

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

October 10, 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/UCJP6i8hhsS9EK769RJJfT5w>

Virtually on Zoom: Click on link below.

<https://us06web.zoom.us/j/85050522145?pwd=tBSXJbyGn4NdE9Y9ThSZKfzSQQm7I6.1>

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 – September 12, 2024](#)
- B. Executive Session – September 12, 2024
- C. [Special Meeting – September 13, 2024](#)

III. DISCUSSION AND/OR DECISION MAKING

- A. [Accept the Audited Financial Statements of the Hawaii Housing Finance and Development Corporation's Nani O Puna Project for the Fiscal Year Ended June 30, 2024 and 2023](#)
- B. [Discussion on Modifications to the Hawaii Housing Finance and Development Corporation's New Leasehold Policy under the Residential Leasehold Program](#)
- C. [Approve the Program Year 2025 Allocation Plan for the U.S. Department of Housing and Urban Development's National Housing Trust Fund Program](#)
- D. [Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Hale Uhiwai Nalu – Phase II Project Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-013: 052 \(por.\)](#)
- E. [Approve a Request to Amend the Rental Housing Revolving Fund Award and Letter of Intent for the Hocking Building Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-7-003: 001](#)
- F. [Approve an Extension to Resolution No. 198, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Rice Street Apartments Project Located in Lihue, Kauai, TMK No.: \(4\) 3-6-003: 010](#)
- G. [Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Rice Street Apartments Project Located in Lihue, Kauai, TMK No.: \(4\) 3-6-003: 010](#)
- H. [Approve Resolution No. 209, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Rice Street Apartments Project Located in Lihue, Kauai, TMK No.: \(4\) 3-6-003: 010](#)
- I. [Approve Resolution No. 208, Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Palolo Homes Acquisition and Rehabilitation Project Located in Honolulu, Oahu, TMK Nos.: \(1\) 3-4-007: 016 & 018 and \(1\) 3-4-008: 002](#)
- J. [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 Hale Moena Phases 3 and 4 Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-088: 021 \(por.\)](#)
- K. [Information and Summary of the 2024 Funding Round](#)

- L. [Approve an Increase to the Salary of the Hawaii Housing Finance and Development Corporation Executive Assistant, Pursuant to Chapter 201H, 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 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 October 7, 2024. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.