

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

January 10, 2019
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 13, 2018
- B. Executive Session – December 13, 2018

III. DISCUSSION AND/OR DECISION MAKING

- A. Accept the Audited Financial Statements of the Hawaii Housing Finance and Development Corporation for the Fiscal Year Ended June 30, 2018
- B. Approve Resolution No. 124, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Mohouli Heights Senior Neighborhood Phase 3 Project Located in Hilo, Hawaii, TMK No.: (3) 2-4-001: 184
- C. Approve: (1) Resolution No. 125, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds and (2) Reservation of Low Income Housing Tax Credits for the Kokua Project Located in Honolulu, Oahu, TMK No.: (1) 2-1-010: 050
- D. Approve a Rental Housing Revolving Fund Project Award for the Kokua Project Located in Honolulu, Oahu, TMK No.: (1) 2-1-010: 050
- E. Approve: (1) Proposal Submitted by Ikaika Ohana in Response to the Request For Proposals DEV-RFP-18-001; (2) Ikaika Ohana or Other Successor Entity Approved by the Executive Director as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (3) Negotiation and Execution of a Development Agreement; (4) Subdivision of the Project Site and Public Access Road; (5) Conveyance of the Project Site by Ground Lease and an Access Easement Over the Public Access Road to the Developer; and (6) Dedication of the Public Access Road to the County of Maui for the Leasehold Development, Ownership and Operation of the Proposed 200-Unit Keawe Street Apartments at the Villages of Leiali'i Affordable Family Rental Housing Project in Lahaina, Maui, TMK No.: (2) 4-5-021: 003 (por.)
- F. Approve the Maui County Council's Approved Modifications to HHFDC's Previously Approved Project Proposal and 201H, HRS, Exemptions Impacting Commencement and Completion Deadlines for Construction of the Project, Traffic Assessment and Mitigation Reports, Street Improvements, and Other Miscellaneous Changes for the Proposed Wailuku Apartment Rental Housing Project, Located in Wailuku, Maui, TMK No.: (2) 3-5-001:064
- G. Approve a Memorandum of Understanding with the Department of Education for the Redevelopment of Property Located at 475 22nd Avenue, Honolulu, Hawaii, TMK No.: (1) 3-1-042: 035

H. Approve Use of the Dwelling Unit Revolving Fund Pursuant to a Memorandum of Agreement with the County of Maui Related to Front Street Apartments in Lahaina, Maui, Hawaii, TMK No.: (2) 4-5-003: 013

I. Information on the Possible Disposition of the Kulia I Ka Nuu Resource Center, Waianae, Oahu, TMK No.: (1) 8-5-027: 073

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.

J. Approve the Issuance of a Letter of Intent to Acquire the Leased-Fee Interest in Front Street Apartments, Lahaina, Maui, TMK No.: (2) 4-5-003: 013

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.

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

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 you need an auxiliary aid/service or other accommodation due to a disability, contact Esa Pablo at 808-587-0647 or email to esa.j.pablo@hawaii.gov as soon as possible. Requests made as early as possible will allow adequate time to fulfill your request. Upon request, this notice is available in alternate formats such as large print or electronic copy. The board packet for this meeting is available for inspection at the board's office located at 677 Queen Street, Suite 300, Honolulu, Hawaii 96813.