

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

November 19, 2024

MINUTES

The Board of Directors (Board) of the Hawaii Housing Finance and Development Corporation (HHFDC) held its special meeting on Tuesday, November 19, 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 Vice Chair Carol Reimann. On roll call, those present and excused were as follows:

Present: Director Carol Reimann, Vice Chair
Director Sean Sasaki, Secretary (remote)
Director Donn Mende (remote)
Director Jay Kimura (remote)
Director Jason Bradshaw
Director Scott Glenn (remote)

Excused: Director Gary Mackler, Chair
Director James Tokioka
Director Luis Salaveria
Executive Director Dean Minakami

Staff: Sandra Ching, Deputy Attorney General
Craig Hirai, Executive Assistant
Chris Woodard, Chief Planner
David Oi, Housing Finance Manager
Randy Chu, Development Branch Chief
Holly Osumi, Chief Financial Officer
Jay Nakamura, Housing Finance Specialist
Jimmy Nyguen, Housing Finance Specialist
Michael Doyle, Housing Finance Specialist
Ryan Morita, Housing Finance Specialist
Tina Morita, Housing Finance Specialist
Lei Ikeda, Housing Finance Specialist
Gordon Pang, Housing Information Officer
Marc Orbito, Information Technology Systems Manager
Helmer Betiong, Information Technology Specialist
Noa Burke, Information Technology Intern
Esa Pablo, Administrative Assistant to the Board

Guests: Chico Figueiredo, Office of the Governor
Lindsay Apperson, Office of the Governor
Tami Whitney, Office of the Governor
Ryan Kagimoto, Hawaii House Committee on Finance
Denise Obrero, Office of Economic Revitalization
Jesse Wu, U.S. Department of Housing and Urban Development
Claire Casazza, The Pacific Companies
Craig Watase, Mark Development Inc.
Makani Maeva, Ahe Group
Marnie Klein, Miller Housing Advisors LLC
Ryan Wilson, Cades Schutte LLP
Chris

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

Director Bradshaw moved, seconded by Director Glenn, to approve the regular meeting minutes of October 10, 2024.

The motion was carried unanimously.

Director Bradshaw moved, seconded by Director Mende, to approve the October 10, 2024 meeting minutes of the executive sessions.

The motion was carried unanimously.

Director Bradshaw moved, seconded by Director Mende, to approve the special meeting minutes of October 25, 2024.

The motion was carried unanimously.

Director Bradshaw moved, seconded by Director Mende, to approve the executive session meeting minutes of October 25, 2024.

The motion was carried unanimously.

Vice Chair Reimann confirmed that there was no one present at the remote locations of Directors Sasaki, Mende, and Glenn.

(Director Kimura went offline at this time – 9:04 a.m.)

Housing Information Officer Gordon Pang provided HHFDC’s guidelines for providing public testimony before the Board.

There being no testimony provided by the public, Director Bradshaw moved, seconded by Director Mende, to approve staff’s recommendation presented by Housing Finance Specialist Tina Morita, to increase the annual Federal Low Income Housing Tax Credits (LIHTC) from \$3,227,791 to \$3,299,371 over a 10-year period, and an increase in annual State LIHTC from \$3,227,791 to \$3,299,371 over a 5-year period from the non-volume pool (4% LIHTC) for the Kenolio Apartments Project.

There being no questions, the motion was carried with 5 votes.

(Director Kimura returned online at this time – 9:11 a.m.)

Director Bradshaw moved, seconded by Director Mende, to approve staff’s recommendation presented by Housing Finance Manager David Oi, to approve the proposed 2025 Qualified Allocation Plan (QAP), anticipated to be effective for one allocation year. Oi summarized the major revisions made to the proposed 2025 QAP, for the purposes of updating and clarifying the criteria in the areas of Registration and Current Application; Minimum Thresholds; and Criteria Point System.

Mr. Craig Watase, Mark Development Inc., provided testimony on Criterion 12 – Length of Affordability Commitment and Criterion 22 – State Conveyance within the proposed 2025 QAP of which he felt should be eliminated. In respect to Criterion 12,

**II.A.
APPROVAL OF
MINUTES**

Regular
Meeting
10/10/24

**II.B.
APPROVAL OF
MINUTES**

Executive
Sessions
10/10/24

**II.C.
APPROVAL OF
MINUTES**

Special
Meeting
10/25/24

**II.D.
APPROVAL OF
MINUTES**

Executive
Session
10/25/24

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

Approve an
Increase to the
Low-Income
Housing Tax
Credits
Reservation for the
Kenolio
Apartments Project
Located in Kihei,
Maui, TMK Nos.:
(2) 3-9-001: 157
and 158

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

Approve the 2025
Qualified
Allocation Plan for
the Low-Income
Housing Tax
Credit Program

Watase stated that it would be mathematically impossible to provide a detailed financial projection to support the property's long-term physical and financial sustainability and problematic in terms of urban planning. In respect to Criterion 22, Watase stated that publicly owned projects are not well maintained and a bad ownership model, of which the State has recognized and experienced.

Director Bradshaw inquired about "perpetuity" and whether change could be made by a future board. Oi stated that the QAP criteria is typically evaluated on an annual basis and currently, "perpetuity" is an option. However, the criteria itself would be enforced by a recorded declaration on the land in which only the State could revoke.

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

Director Bradshaw moved, seconded by Director Mende, to approve staff's recommendation presented by Housing Finance Specialist Ryan Morita, for the commencement and calendaring of the Fiscal Year (FY) 2025 application cycle for the LIHTC program, Rental Housing Revolving Fund (RHRF) program, and the Hula Mae Tax-Exempt Bond (HMMF) program. Morita stated that for the FY 2025 Funding Round, applications are anticipated to be made available on December 13, 2024, with a deadline set for February 14, 2025.

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

Housing Finance Specialist Jimmy Nguyen presented staff's report, stating that the purpose of the For Information is to rectify the Rice Street Apartments Project's source of funds in the Financing Structure tabled within the October 10, 2024 For Action approved by the Board to reflect: Other (Seller's Note).

There being no questions, Vice Chair Reimann proceeded to the Report by the Executive Director.

Executive Assistant Craig Hirai noted that Executive Director Dean Minakami was currently out of town and had nothing additional to report.

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

Approve the Commencement of the Fiscal Year 2025 Application Cycle for the Low-Income Housing Tax Credit Program, Rental Housing Revolving Fund Program, and the Hula Mae Multi-Family Tax Exempt Bonds

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

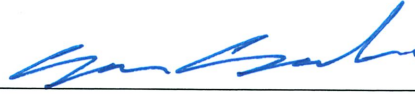
Information and Clarification for the October 10, 2024 For Action Approving Resolution No. 209 and Authorizing the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Rice Street Apartments Project Located in Lihue, Kauai, TMK No.: (4) 3-6-003: 010

**IV.
REPORT
BY THE
EXECUTIVE
DIRECTOR**

There being no questions or further business on the agenda, Director Bradshaw moved, seconded by Director Sasaki to adjourn the meeting at 9:30 a.m.

V.
ADJOURNMENT
9:30 a.m.

The motion was carried unanimously.



SEAN SASAKI
Secretary