

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

December 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 & 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 "Live" on our YouTube channel page.

**Virtual via Zoom**

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

<https://us06web.zoom.us/j/82476098964?pwd=i6MSuAaROQPU8TSkgkAjQKv5bOXocA.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, December 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](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 – November 9, 2023
- B. Executive Session – November 9, 2023

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

- A. [Approve the 2024 Qualified Allocation Plan for the Low-Income Housing Tax Credit Program](#)
- B. [Approve the Proposed Amendments to and Compilation of Chapter 15-307 “State-Assisted Land and Housing Development Program,” Hawaii Administrative Rules, to Amend Fees and Make Technical, Non-Substantive Corrections](#)

Said proposed rules may be viewed on or about December 14, 2023, in person at the offices of HHFDC at the address stated above and/or may be viewed on the internet on the Lieutenant Governor’s website at <http://ltgov.hawaii.gov/the-office/administrative-rules/>.

- C. [Approve the Execution of a Ground Lease with Hawaii Montessori Inc. for the Lailani Multi-Purpose Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-4-017: 060 \(por.\)](#)

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 person 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.

- D. [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 Pahoa Ridge Rental or For-Sale Project Located in Honolulu, Oahu, TMK No.: \(1\) 2-7-028: 025](#)
- E. [Approve: \(1\) Negotiation and Execution of a Memorandum of Agreement \(MOA\) Between the Hawaii Housing Finance and Development Corporation, the University of Hawaii, and the Hawaii Community Development Authority; \(2\) Issuance of a Request for Proposals in Accordance with the MOA; and \(3\) an Interim Loan from the Dwelling Unit Revolving Fund for a Leasehold Primarily Affordable Project on Approximately 19 Acres at the University of Hawaii at West Oahu Located in Kapolei, Oahu, TMK Nos.: \(1\) 9-1-016: 220 \(por.\) and 223 \(por.\)](#)
- F. [Approve the Revised Ordinances of Honolulu Chapter 32 Affordable Rental Housing Program for Certification for Exemption from General Excise Tax as a “Government Assistance Program” under Hawaii Revised Statutes Sections 237-29 and 201H-36\(a\)\(2\) and Hawaii Administrative Rules Section 15-306-2](#)
- G. Update on the Possible 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

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- H. [Request by the Waiahole-Waikane Community Association Agricultural Lessees for Lots 41, 10, 98, 124, 86, 74, 84, 138, 76, and 85A, for the Hawaii Housing Finance and Development Board of Directors to Accept Their Settlement Offers Proposed in the October 27, 2023 Letter from Deeley King Pang & Van Etten](#)

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.

#### 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 December 11, 2023. If a response is received after December 11, 2023, we will try to obtain 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.