

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

May 12, 2022

9:00 am

677 Queen Street, Suite 300, Board Room
Honolulu, Hawaii 96813

AGENDA

The public is welcome to view/participate in the meeting as follows.

Livestream

View this meeting via HHFDC's YouTube Channel:

<https://www.youtube.com/channel/UCJP6i8hhsS9EK769RJJfT5w>

Virtual via Zoom

Click on the link below to connect directly to this meeting:

<https://us06web.zoom.us/j/84582915885?pwd=dFQ4M2dLa1YyZFZUc1BPalRiNWY1QT09>

Enter Meeting ID: 845 8291 5885 and Passcode: 38xJR2 when prompted.

We ask that all meeting participants' video screen name reflect their first and last name to expedite roll call and/or the public testimony process.

In the event audiovisual communication cannot be maintained with all participating board members, the public location, or the remote public broadcast provided above, 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: 49492252, 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 nor audio communication can be re-established, the meeting will be terminated.

Public Location

Seating will be made available in the Board Room at the HHFDC office located at 677 Queen Street, Suite 300, Honolulu, HI 96813. As a precautionary measure, masks are encouraged, but not required to be worn while visiting the HHFDC office.

Public Testimony

Pursuant to Section 92-3, Hawaii Revised Statutes and Section 15-300-18, Hawaii Administrative Rules, a testifier may be limited to three (3) minutes at the discretion of the presiding officer, to address matters directly related to the Agenda. Meeting materials for this meeting are also made available for inspection on the HHFDC website at:

<http://dbedt.hawaii.gov/hhfdc/board/meetings/>

To ensure the public, as well as its board members, receive written testimony in a timely manner, written testimony should be submitted 24 hours prior to the scheduled meeting date and time (Wednesday, May 11, 2022, 9:00 a.m.). Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written Testimony submitted to HHFDC will be made a public record and any contact information contained therein will be available for public inspection and copying. Please do not include information in your written testimony that you do not want disclosed to the public. Written testimony may be submitted via email to esa.j.pablo@hawaii.gov or via US Postal Mail, addressed to Esa Pablo, at Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, HI 96813.

Executive Sessions

The Board 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, in which all members of the public will be placed in a virtual breakout room or asked to wait outside of the HHFDC office Board Room. All members of the public will then be readmitted to the meeting at the adjournment of executive session.

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. [Regular Meeting – April 14, 2022](#)
- B. Executive Session – April 14, 2022

III. EXECUTIVE SESSION

- A. Discussion on a Policy and Strategy for Lease Rent Renegotiations for the Waiahole Valley Agricultural Park and Residential Lots Subdivision Located in Waiahole, Koolaupoko, Oahu, TMK Nos.: (1) 4-8 (various)

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 the authority of persons designated by the board to conduct negotiations to acquire public property, or during the conduct of such negotiations; and Section 92-5(a)(4), Hawaii Revised Statutes, to consult with the board's attorney on questions or issues regarding the board's powers, duties, privileges, immunities, and liabilities as it relates to this matter.

IV. DISCUSSION AND/OR DECISION MAKING

- A. [Approve an Extension to Resolution No. 156, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the West Kawili Street Senior/Veteran Housing Project Located in Hilo, Hawaii, TMK No.: \(3\) 2-4-057: 030](#)
- B. [Approve an Extension to Resolution No. 157, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Halewiliko Highlands Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-078: 006](#)
- C. [Approve Resolution No. 167, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Kaiāulu o Kūku'ia Apartments Project Located in Lahaina, Maui, TMK No.: \(2\) 4-5-021:041 \(por.\)](#)
- D. [Approve a Request from the Developer to Increase the Low Income Housing Tax Credit Reservation for the Kaiāulu o Kūku'ia Apartments Project Located in Lahaina, Maui, TMK No.: \(2\) 4-5-021:041 \(por.\)](#)
- E. [Approve: \(1\) A Memorandum of Understanding with the Department of Hawaiian Home Lands for the Village 8, 9-acre Parcel; and \(2\) Transfer of Title to the Department of Hawaiian Home Lands for the Village 8, 9-acre Parcel Located in the Villages of Kapolei, Oahu, TMK No.: \(1\) 9-1-140:159](#)
- F. [Approve Request for Consent to Iilani, LLC License Agreement for the Use of the Pohulani Open Space Parcel Located at 620 Coral Street, Kaakaukui, Kakaako, 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)(4), Hawaii Revised Statutes, to consult with the board's attorney on questions or issues regarding the board's powers, duties, privileges, immunities, and liabilities as it relates to this matter.

- G. [Approve the Following Actions Relating to Front Street Apartments, Lahaina, Maui, TMK No.: \(2\) 4-5-003: 013: \(1\) Cancellation of the Existing Ground Lease with Front Street Affordable Housing Partners \(FSAHP\); \(2\) Execution of a New 75-Year Ground Lease with FSAHP \(the New Ground Lease\); and \(3\) Execution of a Declaration of Restrictive Covenants to be Coterminous with the New Ground Lease](#)

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 the authority of persons designated by the board to conduct negotiations to acquire public property, or during the conduct of such negotiations; and Section 92-5(a)(4), Hawaii Revised Statutes, to consult with the board's attorney on questions or issues regarding the board's powers, duties, privileges, immunities, and liabilities as it relates to this matter.

- H. [Update on the Request for Proposals for the Villages of Kapolei Kamaaha Loop Parcel Project Located in Honolulu, Oahu, TMK No.: \(1\) 9-1-016: 058](#)

V. [REPORT BY THE 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 \(Exhibit C\)](#)
- D. [Development Branch Monthly Status Report](#)
- E. [Finance Branch Monthly Status Report](#)
- F. [Real Estate Portfolio and Compliance Section Monthly Status Report](#)

VI. 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 require an auxiliary aid or accommodation due to a disability, please contact (808) 587-0647 or email Esa Pablo at esa.j.pablo@hawaii.gov by May 9, 2022.