

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

June 12, 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/83903218302>

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 – May 8, 2025

III. DISCUSSION AND/OR DECISION MAKING

- A. [Approve Resolution No. 211, Expressing Appreciation to Donn Mende](#)
- B. [Approve Resolution No. 212, Expressing Appreciation to Jay Kimura](#)
- C. [Authorization to Conduct a Public Hearing on the Low-Income Housing Tax Credit Program's Proposed 2026 Qualified Allocation Plan](#)
- D. [Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: \(1\) Laulima Affordable Housing, LLC and WPP Hawaii, LLC, or Other Successor Entities Approved by the Executive Director, as Eligible Developers Pursuant to Section 15-307-24, Hawaii Administrative Rules; \(2\) The Project Proposal; and \(3\) Execution of Development Documents for the Approved Exemptions, for the Laulima Project Located in Honolulu, Oahu, TMK No.: \(1\) 9-1-015: 081](#)
- E. [Adopt the Approved and Rejected List for the Rental Housing Revolving Fund Project Awards for the Fiscal Year 2025 Funding Round](#)
- F. [Approve an Award of Federal and State Low-Income Housing Tax Credits from the State's 2025 Volume Cap to: \(1\) Maluhia Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-015: 081 \(portion\) and \(2\) Kehalani Apartments Located in Wailuku, Maui, TMK No.: \(2\) 3-5-001: 063, CPR 006](#)
- G. [Approve a Rental Housing Revolving Fund Project Award for Maluhia Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-015: 081 \(portion\)](#)
- H. [Approve a Rental Housing Revolving Fund Project Award for Kehalani Apartments Located in Wailuku, Maui, TMK No.: \(2\) 3-5-001: 063, CPR 006](#)
- I. [Approve a Grant of Non-Exclusive Easement to the City and County of Honolulu for Use by the Board of Water Supply \(BWS\), for Operating, Maintaining, Repairing, Replacing and Removing the BWS Kuliouou Well Station Located at 900 Kalaau Place, Kuliouou, Hawaii, TMK No.: \(1\) 3-8-011: 003](#)
- J. [Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: \(1\) HKI Kahului Kaiahale 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 the Approved Exemptions, for the Kaiahale o Kahiluhilu Project at the Kahului Civic Center Mixed-Use Complex Located in Kahului, Maui, TMK No.: \(2\) 3-7-004: 003 \(portion\)](#)
- K. [Approve: \(1\) the Certification of Okupu Partners LP, 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 Interim Loan for the Kai Olinu Building A Project Located in Eleele, Kauai, TMK No.: \(4\) 2-1-010: 062 \(portion\)](#)

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 June 9, 2025. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.