

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

May 9, 2024

9:00 am

677 Queen Street, Suite 300, Board Room
Honolulu, Hawaii 96813

AGENDA

Viewing/Participating in the Meeting:

Livestream on HHFDC's YouTube Channel: Click on link below.

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

Virtually on Zoom: Click on link below.

<https://us06web.zoom.us/j/84477471143?pwd=PxkOb6VOKcgJlTKkPzBcY3X0nUFJ8h.1>

In the event internet or Zoom connection during the meeting where audiovisual communication cannot be maintained with all participating board members and quorum is lost, the meeting will automatically be recessed for up to 30 minutes, during which time, an attempt to restore audiovisual communication will be made. If such attempt to restore audiovisual communication is unsuccessful, all board members, members of the public, staff and other interested individuals may continue to participate in the Board meeting via telephone by calling 1-808-829-4853, Conference ID: 547 526 855, whereby audio-only communication will be established for all participants and the meeting will continue. If reconvening the meeting is not possible because neither audiovisual nor audio-only 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. Meeting materials for this meeting are made available for inspection at the public location stated above and on the HHFDC website at: <http://dbedt.hawaii.gov/hhfdc/board/meetings/>.

Providing/Submitting Testimony (Written, Oral, Audiovisual): 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 for the Board's review before the meeting, submission must occur at least 48 hours before the scheduled meeting. Written testimony submitted after the 48-hour timeframe will be made available for the Board's review and posted on the HHFDC website as soon as practicable.

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.

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 by:

1. Email to esa.j.pablo@hawaii.gov with testimony attached as a pdf file; or
2. US Postal Mail, addressed to: Esa Pablo
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 – April 11, 2024](#)

III. DISCUSSION AND/OR DECISION MAKING

- A. Approve Resolution No. 200, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Hale Moiliili Project Located in Honolulu, Oahu, TMK Nos.: (1) 2-7-008: 018 and 020
- B. Approve Resolution No. 201, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the HPHA School St Redevelopment Phase 1A in Honolulu, Oahu, TMK No.: (1) 1-6-009: 003 (por.)
- C. [Approve a Deferred Start Date and Amend the Annual Debt Service Payment Amount for a Rental Housing Revolving Fund Loan for the Hale Uhiwai Nalu Addition Project Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-013: 054](#)
- D. [Approve Ratification of the Short-Term Ground Lease to the Federal Emergency Management Agency for Temporary Housing at the Villages of Leiali'i in Lahaina, Maui, TMK No.: \(2\) 4-5-021: 021 \(por.\)](#)
- E. [Approve: \(1\) the Hawaii Housing Finance and Development Corporation's Purchase of Equity in Designated Units in the Modea, an Adaptive Reuse Condominium Project in Downtown Honolulu \(the Project\) Located at 168 Queen Street, Honolulu, Hawaii, TMK No.: \(1\) 2-1-014: 001 in Accordance with Chapter 15-309, Hawaii Administrative Rules; and \(2\) a Set Aside of Dwelling Unit Revolving Fund Equity Pilot Program Funds for the Project](#)
- F. [Approve the State of Hawaii Program Year 2024 \(July 1, 2024 through June 30, 2025\) 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, and Housing Opportunities for Persons With AIDS Programs](#)
- G. [Approve: \(1\) a Modification to Award of Request for Proposals No. 12-003-DEV Partnering to Preserve Affordable Housing: Kekuilani Gardens and Nani O Puna; and \(2\) an Increase to the Dwelling Unit Revolving Fund Budget for Improvements to the Nani O Puna Affordable Housing Project, Located at Puna, Waiakahiula, Pahoa, Hawaii, TMK No.: \(3\) 1-5-002: 023](#)

The Board of Directors 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 and issues pertaining to the board's powers, duties, immunities, privileges, 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. [House and Senate Bills Relating to Housing \(Exhibit C\)](#)
- D. [Development Branch Monthly Status Report](#)

E. [Finance Branch Monthly Status Report](#)

F. [Planning, Evaluation and Compliance Branch Monthly Status Report](#)

V. ADJOURNMENT

If you need an auxiliary aid/service or other accommodation due to a disability, contact Esa Pablo at (808) 587-0647 or esa.j.pablo@hawaii.gov as soon as possible, preferably by May 6, 2024. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.