



EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

Build Beyond Barriers Working Group (BBB)

Wednesday, December 20, 2023

10:00 A.M.

MEETING MINUTES

MEETING RECORDING: <https://www.facebook.com/olelocommunity/videos/live-build-beyond-barriers-working-group-meeting/1047058489676681>

I. Call to Order [00:00:46]

Dean Minakami, Chair, called the meeting to order at 10:01 A.M. and outlined meeting protocols for the virtual Zoom meeting. He noted the limitations on testimony time and stressed the importance of maintaining virtual meeting etiquette.

II. Member Roll Call [00:03:21]

Chair Minakami conducted the roll call to establish a quorum, which was delayed due to members taking time to join.

No.	Representatives	Name
1	Office of Planning and Sustainable Development	Mary Alice Evans, Chair
2	Department of Business Economic Development and Tourism	James Tokioka
3	Hawaii Housing Finance Development Corporation	Dean Minakami, Co-chair
4	Department of Land and Natural Resources	Dawn Chang
5	State Historic Preservation Division	Alan Downer
6	Commission on Water Resource Management	Absent
7	Land Use Commission	Daniel Orodener
8	Department of Health	Dr. Kenny Fink
9	Department of Transportation	Absent
10	Hawaii Public Housing Authority	Hakim Ouansafi, Co-chair
11	Department of Budget and Finance	Isabel Wong
		Luis Salaveria [entered: 00:58:36]
12	Island Burial Council, Hawai'i	Scott Mahony

No.	Representatives	Name
13	Island Burial Council, Kaua'i/Ni'ihau	Absent
14	Island Burial Council, Maui/Lāna'i	Absent
15	Island Burial Council, Moloka'i	Keomailani Hanapi Hirata
16	Island Burial Council, O'ahu	Kamana'o Mills
17	Chair of legislative subject matter committees relating to housing	Rep. Luke Evslin
18	Chair of legislative subject matter committees relating to housing	Sen. Stanley Chang
19	Mayor, City & County of Honolulu	Absent
20	Mayor, County of Hawai'i	Absent
21	Mayor, County of Kaua'i	Absent
22	Mayor, County of Maui	Absent
23	County Office of Housing & Community Development, Hawai'i	Absent
24	County Planning Department, Hawai'i	Absent
25	County Department of Public Works, Hawai'i	Absent
26	City and County Department of Planning and Permitting, Honolulu	Absent
27	City and County Office of Housing, Honolulu	Kevin Auger [entered at 00:29:46]
28	County Housing Agency, Kaua'i	Adam Roversi
29	County Planning Department, Kaua'i	Absent
30	County Public Works Department, Kaua'i	Absent
31	County Department of Housing and Human Concerns, Maui	Lori Tshako
32	County Planning Department, Maui	Absent
33	County Public Works Department, Maui	Absent
34	County Department of Water Supply, Hawai'i	Keith Okamoto
35	Board of Water Supply, Honolulu	Absent
36	County Department of Water Supply, Kaua'i	Absent
37	County Department of Water Supply, Maui	Absent
38	Hawaiian Electric Company	Colton Ching
39	Kaua'i Island Utility Cooperative	Absent
40	Honua Consulting	Trisha Watson
41	The Executive Director of Housing Hawai'i's Future	Sterling Higa
42	Economic Research Organization at the University of Hawai'i	Carl Bonham
43	The Executive Director of the Sierra Club of Hawai'i	Wayne Tanaka
44	The Executive Director of the Land Use Research Foundation	David Arakawa
Staff		
45	Department of the Attorney General	Linda Chow
46	State Housing Team	Scott Glenn
47	State Housing Team	Lindsay Apperson
48	State Housing Team	Rick Daysog
49	State Housing Team	Chico Figueiredo
50	State Housing Team	Tami Whitney

III. Approval of the November 14, 2023, Build Beyond Barriers Meeting Minutes [00:27:29]

Chair Minakami called for a motion to approve the November 14, 2023, meeting minutes.

Member Mills made a motion to approve the November 14, 2023, meeting minutes. **[00:27:48]**

Member Watson seconded the motion.

Public Testimony: None. **[00:28:07]**

Member Discussion: **[00:28:40]**

Member Tanaka requested a correction in the minutes to more accurately reflect his previous request for discussion on process such as rules of procedure, conflicts of interest, and working group enforcement.

Chair Minakami accepted member Tanaka's request for corrections to the minutes.

Member Hirata sought clarification on the process of drafting meeting minutes, emphasizing the need for a balance between detail and a summary.

Call for a Vote: **[00:32:55]**

With no further comments or corrections, the minutes were unanimously approved as corrected.

IV. Certification from the Build Beyond Barriers Working Group that the project proponent 1060 Bishop Street, LLC's project "1060 Bishop Street" meets the criteria under the Governor's Second Proclamation Relating to Affordable Housing as an affordable housing project and is eligible to receive emergency relief from Sections 302A-1601 to 1612, Hawaii Revised Statutes, School Impact Fees. [00:33:30]

Member Higa made a motion to accept a certification from the Build Beyond Barriers Working Group confirming that the project proposed by 1060 Bishop Street, LLC, known as "1060 Bishop Street," satisfies the criteria outlined in the Governor's Second Proclamation Relating to Affordable Housing, qualifying it as an affordable housing project. Furthermore, this certification deems the project eligible to receive emergency relief from HRS Sections 302A-1601 to 1612. **[00:34:47]**

Co-Chair Evans seconded the motion.

Summary of the application by Project Proponent Robert Kurisu for the 1060 Bishop Street project. [00:35:15]

Project proponent Robert Kurisu described the conversion of the 1060 Bishop Street building, previously used by Hawai'i Pacific University, into affordable housing units. He detailed the proposed unit types for those at 80% of the area median income (AMI), mentioning existing amenities like elevators, safety systems, and a rooftop deck. The project will provide residential space in downtown, addressing the need for more housing in the area.

Member Discussion: [00:34:37]

Member Hirata emphasized the need for comprehensive information in applications, including community meeting attendance and stakeholder consultation details, and the need to attach supporting documents like the letter from the State Historic Preservation Division (SHPD) for more informed decision-making. She asked if any roadblocks were encountered with the county planning department and why the project opted for the BBB process.

Member Tanaka inquired about the school impact fee exemption value and whether discussions had occurred with the Department of Education (DOE) and the Hawai'i State Teachers Association (HSTA). He suggested potential preference be given to teachers for this housing project and clarified that the Fair Housing Act does not prohibit preferences for teachers.

In response to member Hirata and member Tanaka's questions, Mr. Kurisu stated he believed that DOE was supportive of the fee exemption waiver and expressed openness to the idea of giving teachers priority for the housing units, though he was unsure of the implementation specifics. He read aloud the letter from SHPD, which detailed SHPD's review of the project, including its location and scope. The letter recommended specific mitigations such as preserving historic resources and conducting architectural recordation. These recommendations aimed to minimize the project's visual impact and preserve the building's historic significance. Mr. Kurisu acknowledged the project's responsibility to adhere to historic preservation guidelines due to the property's historic status. He confirmed the project team's agreement with the mitigation measures suggested by SHPD and their commitment to incorporating these into the project's development.

Member Higa noted the significant financial cost of conducting the BBB meeting, considering the salaries of the members and the resources used. He advised members to prepare in advance for efficiency. He then referenced a report by the State of Hawai'i auditor, which critiqued the effectiveness of school impact fees, indicating they were insufficient for new school construction and not effectively serving its intended purpose. He noted that the schools in the project's area have shrinking student populations, questioning the relevance of the impact fees for new school facilities in the vicinity. He argued that the law relating to school impact fees is ineffective and the indirect burden it places on residents through higher housing costs are reasons to reevaluate and potentially repeal the law altogether.

Co-Chair Ouansafi expressed gratitude to Mr. Kurisu for presenting his project, agreeing with member Higa that the project was straightforward, and the approval process should be efficient. He acknowledged the need for affordable housing projects like Mr. Kurisu's, which cater to 80% AMI.

Public Testimony: None. [00:56:30]

Call for a Vote: [00:58:36]

Chair Minakami called a vote.

The motion to approve the project for school impact fee waivers was carried without objections after a brief wait for member Salaveria to log in.

V. Overview of the Affordable Housing Project Pipeline by Lindsay Apperson, Office of the Governor's Housing Team Policy Specialist [00:59:17]

Lindsay Apperson from the Governor's Housing Team presented an overview of the affordable housing project pipeline. She highlighted the progress of various housing projects, emphasizing the need for affordable housing for those at or below 140% AMI. Ms. Apperson detailed the various stages of project development and provided an example of the Lima Ola project to illustrate these stages. Additionally, she mentioned the ongoing efforts to track and analyze affordable housing projects to inform future legislative and administrative changes, and the plan to launch a public dashboard for greater transparency.

Member Discussion: [01:14:06]

Member Tanaka inquired about specific legal provisions used for certain projects under the proclamation for the Hawai'i Public Housing Authority (HPHA) projects and sought clarity on the process and exceptions involved.

Co-Chair Ouansafi clarified that the emergency proclamation aided in staffing aspects. The primary use of the emergency proclamation for HPHA is the 201H process under the proclamation to accelerate the projects' development timelines to apply for critical funding in early 2024 instead of 2025.

Public Testimony: None [01:15:43]

VI. Announcements [01:15:51]

Chair Minakami made the following announcements:

- **Next meeting:**
 - o Future meetings are tentatively scheduled for the third Wednesday of the month, acknowledging the third Wednesday in January as Opening Day for the 2024 Legislative Session. The next meeting date and time will be posted at <https://hale.hawaii.gov>
- **Member concerns:**
 - o Member Tanaka expressed concerns about potential conflicts of interest and his desire to place general process questions on the agenda. He preferred these items to be addressed on a meeting agenda rather than through publicly available communications from the co-chairs to members. Chair Minakami, Co-Chair Evans, and Co-Chair Ouansafi acknowledged member Tanaka's suggestions and agreed to take them under advisement.

VII. Adjournment [01:19:00]

Chair Minakami called for a motion to adjourn the BBB meeting.

Co-chair Ouansafi made a motion to adjourn the meeting. [01:19:02]

Seconded by member Higa.

The motion to adjourn the meeting was carried unanimously.

The BBB meeting adjourned at 11:20 A.M.