

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

April 12, 2018  
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 – December 14, 2017
- B. Regular Meeting – January 11, 2018
- C. Regular Meeting – February 8, 2018
- D. Executive Sessions – February 8, 2018
- E. Regular Meeting – March 8, 2018
- F. Executive Sessions – March 8, 2018

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

- A. Approve: (1) Assignment of the Rental Assistance Contract; and (2) Amend the Rental Assistance Contract for the Na Lei Hulu Kupuna Project Located in Honolulu, Oahu, TMK Nos.: (1) 2-1-051: 004 and 038
- B. Approve: (1) Kobayashi Group, LLC or Other Successor in Interest Entity Approved by the Executive Director, as Successful Offeror for the Development of the 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 (the “Project”); (2) Certification of the Kobayashi Group, LLC or Other Successor in Interest Entity Approved by the Executive Director, as an Eligible Developer for the Purpose of Development of the Project Pursuant to Chapter 201H, Hawaii Revised Statutes; (3) Authorization for the Executive Director to Negotiate and Execute a Development Agreement for the Project; and (4) Conveyance of the Property by Ground Lease to the Kobayashi Group, LLC or Other Successor in Interest Entity Approved by the Executive Director
- C. Approve Resolution No. 110, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Kulana Hale at Kapolei Project Located in Kapolei, Oahu, TMK Nos.: (1) 9-1-088: 021 CPR 0001, 0003, 0004, 0005, 0006, 0007, and 0008
- D. Approve Amendments to Previously Approved Dwelling Unit Revolving Fund Interim Loan Terms Impacting the Loan Amount, Term, Presale Requirements, and Development Period for the Proposed 803 Waimanu For Sale Condominium Project, Located at Kakaako, Oahu, TMK Nos.: (1) 2-1-049:050, 070, and 072
- E. Approve Entering into a Cost Reimbursement Agreement with Servco Pacific Inc. for Legal Expenses Relating to the Review of and Possible Amendments to the Hawaii Community Development Authority Variance No. V 3-89, Modification

No. M 1-89, and Planned Development Permit No. PD 4-89, Each as Previously Amended, and Related Development Obligations at Pohulani Elderly, Kakaako, Oahu, TMK Nos.: (1) 2-1-051: parcels 13, 18 and 33

#### **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.