

Ka'ulu Residential Community

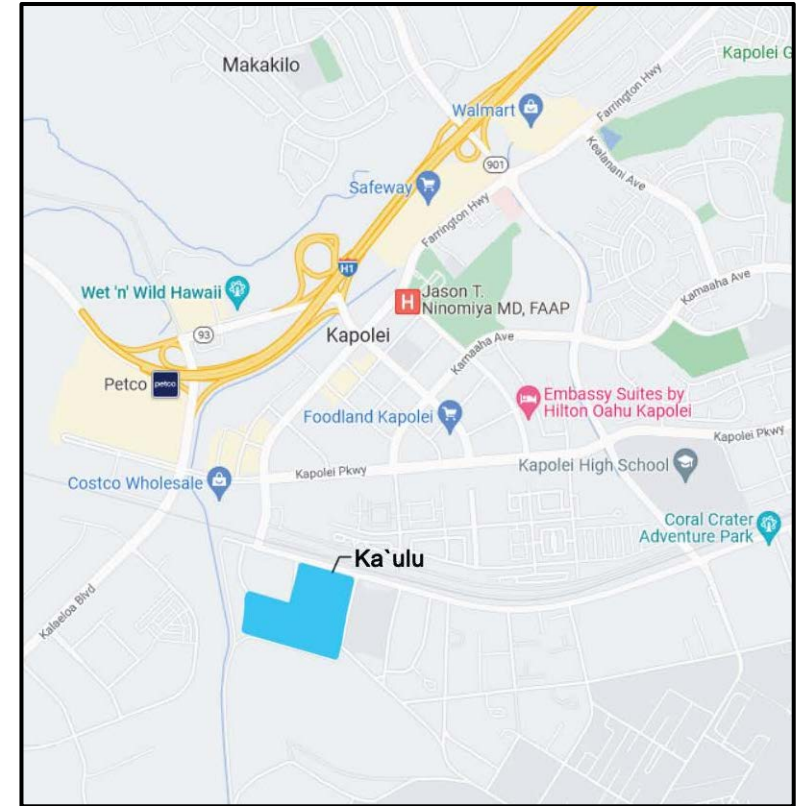


Gentry Kalaeloa, LLC
Permit Number KAL 25-010
HCDA Presentation Hearing
December 3, 2025

EXHIBIT 3

Project Summary - Ka'ulu by Gentry

- Land Area: 29.8-acre site
- Location: 91-1101 Franklin D. Roosevelt Avenue
- 390 Homes
 - 128 Single Family
 - 262 Multi-Family
- KCDD transect zone T3



Site Transformation

2019 – Undeveloped Site



2025 – 136 residents



Ka'ulu Residential Community
Gentry Kalaeloa, LLC

Current Sales Status

- Sales Prices:
 - Single Family Homes, Market – \$939,000 to \$957,000
 - Multi-Family Homes, Market – \$703,000 to \$785,000
 - Multi-Family Homes, Reserved – \$610,000 to \$685,000
- Sales Status (as of 10/31/25):

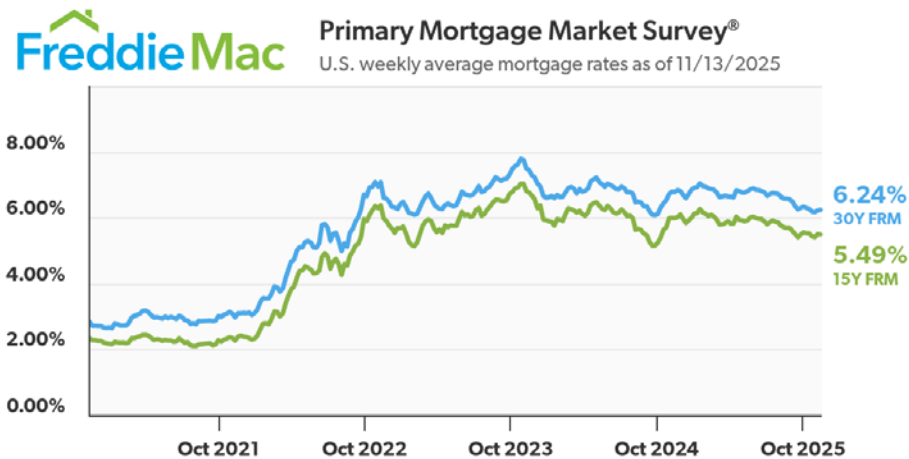
Units

Product	Type	Total For			
		Sale	Closed	Escrow	Available
Single Family	Market	60	57	3	0
Multi-Family	Market	75	61	7	7
Multi-Family	Reserved	36	18	3	15
		171	136	13	22



Why are we having difficulties selling reserved housing units?

- Overall sluggish real estate market.
- Interest rates higher for longer.



- Competition from unrestricted resale and new development market.
- Reserved housing restrictions and rules originally developed for Kakaako do not reflect market in Kalaheo.



Competition from inventory without restrictions

- New developments:
 - D.R. Horton – Ho‘opili – Alana and Kapili
- Resale market:
 - Previously developed communities such as Ho‘opili and Mehana (D.R. Horton), Ewa by Gentry, Ocean Point (Haseko).
- Available inventory for AMIs between 80% to 140% in the Ewa plain with no restrictions hindering sales of Ka‘ulu reserved housing units despite below-market pricing, generous incentives, and intensive marketing efforts.



Comparison of Kakaako Market to Ewa (Kalaeloa) Market*

	Kakaako		Ewa Plain	
	# of Units - Count	# of Units - %	# of Units - Count	# of Units - %
< 80%	1	0%	7	2%
80% to 140%	68	20%	322	77%
> 140%	279	80%	91	22%
	348	100%	420	100%
	Price \$	AMI %	Price \$	AMI %
Median	\$900,000	196%	\$667,450	128%
Average	\$1,328,110		\$697,788	
	Living Area		Living Area	
Median	926		1,074	
Average	1,026		1,107	

* - YTD 2025 MLS Condominiums



Comparison of Kakaako Market to Ewa (Kalaeloa) Market

- Ewa market has a significantly larger percentage of units priced in the <140% of AMI range.
- Ewa market has significantly lower average and median price than Kakaako.
- Home sizes are also slightly larger in Ewa compared to Kakaako.
- Since a typical unit in Ewa sells for less than 140% AMI, buyers will seek out units without restrictions.

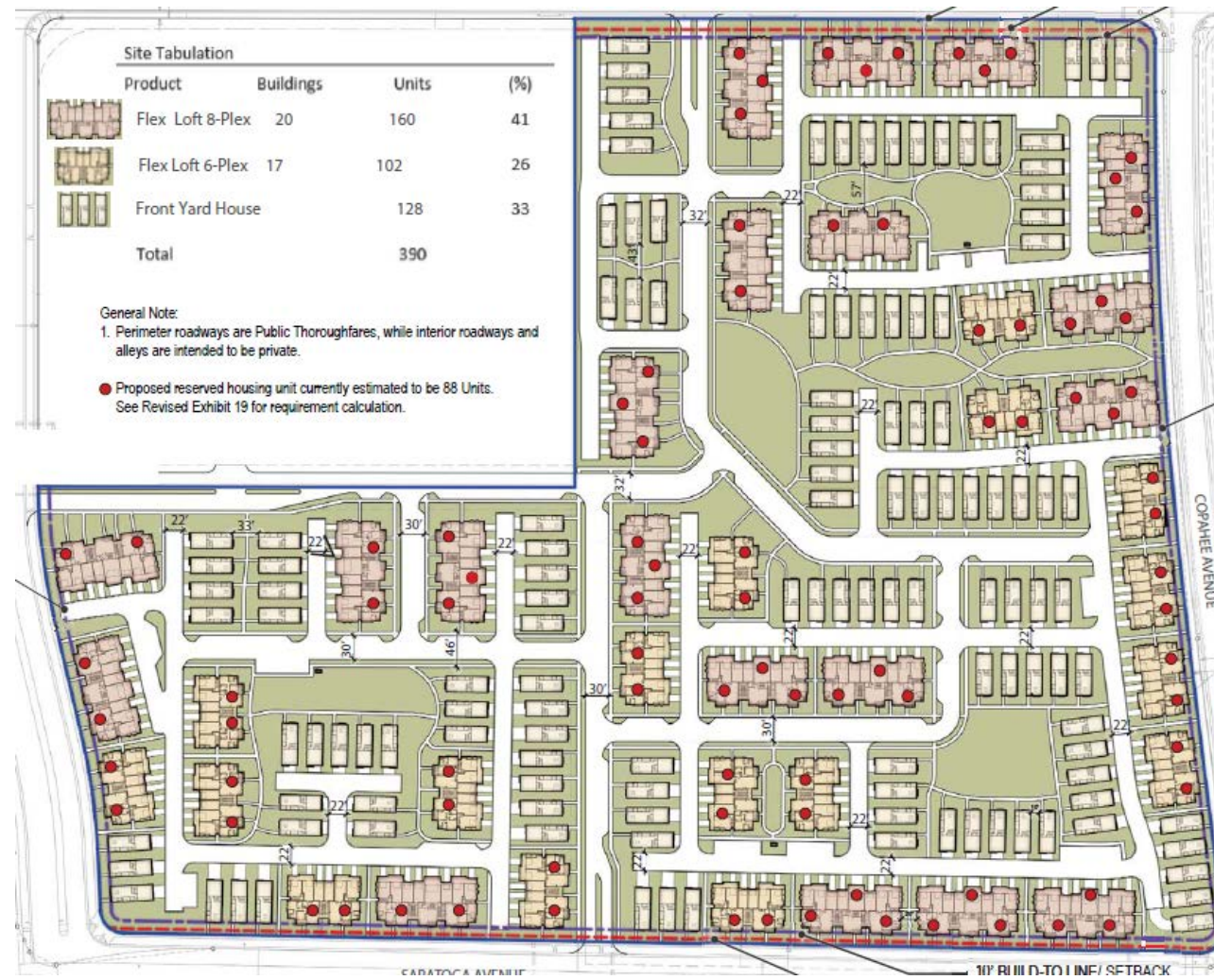


Amendment to Development Plan Application

- Proposing to partially fulfill reserved housing requirement of up to 106,158 sf by applying 57,243 sf of pre-existing reserved housing residential floor area credits generated by the Wakea Garden Apartments project in Kalaeloa.
- Remaining reserved housing requirement will be fulfilled by the sale of approximately 49,525 sf of residential floor area at Ka'ulu by Gentry, representing approximately 42 homes.
- See Appendix A of this presentation for an update of the compliance matrix.



Original Ka'ulu Site Plan



Proposed Revised Ka'ulu Site Plan (one scenario)



Wakea Garden Apartments

- Less than a mile from Ka‘ulu, located at 91-1245 Franklin D. Roosevelt Avenue.
- Formerly a Navy officers housing building – converted to a 100-unit rental project consisting of all 1-bed apartments within the same building footprint.
- Per KCDD Rules, which regulate reserved housing floor area (and not units), produced 67,345 sf of reserved housing credits, 57,243 in excess of the required 10,102 for the Wakea Garden Apartments project.
- As of 10/31/25, 99% occupied and 100% leased. Has been more than 95% occupied over the past 5 years.
- Utilizing existing reserved housing credits for Ka‘ulu ensure that Kalaeloa will continue to retain the benefit of reserved housing floor area within the community while enabling more efficient use of resources to enable the continued provision of housing for local families.



Marketing & Incentive Efforts

- iHeartMedia (KSSK) “Reserved Just for You” Media Campaign – Michael W. Perry 
- Special 4% promotional seller credit (up from 3%) to eligible buyers
 - Equivalent to \$27,400
- Window coverings installed in certain reserved housing units
 - Minimize cash required for buyers to get into their homes
- TV commercial spot on KHON
- Various targeted print / digital ads and broker outreach



Star-Advertiser and Other Publications

GENTRY HOMES, LTD.

**“RESERVED”
JUST FOR YOU**



Ka'ulu

RESERVED HOMES INCLUDE¹:

- Oversized Single-Car garage plus open space
- Large Kitchen Islands with self-closing cabinet drawers
- Stainless Steel GE Appliance Package including Washer/Dryer
- Large Lanais - big enough for dining and relaxing outside
- 9-foot ceilings with plenty of large windows for extra light



Energy Savings Features

- Highly Efficient Central A/C
- Open cell foam insulation
- Dual Pane Low-E windows
- Programmable Digital Thermostat
- EV Ready and Solar Hot Water

- Builder will pay points & closing costs with GHL* (*Gentry HomeLoans)
- Free Homebuyer education via HHOC* (*Hawaii HomeOwnership Center)
- Home priced below Market Value



Lokahi Model Unit 2

2- & 3- Bedroom Townhomes with attached 1 car garage

From \$610,000
(808) 447-8430

¹Buyer must not exceed 140 percent of AMI to meet HCDA approval.
2% Commission to Brokers. Brokers must accompany client on first visit to qualify for broker's coop Gentry Kalaeloa, LLC.

SALES OFFICE HOURS: TUES - SUN 10 AM - 5 PM MON - 12 NOON - 5 PM www.gentryhawaii.com

**People building quality homes and communities for a better Hawaii.
Since 1968.**



Ka 'ulu Residential Community
Gentry Kalaeloa, LLC

Marketing and Incentive Efforts – HHFDC DEP Program

- Hawaii Housing Finance and Development Corporation (HHFDC) – DURF Equity Pilot (DEP) Program

Objective – “create more homeownership opportunities for qualified purchasers, especially those who work in professions with critical shortages”

- Provides a 0%, 30-year second mortgage
- Gentry was approved by HHFDC for \$247,000 to be used on 4 units (2 bed / 2 bath[Plan 4]) units
- See Appendix B of Presentation for HHFDC Minutes – September 9, 2025, evidencing approval from HHFDC





Mahalo!



Questions?



Compliance with KCDD Rules (Chapters 15-215 and 216, HAR) – below are revisions to the project.

	HCDA Requirement (Original)	Approved by HCDA	HCDA Requirement (Per Administrative Amendment #1)	Approved by HCDA (Per Administrative Amendment #1)	HCDA Requirement (KAL-25-010)	Requested Amendment (KAL-25-010)	Change per Amendment (KAL-25-010)
Cumulative Square Footage of Reserved Housing Units Floor Area	103,917 sf	104,802 sf (855 sf excess credit) / 87 units	106,158 sf	107,074 sf (916 sf excess credit) / 88 units	106,158 sf (no change)	106,768 sf (610 sf excess credit) / 49,525 sf (42 units) + 57,243 sf assigned from Wakea Garden Apartments	Satisfy reserved housing requirement by applying up to 57,243 sf of reserved housing from Wakea Garden Apartments. The remaining 49,525 sf (42 units) or more would be sold as reserved housing units. See Revised Exhibit 19 for floor area table.
Public Facilities Square Footage	16,591 sf	18,958 sf (2,367 sf excess credit)	16,949 sf	18,958 sf (2,009 sf excess credit)	16,961 sf	18,958 sf (1,997 sf excess credit)	Per HAR § 15-215-64(d)(2), PFD requirement is four percent of the total residential floor area (530,789 sf) exclusive of floor area devoted to reserved housing units (106,768 sf through 42 units and Wakea Gardens credits).

Compliance with Hawai'i Administrative Rules Section 15-215-78(e) and Hawai'i Revised Statutes Section 206E-5.6(j)

The Ka'ulu residential community continues to be in compliance with the applicable provisions of HAR §15-215-78(e) and the Kalaeloa Master Plan and the statutory criteria in HRS §206E-5.6(j).

- Consistency with the Kalaeloa Master Plan: That the Project complies with and advances the goals, policies, and objectives of the Kalaeloa Master Plan;
- Consistency with the Kalaeloa Rules: That the Project complies with the Kalaeloa Rules; and
- Compatibility of the Kalaeloa CDD: That the Project proposal will not have a substantial adverse effect on the surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.

Original development plan application (KAL-21-005) Section 3.1.1 Hawai'i Administrative Rules Section 15-215-78(e) (Table 8) and 3.2 Hawai'i Revised Statutes Section 206E-5.6(j) are unchanged.

APPENDIX A

**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
SPECIAL MEETING**

September 9, 2025

MINUTES

The Board of Directors (Board) of the Hawaii Housing Finance and Development Corporation (HHFDC) held a special meeting on Tuesday, September 9, 2025. The meeting was called to order at 9:00 a.m. by Chair Gary Mackler, in the HHFDC Board Room, located at 677 Queen Street, Suite 300, Honolulu, Hawaii. The meeting was also livestreamed via Zoom and YouTube (<https://www.youtube.com/channel/UCJP6i8hhsS9EK769RJfT5w>).

**1.
CALL TO
ORDER/
ROLL CALL**

On roll call, those present and excused were as follows:

Present: Director Gary Mackler, Chair
Director Carol Reimann, Vice Chair
Director Jason Bradshaw, Secretary
Director Sean Sasaki (Remote; arrived at 9:13 a.m.)
Director Grant Chum (Remote)
Director Scott Glenn

Executive Director Dean Minakami

Staff: Deputy Attorney General Klemen Urbanc
Michael Yee, Chief Planner
David Oh, Housing Finance Manager
Randy Chui, Development Branch Chief
Holly Osumi, Chief Financial Officer
Albert Palmer, Development Section Chief
Lorna Kometani, Sales & Counseling Section Chief
Ryan Morita, Housing Finance Specialist
Michael Doyle, Housing Finance Specialist
Haley Jiao, Housing Finance Specialist
Christina Longman, Housing Finance Specialist
Michele Leong, Housing Development Specialist
Hunter Miller, Housing Development Specialist
Lee Miller, Property Management Specialist
Keri Higa, Housing Planner
Gordon Pang, Housing Information Officer
Marc Orbito, Information Technology Systems Manager
Helmer Detong, Information Technology Specialist
Esa Pablo, Administrative Assistant

Guests: Chico Figueredo, Office of the Governor
Tami Whitney, Office of the Governor
Craig Nakamoto, Hawaii Community Development Authority
Lindsey Dot-Leaverton, Hawaii Community Development Authority
Alana Kobayashi Pikkala, Kobayashi Group LLC
Elton Wong, Kobayashi Group LLC
Andy Friend, Kauai Housing Development Corporation
Andrew Kawikama, Century
Sunny Rosario, Century
Debbie Luning, Century
Quentin Machado, Century
Carlo Mureles, Hommarika
Aaron Hudgren, Hommarika
Bill Rice, Synergy Community Development Corporation

Nan Shin, Nan, Inc.
 Wyeth Matsubara, Nan, Inc.
 Patti Tancayo, Kalanianaʻole Development
 Christian O'Connor, Kalanianaʻole Development
 Sun-Ik Ham, Kalanianaʻole Development
 Kalani Fronda, Department of Hawaiian Home Lands
 Nicole Lehua Kinilau-Cano, Department of Hawaiian Home Lands
 Makani Maeva, Ahe Group
 Michael Costa, Highridge Costa
 Moe Mohanna, Highridge Costa
 Connie Yu-Pampalone, Catholic Charities Hawaii
 Jennifer Darrah-Okike, UH Manoa
 Philip Garboden, University of Chicago
 Kathleen Orlandi, Hawkins Delafield
 Brandon Hong, Core Tech International

Chair Mackler confirmed that there was no one present at the remote location of Directors Chun.

Housing Information Officer Gordon Pang was called upon to provide HHFDC's instructions for providing oral testimony and submission of written testimony to the Board as stated on the first page of the Meeting Agenda.

Chair Mackler deferred approval of the regular meeting minutes of August 14, 2025 to later in the meeting to allow additional time for the Board to review.

Director Bradshaw moved, seconded by Designee Glenn, to approve staff's recommendation.

There being no testimony provided by the public, Sales & Counseling Section Chief Lorna Kometani presented the For Action, requesting approval of a Dwelling Unit Revolving Fund (DURF) interim loan of up to \$3,000,000 for the Hawaii Community Development Authority's (HCDA's) Supplemental Financing and Buyback Plan for units in the Ulana Ward Village Reserved Housing project for an aggregate term of two years. She stated that an estimated \$15 million will be available for the HCDA's Buyback Plan (including approximately \$12 million in the subaccount) and that the DURF interim loan will only be used by HCDA after the subaccount has been exhausted.

HCDA Executive Director Craig Nakamoto and Asset Manager Linsey Doi-Leaverton were introduced to the Board and further explained HCDA's Buyback Plan that consider four options in consideration of the current market conditions.

There being no further discussion, the motion was unanimously carried.

II.A.
APPROVAL OF
MINUTES
 Regular
 Meeting
 8/14/25

III.A.
DISCUSSION
AND/OR
DECISION
MAKING
 Approve a Set
 Aside of Dwelling
 Unit Revolving
 Funds for
 Supplemental
 Financing to the
 Hawaii
 Community
 Development
 Authority to be
 Utilized in
 Accordance with
 the Supplemental
 Finance and
 Buyback Plan
 Approved on July
 2, 2025 by the
 Hawaii
 Community
 Development
 Authority for Units
 Within the Ulana
 Ward Village
 Project Located at
 828 Amahi Street,
 Honolulu, Hawaii
 96813, TMK No.:
 (1) 2-1-053: 001

Director Bradshaw moved, seconded by Vice Chair Reimann, to approve staff's recommendation.

There being no testimony provided by the public, Kometani presented the For Action, requesting an additional 5 DURF Equity Pilot (DEP) Program units and an allocation of DEP funds of \$516,500 to assist qualified purchasers to enter into homeownership. To date, Kometani stated that an estimated total of \$3.6 million in DEP funds had been allocated for 35 contracted designated DEP units.

Director Sasaki arrived remotely at 9:13 a.m.

Ms. Alana Kobayashi Pakkala delivered a PowerPoint presentation, updating the Board on its construction timelines, DEP funding history, demand and buyers, performance, buyer household size distribution, buyer area median income (AMI) levels, and marketing strategy. She also expressed her gratitude and support for the DEP program in becoming permanent.

Chair Mackler acknowledged Director Sasaki's attendance and confirmed that there was no one present at his remote location.

There being no further discussion, the motion was unanimously carried.

Due to a conflict of interest, Chair Mackler declared his recusal on this matter. Vice Chair Reimann assumed the role of presiding officer for agenda item IILC.

Director Glenn moved, seconded by Director Bradshaw, to approve staff's recommendation.

There being no testimony provided by the public, Kometani presented the For Action, proposing a commitment of a \$200,400 DEP fund allocation for a 6-month period from the date of the initial offering of 4 DEP designated project units within the Lima Ola Workforce Housing Development (Project), which is part of a master-planned community that will consist of 555 new affordable housing units of single- and multi-family homes. Unused funds at the end of the 6-month commitment period may be evaluated for redistribution.

Kometani stated that the Kauai Housing Development Corporation (KHDC) had initially requested funding for 8 of its 14 two-bedroom two-bath units. However, based on funding availability, the request before the board is to approve an allocation amount for a total of 4 units. If approved, the total DEP fund balance would be approximately \$5 million.

Kometani introduced KHDC's executive Andy Friend who was made available for questions.

Director Bradshaw asked whether these units would have the same "eligible buyers" restrictions as the previous project. Kometani responded in the affirmative.

Friend expressed his gratitude for the DEP program, providing an update on the Project's timeline, which is anticipated to be placed on the market sometime next year.

There being no further discussion, the motion was carried with 5 in favor and 1 recusal.

Vice Chair Reimann returned the role of presiding officer to Chair Mackler at this time.

Director Bradshaw moved, seconded by Vice Chair Reimann, to approve staff's recommendation.

**IILB.
DISCUSSION
AND/OR
DECISION
MAKING**
Approve an
Additional
Amendment of the
Dwelling Unit
Revolving Fund
Equity Pilot (DEP)
Program
Allocation and
Quantity of
Designated DEP
Units for the
Kuilei Place
Housing Project
Located at 2599
Kapiolani
Boulevard,
Honolulu, TMK
Nos.: (1) 2-7-022:
011, 015, and 031
to 049

**IILC.
DISCUSSION
AND/OR
DECISION
MAKING**
Approve: (1) the
Hawaii Housing
Finance and
Development
Corporation's
Purchase of Equity
in Designated
Units within the
Lima Ola
Workforce
Housing
Development (the
Project) Located in
Eleele, Kauai; and
(2) a Set Aside of
Dwelling Unit
Revolving Fund
Equity Pilot
Program Funds for
the Project

**IILD.
DISCUSSION
AND/OR
DECISION**

There being no testimony provided by the public, Kometani presented the For Action, proposing a commitment of a \$247,000 DEP fund allocation for a 6-month period from the date of the initial offering of 4 DEP designated project units within the Kaula by Gentry Housing Development (Project), which is part of the HCDA's Kalaeloa master-planned community that will consist of 390 new affordable housing units of single- and multi-family homes, subject to the HCDA Reserved Housing Program. Unused funds at the end of the 6-month commitment period may be evaluated for redistribution.

With this award, Kometani stated that the remaining DEP balance for future projects will be approximately \$4.7 million.

Gentry Homes Representatives Andrew Kawikama and Sunny Rosario were made available for questions.

Kawikama expressed his appreciation for the Board's consideration and spoke on the local market dynamics of the urban core of Honolulu with studios or 1-bedroom units as the preferred entry-level option versus suburban areas like the Ewa Plains that find 2-bedroom/2-bath homes more practical as starter homes that allow for growth. Given the current market environment, Rosario added that the DEP program will help make a difference for those who are on the financial cusp.

There being no further discussion, the motion was unanimously carried.

MAKING
Approve: (1) the Hawaii Housing Finance and Development Corporation's Purchase of Equity in Designated Units within the Ka'ulu by Gentry Housing Development (the Project) Located in the Hawaii Community Development Authority's Kalaeloa Community Development District, TMK Nos. (1) 9-1-013: 197, 198, and 199 in Kapolei, Oahu; and (2) a Set Aside of Dwelling Unit Revolving Fund Equity Pilot Program Funds for the Project

Director Glenn moved, seconded by Vice Chair Reimann, to approve staff's recommendation.

There being no testimony provided by the public, Housing Finance Specialist Ryan Morita presented the For Action, requesting approval of an increase of up to \$40,500,000 in Hula Mae Multi-Family (HMMF) bonds and an increase in annual Federal Low Income Housing Tax Credits (LIHTC) over a 10-year period to \$3,963,670, and the corresponding amount in annual State LIHTC over a 5-year period from the non-volume pool (4% LIHTC) for the Honua'ula Living Community Project. The Project will consist of 104 (plus one manager's unit) units targeting families earning 80% and below the AML. Total development cost for the project was estimated at \$81 million.

Morita stated that Honua'ula Living Community LP (Developer) worked with staff in refining and reducing its 2025 Rental Housing Revolving Fund (RHRF) request by an estimated \$930,000, essentially making the project more viable, strengthening the repayment mechanisms, shifting financial risk, and delaying developer's fee to preserve state resources and better align developer interest with project's operations. Furthermore, Morita noted that the project's building permits includes value engineering plans, balancing cost-saving measures to address the uncertain market conditions, such as tariffs. Should such savings occur, he stated that the Developer has agreed to share savings 50/50 with a lower RHRF ask.

Morita introduced Honua'ula's Carlo Mireles and Arron Hultgren, followed by Bill Rice with Synergy Community Development Corporation.

Mireles thanked HHFDC and its Board for their continued support, delivering a PowerPoint presentation summarizing the project's history, location, unit mix, renderings, and timeline of events to date. He also expressed his gratitude to Kulaiwi Archeology's Solomon Kailihiwa; State Division of Forestry & Wildlife's Jackson

**FILE.
DISCUSSION
AND/OR
DECISION
MAKING**
Approve: (1) Resolution No. 216, Which Amends Resolution No. 174 by Increasing the Intended Issuance Amount of the Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and (2) Request from the Awardee to Increase the Low-Income Housing Tax Credits Reservation for the Honua'ula Living Community Project Located in Kailua-Kona, Hawaii, TMK Nos.: (3) 7-4-004: 014 and 092

Bauer, Office of the Governor Chico Figueiredo, and State Historic Preservation Division's Susan Lebo, PhD and staff.

Chair Mackler confirmed that the project would be breaking ground in the second quarter of 2026. Mireles responded in the affirmative.

There being no further discussion, the motion was carried unanimously.

Director Glenn moved, seconded by Vice Chair Reimann, to approve staff's recommendation.

There being no testimony provided by the public, Morita presented the For Action, requesting a RHRF Project Award loan of \$10,340,987 to Honua'ula Living Community LP for the Honua'ula Living Community Project, with an interest rate of 2.25% for a loan term of 32 years.

There being no further discussion, the motion was carried unanimously.

Vice Chair Reimann moved, seconded by Director Glenn, to approve staff's recommendation.

There being no testimony provided by the public, Housing Finance Specialist Michael Doyle noted a correction on page 2 of Exhibit A, number 5, which should read: "Additional permanent financing sources include subordinate government financing totaling \$2,400,030 from the ~~[County of Maui's Affordable Housing Fund]~~ Department of Hawaiian Home Lands and deferred developer fee of \$538,746."

Doyle presented the For Action, requesting approval of Resolution No. 217, which provides official intent with respect to the issuance of revenue bonds of up to \$14,750,000 and a reservation of up to \$1,395,975 in annual Federal LIHTC over a 10-year period and the corresponding amount in annual State LIHTC over a 5-year period from the non-volume pool (4% LIHTC) for the Lai Opua V4 Hema RP Project. The Project will consist of 30 units for families earning up to 60% and below the AML.

On behalf of Kalaniana'ole Development, Patti Tancayo introduced her development team members consisting of Nan Shin, Wyeth Matsubara, Sun-Ik Ham, and Christian O'Connor. She thanked Doyle for his help with the Project.

O'Connor noted that DHHL's Kalani Fronda was also present and delivered a PowerPoint presentation on the Project.

Chair Mackler expressed his liking of the Rent-to-Own Program and inquired on the Project's plans in working and preparing the beneficiaries for the rent-to-own process. O'Connor and Tancayo stated that their new approach is to issue project leases ahead of time to create a personalized path to homeownership for qualified individuals, providing a model that allows collaboration with the developer, management company, and beneficiaries to assess their financial capacity, while providing a long-term commitment to training, and develop financial skills and knowledge over the 15-year period.

Chair Mackler inquired about the purchase price of \$300,000/\$400,000 being based on the estimated or projected amount of debt remaining. O'Connor stated that the purchase price is based on the remaining debt times 15%, which adjusts based on actual expenses. Project cashflow issues would also impact the final purchase price.

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

Approve a Rental Housing Revolving Fund Award for the Honua'ula Living Community Project Located in Kailua-Kona, Hawaii TMK Nos.: (3) 7-4-004: 014 and 092

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

Approve: (1) Resolution No. 217, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and (2) Reservations of Low-Income Housing Tax Credits for the Lai Opua V4 Hema RP Project Located in Kailua-Kona, Hawaii, TMK No.: (3) 7-4-004: 014 and 092

Fronza added that the project lease would also provide assurance of successorship rights for beneficiaries, providing them the ability to designate a 25% successor in the event something happens to them.

There being no further discussion, the motion was carried unanimously.

Director Bradshaw moved, seconded by Vice Chair Reimann, to approve staff's recommendation.

There being no testimony provided by the public, Doyle presented the For Action, requesting approval of a RHRF Project Award loan of \$6,476,679 to V4 Hema LP for the Lai Opua V4 Hema RP Project, with an interest rate of 0.25% for a loan term of 43 years.

There being no further discussion, the motion was carried unanimously.

Chair Mackler called for a recess at 10:18 a.m. and reconvened the meeting at 10:35 a.m.

Given the complex and contentious process of making policy decisions when faced with diversified viewpoints from numerous stakeholders, Chair Mackler asked that the Board defer this agenda item to the next board meeting or hold a special meeting before the next, to allow the Board to get a better understanding and work through each of the proposed amendments of the 2026 QAP before its final consideration.

Director Bradshaw suggested that a special meeting be held given the amount of time that may be required to go through the amendments. The Board concurred.

Administrative Assistant Esa Pablo was asked to coordinate arrangements for a special meeting. Chair Mackler requested that the public testimony posted on the HHFDC website be packaged and distributed to the Board via email.

Director Bradshaw moved, seconded by Director Glenn, to approve staff's recommendation.

There being no testimony provided by the public, Housing Development Specialist Michele Leong presented the For Action, requesting approval of modifications to the approved DURF interim loan of up to \$12,000,000 to the 'Okupu Partners LP (Developer) for the Kai Olino Building A Project.

Due to the uncertainty created by an insurance claim and litigation against Lloyd's, Leong summarized the requested modifications to the DURF loan, including an updated schedule and terms aimed at mitigating increased risk. If the Developer is successful in recovering the full amount of insurance benefit proceeds, sources of funds for the Project will remain as shown within the June 2025 For Action. If not successful, the Developer may apply for an RHRF loan to fill the gap in permanent financing.

Chair Mackler asked the Developer's representative, Makani Maeava, to provide the Board with an update on the project. She explained the events leading up to the lawsuit, acknowledging that the legal process could extend longer than originally anticipated. While she felt they held a strong case, a request for RHRF gap financing may be required in the event they are unsuccessful in obtaining the insurance proceeds from Lloyd's.

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

Approve a Rental
Housing
Revolving Fund
Project Award for
the Lai Opua V4
Hema RP Project
Located in Kailua-
Kona, Hawaii,
TMK No.: (3) 7-
04-021: 012

RECESSED
10:18 a.m.
RECONVENED
10:35 a.m.

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

Approve the 2026
Qualified
Allocation Plan for
the Low-Income
Housing Tax
Credit Program

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

Approve
Modifications to
the Approved
Dwelling Unit
Revolving Fund
Interim Loan for
the Kai Olino
Building A Project
Located in Eleels,
Kauai, TMK No.:
(4) 2-1-010: 062
(portion)

There being no further discussion, the motion was carried unanimously.

Director Bradshaw moved, seconded by Vice Chair Reimann, to approve staff's recommendation.

There being no testimony provided by the public, Development Section Chief Albert Palmer presented the For Action. He stated that on May 8, 2025, the Board received an informational report concerning the Ohana Hale project, acknowledging that the agency could be removed as a party from the associated lawsuit based on the expiration of the 201H exemptions and the termination of the DURF loan association with the project. Therefore, the For Action seeks the Board's authorization to release the HHFDC's Declaration of Land Use Restrictive Covenants (DLURC) from the Ohana Hale property.

There being no further discussion, the motion was carried unanimously.

Housing Finance Specialist Haley Jiao presented the For Information regarding changes to the Kuhio Park Low-Rise Phase 1 Project's Sources and Uses relating to a \$35,345,938 increase in total development costs of \$216,968,205 primarily attributed to escalations in construction, interim and soft costs, and increased contingency.

Jiao stated that cost escalations will be mitigated by an increase in permanent LIHTC Equity, Tax Exempt Bonds from the City and County of Honolulu (City), potential City Affordable Housing Fund award, operating subsidies via Project Based Vouchers from Hawaii Public Housing Authority, and an increase in interim Deferred Developer Fee. Financial closing is anticipated in Quarter 3 of 2025 with commencement of construction to follow shortly thereafter.

Chair Mackler called upon Highridge Costa's president Moe Mohanna, who introduced its founder and CEO Michael Costa. Mohanna expressed his gratitude to HHFDC, and various parties involved, for the effort and collaboration that led to the project's progress.

There being no further discussion, the motion was carried unanimously.

Housing Planner Keri Higa presented the For Information, summarizing the process and activity outcomes of HHFDC's Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024 (PY2024) with Federal funds granted through the U.S. Department of Housing and Urban Development's (HUD's) HOME Investment Partnerships, National Housing Trust Fund, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS Programs.

Higa stated that the 15-day comment period for the CAPER ended on August 28, 2025 in which no comments were received. She noted that the full draft CAPER was available for review on the HHFDC website.

Chair Mackler inquired about the number of certified Community Housing Development Organizations statewide. Housing Finance Specialist Christina Longman stated that there are four certified CHDOs statewide.

Chair Mackler asked whether HUD was modifying their rules for CHDO eligibility. Higa responded that HUD provides certain waivers to provide flexibility for special circumstances.

Chair Mackler then asked whether there was a certified CHDO for each island. Longman responded in the affirmative.

HHFDC Special Meeting – September 9, 2025

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

Approve Release
of Declaration of
Land Use
Restrictive
Covenants for the
Ohana Hale
Affordable
Housing Project
Located in
McCully, Oahu,
TMK No.: (1) 2-3-
028: 004

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

Information
Regarding the
Kuhio Park Low-
Rise Phase 1
Located in
Honolulu, Oahu,
TMK Nos.: (1) 1-
3-039: 006
(portion) and 008
(portion)

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

Information on the
State of Hawaii
Program Year
2024 (July 1, 2024
through June 30,
2025)
Consolidated
Annual
Performance and
Evaluation Report
for the U.S.
Department of
Housing and
Urban
Development
Office of
Community
Planning and

Chair Mackler inquired about the submittal date for the CAPER. Higa stated that the CAPER will be submitted to HUD on September 30, 2025.

Chair Mackler thanked staff for their work on the CAPER and proceeded to agenda item IILN.

Higa presented the For Information providing an overview of the 2025 Analysis of Impediments to Fair Housing Choice Report (2025 AI) prepared through a Memorandum of Agreement with the University of Hawaii's Social Sciences and Research Institute (UH), highlighting impediments and proposed recommendations in the areas of Technology and Digital Access, Subsidized Housing, Property Managers and Realtors, Disability and Health, Fair Housing Complaints, and Local Preferences.

UH Manoa's Jennifer Darrah-Okike and University of Chicago's Philip Garboden delivered a PowerPoint presentation providing an overview of the aforementioned impediments and recommendations and encouraged review of the report that further detailed policy and preference tools specific to local residents that could be used to prioritize affordable housing programs in support and alignment with fair housing priorities.

With the Trump administration implementing policy changes concerning race and gender identity, Director Bradshaw asked whether any changes were seen in its findings of the 2025 AI. Darrah-Okike clarified that the 2025 AI was put together before the new executive orders were established. However, she stated that they are committed to upholding state laws regardless of contested laws at the federal level. Higa added that its 5-year Consolidated Action Plan was submitted with minimal issues, of which were corrected and will continue to be monitored.

Executive Director Minakami highlighted the following:

- HHFDC will continue to manage and operate the Hale O Laie project until the end of August 2026 due to the Department of Human Services not having the statutory authority to manage the facility. In the meantime, the Department of Human Services will be loaning a staffer to assist with property management.
- The Laulima 201H project was approved by the City Council and the Kahului Civic Center is pending final County Council approval.
- Naulu Project (also known as Halawa View II) had its grand opening last month.

There being no further discussion, Chair Mackler asked for a motion to approve the meeting minutes.

Director Bradshaw moved, seconded by Vice Chair Reimann, to approve the regular meeting minutes of August 14, 2025.

The motion was carried unanimously.

Development's
HOME
Investments
Partnerships,
National Housing
Trust Fund,
Emergency
Solutions Grant,
and Housing
Opportunities for
Persons With
AIDS Programs

IILN. DISCUSSION AND/OR DECISION MAKING

Information on the
2025 Analysis of
Impediments to
Fair Housing
Choice Report

IV. REPORT BY THE EXECUTIVE DIRECTOR

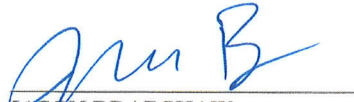
IILA. APPROVAL OF MINUTES

Regular
Meeting
8/14/25

There being no further business on the agenda, Vice Chair Reimann moved, seconded by Director Bradshaw to adjourn the meeting at 11:23 a.m.

The motion was carried unanimously.

V.
ADJOURNMENT
11:23 a.m.



JASON BRADSHAW
Secretary