



Hawai'i Community
Development
Authority

April 2026

Community Connection

Board Calendar

May 6

The next HCDA Board meetings will be held. Agendas are posted on the website the Thursday before the scheduled Board Meeting.

For more information about HCDA, the public hearings or board meetings visit <https://dbedt.hawaii.gov/hcda/>.



HCDA at the Capitol: Key 2026 Bills

The Hawai'i Community Development Authority (HCDA) closely monitored the 2026 legislative session and provided testimony on a broad range of measures concerning housing, infrastructure, planning, permitting and HCDA's statutory authority.

As the state agency overseeing community development districts including Kaka'ako, Kalaheo, He'eia, Pūlehu and transit oriented development districts, HCDA's legislative priorities aligned with statewide goals, focusing on advancing essential infrastructure to support mixed use and housing development, strengthening government efficiency and enhancing planning and financing mechanisms for significant public projects.

Affordable Homeownership

[SB2061, SD2, HD2 Relating to Residential Condominiums](#), updates HCDA's Ninety-Nine Year Leasehold Program by giving the agency more flexibility through administrative rulemaking, creating an owner-occupant priority sales period, requiring at least 60% of units remain income-restricted, allowing unsold market-rate units to be sold under program rules, exempting certain development contracts from procurement laws (with prevailing wage protections), and establishing resale buyback pricing rules.

HCDA also supported related measures to expand affordable housing opportunities, including updates to existing housing programs and infrastructure financing tools, such as [SB3218, SD2, HD2, Relating to Bonds](#) and [SB3219, HD3, Pro-](#)

[posing Amendments to Article VII, Sections 12 and 13, of the Hawai'i State Constitution](#). These companion measures would allow counties to issue housing infrastructure bonds and subject to approval through a constitutional amendment process, exclude those bonds from debt limit calculations. Supporters view these proposals as tools to finance roads, sewers, water systems and other infrastructure needed to unlock new housing development.

Faster Permitting for Public Projects

Another priority this year was streamlining approvals for state-led development.

[HCDA supported SB2811, SD2, HD1, Relating to State Building Projects](#), which would establish a state building task force to evaluate creation of a centralized permit review process for projects on state lands. For agencies managing housing and infrastructure projects, delays in permitting can add years and millions of dollars in costs to development.

The bill reflects a growing recognition that government must modernize its own development processes if it expects to address the housing shortage efficiently.

Transportation Innovation

HCDA supported [SB2400, SD1, HD1, Relating to Transportation](#), which would exempt wing-in-ground craft, commonly known as seagliders, from the Hawai'i Water Carrier Act. These emerging low-emission vehicles could create new interisland and coastal transportation options. HCDA has expressed interest in how such technology could connect urban Honolulu and Kaka'ako to other communities, if future terminals are developed.

Continued on page 2

Key 2026 Bills

Continued from page 1

Community Development

HCDA commented on [SB3029, SD1, HD2, Relating to Community Development](#), which proposed county “summer streets” pilot programs in coordination with HCDA. The concept would temporarily open streets for pedestrians and bicyclists for outdoor events and other community-driven activities. HCDA would select one county with a population of no greater than 300,000 for the program and state funding.

Measures like this reflect HCDA’s broader mission, not only building structures or infrastructure, but shaping livable urban neighborhoods.

New Development Districts Beyond O’ahu

HCDA supported [SB2001, SD1, HD2, Relating to the Banyan Drive Community Development District](#), which would establish a community development district on Hawai’i Island and create a special fund under HCDA. It specifies the powers and duties of the HCDA as it relates to the new development district and amends the composition of the board to include representatives of the new development district.

State Budget and HCDA Operations

Another key measure was [HB1800, HD1, SD1, Relating to the State Budget](#) for fiscal biennium 2025 - 2027. HCDA supported the bill because it included operating and capital improvement appropriations for executive branch agencies and programs, including resources relevant to HCDA’s work.

The House and Senate disagreed on proposed amendments and this measure is in Legislative Conference. If the two sides do not come to an agreement, the state budget approved last year will be used.

Session Revealed

The 2026 legislative session demonstrated that HCDA continues to serve as the state’s redevelopment agency for implementing complex public initiatives, whether through expanding into new districts such as Banyan Drive in Wai’alea, advancing affordable housing, financing critical infrastructure, or supporting emerging transportation technologies.

As Hawai’i continues to confront high housing costs, aging infrastructure and limited developable land, HCDA’s role is expanding beyond its historic roots in Kaka’ako.

We look forward to continued guidance from and collaboration with the state Legislature as HCDA works to advance projects that support Hawai’i’s future.

Celebrating our 50th Anniversary, we revisited the HCDA Archives: 2006 News

2006 KALAELOA MASTER PLAN ADOPTED

The Hawai’i Community Development Authority (HCDA) adopted the Kalaeloa Master Plan on March 1, 2006. This plan updates previous plans for the former Barbers Point Naval Air Station. Since its closure in 1999, the 3,700-acre area has languished amid declining interest and uncertainties about Navy re-use to support an aircraft carrier. HCDA received responsibility for Kalaeloa in 2002 and seeks to provide public-private opportunities to turn the area into a “center for excellence.” The Kalaeloa Master Plan supports this vision through a 20-year build out to provide quality jobs, workforce housing, recreation and greater connectivity within the ‘Ewa district.

2006 RECOGNITION OF PUMP STATION PRESERVATION EFFORTS

The Hawai’i Architectural Foundation, which partnered with HCDA to spruce up the historic Ala Moana Pump Station, was honored along with other organizations (Historic Hawai’i Foundation, Hawai’i Theatre and Friends of Washington Place and ‘Iolani Palace) on the floor of the State House of Representatives on March 20, 2006. It was noted that the ongoing renovation of the pump station to stabilize the facility and improve its appearance represents a

unique work of collaboration between public entities, private non-profits, businesses and community members. A reception followed at Washington Place with the Governor recognizing these organizations and associated state agencies, that have demonstrated a deep and abiding commitment to historic preservation in Hawai’i.

