

**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS VIRTUAL MEETING**

September 9, 2021  
9:00 am  
677 Queen Street, Suite 300, Board Room  
Honolulu, Hawaii 96813

**AGENDA**

As part of the State's effort to slow the spread of COVID-19, beginning March 25, 2020, and until further notice, the Hawaii Housing Finance and Development Corporation office will be CLOSED to the public. With the health and safety of all attendees being of top priority, the public is welcome to participate as follows.

**View Livestream**

View this meeting livestream via HHFDC's YouTube Channel:  
<https://www.youtube.com/channel/UCJP6i8hhsS9EK769RJJfT5w>

**Zoom**

For interactive participation, please register in advance by clicking on the link below:  
<https://us06web.zoom.us/meeting/register/tZiId-GtqDkpGNMcaBBmJ4SbzMXi3M2bGPsT>

After registering, you will receive a confirmation email containing information about joining the meeting.

**In the event audiovisual communication cannot be maintained by all participating board members or with livestream broadcast available on HHFDC's YouTube Channel**, the meeting will be automatically recessed for 20 minutes, during which time, an attempt to restore audiovisual communication will be made. If such attempt to restore is unsuccessful within said 20 minutes, all board members, members of the public, staff and other interested individuals shall call 1-808-829-4853, Conference ID: 744 687 853, whereby audio-communication will be established for all participants and the meeting will continue. If reconvening the meeting is not possible (either via audiovisual or audio communication), the meeting will be automatically terminated.

**Public Testimony**

Pursuant to Section 92-3, Hawaii Revised Statutes and Section 15-300-18, Hawaii Administrative Rules, oral testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the board agenda. The Board agenda and meeting materials for this meeting is also made available for inspection on the HHFDC website at:  
<http://dbedt.hawaii.gov/hhfdc/board/meetings/>.

Written Testimony - To ensure the public as well as its board members receive such testimony in a timely manner, written testimony should be submitted 24 hours prior to the scheduled meeting date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written testimony may be submitted by one of the methods listed below:

- By email to: [esa.j.pablo@hawaii.gov](mailto:esa.j.pablo@hawaii.gov)
- By U.S. Postal Mail: Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300, Honolulu, HI 96813
- By facsimile to: (808) 587-0600

NOTE: Written testimony submitted to the HHFDC will be made a public record and any contact information contained therein will be available for public inspection and copying.

Oral Testimony – To ensure adequate time is given for your oral testimony, please submit an oral testimony request via email to: [esa.j.pablo@hawaii.gov](mailto:esa.j.pablo@hawaii.gov), providing the following information: (1) Requestor's Full Name; and (2) Identify the Agenda Item number(s) you wish to testify on.

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. [Regular Meeting – August 12, 2021](#)
- B. Executive Sessions – August 12, 2021

**III. DISCUSSION AND/OR DECISION MAKING**

- A. [Approve: \(1\) Resolution No. 161, Which Amends Resolution No. 150 by Increasing the Intended Issuance Amount of the Revenue Bonds; and \(2\) a Request from the Developer to Increase the Low Income Housing Tax Credit Reservation for the Pauahi Kupuna Hale Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-7-003: 038](#)
- B. [Approve an Increase to the Budget from the Dwelling Unit Revolving Fund for a Site Study of the Hawaii Housing Finance and Development Corporation Project Site at Village 9 of the Villages of La’i’opua at Kealakehe, North Kona, Hawaii, TMK No.: \(3\) 7-4-020: 004 \(por.\)](#)
- C. [Approve a Memorandum of Agreement with the Villages of Kapolei Association for the Conveyance of Common Area Lots and Maintenance Responsibilities of Landscaped Areas Within the Roadway Lots at the Villages of Kapolei, Kapolei, Oahu, Hawaii; TMK Nos.: \(1\) 9-1-\(various\)](#)
- D. [Approve the Revisions to the Proposed Amendments to and Compilation of Chapter 15-307 “State-Assisted Land and Housing Development Program,” Hawaii Administrative Rules, Based on Public Hearing Comments Relating to a Development’s Natural Resources and Energy Conserving Devices](#)

Said proposed rules may be viewed on or about September 9, 2021 in person at the offices of HHFDC at the address stated above and/or may be viewed on the internet on the Lieutenant Governor’s website at <http://ltgov.hawaii.gov/the-office/administrative-rules/>.

- E. [Approve the Revisions to Proposed Chapter 15-308 “State Assisted Sale and Lease Program,” Hawaii Administrative Rules, Based on Public Hearing Comments Relating to the Definition of “Asset,” Exclusions from the Asset Limit, and Broadening the Allowable Grounds for Consenting to Additional Financing](#)

Said proposed rules may be viewed on or about September 9, 2021 in person at the offices of HHFDC at the address stated above and/or may be viewed on the internet on the Lieutenant Governor’s website at <http://ltgov.hawaii.gov/the-office/administrative-rules/>.

- F. [Approve Proposed Amendments to and Compilation of Chapter 15-306 “General Excise Tax Exemptions,” Hawaii Administrative Rules, to Add New Definitions for “De Minimis Non-Residential Uses,” “Non De Minimis Use Area,” and “Non De Minimis Development Cost” and to Make Other Conforming, Housekeeping, and Technical Amendments](#)

Said proposed rules may be viewed on or about September 9, 2021 in person at the offices of HHFDC at the address stated above and/or may be viewed on the internet on the Lieutenant Governor’s website at <http://ltgov.hawaii.gov/the-office/administrative-rules/>.

- G. [Information on the Consolidated Annual Performance and Evaluation Report for Program Year 2020 \(July 1, 2020 - June 30, 2021\)](#)

**IV. FINDINGS AND RECOMMENDATIONS OF THE FINANCE BRANCH PROGRAM RULES SUBCOMMITTEE AS IT RELATES TO AMENDING FINANCE PROGRAM RULES FOR LOW INCOME HOUSING TAX CREDITS, HULA MAE MULTI-FAMILY, AND RENTAL HOUSING REVOLVING FUND**

**V. OVERVIEW BY THE EXECUTIVE DIRECTOR**

- A. Related to Housing Development
- B. Related to Housing Finance
- C. Related to Fiscal Management
- D. Related to Planning, Evaluation and Compliance
- E. Related to DBEDT and Internal HHFDC Management
- F. Related to HHFDC Personnel Management and Staffing
- G. Related to Legislature
- H. Monthly Status Reports
  - 1. Executive Director
    - a. HHFDC Program Resources (Exhibit A)
    - b. Contracts and Change Orders Over \$25,000 (Exhibit B)
    - c. House and Senate Bills Related to Housing (Exhibit C)
  - 2. Development Branch
  - 3. Finance Branch
  - 4. Real Estate Portfolio and Compliance Section

**VI. ADJOURNMENT**

The Corporation may elect to convene in executive session pursuant to Sections 92-4 and 92-5(a), Hawaii Revised Statutes, if any exceptions set forth therein apply. If any auxiliary aid/service is needed or other accommodation due to a disability, please contact Esa Pablo via email at [esa.j.pablo@hawaii.gov](mailto:esa.j.pablo@hawaii.gov) or by telephone at 808-587-0647 three days prior to the meeting date. If a request is received after September 7, 2021, any auxiliary aid/service or accommodation cannot be guaranteed.