

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

May 8, 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: <https://us06web.zoom.us/j/87050835319>

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: 697 353 082#. 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 linked to the agenda on the HHFDC website at:

<https://dbedt.hawaii.gov/hhfdc/board/meetings/> and also made available for inspection at the public location stated above.

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 – April 10, 2025](#)

III. DISCUSSION AND/OR DECISION MAKING

- A. [Approve a Request to Amend the Project Target Population for the Kokua Project Located in Honolulu, Oahu, TMK Nos.: \(1\) 2-1-010: 052 and 053 \(portion\)](#)
- B. [Approve: \(1\) an Amendment to the Memorandum of Agreement with the County of Maui \(the County\) Relating to the Hale O Laie Project f.k.a. the Haggai International Mid-Pacific Center Located at 175 E. Lipoa Street, Kihei, Maui, TMK No.: \(2\) 3-9-002: 084 \(the Property\); \(2\) an Amendment to the Ground Lease of the Property; and \(3\) an Amendment to the Regulatory Agreement and Declaration of Restrictive Covenants with the County](#)
- C. [Approve the State of Hawaii Five-year Consolidated Plan for Program Years 2025 through 2029 \(July 1, 2025 through June 30, 2030\) and Annual Action Plan for Program Year 2025 \(July 1, 2025 through June 30, 2026\) for the U.S. Department of Housing and Urban Development Office of Community Planning and Development's HOME Investment Partnerships, National Housing Trust Fund, and Housing Opportunities for Persons With AIDS Programs](#)
- D. [Discussion Regarding the Dwelling Unit Revolving Fund Loan for the 803 Waimanu For Sale Condominium Project Located at Kakaako, Oahu, TMK No.: \(1\) 2-1-049: 084](#)
- E. [Approve: \(1\) the Certification of Nalu Waipouli, LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; and \(2\) a Dwelling Unit Revolving Fund Permanent Loan for the Proposed Nalu Waipouli Affordable Housing Project Located in Kapaa, Kauai, TMK No.: \(4\) 4-3-001: 014](#)
- F. [Information on the Lease Fee Purchase Price for 41-573 Inoa Street, Waimanalo, Oahu, TMK No.: \(1\) 4-1-033: 129](#)
- G. [Information Regarding the Ohana Hale Affordable Housing Project Located in McCully, Oahu, TMK No.: \(1\) 2-3-028: 004](#)
- H. [Information on the 2024 Hawaii Housing Planning Study](#)

IV. [REPORT BY THE EXECUTIVE DIRECTOR](#)

- A. [HHFDC Program Resources \(Exhibit A\)](#)
- B. [Contracts and Change Orders Over \\$25,000 \(Exhibit B\)](#)
- C. [House and Senate Bills Related to Housing \(Exhibit C\)](#)
- D. [Development Branch Monthly Status Report](#)
- E. [Finance Branch Monthly Status Report](#)
- F. [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 May 5, 2025. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.