

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

September 8, 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/83793320423?pwd=TzRldHJSdHFmWDhCekVSOEpwTjF1QT09>

Enter when prompted - Meeting ID: 837 9332 0423 and Passcode: 6k4wFi

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, September 7, 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 – August 11, 2022
- B. Executive Sessions – August 11, 2022

III. DISCUSSION AND/OR DECISION MAKING

- A. [Approve an Extension to Resolution No. 163, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the HPHA School Street Redevelopment Phase 1A Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-6-009: 003 \(por.\)](#)
- B. [Approve: \(1\) the Certification of Self Help Housing Corporation of Hawaii, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; and \(2\) a Dwelling Unit Revolving Fund Interim Loan for the Proposed Nanaikeola For-Sale Project Located in Nanakuli, Oahu, Hawaii, TMK No.: \(1\) 8-7-008: 076](#)
- C. [Approve: \(1\) Issuance of a Request For Proposals; and \(2\) Dwelling Unit Revolving Fund Loan for the Kahului Civic Center Mixed-Use Complex Located at 153 West Kaahumanu Avenue, Kahului, Maui, TMK No.: \(2\) 3-7-004: 003](#)
- D. [Approve: \(1\) Highridge Costa Development Company, LLC \(Highridge\), or Other Successor Entity Approved by the Executive Director, as the Successful Offeror of the Request For Proposals No. 21-005-DEV for the 690 Pohukaina Mixed-Use Project Located at 690 Pohukaina Street in Kakaako, Oahu, TMK No.: \(1\) 2-1-051: 041; \(2\) Certification of Highridge as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; \(3\) Negotiation and Execution of a Development Agreement, Right of Entry, Leases, Regulatory Agreements, Mortgage Consents, and Other Related Transaction Documents, and to Undertake any Actions Related Thereto; \(4\) Creation of a Condominium Property Regime to Separate the Residential and Educational Portions of the Site; \(5\) Conveyance by Lease of the Residential Portion of the Site to the Successful Offeror and the Educational Portion of the Site to the Department of Education; and \(6\) Grant and Approval of Such Easements as May be Necessary](#)

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.

- E. [Approve: \(1\) a Modification to Award of Request for Proposals No. 12-003-DEV Partnering to Preserve Affordable Housing: Kekuilani Gardens and Nani O Puna; and \(2\) an Increase to the Dwelling Unit Revolving Fund Budget for Improvements to the Nani O Puna Affordable Housing Project, Located at Puna, Waiakahiula, Pahoa, Hawaii, TMK No.: \(3\) 1-5-002: 023](#)

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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.

- F. [Information on the Consolidated Annual Performance and Evaluation Report for Program Year 2021 \(July 1, 2021 – June 30, 2022\)](#)

IV. EXECUTIVE SESSION

- A. Discussion on the Performance Evaluation of the Executive Director

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(2), Hawaii Revised Statutes (HRS), as it relates to the evaluation of the Executive Director, where consideration of matters affecting privacy will be involved; and/or 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.

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 September 6, 2022.