

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

June 9, 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/UCJP6i8hhsS9EK769RJfT5w>

**Virtual via Zoom**

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

<https://us06web.zoom.us/j/84181228907?pwd=RVZHaDVnM0RtQ2JWJT0VobExhK1Nndz09>

Enter when prompted - Meeting ID: 841 8122 8907 and Passcode: 3b4dK2

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, June 8, 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](mailto: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 – May 12, 2022](#)
- B. Executive Sessions – May 12, 2022

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

- A. [Approve Resolution No. 168, Expressing Appreciation to Melvin Kahele](#)
- B. [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.

- C. [Approve the Following Actions Relating to Request for Proposals No. 22-005-REC Kulia I Ka Nuu Mixed-Use Rental Housing Project Restructuring and Preservation: \(1\) Award to Catholic Charities Hawaii as Successful Offeror; and \(2\) Authorize the Executive Director to Negotiate and Execute a Purchase and Sale Agreement, Ground Lease, Regulatory Agreement, and Other Related Transaction Documents with Successful Offeror and to Undertake Any Actions Related Thereto](#)

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- D. [Approve the Consolidated Plan Annual Action Plan for Program Year 2022-2023 \(PY2022\)](#)
- E. [Approve an Award of Federal and State Low-Income Housing Tax Credits from the State's 2022 Volume Cap to: \(1\) Hale Pilina Family I Located in Kahului, Maui, TMK: \(2\) 3-7-013: 026 and \(2\) Kai Olino Located in Eleele, Kauai, TMK: \(4\) 2-1-010: 062](#)
- F. [Adopt the Approved and Rejected List for the Rental Housing Revolving Fund Project Awards for the FY2022 Funding Round](#)
- G. [Approve a Rental Housing Revolving Fund Project Award for the Hale Pilina Family I Project Located in Kahului, Maui, TMK: \(2\) 3-7-013: 026](#)
- H. [Approve an Extension to Resolution No. 136, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Kaiāulu O Kapi'olani Project Located in Hilo, Hawaii, TMK Nos.: \(3\)2-4-025:048, 053, and 080](#)

- I. [Approve an Extension to the Rental Housing Revolving Fund Project Letter of Intent for the Kaiāulu O Kapi'olani Project Located in Hilo, Hawaii, TMK Nos.: \(3\)2-4-025:048, 053, and 080](#)
- J. [Approve an Extension to the Rental Housing Revolving Fund Project Letter of Intent for the HPHA School Street Redevelopment Phase 1A Project Located in Honolulu, Oahu, TMK No.: \(1\)1-6-009:003 \(por.\) Pursuant to Legislative Appropriation Under Act 88, Session Laws of Hawaii 2021](#)
- K. [Approve an Increase in the Dwelling Unit Revolving Fund Pre-Development and Interim Loan for the Project known as Kaiāulu o Kūku'ia Apartments \(Villages of Leiali'i\) Located in Lahaina, Maui, TMK No.: \(2\)4-5-021:003 \(por.\) to Provide a Grant for Use for Construction of Fleming Road](#)

#### **IV. [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](#)

#### **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 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](mailto:esa.j.pablo@hawaii.gov) by June 6, 2022.