

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

November 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 & Archived Meeting Recordings**

View this meeting via HHFDC's YouTube Channel:

<https://www.youtube.com/channel/UCJP6i8hhsS9EK769RJfT5w>

Archived Meeting Recordings may be accessed by selecting the "Live" tab on our YouTube channel page.

**Virtual via Zoom**

Click on the link below to connect directly to this meeting:

<https://us06web.zoom.us/j/81158104137?pwd=UaCgD7zXC6weqisuTNmVYS9QeFUjjx.1>

We ask that all remote meeting participants' 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: 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, November 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](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 – October 12, 2023
- B. Executive Session – October 12, 2023

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

- A. Selection and Hiring of an Executive Director Pursuant to Section 201H-2(b), Hawaii Revised Statutes

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), to consider the hiring of an officer or employee 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 and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities, as it relates to this matter.

- B. [Approve: \(1\) the Acquisition of the Haggai International Mid-Pacific Center f.k.a. the Maui Sun Hotel Located at 175 E. Lipoa Street, Kihei, Maui, TMK No.: \(2\) 3-9-002: 084 \(the Property\); and \(2\) the Establishment of a Dwelling Unit Revolving Fund Budget Relating to the Property](#)

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(3), 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), 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.

- C. [Approve a Request from the Developer to Amend the Rental Housing Revolving Fund for the Hale Uhiwai Nalu – Phase II Project Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-013: 052 \(por.\)](#)

- D. [Approve an Extension to Resolution No. 181, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Bonds for the Kaiaulu O Kapiolani Project Located in Hilo, Hawaii, TMK No.: \(3\) 2-4-025: 048](#)

- E. [Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Kaiaulu O Kapiolani Project Located in Hilo, Hawaii, TMK No.: \(3\) 2-4-025:048](#)

- F. [Approve a Reservation of Low-Income Housing Tax Credits for the Kaleimao Village Project Located in Ewa Beach, Oahu, TMK No.: \(1\) 9-1-122: 004](#)

- G. [Approve a Rental Housing Revolving Fund Project Award for the Kaleimao Village Project Located in Ewa Beach, Oahu, TMK No.: \(1\) 9-1-122: 004](#)

- H. [Approve a Rental Housing Revolving Fund Project Award for the Hale Makana O Uluwehi Project Located in Waianae, Oahu, TMK No.: \(1\) 8-7-010: 030](#)

- I. [Approve the 2024 Qualified Allocation Plan for the Low-Income Housing Tax Credit Program](#)

- J. [Approve the Commencement of the Fiscal Year 2024 Application Cycle for the Low-Income Housing Tax Credit Program, Rental Housing Revolving Fund Program, and the Hula Mae Multi-Family Tax Exempt Bonds](#)

#### 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](mailto:esa.j.pablo@hawaii.gov) as soon as possible, preferably by November 6, 2023. If a response is received after November 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.