

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

January 9, 2025

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/89105155325?pwd=DvNaiagNu9M0ddG8H2i93ErgiHv1HO.1>

In the event internet or Zoom connection during the meeting where audiovisual communication cannot be established or 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 dialing \*67 (to block your number from being displayed), followed by 1-808-829-4853, and when prompted, enter Conference ID: 547 526 855#. 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](mailto: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 – December 12, 2024](#)

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

- A. [Accept the Audited Financial Statements of the Hawaii Housing Finance and Development Corporation for the Fiscal Year Ended June 30, 2024](#)
- B. [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 \(portion\)](#)
- C. [Approve an Extension to Resolution No. 174, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Honuaula Living Community Project Located in Kailua-Kona, Hawaii, TMK Nos.: \(3\) 7-4-004: 014 and 092](#)
- D. [Approve an Extension to the Rental Housing Revolving Fund Letter of Intent for the Hualalai Court Apartments Project Located in Hilo, Hawaii, TMK No.: \(3\) 2-4-028: 009](#)
- E. [Approve a Dwelling Unit Revolving Fund Budget for Predevelopment Costs and an Interim Loan for the Front Street Apartments Redevelopment Project Located in Lahaina, Maui, TMK No.: \(2\) 4-5-003: 013](#)
- F. [Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: \(1\) the Certification of HCDC Hawaii Development, 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; \(3\) Execution of Development Documents for Approved Exemptions; and \(4\) Proceeding as a State Affordable Housing Project under the Governor’s Emergency Proclamation Relating to Affordable Housing as Approved by the Executive Director, for the Ka Lei Momi Lanakila Homes Affordable Housing Project Located in Hilo, Hawaii, TMK No.: \(3\) 2-4-028: 007 \(por.\)](#)
- G. [Authorize the Executive Director of the Hawaii Housing Finance and Development Corporation \(Corporation\) to Negotiate the Corporation’s Use, Sale and Transfer Program Restrictions Net Share of Appreciation for Properties Subject to Foreclosure Action and Enter Into Settlement Agreements for Repurchase or Payment](#)
- H. [Approve: \(1\) the Hawaii Housing Finance and Development Corporation's Purchase of Equity in Designated Units within The Park on Ke’eaumoku Housing Development Project \(the Project\) Located at 1515 Liona Street and 1550 Rycroft Street, Honolulu, Hawaii, TMK No.: \(1\) 2-3-018-052; CPR Nos. 0001 through 1002, 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](#)
- I. [Approve the Strategic Plan for the Hawaii Housing Finance and Development Corporation for Fiscal Years 2025 to 2027](#)

**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](mailto:esa.j.pablo@hawaii.gov) as soon as possible, preferably by January 6, 2025. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.