

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

August 11, 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/UCJP6i8hhsS9EK769RJJT5w>

Virtual via Zoom

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

<https://us06web.zoom.us/j/87116871265?pwd=NEsvZzZGUmtmYmFOclVYQXovak5lQT09>

Enter when prompted - Meeting ID: 871 1687 1265 and Passcode: jT2g7k

We ask that all meeting participants' video screen name reflect their first and last name, followed by name of their company/organization 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, August 10, 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. Annual Meeting – July 14, 2022
- B. Regular Meeting – July 14, 2022

III. DISCUSSION AND/OR DECISION MAKING

- A. [Approve the Leasehold Disposition of a 7.14-acre Remnant Parcel Known as Lot 19 Located in the Hokulele Subdivision, Kaneohe, Oahu, TMK No.: \(1\) 4-5-023-019 to Hui Kū Maoli Ola LLC](#)
- B. [Approve: \(1\) Request from the Developer to Increase the Low-Income Housing Tax Credit Reservation; and \(2\) Resolution No. 176, Which Amends Resolution No. 156 by Increasing the Intended Issuance Amount of the Hula Mae Multi-Family Tax-Exempt Revenue Bonds for Hale Na Koa ‘O Hanakahi \(fka West Kawili St. Senior/Veteran Housing\) Project Located in Hilo, Hawaii TMK No.: \(3\) 2-4-057: 030](#)
- C. [Approve a Request from the Developer to Amend the Rental Housing Revolving Fund Award for Hale Na Koa ‘O Hanakahi \(fka West Kawili St. Senior/Veteran Housing\) Project Located in Hilo, Hawaii TMK No.: \(3\) 2-4-057: 030](#)
- D. [Approve: \(1\) Resolution No. 177, 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 Hale O Pi’ikea II Project Located in Kihei, Maui TMK No.: \(2\) 3-9-002: 076](#)
- E. [Approve a Rental Housing Revolving Fund Project Award for the Hale O Pi’ikea II Project Located in Kihei, Maui TMK No.: \(2\) 3-9-002: 076](#)
- F. [Approve: \(1\) Resolution No. 178, 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 Uahi Ridge Project Located in Lihue, Kauai TMK No.: \(4\) 3-8-005: 022, CPR 0002](#)
- G. [Approve a Rental Housing Revolving Fund Project Award for the Uahi Ridge Project Located in Lihue, Kauai TMK No.: \(4\) 3-8-005: 022, CPR 0002](#)
- H. [Approve a Request from the Developer to Amend the Rental Housing Revolving Fund Award for Hale Moena Kupuna \(fka Kulana Hale at Kapolei\) Project Located in Kapolei, Hawaii TMK No.: \(1\) 9-1-088: 021](#)
- I. [Approve the Granting and Cancellation of Various Rights of Entry and Easements Necessary for the Leasehold Development, Ownership, and Operation of the Kahului Civic Center Mixed-Use Complex Located at 153 West Kaahumanu Avenue, Kahului, Maui, TMK No.: \(2\) 3-7-004: 003](#)
- J. [Approve: \(1\) the Establishment of a Dwelling Unit Revolving Fund Budget for Leasehold Improvements at Pohulani Commercial Located at 677 Queen Street, Kaakaukui, Kakaako, Oahu, TMK Nos.: \(1\) 2-1-051: parcels 13, 18, and 33 \(Pohulani Commercial\); \(2\) an Amendment to the Hawaii Housing Finance and Development Corporation Office Space Lease at Pohulani Commercial; and \(3\) the Execution of an Occupancy Agreement with the State of Hawaii Department of Human Services for Office Space at Pohulani Commercial](#)

- K. [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 \(the RFP\): \(1\) Rescind the RFP Award to Catholic Charities Hawaii as Successful Offeror; \(2\) Cancel the RFP; and \(3\) Enter into Direct Negotiations with a Joint Venture of Mark Development, Inc., Pacific Development Group, Inc., and Skyler Pacific, LLC for the Leasehold Purchase and Sale of the Kulia I Ka Nuu Mixed-Use Rental Housing Project](#)

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 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), HRS, 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.

- L. [Update on the Status of the Halawa View II and Halawa View III Projects Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 \(por.\) \(pending CPR\)](#)
- M. [Information on Program Details of the Rental Housing Revolving Fund Tier II Gap Funding Program for FY 2023](#)

IV. EXECUTIVE SESSION

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

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- B. 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), 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.

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 August 8, 2022.