

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

July 9, 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/87439921123>

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.i.pablo@hawaii.gov](mailto:esa.i.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. ELECTION OF BOARD OFFICERS**

- A. Chairman
- B. Vice Chairman
- C. Secretary

**III. 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 6, 2026. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.

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

July 9, 2026

9:05 am

677 Queen Street, Suite 300, Board Room  
Honolulu, Hawaii 96813

**AGENDA**

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**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. [Regular Meeting – June 18, 2026](#)

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

- A. [Approve Resolution No. 226, Expressing Appreciation to Mr. Gary Allan Mackler](#)
- B. [Approve Resolution No. 225, Authorizing the Temporary Use of Indentured Funds to Finance Hale Kamaaina Mortgage Loans Prior to Bond Sale and Declaration of Official Intent for Reimbursement of Such Funds with Bond Proceeds](#)
- C. [Approve an After-The-Fact Extension to the Rental Housing Revolving Fund Tier II Project Letter of Intent for the Kahuina \(Block C\) Project Located in Honolulu, Oahu, TMK No.: \(1\) 2-1-054: 001](#)
- D. [Information on the 9% Low-Income Housing Tax Credit Award Selection Process, Scoring Criteria, and Ranking Methodology](#)
- E. [Information on the Current and Historical Development Costs for New Construction Low Income Housing Tax Credit Project Applicants](#)
- F. [Approve an Award of Federal and State Low-Income Housing Tax Credits from the State's 2026 Volume Cap to: \(1\) Pua Lane Family Affordable, Located in Honolulu, Oahu, TMK No.: \(1\) 1-7-031: 004; \(2\) Kemole Lane Apartments, Located in Honolulu, Oahu, TMK No.: \(1\) 2-8-003: 041; and Reconsideration for an Award to \(3\) 614 Wailepo, Located in Kailua, Oahu, TMK No.: \(1\) 4-3-059: 095](#)
- G. [Approve a Rental Housing Revolving Fund Project Award for the Pua Lane Family Affordable Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-7-031: 004](#)
- H. [Approve a Rental Housing Revolving Fund Project Award for the 614 Wailepo Project Located in Kailua, Oahu, TMK No.: \(1\) 4-3-059: 095](#)
- I. [Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: \(1\) the Certification of Front Street I, LP, 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 Front Street](#)

[Apartments Redevelopment Project Located in Lahaina, Maui, TMK Nos.: \(2\) 4-5-003: 013 and 014](#)

- J. [Approve Modifications to the Previously Granted Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes Regarding Exemptions from the Hawaii Community Development Authority's Mauka Area Rules for the Pohukaina Commons Mixed-Use Project Located at 690 Pohukaina Street in Kakaako, Oahu, TMK No.: \(1\) 2-1-051: 047](#)
- K. [Amend the Approval of the Revised Ordinances of Honolulu Chapter 32 Affordable Rental Housing Program for Certification for Exemption from General Excise Taxes and/or Use Taxes as a "Government Assistance Program" under Hawaii Revised Statutes Sections 237-29 and 201H-36\(a\)\(2\) and Hawaii Administrative Rules Section 15-306-2](#)
- L. [Discussion on Proposed Amendments to the By-Laws of the Hawaii Housing Finance and Development Corporation](#)

**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](#)**

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