

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

July 10, 2025

9:05 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/88939164485>

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](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 – May 8, 2025](#)
- B. [Regular Meeting – June 12, 2025](#)
- C. Executive Session – June 12, 2025

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

- A. [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](#)
- B. [Approve: \(1\) a Dwelling Unit Revolving Fund Budget; \(2\) Purchase of Residential Condominium Units and Negotiation and Execution of Any Required Documents Therefore; and \(3\) Conveyance of Purchased Units by Rental and/or Sale, Implementation of a Rent-to-Own Program, and Negotiation and Execution of Any Required Documents Therefore, for the 803 Waimanu For Sale Condominium Project Located at Kakaako, Oahu, TMK No.: \(1\) 2-1-049: 084](#)
- C. [Authorize the Executive Director to Enter into a Memorandum of Agreement Between the Hawaii Housing Finance and Development Corporation and the Hawaii Department of Transportation for Cost Sharing for the Repaving of Papahehi Place in Kuliouou, Oahu, TMK Plat Nos.: \(1\) 3-8-010 and 018](#)
- D. [Approve: \(1\) Resolution No. 213, Which Amends Resolution No. 207 by Increasing the Intended Issuance Amount of the Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and \(2\) Request from the Awardee to Increase the Low-Income Housing Tax Credits Reservation for the Kuakini Heights Apartments Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-5-003: 007](#)
- E. [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](#)
- F. [Approve a Rental Housing Revolving Fund Project Award for Maluhia Located in Kapolei, Oahu, TMK No.: \(1\) 9-1-015: 081 \(portion\)](#)
- G. [Approve a Rental Housing Revolving Fund Project Award for Kehalani Apartments Located in Wailuku, Maui, TMK No.: \(2\) 3-5-001: 063, CPR 006](#)
- H. [Approve: \(1\) Resolution No. 214, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and \(2\) Reservation of Low-Income Housing Tax Credits for the Aikanaha Residences Project Located in Wailuku, Maui, TMK No.: \(2\) 3-6-002: 003 \(portion\)](#)
- I. [Approve a Rental Housing Revolving Fund Project Award for the Aikanaha Residences Project Located in Wailuku, Maui, TMK No.: \(2\) 3-6-002: 003 \(portion\)](#)
- J. [Information on the Hawaii Housing Finance and Development Corporation Initiatives for Fiscal Year 2026](#)

#### **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 Relating 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](mailto:esa.j.pablo@hawaii.gov) as soon as possible, preferably by July 7, 2025. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.