



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

STERLING HIGA
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Ref. No.: KAL 24-007

January 8, 2025

Sent Via Electronic Mail to: esa.j.pablo@hawaii.gov

Gary Mackler, Chair
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

Re: Testimony for January 9, 2025 Regular Board of Directors Meeting
Agenda Item III-B: Extension to Rental Housing Revolving Fund Letter of
Intent for Hale Uhiwai Nalu – Phase II Project Located in Kapolei, Oahu,
TMK No.: (1) 9-1-013: 052 (portion)

Dear Chair Mackler:

The Hawaii Community Development Authority (“HCDA”) supports the Hale Uhiwai Nalu-Phase II Project (“Project”), as it will provide much-needed housing and will continue to help the redevelopment of the Kalaeloa Community Development District (“Kalaeloa”).

HCDA staff has been working with Cloudbreak Hawaii for the last several years regarding the development of the Project. HCDA understands that the applicant has been actively working with the U.S. Department of Veteran Affairs (“VA”) and the State Historic Preservation Division (“SHPD”) to complete the historic preservation review that are required by the National Historic Preservation Act of 1966 and Chapter 6E, Hawaii Revised Statutes (“HRS”).

HCDA also understands that the archaeological inventory survey (“AIS”) of the project site did not yield any reveal evidence of any cultural, historic, natural resources, practices, or beliefs, and that SHPD staff have indicated that the AIS is acceptable. HCDA also understands that the developer intends to conduct spot-check archaeological monitoring in order to address SHPD concerns.

Once HCDA receives the appropriate documentation regarding completion of the historic preservation review, staff are ready to issue an improvement permit for the Project. Depending on the outcome of the review, the improvement permit may also include conditions needed for long-term tracking purposes, such as submission of archaeological monitoring reports after construction.

Chair Gary Mackler
January 8, 2025
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If you have any questions regarding this matter, please feel free to contact me at craig.k.nakamoto@hawaii.gov or 808-594-0320. Thank you very much for your consideration.

Sincerely,

Craig K. Nakamoto

Craig K. Nakamoto
Executive Director

CN/RT:ck

- c: Dean Minakami, Executive Director, Hawaii Housing Finance and Development Corporation (*via electronic mail to dean.minakami@hawaii.gov*)
Albert Palmer, Development Section Chief, Hawaii Housing Finance and Development Corporation (*via electronic mail to albert.h.palmer@hawaii.gov*)
Richelle Taylor, Cloudbreak Communities (*via electronic mail to rtaylor@cantwell-anderson.com*)



HAWAII REGIONAL COUNCIL OF CARPENTERS

January 9, 2025

TO: Dean Minikami
Executive Director
Hawaii Housing Finance and Development Corporation
677 Queen Street, # 300
Honolulu, HI 96813

FROM: Mark Anthony Clemente
Government Relations
Hawaii Regional Council of Carpenters
1311 Houghtailing Street
Honolulu, HI 96817

SUBJECT: State Project Labor Agreement Addendums

I am writing on behalf of the Hawaii Regional Council of Carpenters to make a general comment about the applicability of the State Project Labor Agreement to covered projects.

The State Project Labor Agreement (State PLA) Article II defines a “Covered Project” to include “any such projects receiving funding from a bond issuance of the State.”

As such, we strongly urge the Hawaii Housing and Financing Development Corporation (HHFDC) to attach an addendum to applications for Funding Year 2025 that explicitly states the applicability of the State PLA to all covered projects to ensure that any and all project developers understand that projects that come before HHFDC for approvals that result in the receipt of funding from a bond issuance of the State falls within the State PLA.

Mahalo for the opportunity to comment.

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