

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

September 14, 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/81304223688?pwd=UGZyZGFYL09ZZmpZZmQwRVNrZmtsQT09>

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, September 12, 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 – August 10, 2023](#)
- B. Executive Session – May 11, 2023
- C. Executive Session – June 8, 2023

III. DISCUSSION AND/OR DECISION MAKING

- A. [Information on the Impact of the Maui Wildfires on Affordable Housing Inventory and Potential Strategies that Hawaii Housing Finance and Development Corporation may Undertake to Facilitate Recovery](#)
- B. [Approve an Extension to the Resolution No. 158, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Hale O Piikea I Project Located in Kihei, Maui, TMK No.: \(2\) 3-9-002:076, CPR 0001](#)
- C. [Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Hale O Piikea I Project Located in Kihei, Hawaii, TMK No.: \(2\) 3-9-002: 076, CPR 0001](#)
- D. [Approve Resolution No. 188, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Hale O Piikea I Project Located in Kihei, Hawaii, TMK No.: \(2\) 3-9-002: 076, CPR 0001](#)
- E. [Approve an Award of Federal and State Low-Income Housing Tax Credits from the State’s 2023 Volume Cap for the Uahi Ridge Phase 2 Project Located in Lihue, Kauai, TMK No.: \(4\) 3-8-005: 022, CPR 0003](#)
- F. [Approve a Rental Housing Revolving Fund Project Award for the Uahi Ridge Phase 2 Project Located in Lihue, Kauai, TMK No.: \(4\) 3-8-005: 022, CPR 0003](#)
- G. [Approve Resolution No. 192, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Halewiliko Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-078: 006](#)
- H. [Approve: \(1\) Resolution No. 193, Which Amends Resolution No. 173 by Increasing the Intended Issuance Amount of the Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and \(2\) Request from the Awardee to Increase the Low-Income Housing Tax Credits Reservation for the Rice Street Apartments Project Located in Lihue, Kauai, TMK Nos.: \(4\) 3-6-003: 010 and 066](#)
- I. [Approve: \(1\) Proposal and Master Plan Submitted by EAH Inc. in Response to Hawaii Housing Finance and Development Corporation’s Request For Proposals \(RFP\) DEV-RFP-23-001; \(2\) EAH Inc. or Other Successor Entity Approved by the Executive Director as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; \(3\) Negotiation and Execution of a Development Agreement; \(4\) Conveyance of the Property and Development of the Project in Accordance with the Development Agreement; \(5\) Subdivision of the Property and/or Creation and Amendments to a Condominium Property Regime; and \(6\) Issuance of Ground Leases for the Approved Uses for the Kahului Civic Center Mixed-Use Complex Located at 153 West Kaahumanu Avenue, Kahului, Maui, TMK No.: \(2\) 3-7-004: 003 \(portion\)](#)
- J. [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 September 14, 2023 in person at the offices of HHFDC at the address stated above or on HHFDC's website at

<https://dbedt.hawaii.gov/hhfdc/administrative-rules/>

and on the Lieutenant Governor's website at

<http://ltgov.hawaii.gov/theoffice/administrative-rules/>.

- K. Approve the Use of the Villages of Kapolei Spending Budget to Support the Repair of the Perimeter Walls Residing on HHFDC Land Located in the Villages of Kapolei, Kapolei, Oahu, TMK Nos.: (1) 9-1-(various)

The Board of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to 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, immunities, privileges, and liabilities.

- L. Information on the State of Hawaii Program Year 2022 (July 1, 2022 through June 30, 2023) Consolidated Annual Performance Evaluation Report 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. Development Branch Monthly Status Report
- D. Finance Branch Monthly Status Report
- E. Planning, Evaluation and Compliance Branch 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 as soon as possible, preferably by September 11, 2023. If a response is received after September 11, 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.