

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

November 18, 2021
9:00 am
677 Queen Street, Suite 300, Board Room
Honolulu, Hawaii 96813

AGENDA

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. With the health and safety of all attendees being of top priority, the public is welcome to participate as follows.

View Livestream

View this meeting livestream via HHFDC's YouTube Channel:
<https://www.youtube.com/channel/UCJP6i8hhsS9EK769RJJfT5w>

Zoom

For interactive participation/oral testimony, please register in advance by clicking on the link below:
<https://us06web.zoom.us/meeting/register/tZwscu2gqDstEtZ5Bgnd4cuJ25XYdkhNj76m>

After registering, you will receive a confirmation email containing information about joining the meeting.

In the event audiovisual communication cannot be maintained by all participating board members and quorum is lost, the meeting will be automatically recessed for 20 minutes, during which time, an attempt to restore audiovisual communication will be made. If such attempt to restore is unsuccessful within said 20 minutes, all board members, members of the public, staff and other interested individuals shall call 1-808-829-4853, Conference ID: 135 515 393, whereby audio-communication will be established for all participants and the meeting will continue. If reconvening the meeting is not possible because neither via audiovisual or audio communication can be re-established, the meeting will be terminated.

Public Testimony

Pursuant to Section 92-3, Hawaii Revised Statutes and Section 15-300-18, Hawaii Administrative Rules, oral testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the board agenda. The Board agenda and meeting materials for this meeting is also made available for inspection on the HHFDC website at:
<http://dbedt.hawaii.gov/hhfdc/board/meetings/>.

Written Testimony - To ensure the public as well as its board members receive such testimony in a timely manner, written testimony should be submitted 24 hours prior to the scheduled meeting date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written testimony may be submitted by one of the methods listed below:

- By email to: esa.j.pablo@hawaii.gov
- By U.S. Postal Mail:
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300, Honolulu, HI 96813
- By facsimile to: (808) 587-0600

NOTE: Written testimony submitted to the HHFDC will be made a public record and any contact information contained therein will be available for public inspection and copying.

Oral Testimony – To ensure adequate time is given for your oral testimony, please submit an oral testimony request via email to: esa.j.pablo@hawaii.gov, providing the following information: (1) Requestor's Full Name; and (2) Identify the Agenda Item number(s) you wish to testify on.

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. [Regular Meeting – October 14, 2021](#)

III. DISCUSSION AND/OR DECISION MAKING

- A. Nomination and Election of Successor Officer(s) due to the Hawaii Housing Finance and Development Corporation's Secretary Vacancy
- B. [Approve the 2022/2023 Qualified Allocation Plan for the Low Income Housing Tax Credit Program](#)
- C. [Approve the Fiscal Year 2022 Application Cycle for the Low Income Housing Tax Credit Program and the Rental Housing Revolving Fund Program](#)
- D. [Approve: \(1\) Resolution No. 164, 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 Kaiāulu o Kūku'ia Apartments Project Located in Lahaina, Maui, TMK No.: \(2\) 4-5-021: 041 \(por.\)](#)
- E. [Approve a Rental Housing Revolving Fund Project Award for the Kaiāulu o Kūku'ia Apartments Project Located in Lahaina, Maui, TMK No.: \(2\) 4-5-021: 041 \(por.\)](#)
- F. Further Discussion on the State's Private Activity Bond Cap and the Impact on the Hula Mae Multi-Family Tax Exempt Revenue Bond Program

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to 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.

- G. [Approve a Policy for the General Terms and Conditions of Ground Lease Extensions for Affordable Multifamily Rental Housing 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.

- H. [Approve: \(1\) the Publication of a Leasehold Sale Request for Proposals; and \(2\) the Establishment of a Dwelling Unit Revolving Fund Budget for the Kulia I Ka Nuu Affordable Housing Project Located in Waianae-Kai, Waianae, Oahu](#)

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.

[I. Information on the Hawaii Housing Finance and Development Corporation's Shared Appreciation Equity \(SAE\) Program for The Central Ala Moana and The Block 803 Waimanu Projects](#)

IV. 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 Related to Housing (Exhibit C)
 - 2. [Development Branch](#)
 - 3. [Finance Branch](#)
 - 4. [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 any auxiliary aid/service is needed or other accommodation due to a disability, please contact Esa Pablo via email at esa.j.pablo@hawaii.gov or by telephone at 808-587-0647 three days prior to the meeting date. If a request is received after November 15, 2021, any auxiliary aid/service or accommodation cannot be guaranteed.