

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

March 9, 2023

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/87582425230?pwd=aTRJWnpwWXpyM2d5Y2VqZ0lFQUdCZz09>

Enter when prompted - Meeting ID: 875 8242 5230 and Passcode: GjYXY4

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 is encouraged to be submitted 48 hours prior to the scheduled meeting date and time (Tuesday, March 7, 2023, 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 – February 9, 2023](#)
- B. Executive Sessions – January 12, 2023

III. DISCUSSION AND/OR DECISION MAKING

- A. [Approve a Reservation of Low-Income Housing Tax Credits for the Jack Hall Waipahu Apartments Project Located in Waipahu, Oahu, TMK Nos.: \(1\) 9-4-160: 030 and \(1\) 9-4-160: 031](#)
- B. [Approve a Reservation of Low-Income Housing Tax Credits for the Maunakea Tower Apartments Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-7-005: 041 0002](#)
- C. [Approve an Extension to the Resolution No. 106, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Kaloko Heights Affordable Housing Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-3-009: 032](#)
- D. [Approve an Extension to the Rental Housing Revolving Fund Project Letter of Intent for the Kaloko Heights Affordable Housing Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-3-009: 032](#)
- E. [Approve Resolution No. 182, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Note for the Kaloko Heights Affordable Housing Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-3-009: 032](#)
- F. [Approve \(1\) a Request from the Developer to Increase the Low-Income Housing Tax Credit Reservation and \(2\) the Subordination of the Rental Housing Revolving Fund Loan to an Additional Interim Taxable Loan in the Amount of \\$12,300,000 for the Halawa View II Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 0002](#)
- G. [Approve Resolution No. 183, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Halawa View II Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 0002](#)
- H. [Approve: \(1\) An Increase of the Water Usage Rate for the Villages of Kapolei Non-Potable Water System; and \(2\) A Water Service Agreement to be Entered Into with Non-Potable Water System Customers](#)
- I. [Update on the Modifications Approved by Honolulu City Council to Exemptions From Statutes, Ordinances, and Rules Under Chapter 201H, Hawaii Revised Statutes, Previously Approved by the Hawaii Housing Finance and Development Corporation for the Kuilei Place Affordable and Market For-Sale Condominium Project Located in Honolulu, Oahu, TMK Nos.: \(1\) 2-7-022: 011, 015, and 031 through 049](#)
- J. [Discussion on the Hawaii Housing Finance and Development Corporation Affordable Housing Production Projection, Challenges, and Strategies](#)
- K. [Discussion and Possible Action on: \(1\) the Status of Lease Rent Renegotiations; \(2\) Delegated Authority to Renegotiate Lease Rents; and \(3\) Possible Disposition Scenarios for the Waiahole Valley Agricultural Park and Residential Lots Subdivision Located at Waiahole, Koolaupoko, Oahu, TMK Nos.: \(1\) 4-8 \(various\) in Furtherance of the State's Public Purpose to Preserve the Rural, Agricultural Character of the Valley](#)

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(3), 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), 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. 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 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 March 6, 2023. If a response is received after March 6, 2023, we will try to obtain the auxiliary aid/service or accommodation but cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print or electronic copy.