated as market units. Mr. Kamikawa added that it will be for the second tranche of units as Gentry will not know which units will and will not sell until the time of the second tranche.

Mr. Andrew Kamikawa provided a short powerpoint presentation. He reiterated that the objective of the reserved housing program is to develop and sell reserved housing units in the Ka‘ulu residential community to those meeting the HCDA requirements and assist local working individuals and families to achieve homeownership. He shared a site plan map which identified that the 74 reserved housing units are distributed across the project and are not isolated in one area. Mr. Kamikawa noted that there are no changes to the reserved housing plan types, and the reserved housing units have the same quality finishes as the market units. He summarized the upgrades to the marketing plan for reserved housing units and increased closing incentives. He noted that Gentry is planning to use the HHFDC DURF Equity Pilot (DEP) Program, with details still to be finalized with HHFDC. He assured that Gentry will be handling all the administrative aspects of the program.

There were no 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 Approve Further Revisions, in Accordance with the Findings of Fact, Conclusions of Law, and Decision and Order for Development Permit No. KAL 25-010, dated January 7, 2026, to Gentry’s Development Plan and Program for the Sale of Reserved Housing Units in Ka‘ulu, which is the Residential Community Located in the HCDA’s Kalaeloa Community Development District and Further Described by Oahu Tax Map Key Nos.

(1) 9-1-193:001, :002, :009, :010, :011, :013, :014, :015, :016, :017, :018, :019, :020, :021, :022, :023, :024, :025, :026, :027, :028, :029, :030, :031, :032, and :033 and (1) 9-1-013:198, and Take All Actions Necessary to Effectuate this For Action.

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

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

IV. REPORT OF THE EXECUTIVE DIRECTOR

Monthly Report and Other Status Reports

- i. 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.

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 9:17 a.m.

Miki‘ala Lidstone, Secretary

Date Approved by the Board

DRAFT