

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

July 13, 2017
9:05 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 13, 2017
- B. Regular Meeting – April 27, 2017
- C. Executive Session – April 27, 2017
- D. Regular Meeting – May 11, 2017
- E. Regular Meeting – June 8, 2017
- F. Executive Session – June 8, 2017

III. DISCUSSION AND/OR DECISION MAKING

- A. Approve Modification of Commercial Lease with State of Hawaii, Department of Accounting and General Services for Premises Located at Pohulani Elderly, Honolulu, Oahu, TMK Nos.: (1) 2-1-51: parcels 13, 18, and 33
- B. Approve: (1) Resolution No. 103, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Bonds; and (2) a Request by the Applicant to Increase the Low-Income Housing Tax Credit Reservation for the Ola Ka 'Ilima Artspace Lofts Project Located in Honolulu, Oahu, TMK No.: (1) 2-3-003: 040
- C. Approve an Award of Federal and State Low Income Housing Credits from the State's 2017 Volume Cap to: (1) Koa'e Workforce Housing Development Located in Koloa, Kauai, TMK No.: (4) 2-6-004: 019; (2) Meheula Vista III Located in Mililani, Oahu, TMK No.: (1) 9-5-002: 060 CPR 0003; (3) Keahumoa Place Phase 3 Located in Ewa Beach, Oahu, TMK No.: (1) 9-1-017: 109 (por.); and (4) Keahumoa Place Phase 2 Located in Ewa Beach, Oahu, TMK No.: (1) 9-1-017: 109 (por.)
- D. Approve a Rental Housing Revolving Fund Project Award for the Meheula Vista III Project Located in Mililani, Oahu, TMK No.: (1) 9-5-002: 060 CPR 0003
- E. Approve a Rental Housing Revolving Fund Project Award for the Keahumoa Place Phase 3 Project Located in Ewa Beach, Oahu, TMK No.: (1) 9-1-017: 109 (por.)
- F. Approve a Rental Housing Revolving Fund Project Award for the Keahumoa Place Phase 2 Project Located in Ewa Beach, Oahu, TMK No.: (1) 9-1-017: 109 (por.)
- G. Approve a Request to Transfer Ownership of the Hale Makana O'Waiale Project Located in Wailuku, Maui, TMK No.: (2) 3-8-046: 021

- H. Authorize the Executive Director to Enter Into an Amended and Restated Memorandum of Agreement Between the Hawaii Housing Finance and Development Corporation (HHFDC) and the Judiciary and Approve a Preliminary Commitment of Funds from the Dwelling Unit Revolving Fund for the Development of the Proposed Mixed-Use Affordable Rental Housing and Juvenile Services Center/Shelter Facility Located at 902 Alder Street, Honolulu, Hawaii, TMK No.: (1) 2-3-012: 019
- I. Discuss Proposal by Ililani, LLC to Lease 620 Coral Street, Honolulu, Oahu, TMK No.: (1) 2-1-051: 018

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(3), Hawaii Revised Statutes, to deliberate concerning the authority of persons designated by the board to negotiate the acquisition of public property, or during the conduct of such negotiations; and Section 92-5(a)(4), Hawaii Revised Statutes, to consult with the board attorney on questions or issues regarding the board's powers, duties, privileges, immunities, and liabilities as it relates to this matter.

- J. Approve Alakai Development Kona LLC, JCR Consulting, LLC, and Other Successor Entities Approved by the Executive Director, as Eligible Developers Pursuant to Section 15-307-24, Hawaii Administrative Rules, and Execution of the Fifth Amendment to the Development Agreement and Related Documents for the Kamakana Villages at Keahuolu Project Located in Keahuolu, North Kona, TMK Nos.: (3) 7-4-021: 020, 024, 028 to 049

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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.