

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

January 11, 2024

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://us06web.zoom.us/j/82855823054?pwd=hqbuthEkzKkNroAgnQAwnG6O56cqHY.1>

Virtual via Zoom

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

<https://us06web.zoom.us/j/82855823054?pwd=hqbuthEkzKkNroAgnQAwnG6O56cqHY.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: 547 526 855, 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.

Oral & Written Testimony

Meeting materials for this meeting are also made available for inspection on the HHFDC website at: <http://dbedt.hawaii.gov/hhfdc/board/meetings/>

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.

Under Section 92-7.5, Hawaii Revised Statutes, board packets must be compiled and distributed to board members no later than 48 hours before the meeting. For inclusion of written testimony in the board meeting packet, submission must occur at least 48 hours before the scheduled meeting. Written testimony not submitted within this timeframe cannot be guaranteed for presentation to the Board during the meeting. To allow adequate time for distribution before the meeting, HHFDC suggests that written testimony be submitted by 8:00 a.m., on Tuesday, January 9, 2024. Submissions made after the deadline will be posted on the HHFDC website following 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 with testimony attached as a pdf file or via US Postal Mail, addressed to Esa Pablo, at Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, HI 96813, by the stated deadline above.

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 – December 14, 2023
- B. Executive Sessions – December 14, 2023

III. DISCUSSION AND/OR DECISION MAKING

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

The Board of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(2), Hawaii Revised Statutes, to consider the hire of an officer or employee, where consideration of matters affecting privacy will be involved.

- B. [Accept the Audited Financial Statements of the Hawaii Housing Finance and Development Corporation for the Fiscal Year Ended June 30, 2023](#)
- C. [Approve a Reservation of Low-Income Housing Tax Credits for the Kuhio Park Low-Rise & Homes Redevelopment – Phase 1 Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-3-039: 006 \(por.\), 008 \(por.\)](#)
- D. [Approve a Rental Housing Revolving Fund Project Award for the Kuhio Park Low-Rise & Homes Redevelopment – Phase 1 Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-3-039: 006 \(por.\), 008 \(por.\)](#)
- E. [Information on the Honuaula Living Community Project Located in Kailua-Kona, Hawaii, TMK Nos.: \(3\) 7-4-004: 014 and 092](#)
- F. Information on the HPHA School Street Redevelopment Phase 1A Project Located in Honolulu, Oahu, TMK No.: (1) 1-6-009: 003 (por.)
- G. [Approve: \(1\) Resolution No. 194, Which Amends Resolution No. 163 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 HPHA School Street Redevelopment Phase 1A Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-6-009: 003 \(por.\)](#)
- H. [Approve a Request to Amend the Rental Housing Revolving Fund Award and Letter of Intent for the HPHA School Street Redevelopment Phase 1A Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-6-009: 003 \(por.\)](#)
- I. [Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: \(1\) the Certification of HCDC Mayor Wright 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 Mayor Wright Homes Redevelopment Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-7-029: 003](#)

- J. Discussion 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

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.

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 January 8, 2024. If a response is received after January 8, 2024, 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.