

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

April 13, 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/84794556685?pwd=TmF3bWVkMkdldjZydHUxdDdLbWVRdz09>

Enter when prompted - Meeting ID: 847 9455 6685 and Passcode: 9L0LA6

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: 651 583 419, 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, April 11, 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](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 – March 9, 2023
- B. Executive Session – March 9, 2023
- C. Special Meeting – March 20, 2023
- D. Executive Session – March 20, 2023
- E. Special Meeting – March 31, 2023
- F. Executive Session – March 31, 2023

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

- A. [Approve an Extension to Resolution 183, Which Provides for Official Intent with Respect to 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](#)
- B. [Approve an Extension to the Rental Housing Revolving Fund Letters of Intent for the Halawa View II Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 0002](#)
- C. [Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Halewiliko Highlands Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-078: 0006](#)
- D. [Approve: \(1\) Amendments to the Villages of Kapolei Master Plan Budget; and \(2\) Increases to the Villages of Kapolei Spending Approved Budget for Planning, Design and Construction, and Maintenance](#)
- E. [Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: \(1\) the Certification of Kakaako Block C LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; \(2\) the Project Proposal; and \(3\) Execution of Development Documents for Approved Exemptions for the Kakaako Block C Rental and For-Sale Project Located in Honolulu, Oahu, TMK No.: \(1\) 2-1-054: 001](#)
- F. [Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: \(1\) the Certification of Highridge Costa Development Company, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; \(2\) The Project Proposal; and \(3\) Execution of Development Documents for Approved Exemptions for the 690 Pohukaina Mixed-Use Project Located at 690 Pohukaina Street in Kakaako, Oahu, TMK No.: \(1\) 2-1-051: 041](#)
- G. Discussion 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)

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.

- H. [Information on the State of Hawaii Draft Program Year 2023 \(July 1, 2023 through June 30, 2024\) Annual Action Plan for the U.S. Department of Housing and Urban Development Office of Community Planning and Development's HOME Investment Partnerships, Housing Trust Fund, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS Programs](#)

#### **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**

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](mailto:esa.j.pablo@hawaii.gov) as soon as possible, preferably by April 10, 2023. If a response is received after April 10, 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.