

FOR ACTION

I. SUBJECT

Shall the Authority Adopt Hearing Officer Rodney K.F. Ching’s Findings of Fact, Conclusions of Law, and Recommended Order, Dated April 22, 2026, in the Contested Case, *In the Matter of Tara Rojas vs. Hawaii Community Development Authority*, CCH-2025-001 (“Contested Case”).

II. BACKGROUND

The following is a summary of the pertinent procedural history.

The Petitioner, Tara Rojas, requested that a contested case hearing be initiated on the proposed amendments to the plan and rules for the Kalaeloa community development district (“Petition”).

At the November 17, 2025 Kalaeloa Special Meeting, the authority approved assigning the Petition to a hearings officer for further proceedings pursuant to Hawaii Administrative Rules Section 15-219-48, and Section 15-219-26.

HCDA referred the Petition to the State of Hawaii, Office of Administrative Hearings (“OAH”). The OAH assigned this Contested Case to hearings officer, Rodney K.F. Ching (“Hearings Officer”).

Hunt Communities Hawaii LLC, Kalaeloa Ventures, LLC (and its successors in interest), HCHP1 LLC, VA Aloha, LLC, Wakea Garden Apartments, LLC, KVP6AC, LLC, KVP11, LLC, Gentry Homes, Ltd, and Gentry Kalaeloa, LLC (collectively referred to as “Intervenors”) filed a motion to intervene in the Contested Case, which was granted by the Hearings Officer.

HCDA filed a Motion to Dismiss the Contested Case on March 19, 2026. Intervenors joined on HCDA’s Motion to Dismiss.

Petitioner’s Opposition to Motion to Dismiss and Motion to Set Aside was filed on March 23, 2026 (“Opposition”).

HCDA, in response to the Opposition, filed a Reply to Petitioner’s Opposition to Motion to Dismiss and Motion to Set Aside (“Reply”) on April 9, 2026. Intervenors joined on HCDA’s Reply.

On April 13, 2026, Petitioner filed a Notice and Supplemental Clarification in Opposition to Motion to Dismiss and Regarding Ongoing Consultation.

III. DISCUSSION

A hearing was convened by the Hearings Officer on April 25, 2026. Present at the hearing were the Petitioner; Intervenor; Kelly Suzuka and Kevin Tongg, Deputy Attorneys General, on behalf of HCDA; and HCDA's Executive Director. The Hearings Officer considered the Motion, Opposition, and arguments presented at the hearing and issued a Findings of Fact, Conclusions of Law, and Recommended Order, attached hereto and made a part hereof as Exhibit "A".

IV. RECOMMENDATION

That the Authority Adopt Hearing Officer Rodney K.F. Ching's Findings of Fact, Conclusions of Law, and Recommended Order in the Contested Case Dated April 22, 2026, *In the Matter of Tara Rojas vs. Hawaii Community Development Authority*, CCH-2025-001, which is attached as Exhibit "A".

Attachment:

Exhibit A – Hearings Officer's Findings of Fact, Conclusions of Law, and Recommended Order; Exhibit A, Dated April 22, 2026

Note: The "Record" for the Contested Case was previously provided to the Kalaeloa board members on May 8, 2026 and May 11, 2026.

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Reviewed By: Garet Sasaki, Chief Financial Officer: Garet Sasaki