

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

September 12, 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/87403791700?pwd=8knOwXYyc79dAseEky16VCY9jA9d0R.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, the board packet must be compiled and distributed to board members no later than 2 business days before the meeting. Written testimony submitted after the 2-business day 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. Type "Testimony" within the email subject line and attach your written testimony as a pdf file, indicating which agenda item you are addressing.

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 – August 8, 2024](#)
- B. Executive Session – August 8, 2024

III. DISCUSSION AND/OR DECISION MAKING

- A. [Approve the Recommendations of the Hawaii Housing Finance and Development Corporation’s 2025 Qualified Allocation Plan Permitted Interaction Group](#)
- B. [Approve a Request to Conduct a Public Hearing on the Low-Income Housing Tax Credit Program’s 2025 Qualified Allocation Plan](#)
- C. [Approve Resolution No. 206, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Hale O Piikea II Project Located in Kihei, Maui, TMK No.: \(2\) 3-9-002: 076, CPR Unit C](#)
- D. [Approve: \(1\) Resolution No. 207, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and \(2\) Reservation of Low-Income Housing Tax Credits for the Kuakini Heights Apartments Project Located in Kailua-Kona, Hawaii, TMK Nos.: \(3\) 7-5-003:007 & 008](#)
- E. [Approve a Rental Housing Revolving Fund Project Award for the Kuakini Heights Apartments Project Located in Kailua-Kona, Hawaii, TMK Nos.: \(3\) 7-5-003:007 & 008](#)
- F. [Approve an Amended Rental Housing Revolving Fund Project Award and Financing Structure for the Hale Moiliili Project Located in Honolulu, Oahu, TMK Nos.: \(1\) 2-7-008: 018 and 020](#)
- G. [Approve: \(1\) a Memorandum of Agreement with the Waikiki Community Center, a Hawaii Non-Profit Corporation; \(2\) Request for a Set Aside of a Portion of the Property from the Board of Land and Natural Resources \(BLNR\); \(3\) Activities Relating to the Leasehold Development of the Project; \(4\) Request for Approvals from BLNR for Activities Relating to the Leasehold Development of the Project; and \(5\) an Interim Loan from the Dwelling Unit Revolving Fund for the Proposed Waikiki Community Center Mixed-Use Project Located at 310 Paoakalani Avenue, Honolulu, Oahu, TMK No.: \(1\) 2-6-025: 008](#)
- H. [Approve: \(1\) a Dwelling Unit Revolving Fund Budget for Project Expenses; and \(2\) Potential Revision of the Affordability Terms and Affordable Sales Price Limits for the 803 Waimanu For Sale Condominium Project, Located at Kakaako, Oahu, TMK No.: \(1\) 2-1-049: 084](#)
- I. [Approve: \(1\) the Repeal of Chapter 15-161 “Hula Mae Single Family Program,” Hawaii Administrative Rules \(HAR\); and \(2\) the Proposed New Chapter 15-314 “Hula Mae Home Mortgage Loan Program,” HAR, to Implement the Provisions of the Housing Loan and Mortgage Program Established by Subpart B of Part III, Chapter 201H, Hawaii Revised Statutes](#)

The proposed rules may be viewed on or about September 12, 2024 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 <https://ltgov.hawaii.gov/theoffice/administrative-rules/>.

- J. [Approve: \(1\) the Repeal of Chapter 15-169 “Downpayment Loan Program,” Hawaii Administrative Rules \(HAR\); and \(2\) the Proposed New Chapter 15-317 “Downpayment Loan Assistance Program,” HAR, to Implement the Downpayment Loan Assistance Program Under Subpart F of Part III, Chapter 201H, Hawaii Revised Statutes](#)

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- K. [Approve the Establishment of a Dwelling Unit Revolving Fund Budget for the Purpose of Providing Required State Matching Funds for Federal Housing and Housing Infrastructure Related Grants](#)
- L. [Approve the Acquisition of: \(1\) 1050 Front Street Located in Lahaina, Maui, TMK No.: \(2\) 4-5-003: 012; and \(2\) Front Street Apartments Subdivision Lots 2 and 3 Located in Lahaina, Maui, TMK No.: \(2\) 4-5-003: 013 \(por.\)](#)
- M. [Information on the State of Hawaii Program Year 2023 \(July 1, 2023 through June 30, 2024\) 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](#)
- N. [Discussion on the Annual Performance Evaluation of the Executive Director](#)

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 evaluation of an employee, where consideration of matters affecting privacy will be involved.

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, contact Esa Pablo at (808) 587-0647 or esa.j.pablo@hawaii.gov as soon as possible, preferably by September 9, 2024. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.