

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

May 12, 2016  
9:00 am  
677 Queen Street, Suite 300, Board Room  
Honolulu, Hawaii 96813

**AGENDA**

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

**II. APPROVAL OF MINUTES**

- A. Regular Meeting – April 14, 2016
- B. Executive Session – April 14, 2016

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

- A. Approve Agricultural Lot Ground Lease for Waiahole Valley Agricultural Park and Residential Lots Subdivision Lot No. 126 Pursuant to Act 330, Session Laws of Hawaii 1993
- B. Approve Proposed Chapter 15-319 "Water Service to Consumers," Hawaii Administrative Rules, establishing uniform practices governing water services in the Waiahole Valley and to define the obligations of HHFDC to the consumers and of the consumers to HHFDC. The purpose of these rules is to set forth the regulations governing the operation and service to customers of the corporation in compliance with the requirements of chapter 11-20, Hawai'i Administrative Rules, and applicable federal regulations pertaining to the health and safety of public water systems.

Said proposed rules may be viewed on or about May 6, 2016 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/>.

- C. Approve Resolution No. 086, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Kamana Elderly Apartments Project Located in Hilo, Hawaii, TMK No.: (3) 2-4-056-022
- D. Approve the Consolidated Plan Annual Action Plan for Program Year 2016-2017
- E. Approve Amendments to the Development Agreement and Related Documents with Forest City Hawaii Kona, LLC for the Kamakana Villages at Keahuolu Project Located in Keahuolu, North Kona, TMK Nos.: (3) 7-4-021: 020, 024, 028 to 041, and 044 to 049

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(4), to consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities.

- F. Approve Kamakana Family Phase 1, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, Hawaii Administrative Rules, and a Dwelling Unit Revolving Fund (DURF)

Interim and Permanent Loan for the Kamakana Villages – Family Rental Phase 1 Project at the Kamakana Villages at Keahuolu Project Located in Keahuolu, North Kona, TMK No.: (3) 7-4-021: 049

- G. Approve Kamakana Senior, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, Hawaii Administrative Rules, and a Dwelling Unit Revolving Fund (DURF) Interim and Permanent Loan for the Kamakana Villages – Senior Rental Project at the Kamakana Villages at Keahuolu Project Located in Keahuolu, North Kona, TMK No.: (3) 7-4-021: 038

#### **IV. REPORT OF THE EXECUTIVE DIRECTOR**

- A. Activities Related to Housing Development
- B. Activities Related to Housing Finance
- C. Activities Related to Fiscal Management
- D. Activities Related to Asset Management
- E. Activities Related to Planning and Community Relations
- F. Activities Related to DBEDT and Internal HHFDC Management
- G. Activities Related to HHFDC Personnel Management and Staffing
- H. Activities Related to Legislature
- I. Monthly Report on the HHFDC Program Resources (Exhibit A)
- J. Monthly Report on Contracts and Change Orders Over \$25,000 (Exhibit B)
- K. Monthly Report on housing-related House and Senate bills (Exhibit C)
- L. Monthly Status Reports (Exhibit D)
  - 1. Development Branch
  - 2. Finance Branch
  - 3. Asset/Property Management

#### **V. 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 person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 587-0647 by close of business, three days prior to meeting date.