

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

October 13, 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/84037165311?pwd=Uk50VjhUNVlldFJHcmZ0ZFVtNGFIUT09>

Enter when prompted - Meeting ID: 840 3716 5311 and Passcode: 4nY6LC

We ask that all meeting participants' video screen name reflect their first and last name, followed by the 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, October 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. [Regular Meeting – August 11, 2022](#)
- B. Executive Sessions – August 11, 2022
- C. [Regular Meeting – September 8, 2022](#)
- D. Executive Sessions – September 8, 2022

III. DISCUSSION AND/OR DECISION MAKING

- A. [Accept the Audited Financial Statements of the Hawaii Housing Finance and Development Corporation’s Nani `O Puna Project for the Fiscal Years Ended June 30, 2022 and 2021](#)
- B. [Approve Resolution No. 179, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Note for the Hale Na Koa ‘O Hanakahi \(fka West Kawili Street Senior/Veteran Housing\) Project Located in Hilo, Hawaii, TMK No.: \(3\) 2-4-057: 030](#)
- C. [Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Hale Uhiwai Nalu - Phase II Project Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-013: 052 \(por.\)](#)
- D. [Approve the Fiscal Year 2023 Application Cycle for the Low-Income Housing Tax Credit Program, Rental Housing Revolving Fund Program, and the Hula Mae Multi-Family Tax Exempt Bonds](#)

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(4), to consult with the board’s attorney on questions and issues pertaining to the board’s powers, duties, privileges, immunities, and liabilities, as it relates to this matter.

- E. [Approve the Program Year 2023 Allocation Plan for the U.S. Department of Housing and Urban Development’s National Housing Trust Fund Program](#)
- F. [Approve: \(1\) 2599 Kapiolani, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; \(2\) Exemptions from Statutes, Ordinances and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes; and \(3\) Execution of Development Documents for the Approved Exemptions for the Kuilei Place For-Sale and/or Rental Project Located in Honolulu, Oahu, TMK Nos.: \(1\) 2-7-022: 011, 015, and 031 to 049](#)
- G. [Approve Proposed New Chapter 15-321 “Affordable Homeownership Revolving Fund Program,” Hawaii Administrative Rules, Implementing the Provisions of Section 201H-206, Hawaii Revised Statutes by Establishing an Affordable Homeownership Revolving Fund Program](#)

The proposed rules may be viewed on or about October 13, 2022 in person at the offices of HHFDC at the address stated above or on the internet on the HHFDC’s website at <https://dbedt.hawaii.gov/hhfdc/administrative-rules/> and at the Lieutenant Governor’s website at <http://ltgov.hawaii.gov/the-office/administrative-rules/>.

- H. [Approve Proposed Amendments to and Compilation of Chapter 15-308 “State Assisted Sales and Lease Program,” Hawaii Administrative Rules to Provide a Preference to First-Time Homebuyers, Increase the Effectiveness of Program Compliance Activities, Improve Program Efficiencies, and Make Technical Amendments](#)

The proposed rules may be viewed on or about October 13, 2022 in person at the offices of HHFDC at the address stated above or on the internet on the HHFDC’s website at <https://dbedt.hawaii.gov/hhfdc/administrative-rules/> and at the Lieutenant Governor’s website at <http://ltgov.hawaii.gov/the-office/administrative-rules/>.

- I. [Approve the Repeal of Chapter 17-2006 “Loan Program for Kalapana Disaster Victims,” Hawaii Administrative Rules, as the Rule Relates to a One-Time Public Relief Program to Assist Residents and Citizens Who Lost Homes and Lands as a Result of the Volcanic Eruptions on the Island of Hawaii Which Began on January 3, 1983 Is No Longer Needed](#)

The proposed rules may be viewed on or about October 13, 2022 in person at the offices of HHFDC at the address stated above or on the internet on the HHFDC’s website at <https://dbedt.hawaii.gov/hhfdc/administrative-rules/> and at the Lieutenant Governor’s website at <http://ltgov.hawaii.gov/the-office/administrative-rules/>.

- J. Approve an Amendment to the Hawaii Housing Finance and Development Corporation Office Space Lease to Provide for Leasehold Improvements at Pohulani Commercial Located at 677 Queen Street, Kaakaukui, Kakaako, Oahu, TMK Nos.: (1) 2-1-51: parcels 13, 18, and 33

The Board 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 attorney on questions or issues regarding the board’s powers, duties, privileges, immunities, and liabilities as it relates to this matter.

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, Koolauloko, Oahu, TMK Nos.: (1) 4-8 (various)

The Board 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 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 need an auxiliary aid/service or other accommodation due to a disability, please contact Esa Pablo at (808) 587-0647 or esa.j.pablo@hawaii.gov as soon as possible, preferably by October 10, 2022. If a response is received after October 10, 2022, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print or electronic copy.