

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

September 12, 2024

MINUTES

The Board of Directors (Board) of the Hawaii Housing Finance and Development Corporation (HHFDC) held its regular meeting on Thursday, September 12, 2024, at 9:00 a.m., in the HHFDC Board Room, located at 677 Queen Street, Suite 300, Honolulu, Hawaii. The meeting was also livestreamed via Zoom and YouTube (<https://www.youtube.com/channel/UCJP6i8hhsS9EK769RJJfT5w>).

The meeting was called to order at 9:00 a.m. by Chair Mackler. By roll call, those present and excused were as follows:

Present: Director Gary Mackler, Chair
Director Sean Sasaki, Secretary
Director Donn Mende
Director Jay Kimura
Director Jason Bradshaw
Director Luis Salaveria (remote)
Director Scott Glenn

Executive Director Dean Minakami

Excused: Director Carol Reimann, Vice Chair
Director James Tokioka

Staff: Sandra Ching, Deputy Attorney General
Chris Woodard, Chief Planner
David Oi, Housing Finance Manager
Albert Palmer, Development Section Chief
Holly Osumi, Chief Financial Officer
Jay Nakamura, Housing Finance Specialist
Danielle Guthrie, Housing Finance Specialist
Michael Doyle, Housing Finance Specialist
Stan Fujimoto, Housing Development Specialist
Gordon Pang, Housing Information Officer
Cynthia Nyross, Planner
Marc Orbito, Information Technology Systems Manager
Helmer Betiong, Information Technology Specialist
Esa Pablo, Administrative Assistant to the Board

Guests: Chico Figueiredo, Office of the Governor
Tami Whitney, Office of the Governor
Chris Flaherty, Ikenakea
Keegan Flaherty, Ikenakea
Stanford Carr, Stanford Carr Development
Kaloa Robinson, Stanford Carr Development
Makani Maeva, Ahe Group
Joelle Chiu, Ahe Group
Caroline Hayashi, Waikiki Community Center
Jennifer Lim, Waikiki Community Center
George Atta, Waikiki Community Center
Susan Todani, Waikiki Community Center
Kali Watson, Hawaii Community Development Board
Justin Sugiyama, Cades Schutte LLP
Emily Tanaka, Cades Schutte LLP

**I.
CALL TO
ORDER/
ROLL CALL**

Christopher Abbott, Bank of Hawaii
Blossom Feiteira, KPKO
Summer Yadao, KPKO
Chris Jungers, KPKO
Mina Choo, RBC Capital Markets
Lisa Man

Chair Mackler confirmed that no one was present at the remote location of Director Salaveria.

Director Kimura moved, seconded by Director Mende, to approve the regular meeting minutes of August 8, 2024.

There being no questions or comments, the motion was carried unanimously.

This item was deferred to later in the meeting.

Director Mende moved, seconded by Director Glenn, to approve the recommendations of the HHFDC 2025 Qualified Allocation Plan (QAP) Permitted Interaction Group as presented at the August 8, 2024 Board of Directors Meeting, summarized by Housing Finance Manager David Oi.

(Visual at the public location was restored at this time – 9:07 a.m.)

There being no questions by the Board, the motion was carried unanimously.

Director Glenn moved, seconded by Director Mende to approve staff's recommendation to authorize the Executive Director, or his designated representative to conduct a public hearing on the proposed 2025 QAP, intended to be the allocation plan for the reservation and award of the Low-Income Housing Tax Credit (LIHTC) Program for the calendar year 2025. Housing Finance Manager David Oi presented the For Action, providing an overview of the revisions to the proposed 2025 QAP in the areas of: (1) Registration and Current Application; (2) Minimum Thresholds; and (3) Criteria Points System.

The projected timeline was noted as follows:

- September 16, 2024: Notice of Public Hearing
- October 17, 2024: Conduct the Public Hearing
- November 12, 2024: Recommend final approval of the QAP
- December 12, 2024: Applications made available
- February 14, 2025: FY2025 Applications due
- June – August 2025: Recommendations presented to the Board for the FY2025 awards

There being no testimony provided by the public or questions by the Board, the motion was carried unanimously.

**II.A.
APPROVAL OF
MINUTES**

Regular
Meeting
8/8/24

**II.B.
APPROVAL OF
MINUTES**

Executive
Session
8/8/24

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

Approve the
Recommendations
of the Hawaii
Housing Finance
and Development
Corporation's 2025
Qualified
Allocation Plan
Permitted
Interaction Group

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

Approve a Request
to Conduct a
Public Hearing on
the Low-Income
Housing Tax
Credit Program's
2025 Qualified
Allocation Plan

Director Mende moved, seconded by Director Sasaki, to approve staff's recommendation to approve Resolution No. 206, authorizing a tax-exempt issuance of up to \$27,500,000 from the Hula Mae Multi-Family (HMMF) Bond Program for the benefit of the Hale O Piikea II Project (Project).

There being no testimony provided by the public, Oi presented the For Action, stating that staff will be required to return to the Board for consideration of the release of the commercial component to the new buyer once financial closing and project construction is completed, anticipated in October 2025.

There being no questions by the Board, the motion was carried unanimously.

Director Mende moved, seconded by Director Glenn, to approve staff's recommendation to approve Resolution No. 207, which provides official intent with respect to the issuance of up to \$34,500,000 from the HMMF Bond Program and a reservation of up to \$3,500,605 in annual Federal 4% LIHTC over a 10-year period and \$3,500,605 in annual State 4% LIHTC over a 5-year period, for the benefit of the Kuakini Heights Apartments (Project).

There being no testimony provided by the public, Housing Finance Specialist Mike Doyle presented the For Action, stating that the project will consist of 100 newly constructed affordable housing units (includes 2 manager's units) targeted for families at 60% and below the area median income (AMI). The Project has also been awarded 20 Section 8 Project Based Vouchers by the County of Hawaii with a total development cost estimated at \$70 million. The Project anticipates financial closing and commencement of construction in the first quarter of 2025.

Ms. Makani Maeva, Ahe Group, delivered a PowerPoint presentation on the Project and noted Ms. Joelle Chu's attendance. In review of application requests submitted to HHFDC, Ms. Maeva emphasized the importance of sufficient space for management staff on a project site to help in stabilizing operations.

There being no questions by the Board, the motion was carried unanimously.

Director Glenn moved, seconded by Director Mende to approve staff's recommendation for the corresponding Rental Housing Revolving Fund (RHRF) Project Award in the amount of \$18.2 million for the Kuakini Heights Apartments (Project), presented by Housing Finance Specialist Michael Doyle.

There being no testimony provided by the public or questions by the Board, the motion was carried unanimously.

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

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

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

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

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

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

Director Bradshaw moved, seconded by Director Sasaki to approve staff's recommendation to amend the following RHRF Project Award loan terms summarized below for the Hale Moiliili Project (Project):

1. The amount of RHRF pledged as collateral be deposited directly to the collateral account at closing. Funding in the bond related account will only be those from the tax-exempt bond proceeds.
2. Any deposit interest earned from deposits in the RHRF bond related fund will be repaid towards the RHRF principal balance at the time of conversion. Borrower will provide the HHFDC Finance Branch with a monthly account statement.
3. Borrower will pay a 2.00% conversion fee on the amount of RHRF pledged in the RHRF collateral account at completion to convert the outstanding balance from interim to permanent financing. This is to be repaid separately towards the RHRF principal balance at the time of conversion.
4. All other terms and conditions contained in the RHRF Project Award For Action dated November 10, 2022, and the signed RHRF Project Award Letter dated November 22, 2022, shall remain in full force and effect.

On behalf of Hawaiian Homestead beneficiaries, Ms. Blossom Feiteira, KPKOA, testified in support of the Project, stating that while there are development concerns, the additional affordable rental units and location has made the Project a very favorable opportunity for beneficiaries on the waitlist.

There being no further testimony by the public, Oi presented the For Action, stating that all 278 units will be reserved for beneficiaries. The Project will utilize a cash-collateralized bond structure to be made available through a public offering rather than private placement.

Chair Mackler asked for status update on the Project. Mr. Kaloa Robinson, Stanford Carr Development (SCD), stated that since May 2024, they have learned that the U.S. Department of Housing and Urban Development (HUD) and the Department of Interior has complex reviews and initiatives that need to be address for such race-based housing components.

Chair Mackler inquired about the status on the HUD 221(d) application for the Project. Mr. Stanford Carr, SCD, confirmed that a firm loan commitment has been obtained and financial closing is anticipated in October 2024.

Chair Mackler asked that the Project be mindful of the closing schedule of other projects. Carr concurred.

There being no further discussion, the motion was carried unanimously.

The meeting was recessed at 9:52 a.m. and reconvened at 10:03 a.m.

(Visual at the public location was lost at 10:03 a.m. and restored at 10:09 a.m.)

Director Bradshaw moved, seconded by Director Mende to approve staff's recommendation to approve a Memorandum of Agreement (MOA) with the Waikiki Community Center (WCC) for the leasehold development of WCC's Campus Master Plan Vision (Project); approval from the Board of Land and Natural Resources (BLNR) for all applicable activities required for the planning, development, construction, and leasehold ownership of the Project; and a budget of up to \$5 million from the Dwelling Unit Revolving Fund (DURF) for an interim loan to the Request

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

RECESSED
9:52 a.m.
RECONVENED
10:03 a.m.

**III.G.
DISCUSSION
AND/OR
DECISION
MAKING**
Approve: (1) a Memorandum of Agreement with the Waikiki Community

for Proposals (RFP) developer for Project pre-development expenses. The For Action was presented by Housing Development Specialist Stan Fujimoto.

Ms. Caroline Hayashi, on behalf of the Project, provided a PowerPoint presentation, thanking HHFDC Executive Director and staff for their time and dedication in working with them on the Project. She further acknowledged Mr. George Atta, Ms. Jeniffer Lim, and Ms. Susan Todani, along with other board and community members in attendance to support the Project.

Chair Mackler asked for clarification on the number of RFPs being issued. Fujimoto stated that there will only be one RFP issued, with the requirement of the developer to do the compliance with the HRS Chapter 343 Environmental Assessment.

Chair Mackler asked whether the workload for this Project is anticipated to be manageable. Fujimoto responded in the affirmative, stating that HHFDC has done it before with the Judiciary Alder Street project.

There being no further discussion, the motion was carried unanimously.

Director Mende moved, seconded by Director Sasaki to approve staff's recommendation presented by Development Section Chief Albert Palmer, to approve a DURF budget of up to \$500,000 for project related expenses, conversion and increase of up to 25 unsold HHFDC affordable units to market for the 803 Waimanu For Sale Condominium Project (Project).

Director Salaveria questioned the reasons as to why the units are not moving and being converted to market. Palmer stated that affordability restrictions and limited parking, as allowable under the City and County of Honolulu's (City's) new rules for reducing parking minimums in Transit-Oriented Development (TOD) areas, appears to be narrowing the buyer pool. While HHFDC continues to explore available options, Executive Director Minakami added that replacement of the Project's current sales broker is being considered in hopes to accelerate sales.

Discussion ensued on the Project's sale challenges and HHFDC's DURF loan repayment. While appreciative of staff's efforts to salvage the Project, Chair Mackler stated that existing tenants of the Project and accelerating unit sales should be priority.

Before converting affordable units to market, Ms. Blossom Feiteira, KPKOA, suggested that a robust face-to-face outreach process be established and that the Department of Education's (DOE's) housing program be considered, addressing those within the workforce income gap of 80% - 100% AMI.

Chair Mackler asked whether increasing the AMI to 140% would be an option. Palmer responded in the affirmative.

Chair Mackler inquired about HHFDC's discretion on the sale terms. Executive Director Minakami stated that further discussions with the developer would need to be

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

III.H. DISCUSSION AND/OR DECISION MAKING

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

sought and depending on what options are agreed upon, staff would need to return to the Board for approval.

Chair Mackler asked whether this item could be deferred to allow further discussions with the developer on additional solutions that could be sought.

Executive Director Minakami requested that approval be made on the conversion of the 25 units to market to allow staff flexibility in sale efforts.

Director Bradshaw asked whether HHFDC could ask the developer to look into the DOE housing program. Palmer responded in the affirmative.

Director Salaveria stated for the record that the Board has a fiduciary responsibility to ensure HHFDC resources are going to support the sale of affordable units; not market rate units, setting a negative precedence of going to market when projects go into default. He further expressed concerns proceeding with staff's recommendation as is. While he understood the need to recover HHFDC's investment, he requested that staff exhaust all potential options and report back to the Board.

Discussion ensued on a possible deferral of this item to allow further deliberation with the developer on viable solutions to accelerate sales of unsold units with the AMI set to 140%, being the max in which HHFDC can go before hitting market rates.

Palmer noted that the Project exceeds the minimum required number of affordable units for this type of project. He further stated that enforcement of HHFDC's rights may require the additional DURF funds being requested.

Executive Director Minakami requested that staff's recommendation be modified for the approval of the additional DURF funding to pursue potential options and legal fees.

Chair Mackler concurred on a modification to the recommendation with the condition that the units remain affordable and not converted to market.

Palmer amended staff's recommendation under section IV. B., on page 6 of the For Action to read: Modify the conversion of up to 25 unsold HHFDC affordable units to 140% AMI.

Director Glenn underscored the engagement with the DOE on exploring opportunities of outreach to the workforce pools and vet for potential candidates.

Executive Director Minakami reiterated that the Project has committed to a higher affordability requirement of 76%, of which conversion of the 25 affordable units to market was felt reasonable, still being at 60% of affordability.

Director Salaveria stated that the higher affordability commitment was made by the developer because of the opposition the Project faced and was one of the reasons the Board agreed to proceed forward with their request to increase the AMI, of which he felt the developer should be held to.

There being no further discussion, the motion was carried unanimously, as modified.

Director Sasaki moved, seconded by Director Bradshaw to approve staff's recommendation to the simultaneous repeal of Chapter 15-161, "Hula Mae Single Family Program," Hawaii Administrative Rules (HAR) (Ch 15-161) and the adoption of Chapter 15-314, "Hula Mae Home Mortgage Loan Program," HAR (Ch 15-314).

There being no testimony provided by the public, Planner Cynthia Nyross presented the For Action and provided a brief overview on the major updates between Ch 15-161 and Ch 15-314, as follows: (1) eliminated the two inactive programs, Loans to Lenders and Purchase of Existing Loans Programs, which were repealed under Act

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

Approve: (1) the Repeal of Chapter 15-161 "Hula Mae Single Family Program," Hawaii Administrative

135, Session Laws of Hawaii (SLH) 2013; and (2) eliminating references to the former procedural guide.

There being no questions by the Board, the motion was carried unanimously.

Director Bradshaw moved, seconded by Director Glenn to approve staff's recommendation to the simultaneous repeal of Chapter 15-169, "Downpayment Loan Program," HAR (Ch 15-169) and the adoption of Chapter 15-317, "Downpayment Loan Assistance Program," HAR (Ch 15-317).

There being no testimony provided by the public, Nyross presented the For Action, providing a summary of how the Downpayment Loan Assistance Program (DLAP) would work under the proposed Ch 15-317, HAR.

With the competitiveness of the Private Activity Bond Cap, Director Salaveria asked if there is an expectation on how much private activity will be utilized by these programs. Oi stated that about \$35 - \$40 million in Bond Cap is anticipated to be sufficient.

Chair Mackler asked whether there is an existing list or recruitment process for non-profits to assist prospective buyers/users of the DLAP. Oi stated that while there is an existing list of non-profits in which the HHFDC engages for homeownership counseling that have specific requirements of certification, other non-profit entities may be explored for consideration.

There being no further discussion, the motion was carried unanimously.

Director Mende moved, seconded by Director Glenn, to approve staff's recommendation to approve the establishment of a DURF Budget in the amount of \$3,000,000 for the purpose of providing required State matching funds for federal housing and housing infrastructure related grants.

There being no testimony provided by the public, Chief Planner Woodard presented the For Action, stating that HHFDC is working with the Governor's Housing Team, Office of Planning and Sustainable Development (OPSD), Department of Transportation (DOT), and other agencies to pursue federal grant opportunities through such programs like the Pathways to Removing Obstacles to Housing Program (PRO Housing) and Reconnecting Communities Pilot (RCP) Program. Application deadlines are on October 15, 2024 and September 30, 2024, respectively. If awarded, the State will be required to match at least 20% of the total awarded, with a recommended match of \$500,000 (20%) for an RCP grant request of \$2 million and \$1.5 million (50%) for a \$3 million PRO Housing grant request.

Woodard noted a correction on page 2 of the For Action, under section III.C.1., first sentence, to read as follows: The proposed scope of the State's PRO Housing grant

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

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

Approve: (1) the Repeal of Chapter 15-169 "Downpayment Loan Program," Hawaii Administrative Rules (HAR); and (2) the Proposed New Chapter 15-318 "Downpayment Loan Assistance Program," HAR, to Implement the Downpayment Loan Assistance Program Under Subpart F of Part III, Chapter 201H, Hawaii Revised Statutes.

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

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

includes requesting funds to help plan infrastructure at HHFDC's Kamakana Project on the Big Island.

Director Glenn thanked the Board, HHFDC Executive Director, and Woodard, for their consideration of this item, stating that the federal government is issuing opportunities for funding with very short turnarounds, of which the State is looking to utilize towards affordable housing and infrastructure, particularly in the areas of TOD; neighboring islands of Kauai, Maui, and Hawaii; and design work for Kamakana Villages.

Director Mende asked whether a higher amount should be requested to take advantage of other opportunities that may arise. Executive Director Minakami stated that staff will return to the Board for additional budget as needed.

Executive Director Minakami thanked Director Glenn, Governor's Housing Team, OPSD – Designee Mary Alice Evans and staff, and Woodard's team for all their work in putting the grants together.

There being no further discussion, the motion was carried unanimously.

Director Mende moved, seconded by Director Kimura to approve staff's recommendation to acquire the properties of 1050 Front Street and Lots 2 and 3 of the Front Street Apartments Subdivision for a purchase price of \$856,200.

Ms. Blossom Feiteira, KPKOA, testified in support of the acquisition, which has brought hope the Lahaina community in beginning the process of redevelopment.

There being no further testimony provided by the public, Woodard presented the For Action, summarizing the key business terms for the properties of 1050 Front Street and Front Street Apartments Subdivision Lots 2 and 3. He further stated that the 60 Kenui Street parcel is under contract to be purchased and that the 1067 Wainee Street parcel remains under consideration, but staff has not been able to get in contact with the owner. All three parcels about HHFDC's Front Street Apartments parcel.

An additional map of Lots 2 and 3 of the Front Street Apartments Subdivision was distributed to the Board (to be labeled as Exhibit C-1 and added to the For Action).

Director Salaveria asked when the redevelopment of the property is anticipated. Executive Director Minakami stated that while Hale Mahaolu has been selected as the developer, challenges with the County of Maui's water and sewer capacity, design, and permitting process continues to be worked on, and therefore, will take several years before breaking ground.

Given the uncertainty of the County of Maui's redevelopment plan for Lahaina, Director Salaveria asked whether HHFDC is committing to redeveloping the Front Street Apartments. Executive Director Minakami responded in the affirmative, stating the subject properties are far enough from the shoreline that they should fall outside of the area of uncertainty about what will be allowed for rebuilding.

There being no further discussion, the motion was carried unanimously.

(Director Bradshaw left at this time – 11:29 a.m.)

Woodard provided an overview of the U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance Evaluation Report (CAPER) process and activity outcomes for Program Year (PY) 2023 program funds granted through the HOME Investment Partnerships (HOME), National Housing Trust Fund (HTF), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons With AIDS (HOPWA) programs. He further stated that the Homeless Programs Office of the Department of Human Services – Benefits, Employment and Support Services Division formally declined its allocated funds for PY 2023 and future allocations, and

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

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.)

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

Information on the State of Hawaii Program Year 2023 (July 1, 2023 through June 30,

therefore, each county will be eligible to receive, administer, and report its own ESG annual allocation outcomes and accomplishments within its own CAPER. The State's CAPER must be submitted to HUD by September 30 of each year.

Woodard noted the following corrections to the For Information:

- Page 2, under section III.A. of the For Information, the Total Amount awarded in PY 2023 is: \$14,638,989.
- Page 5, under section III.E. of the For Information, Table 4, Exhibit A, was distributed to the Board (Exhibit A was added to the For Information and uploaded to the HHFDC website).

Chair Mackler thanked the Planning, Evaluation and Compliance Branch staff on their work done for the CAPER in order to continue receiving funding through these federal grant programs.

There being no questions by the Board, Chair Mackler proceed to agenda item III.N.

Director Kimura moved, seconded by Director Mende to convene 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.

The motion was carried.

The Board convened in executive session at 11:40 a.m.

(Director Salaveria was excused at this time – 12:11 p.m.)

The Board convened in regular session at 12:13 p.m.

Chair Mackler presented the For Discussion, stating that the Board elected to use the Excluded Managerial Compensation Plan system to evaluate the performance of the Executive Director during the 2024 fiscal year, in which was completed by the Board. The Annual Performance Evaluation is to be discussed with the Executive Director.

Chair Mackler noted for the record that the executive session meeting minutes of August 8, 2024 was approved in executive session, as submitted.

Chair Mackler turned over the remainder of the meeting to Director Sasaki at 12:16 p.m.

Executive Director Minakami reported on the following HHFDC proposals for the upcoming 2025 Legislative Session, welcoming feedback from the Board.

- Streamlining the State's zoning process with the counties.
- Conveyance tax appropriation for DURF.

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

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

Discussion on the
Annual
Performance
Evaluation of the
Executive Director

**EXECUTIVE
SESSION
11:40 a.m.**

**RECONVENED
12:13 p.m.**

**V.
REPORT
BY THE
EXECUTIVE
DIRECTOR**

- Streamlining the State of Hawaii Historic Preservation Division's historic review with the Governor's process set forth in his initial housing emergency proclamation.
- Seeking legislation to make the DURF Equity Program permanent.
- Establishing a subaccount for the RHRF.

There being no further business on the agenda, Director Mende moved, seconded by Director Kimura to adjourn the meeting at 12:23 p.m.

The motion was carried unanimously.

SEAN SASAKI
Secretary

VI.
ADJOURNMENT
12:23 p.m.