

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

December 9, 2021  
9:00 am  
677 Queen Street, Suite 300, Board Room  
Honolulu, Hawaii 96813

**AGENDA**

As part of the State's effort to slow the spread of COVID-19, beginning March 25, 2020, and until further notice, the Hawaii Housing Finance and Development Corporation office will be CLOSED to the public. With the health and safety of all attendees being of top priority, the public is welcome to participate as follows.

**View Livestream**

View this meeting livestream via HHFDC's YouTube Channel:  
<https://www.youtube.com/channel/UCJP6i8hhsS9EK769RJJfT5w>

**Zoom**

For interactive participation/oral testimony, please register in advance by clicking on the link below:  
<https://us06web.zoom.us/meeting/register/tZAuc-uoqTojHdxp0vBIUCam8z4nPC4exVb7>

After registering, you will receive a confirmation email containing information about joining the meeting.

**In the event audiovisual communication cannot be maintained by all participating board members and quorum is lost**, the meeting will be automatically recessed for 20 minutes, during which time, an attempt to restore audiovisual communication will be made. If such attempt to restore is unsuccessful within said 20 minutes, all board members, members of the public, staff and other interested individuals shall call 1-808-829-4853, Conference ID: 135 515 393, whereby audio-communication will be established for all participants and the meeting will continue. If reconvening the meeting is not possible because neither via audiovisual or audio communication can be re-established, the meeting will be terminated.

**Public Testimony**

Pursuant to Section 92-3, Hawaii Revised Statutes and Section 15-300-18, Hawaii Administrative Rules, oral testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the board agenda. The Board agenda and meeting materials for this meeting is also made available for inspection on the HHFDC website at: <http://dbedt.hawaii.gov/hhfdc/board/meetings/>.

Written Testimony - To ensure the public as well as its board members receive such testimony in a timely manner, written testimony should be submitted 24 hours prior to the scheduled meeting date and time. Any written testimony submitted after such time cannot be guaranteed to be distributed in time for the meeting. Written testimony may be submitted by one of the methods listed below:

- By email to: [esa.j.pablo@hawaii.gov](mailto:esa.j.pablo@hawaii.gov)
- By U.S. Postal Mail:  
Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300, Honolulu, HI 96813
- By facsimile to: (808) 587-0600

NOTE: Written testimony submitted to the HHFDC will be made a public record and any contact information contained therein will be available for public inspection and copying.

Oral Testimony – To ensure adequate time is given for your oral testimony, please submit an oral testimony request via email to: [esa.j.pablo@hawaii.gov](mailto:esa.j.pablo@hawaii.gov), providing the following information: (1) Requestor's Full Name; and (2) Identify the Agenda Item number(s) you wish to testify on.

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

## **II. APPROVAL OF MINUTES**

- A. [Regular Meeting – November 18, 2021](#)
- B. Executive Sessions – November 18, 2021
  - 1. Further Discussion on the State’s Private Activity Bond Cap and the Impact on the Hula Mae Multi-Family Tax-Exempt Revenue Bond Program
  - 2. Approve a Policy for the General Terms and Conditions of Ground Lease Extensions for Affordable Multi-Family Rental Housing Projects Located on Land Owned by or Set Aside to the Hawaii Housing Finance and Development Corporation
  - 3. Approve: (1) the Publication of a Leasehold Sale Request of Proposals; and (2) the Establishment of a Dwelling Unit Revolving Fund Budget for the Kulia I Ka Nuu Affordable Housing Project Located in Waianae-Kai, Waianae, Oahu

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

- A. [Approve Resolution No. 165, Expressing Appreciation to Janice Takahashi](#)
- B. [Approve an Extension to Resolution No. 161, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Pauahi Kupuna Hale Project Located in Honolulu, Oahu, TMK No.: \(1\) 1-7-003:038](#)
- C. [Approve an Extension to Resolution No. 129, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Halawa View II Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 \(por.\)](#)
- D. [Approve an Extension to the Rental Housing Revolving Fund Project Letter of Intent for the Halawa View II Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 \(por.\)](#)
- E. [Approve an Extension to Resolution No. 130, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds for the Halawa View III Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 \(por.\)](#)
- F. [Approve an Extension to the Rental Housing Revolving Fund Project Letter of Intent for the Halawa View III Project Located in Aiea, Oahu, TMK No.: \(1\) 9-9-003: 026 \(por.\)](#)
- G. [Approve a Policy to Require Projects Seeking Private Activity Bond Cap to Apply First to the County in which the Project is Located if that County has a Private Activity Bond \(PAB\) Issuance Program](#)

The Board of Directors of the Hawaii Housing Finance and Development Corporation anticipates convening in executive session pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, to consult with the board attorney on questions or issues regarding the board’s powers, duties, privileges, immunities, and liabilities as it relates to this matter.

#### **IV. OVERVIEW BY THE EXECUTIVE DIRECTOR**

- A. Related to Housing Development
- B. Related to Housing Finance
- C. Related to Fiscal Management
- D. Related to Planning, Evaluation and Compliance
- E. Related to DBEDT and Internal HHFDC Management
- F. Related to HHFDC Personnel Management and Staffing
- G. Related to Legislature
- H. Monthly Status Reports
  - 1. [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)
  - 2. [Development Branch](#)
  - 3. [Finance Branch](#)
  - 4. [Real Estate Portfolio and Compliance Section](#)

#### **V. ADJOURNMENT**

The Corporation 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. If any auxiliary aid/service is needed or other accommodation due to a disability, please contact Esa Pablo via email at [esa.j.pablo@hawaii.gov](mailto:esa.j.pablo@hawaii.gov) or by telephone at 808-587-0647 three days prior to the meeting date. If a request is received after December 6, 2021, any auxiliary aid/service or accommodation cannot be guaranteed.