

**STATE OF HAWAI‘I
HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY
KALAELOA BOARD MEETING**

**Wednesday, April 1, 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 April 1, 2026.

Chairperson Sterling Higa called the April 1, 2026, HCDA Kalaeloa Authority Regular meeting to order at 9:41 a.m.

Acknowledgment that the Meeting is Being Convened Virtually

Ms. Lindsey Doi, Asset Manager, 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, Ms. Doi 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. Ms. Doi 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. Ms. Doi 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
Mary Alice Evans, DBEDT (Ex Officio)
Tim Streitz, City & County of Honolulu DPP (Ex Officio)
Ipolani Duvauchelle, Kalaeloa
Trey Gordner, Kalaeloa

Members Excused:

Melissa Miranda-Johnson, DOT (Ex Officio)
Mark Anderson, B&F (Ex Officio)

A quorum was present.

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

Staff Present: Lindsey Doi, HCDA Asset Manager
Francine Murray, HCDA Community Outreach Officer
Ryan Tam, HCDA Director of Planning & Development
Craig McGinnis, HCDA Director of Capital Improvements
Armaine Tomacder, HCDA Board Secretary

II. APPROVAL OF MINUTES
Regular Meeting Minutes of February 4, 2026

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

III. DECISION MAKING
Consider Approving, Pursuant to the Findings of Fact, Conclusions of Law, and Decision and Order dated January 7, 2026 for Application No. KAL 25 010, the Reserved Housing Unit Pricing and Supporting Analyses for Increment 4 of Ka‘ulu by Gentry, Located on Parcel TMKs (1) 9 1 193 (var.) and (1) 9 1 198 in the Kalaeloa community development district [91 1101 Franklin D. Roosevelt Avenue].

Chair Higa called for a recess from 9:45-9:50 a.m.

Chair Higa clarified that the decision-making on the matter will be deferred due to recent testimony, but the presentation of the agenda item will be taken.

Mr. Ryan Tam, Director of Planning & Development, presented the staff report provided in the board packet. He provided a brief background on the timeline of the project, and noted that today’s request is for the approval of the pricing for the nine reserved housing units in Increment 4. The proposed prices remain the same as previous increments, with slightly increased maintenance fees. The pricing represents an average AMI of 124.3%, with the maximum being 140% AMI.

Mr. Andrew Kamikawa, Vice President of Gentry, provided further information on the subject matter. He reported that the project was not impacted by the recent storms and the drainage systems performed as intended. He noted that the reserved housing units in Increment 4 will be offered with a two-year regulated term as per the amended development permit application. He reported that year-to-date sales are below expectation, but Gentry is starting to observe a slow increase. Mr. Kamikawa requested that the approval be considered as the maximum pricing for Increment 4 to allow the flexibility of adjusting the pricing down if needed.

Member Streitzi asked what factors influenced the sales of all 23 reserved housing units in Increments 1-3, given that Gentry struggling to sell those units previously.

Mr. Kamikawa answered that the units are all identified as sold or under contract because of the previous approval to utilize reserved housing credits.

There were no further comments or questions from the Board.

Public Testimony

Chair Higa called for public testimony. There were five inquiries to provide oral testimony, and two written testimonies were received.

- Tara Rojas, verbal testimony: Ms. Rojas opposed the project and criticized the affordability of the Ka‘ulu reserved housing units and the 99-year leasehold project. She stated that more variables should be considered other than AMI in order to more accurately reflect affordability conditions.
- Awapuhi Kalauli Robinson, verbal testimony: Ms. Robinson stated that the expected AMI for Kaulu reserved housing buyers is not realistic in regards to the average wages in Hawai‘i. She expressed concerns that this program is similar to DHHL’s program, which could imply the same level of success. She noted that development plans do not provide enough representation for native Hawaiians.
- Moleka Hicks, verbal testimony: Mr. Hicks opposed the project, and stated that this development, or any development in the Kalaeloa Master Plan, do not help the local community. He expressed that the lineal descendants of Kalaeloa have not been represented in the discussions regarding development.
- Solomon Kane, verbal testimony: Mr. Kane stated that he is a lineal descendant of Kalaeloa and opposed the project because of the lack of communication and consideration of native Hawaiians in discussions regarding development.
- Ku‘ulei Mitchell, verbal testimony: Ms. Mitchell stated that she is a royal heir of Kalaeloa and that no State, City, County, or Federal government agency has the right to own, purchase, or develop in the lands owned by her ancestry. She opposed the project and any development and stated that the HCDA is committing identity fraud and theft of real property and land.
- Mahealani Kaleohano of Hui Kuleana o Ko Hawaii Pae Aina ma Kalaeloa, written testimony: Ms. Kaleohano opposed the Kaulu project as it is an integral part of the Kalaeloa Master Plan, which will negatively affect native Hawaiians. Ms. Kaleohano submitted a contested case hearing request on behalf of Hui Kuleana o Ko Hawaii Pae Aina ma Kalaeloa.
- Solomon Kane, written testimony: Oppose.

Member Duvauchelle asked to clarify the pricing request from Gentry, and if potential buyers are informed of the maximum income levels.

Mr. Tam clarified that Gentry is requesting approval for Increment 4 to pricing remain the same as the pricing for Increments 1-3, and that Gentry has requested the flexibility to reduce the price further if needed, to increase affordability. Mr. Kamikawa stated that the acceptable AMI is included in the sales packet. Chair Higa further clarified that all units

that have been made available have sold. He noted that Gentry is pricing the units at 124%, although they are able to set the pricing at a maximum of 140% AMI.

MOTION:

Chair Higa deferred the Motion to allow adequate review on the legal basis of a contested case hearing request, received March 31, 2026.

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.**

Ms. Lindsey Doi, Asset Manager, 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 10:16 a.m.

Miki'ala Lidstone, Secretary

Date Approved by the Board