

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

February 12, 2026

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/UCJP6i8hhsS9EK769RJJfT5w>

**Virtually on Zoom:** <https://us06web.zoom.us/j/81599346096>

If HHFDC loses 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: 597 696 361#. 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/>. A board packet is also made available for inspection at the public location stated above.

**Providing/Submitting Testimony (Written, Oral, Audiovisual):** Interested persons can submit written testimony in advance of each meeting that will be distributed to the Board members prior to the meeting. Written testimony should indicate the relevant agenda item. We request written testimony be submitted no later than 3 business days prior to the scheduled meeting to ensure that the testimony may be distributed to the Board prior to the meeting. Written testimony submitted after the 3-business day timeframe will be made available for the Board's review and posted on the HHFDC website as soon as practicable.

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(s) you are addressing.
2. US Postal Mail or personal delivery, addressed to: Esa Pablo  
Hawaii Housing Finance and  
Development Corporation  
677 Queen Street, Suite 300  
Honolulu, HI 96813

The Board will also consider oral public testimony given at the meeting on any item relevant to this agenda. Oral testimony will be accepted via the above Zoom link or in person at the public location stated above. Pursuant to Section 92-3, Hawaii Revised Statutes, and Section 15-300-18, Hawaii Administrative Rules, the Board may limit public testimony to three (3) minutes per agenda item to address matters directly related to the agenda.

**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 – [January 8, 2026](#)

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

A. [Approve: \(1\) Resolution No. 223, 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 1142 Kinau Project Located in Honolulu, Oahu, TMK No.: \(1\) 2-4-012:029](#)

B. [Approve a Rental Housing Revolving Fund Project Award for the 1142 Kinau Project Located in Honolulu, Oahu, TMK No.: \(1\) 2-4-012:029](#)

C. [Approve an After-The-Fact Extension to the Hula Mae Multi-Family Bond Issuance and Rental Housing Revolving Fund Letter of Intent for the Kuakini Heights Apartments Project Located in Kailua-Kona, Hawaii, TMK No.: \(3\) 7-5-003: 007](#)

D. [Approve a Request to Amend the Project Target Population for the Aloha Ia Halewili \(fka Halewili Highlands\) Project Located in Aiea, Hawaii, TMK No.: \(1\) 9-9-078: 006](#)

E. [Approve a Marketing Plan and Budget for the Hale Kamaaina Mortgage Program](#)

F. [Approve: \(1\) the Hawaii Housing Finance and Development Corporation's Transfer of the Villages of Kapolei Infrastructure Maintenance, Operation, and Dedication to the City and County of Honolulu; and \(2\) a Dwelling Unit Revolving Fund Budget of \\$60,000,000 to Effectuate the Terms of the Transfer](#)

G. [Discussion and Action on Companion Bills, Relating to Housing: Senate Bill 2338 and House Bill 1714, Proposing to Revise Personnel and Compensation Policies](#)

H. [Information on the 2025 State of Hawaii Employee Housing Report](#)

**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 February 9, 2026. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.