



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

CHASON ISHII
CHAIRPERSON

CRAIG K. NAKAMOTO
EXECUTIVE DIRECTOR

Statement of
CRAIG K. NAKAMOTO
Executive Director
Hawaii Community Development Authority
before the
SENATE COMMITTEE ON WATER AND LAND

Friday, March 7, 2025
1:00 p.m.
State Capitol, Conference Room 229 & Videoconference

In consideration of
GM 558¹

**Consideration and Confirmation to the Hawai'i Community
Development Authority (Kalaeloa District), Gubernatorial Nominee,
GERALD GORDNER, for a term to expire 06-30-2026.**

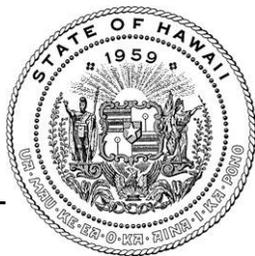
Chair Inouye, Vice Chair Elefante, and members of the Committee. The Hawai'i Community Development Authority (HCDA) supports GM 558, that considers the confirmation of Gerald Gordner as the Kalaeloa resident community representative on the HCDA Board.

Mr. Gordner's educational background as an urban planner and experience in housing and related areas will be invaluable to the HCDA Board in its deliberations and to the HCDA staff as a resource.

In his time as an interim board member, Mr. Gordner has been eager to learn more about HCDA generally, HCDA's reserved housing program, and the issues facing the Kalaeloa community development district. We look forward to working with Mr. Gordner as we continue the development of the Kalaeloa Community Development District.

Thank you for the opportunity to express our support for Mr. Gordner's nomination.

¹The expiration of the term was amended to June 30, 2026 by GM 640.



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**
KA 'OIHANA HO'OMOHALA PĀ'OIHANA, 'IMI WAIWAI
A HO'OMĀKA'IKA'I

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

JAMES KUNANE TOKIOKA
DIRECTOR

DANE K. WICKER
DEPUTY DIRECTOR

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Testimony of
JAMES KUNANE TOKIOKA
Director
Department of Business, Economic Development, and Tourism
before the
SENATE COMMITTEE ON WATER AND LAND

Friday, March 7, 2025
1:00 PM
State Capitol, Conference Room 229

In consideration of
GM 558
**Submitting for consideration and confirmation to the
Hawai'i Community Development Authority (Kalaeloa), Gubernatorial Nominee,
GERALD GORDNER, for a term to expire 06-30-2026.**

Chair Inouye, Vice Chair Elefante and members of the Committee.

I support the confirmation of Mr. Gerald "Trey" Gordner to the Kalaeloa Board of the Hawai'i Community Development Authority (HCDA).

Mr. Gordner has been actively involved in the community – prioritizing homelessness, traffic and access to good jobs – by serving as a director for the Hawai'i Zoning Atlas and secretary for the 'Ewa Neighborhood Board.

He has extensive experience in affordable housing and urban planning. Previously, Trey was the recovery and resilience advisor in the Office of the Governor where he accelerated disaster recovery after the Maui wildfires and streamlined permitting processes for housing projects. Currently, he is a policy researcher with the University of Hawai'i Economic Research Organization where he is focused on housing affordability and disaster recovery and developing and advocating for policy proposals that will help our communities grow sustainably and create opportunities for residents.

Testimony of James Kunane Tokioka
GM 558
March 7, 2025
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With his background in policy, research, housing and urban planning and advocacy in transit-oriented development, I believe that Mr. Gordner has the skills and experience to serve on the Kalaeloa Board for the Hawai'i Community Development Authority.

Mahalo for the opportunity to offer my support.



holomua

COLLABORATIVE

OUR MISSION

To support and advance public policies that make Hawai'i affordable for all working families.

OUR VISION

Collaborative, sustainable, and evidence-based public policies that create a diverse and sustainable Hawai'i economy, an abundance of quality job opportunities, and a future where all working families living in Hawai'i can thrive.

BOARD MEMBERS

Jason Fujimoto
Meli James, *Board Chair*
Micah Kāne
Brandon Kurisu
Brad Nicolai
Mike Pietsch
Sunshine Topping

ADVISORY COMMITTEE

Josh Feldman
Brittany Heyd
Alicia Moy
Ed Schultz

Josh Wisch
President & Executive Director

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HolomuaCollaborative.org

Page 1 of 1

Committee: Senate Committee on Water and Land
Bill Number: GM 558 – Gerald Gordner, Hawai'i Community Development Authority-Kalaeloa District
Hearing Date and Time: March 07, 2025, 1:00pm (Room 229)
Re: Testimony of Holomua Collaborative – Support

Aloha Chair Inouye, Vice Chair Elefante, and members of the committee:

Mahalo for the opportunity to submit testimony **in support** of GM 558, and the confirmation of Gerald “Trey” Gordner to the Hawai'i Community Development Authority (HCDA).

Holomua Collaborative and its related organization Holomua Collective are dedicated to working toward solutions that keep local working families in Hawai'i. A significant component of our efforts involves bringing together leaders from the government, non-profit, for-profit, and labor sectors to identify areas for collaboration and have in-depth, meaningful discussions about how to reduce the high cost of living in the state. We then work to translate these discussions into tangible, actionable solutions.

Through his efforts at the University of Hawai'i Economic Research Organization (UHERO) and in his personal and previous professional capacities, Mr. Gordner has been an invaluable part of these discussions. His expertise has been particularly beneficial in our discussions related to housing and transit-oriented development.

Mr. Gordner is curious both in his pursuit of knowledge and the perspective of others. He generously shares his own knowledge, solicits the opinions and expertise of others, and is unfailingly courteous, kind, and collaborative, even in conversations around hot-button topics. This ability to pair his deep understanding of technical issues with a high emotional intelligence has resulted in his ability to propose and co-create creative solutions that thread varied interests delicately and deliberatively.

In addition to what we have directly experienced because of Mr. Gordner's participation with Holomua, it is clear he has a dedication to and a passion to help his community. This is exhibited, among other things, through his work with the Ewa Neighborhood Board, Faith Action for Community Equity, Hawai'i Zoning Atlas, and as a Recovery and Resilience Advisor in Governor Green's office.

A servant leader with the drive to help his neighbors like Trey Gordner is precisely the type of person that should be helping to advance the mission of HCDA. We strongly endorse his confirmation

Sincerely,

Joshua Wisch
President & Executive Director



Hawai'i YIMBY
Honolulu, HI 96814
hawaiiyimby.org
info@hawaiiyimby.org

March 7, 2025

Senate Committee on Water and Land
Hawai'i State Capitol
Honolulu, HI 96813

RE: SUPPORT for GM 558 - Consideration and confirmation to the Hawai'i Community Development Authority (Kalaeloa District), Gubernatorial Nominee, GERALD GORDNER, for a term to expire 06-30-2026.

Aloha Chair Inouye, Vice Chair Elefante, and Members of the Committee,

On behalf of Hawai'i YIMBY, I am writing in **support of GM 558**, the nomination of Gerald "Trey" Gordner to the Hawai'i Community Development Authority (Kalaeloa).

I have personally had the honor of working with Trey during his time with Hawai'i Zoning Atlas and as a lecturer at U.H. Mānoa. Trey's vast knowledge of land use, urban planning and their role in shaping a vibrant and thriving community is evident in everything that he does. He consistently takes a balanced approach and is keen to the realities of shaping community spaces that fits the needs of all Hawai'i residents.

Trey cares deeply about his community and Hawai'i and shows unwavering dedication to helping our advocates, policy makers, and college students turn the complexities of land use regulation and urban planning into reality.

We humbly ask for your support of his nomination.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing



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shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'āina out to the mainland or into homelessness every single year.

Mahalo for the opportunity to testify.

Sincerely,
Damien Waikoloa
Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega
Chapter Lead, Hawai'i YIMBY





Testimony of
Pacific Resource Partnership

Hawai'i State Legislature, Senate Committee on Water & Land
Honorable Chair Lorraine Inouye and Honorable Vice Chair Brandon Elefante
Friday, March 7, 2025

Subject: Support for GM 558 – Nomination of Gerald Gordner to HCDA

Aloha Chair Inouye, Vice Chair Elefante, and members of the Committee. We write in **Support of GM 558**, that considers the confirmation of **Mr. Gerald “Trey” Gordner** as the Kalaeloa community member on the Hawai'i Community Development Authority Board.

Pacific Resource Partnership represents the 6000 hard-working men and women of the Hawai'i Carpenters Union and over 250 large and small contractors across the State to advocate for affordable housing, a lower-cost of living, and a better quality of life for all Hawai'i residents.

Our organization has witnessed Mr. Gordner's commitment to our community through the Partners for Democracy Program where he engaged with other civically engaged residents on topics like affordable housing, transit-oriented development, and sustainability. His cooperative approach and research background will support HCDA's mission to supplement community renewal efforts.

We strongly support Mr. Gordner's appointment to HCDA and look forward to his contributions to the Board and Kalaeloa District.

Mahalo for the opportunity to provide testimony,

Ian Terayama
Program Manager
Pacific Resource Partnership



GM-558

Submitted on: 3/2/2025 10:30:45 AM

Testimony for WTL on 3/7/2025 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
John Rogers	Individual	Support	Written Testimony Only

Comments:

Aloha Chair Inouye, Vice Chair Elefante and Members of the Committee,

I am honored to offer my testimony in strong support of Trey Gordner to serve on the Hawaii Community Development Authority (HCDA) (Kalaeloa District). Shortly after being elected to the Ewa Neighborhood Board, Trey reached out to me, as a fellow Board member, to talk about all things Ewa. I was immediately impressed by his intellectual curiosity and general thoughtfulness. As a Neighborhood Board member, his questions are always insightful, and he demonstrates courage in his convictions. Trey's experience as an urban planner and as a researcher will be invaluable to the HCDA's mission.

I highly recommend the appointment of Trey Gordner HCDA Kalaeloa District.

Kind Regards,

John Rogers

Ewa Neighborhood Board Transportation Committee Co-chair

GM-558

Submitted on: 3/3/2025 2:45:26 PM

Testimony for WTL on 3/7/2025 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Justin Tyndall	Individual	Support	Written Testimony Only

Comments:

I am writing to express my strong support for the appointment of Gerald “Trey” Gordner to the HCDA board. I am an Associate Professor of Economics at UHERO, focussed on housing policy. I work closely with Trey on many housing research projects. Trey has a deep understanding of housing policy and programs in Hawai’i. He has a remarkable track record of advocating for, and implementing, housing policy reforms. Trey’s contributions to housing policy in Hawaii have been uniquely impactful in his ability to understand the steps necessary to implement actionable policy. In addition to experience and technical skills in housing policy, Trey would be a strong advocate for Hawaii’s residents and his contributions would help meet the moment of our state’s urgent housing crisis. I urge you to confirm trey to the HCDA board.

I write this testimony as an individual, not as a representative of the University of Hawai’i.

Mahalo.

GM-558

Submitted on: 3/4/2025 2:22:57 PM

Testimony for WTL on 3/7/2025 1:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Ted Kefalas	Individual	Support	Written Testimony Only

Comments:

Chair Inouye, Vice Chair Elefante, and Members of the Committee,

I am writing in strong support of GM558, which considers the confirmation of Gerald "Trey" Gordner to the Hawaii Community Development Authority (HCDA) Board.

I have had the privilege of working with Trey in various capacities, and I can confidently say that his commitment to improving housing affordability and fostering sustainable community development in Hawaii will make him an invaluable asset to the HCDA Board.

Trey's expertise as a policy advisor and urban planner is evident in his impactful work at UHERO, where he has developed and advocated for policies aimed at improving housing affordability in Hawaii. His experience navigating complex policy challenges and crafting data-driven solutions will be critical in advancing the work of the HCDA.

I respectfully urge you to confirm Trey for the HCDA Board. His dedication, expertise, and proven ability to bring about positive change will undoubtedly benefit the communities that the HCDA serves.

Mahalo for your consideration,

Ted Kefalas