

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

March 11, 2021
9:00 a.m.
677 Queen Street, Suite 300, Board Room
Honolulu, Hawaii 96813

As part of the State's effort to slow the spread of COVID-19, beginning March 25, 2020, and until further notice, the Hawaii Housing Finance and Development Corporation office will be CLOSED to the public. Click on linked agenda items to view available Meeting Materials; [Submit Written Testimony for this Meeting](#); [Submit a Request Form to provide Oral Testimony](#); and/or [View the Meeting Live](#) on HHFDC's YouTube Channel on Thursday, March 11, 2021, at 9:00 a.m.

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. [Regular Meeting – February 11, 2021](#)
- B. Executive Session – February 11, 2021

III. DISCUSSION AND/OR DECISION MAKING

- A. [Approve an Extension to Resolution No. 106, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Kaloko Heights Affordable Housing Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-3-009: 032](#)
- B. [Approve an Extension to the Rental Housing Revolving Fund Project Letter of Intent for the Kaloko Heights Affordable Housing Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-3-009: 032](#)
- C. [Approve an Extension to Resolution No. 140, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the DE Thompson Village Project Located in Ewa Beach, Oahu, TMK No.: \(1\) 9-1-046: 088](#)
- D. [Approve a Request from the Developer to Increase the Low Income Housing Tax Credit Reservation for the Kaiaulu O Waikoloa Project Located in Waikoloa, Hawaii, TMK No.: \(3\) 6-8-003: 028](#)
- E. [Approve a Request from the Developer to Increase the Low Income Housing Tax Credit Reservation for the Halewai'olu Senior Residences Project Located in Honolulu, Oahu, TMK: \(1\) 1-7-006: 012](#)
- F. [Approve: \(1\) Honolulu Habitat for Humanity, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; \(2\) Negotiation and Execution of a Development Agreement, a Ground Lease, and an Interim Declaration of Land Use Restrictive Covenants with the Eligible Developer; \(3\) Negotiation and Execution of Ground Leases to Selected Qualified Residents Pursuant to Section 201H-32, Hawaii Revised Statutes; and \(4\) Request for Approvals from the Board of Land and](#)

Natural Resources Related to the Planning, Development, Construction, Mortgage, Creation of a Condominium Property Regime, Recording of an Interim Declaration of Land Use Restrictive Covenants, and Leasing, for the Lanakila House Lot Project Located at 1741 Lanakila Avenue, Honolulu, Oahu, TMK No.: (1) 1-7-041: 002

- G. [Information on and Discussion of General Terms and Conditions of Ground-Lease Extensions for Affordable Rental Projects Located on Land Owned by or Set Aside to the Hawaii Housing Finance and Development Corporation](#)

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 (HRS), 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), HRS, 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. [APPROVE THE RECOMMENDATIONS OF THE HOUSING FINANCE PROGRAMS SUBCOMMITTEE](#)

V. EXECUTIVE SESSION

- A. Information on HHFDC's Maintenance Responsibilities in the Villages of Kapolei

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(4), HRS, 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.

VI. OVERVIEW BY THE EXECUTIVE DIRECTOR

- A. Related to Housing Development
- B. Related to Housing Finance
- C. Related to Fiscal Management
- D. Related to Planning, Evaluation and Compliance
- E. Related to DBEDT and Internal HHFDC Management
- F. Related to HHFDC Personnel Management and Staffing
- G. Related to Legislature
- H. Monthly Status Reports
1. [Executive Director](#)
- a. [HHFDC Program Resources \(Exhibit A\)](#)
- b. [Contracts and Change Orders Over \\$25,000 \(Exhibit B\)](#)
- c. [House and Senate bills \(Exhibit C\)](#)

2. [Development Branch](#)
3. [Finance Branch](#)
4. [Real Estate Portfolio and Compliance Section](#)

VII. 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 any 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 to allow adequate time to fulfill your request. This notice can also be made available in alternate formats such as large print or electronic copy upon request. The board meeting materials for this meeting are electronically linked to this agenda and posted for viewing on HHFDC's website at <https://dbedt.hawaii.gov/hhfdc/board/meetings/>.