

**HHA WILIKINA APARTMENTS PROJECT, INC.
NOTICE OF
BOARD OF DIRECTORS ANNUAL MEETING
1002 North School Street, Building A
Honolulu, Hawaii 96817
Thursday, August 28, 2025
9:15 a.m.

AGENDA

**THIS MEETING WILL BE HELD VIA ZOOM (INTERACTIVE AUDIO VISUAL
CONFERENCE TECHNOLOGY) OR TELECONFERENCE CALL (AUDIO-ONLY
COMMUNICATION) AND AT 1002 NORTH SCHOOL STREET, BUILDING A,
HONOLULU, HI 96817**

Viewing/Participating in the Meeting:

Zoom: The public may participate in the Board meeting as it happens via Zoom (a free video conferencing service to hold virtual meetings online) by clicking on this link:

<https://zoom.us/j/81665510246?pwd=NHlyWkVKYkw1Y3puRlFOZzFmYTNXUT09>

When prompted, enter the Meeting ID: 816 6551 0246 and the Password: x71pPw

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 816 6551 0246 and the Password: 771231. We request that meeting participants change the display on their device to show their first and last name to expedite rollcall. Please keep in mind that many devices will display your cellphone number if not changed.

If the Hawaii Public Housing Authority (HPHA) loses internet or Zoom connection during the meeting where audiovisual communication cannot be maintained with all participating Board members and quorum is lost, the meeting will automatically be recessed for 30 minutes to restore audiovisual communication. **Audio-Only**

Communication: If the attempt to restore audiovisual communication is unsuccessful, all Board members, staff, the public may continue to participate in the Board meeting via teleconference call by calling 1-862-799-9759, whereby audio-only communication will be established for all participants and the meeting will continue. When prompted, callers outside of the United States should enter the Access Code: 8232649.

Physical Meeting Location:

The public may also attend the meeting at 1002 North School Street, Building A, Honolulu, HI 96817, which will be connected via Zoom to the remote meeting. At this time, no Board members are scheduled to be physically present at this location.

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. Submit written testimony via email to rochelle.k.kepaa@hawaii.gov or via postal mail to the Hawaii Public Housing Authority at P.O. Box 17907, Honolulu, HI 96817. We request written testimony be submitted no later than 48 hours prior to the scheduled meeting to ensure that the testimony may be distributed to the Board prior to the meeting. Late written testimony will be distributed to the Board at the meeting and retained as part of the record and distributed to the Board members as soon as practicable, but we cannot ensure they will receive it with sufficient time for review prior to decision-making on the agenda item in question.

The Board will also consider public testimony given at the meeting on any item relevant to this agenda. Pursuant to Section 92-3, Hawaii Revised Statutes, and Section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item and shall only accept oral testimony related to items on the agenda.

Individuals may submit oral testimony during the meeting by sending an email request to rochelle.k.kepaa@hawaii.gov no later than Tuesday, August 26, 2025, or by using the “Raise Hand” feature in Zoom, or by simply announcing/identifying themselves when the item they want to testify about during the public testimony portion of the meeting is opened. Individuals may also provide audiovisual oral testimony by using the “Raise Hand” feature in Zoom, clicking the “Unmute” icon to talk, and clicking the “Start Video” icon to turn camera on.

Executive Session: If or when the Board of Directors enter executive session, all non-Board members will be moved to the virtual waiting room by the HPHA. Individuals are welcome to wait in the virtual waiting room and will be readmitted to the meeting at the end of the executive session.

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

Annual Meeting Minutes, August 15, 2024

III. ELECTION OF BOARD OFFICERS

HHA Wilikina Apartments Project, Inc. (now known as Kawahi Maluwai) is a 119 unit low-income residential housing project which operates under the provisions of HUD’s Section 8 Housing Assistance Payments Program. The project is located at 730 Wilikina Drive, Wahiawa, Oahu, Hawaii and further identified as

Tax Map Key No. (1) 7-3-009:003. In 2009, the Board of Directors of the HHA Wilikina Apartments Project, Inc. authorized said property for leasehold sale in “as is – where is and with all faults” condition without any warranties and guarantees. VB Wilikina Limited Partnership, a Washington limited partnership, purchased the property in “as is-where is and with all faults” condition without any warranties and guarantees and performed substantial renovations on the property financed with tax exempt bonds, low income housing tax credits, and a seller reserve funds loan.

In 2021, the HPHA entered into a 65-year ground lease agreement with the partnership. As such, the HHA Wilikina Apartments Project, Inc. Board must continue to have an active Board and hold annual elections for officers.

- A. Election of the Chairperson
- B. Election of the Vice-Chair
- C. Election of the Treasurer/Secretary

IV. ADJOURNMENT

** The start time is an approximation, and the meeting will begin immediately after the conclusion of the Hawaii Public Housing Authority’s Board of Directors Annual Meeting which starts at 9:00 a.m.

The Board agenda for this meeting is available for inspection on the HPHA’s website: <https://hpha.hawaii.gov/meeting-packets> and are available for in person review at the Board’s office located at 1002 North School Street, Building E, Honolulu, HI 96817.

If you need an auxiliary aid/service or other accommodation due to a disability, contact Ms. Kanoe Kepaa by telephone at (808) 832-4694 or by email at rochelle.k.kepaa@hawaii.gov as soon as possible, preferably by close of business three days prior to the meeting date. Requests made as early as possible have a greater likelihood of being fulfilled. If a response is received after Tuesday, August 26, 2025, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate/accessible formats.

HHA WILIKINA APARTMENTS PROJECT, INC.
MINUTES OF THE ANNUAL MEETING
HELD AT 1002 N. SCHOOL STREET, BUILDING A,
HONOLULU, HAWAII 96817
ON THURSDAY, AUGUST 15, 2024
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the HHA Wilikina Apartments Project, Inc., held their Annual Board Meeting at 1002 North School Street, on Thursday, August 15, 2024. The Board meeting was conducted by video conference via Zoom.

The public was able to participate in the meeting via Zoom or telephone by calling in. The meeting was also open to the public for in person participation at 1002 N. School Street, Building A, Honolulu, HI 96817. No Board members were physically present at this location. It was announced that if the HPHA lost internet or Zoom connection during the meeting, the meeting would be recessed and reconvened pursuant to instructions in the posted agenda.

At approximately 9:25 a.m., Chairperson Betty Lou Larson called the meeting to order, held a roll call and declared a quorum present. Those present were as follows and no one else was with them at their location:

PRESENT:
(Via Zoom) Director Betty Lou Larson, Chairperson
 Director Todd Taniguchi, Vice Chairperson
 Director Susan Kunz, Treasurer/Secretary
 Director Roy Katsuda

Deputy Attorney General Linda Chow
Deputy Attorney General Chase Suzumoto

HPHA DIRECTORS PRESENT:
(Via Zoom) Ryan Yamane, HPHA Director
 Robert Hall, HPHA Director
 Lisa Anne Darcy, HPHA Director
 Scott Glenn, HPHA Director

STAFF PRESENT:
(Via Zoom) Hakim Ouansafi, Executive Director
 Barbara Arashiro, Executive Assistant
 Ryan Akamine, Chief Compliance Officer
 Bennett Liu, Chief Financial Officer
 Rick Sogawa, Contracts and Procurement Officer
 Becky Choi, State Housing Development Administrator
 Amanda Suyat, Hearings Officer
 Shirley Befitel, Human Resources Supervisor
 Gary Nakatsu, Section 8 Subsidy Program Branch Chief

Benjamin Park, Chief Planner
Andrew Tang, Housing Development Specialist
Dallis Ontiveros, Housing Information Officer
Stari Nakano, Secretary
Kanoë Kepaa, Secretary

OTHERS PRESENT (via Zoom/teleconference):

Chico Figueiredo, Office of the Governor
Tami Whitney, Office of the Governor
Lindsay Apperson, Office of the Governor
Theresa Ng, Senator Chang's office
Wren Fukuda, Senator Hashimoto's office
Tosa Lobendahn, Senator San Buenaventura's office
Ryan Kagimoto, House Finance staff
Mohannad Mohanna, Highridge Costa
Monte Heaton, Highridge Costa
Brian Suess, Highridge Costa
Sam Arico, Highridge Costa
Caitlin Barrow, Highridge Costa
Chris Deuchar, Form Partners LLC
Scott Jepsen, EJP Consulting Group
Sharon Har, The Michaels Development Co.
Michael Saines, Form Partners LLC
Emily Davids, Form Partners LLC
Joelle Chiu, Ahe Group
June Talia, Kuhio Park Terrace Low-Rise Resident
Lenda, Kuhio Park Terrace Low-Rise Resident
Joy's Meet Geek Notetaker (AI screen name)

Public Testimony

Individuals were allowed to submit written testimony no later than 48 hours prior to the scheduled meeting, which would be distributed to the Board members. The public was instructed to submit written testimony via email to rochelle.k.kepaa@hawaii.gov or by U.S. mail to P.O. Box 17907, Honolulu, HI 96817. The public was also allowed to participate via Zoom or teleconference by using the "Raise Hand" feature in Zoom, or by simply announcing/identifying themselves and the item they want to testify about during the public testimony portion of the meeting. Individuals were also allowed to provide audiovisual oral testimony by using the "Raise Hand" feature in Zoom, clicking the "Unmute" icon to talk, and clicking the "Start Video" icon to turn the camera on. Chairperson Larson stated that the Board would accept public testimony on any item relevant to the agenda at this time or at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

There was no public testimony submitted or given.

Chairperson Larson requested that a For Action to elect a fifth member to the Wilikina Board of Directors be added to the next Hawaii Public Housing Authority (HPHA) Board of Directors meeting.

Approval of Minutes

Director Taniguchi moved,

To Approve the Annual Meeting Minutes for October 19, 2023

Chairperson Larson stated that the Board would accept public testimony on this item. No public testimony was given.

The minutes were approved as presented.

Chairperson Larson stated that HHA Wilikina Apartments Project, Inc. (now known as Kawahi Maluwai) is a 119-unit low-income residential housing project which operates under the provisions of HUD's Section 8 Housing Assistance Payments Program. The project is located at 730 Wilikina Drive, Wahiawa, Oahu, Hawaii. In 2009, the Board of Directors of the HHA Wilikina Apartments Project, Inc. authorized property for leasehold sale. VB Wilikina Limited Partnership, a Washington limited partnership, purchased the property in "as is-where is and with all faults" condition without any warranties and guarantees and performed substantial renovations on the property financed with tax exempt bonds, low-income housing tax credits, and a seller reserve funds loan. In 2012, the HPHA entered into a 65-year ground lease agreement with the partnership.

Election of Chairperson

Chairperson Larson requested nominations for Chairperson for the HHA Wilikina Apartments Project, Inc.

Director Katsuda nominated Director Betty Lou Larson as Chairperson. Director Larson accepted the nomination. Nominations were closed.

Director Betty Lou Larson was unanimously elected as Chairperson.

Election of Vice Chairperson

Chairperson Larson requested nominations for Vice Chairperson for the HHA Wilikina Apartments Project, Inc.

Director Katsuda nominated Director Todd Taniguchi as Vice Chairperson. Director Taniguchi accepted the nomination. Nominations were closed.

Director Todd Taniguchi was unanimously elected as Vice Chairperson.

Election of Treasurer/Secretary

Chairperson Larson requested nominations for Treasurer/Secretary for the HHA Wilikina Apartments Project, Inc.

Director Katsuda nominated Director Susan Kunz for Treasurer/Secretary. Director Kunz accepted the nomination. Nominations were closed.

Director Susan Kunz was unanimously elected as Treasurer/Secretary.

Adjournment

Director Katsuda moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting was adjourned at approximately 9:33 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

<u>R. Kanoe Kepaa</u>	<u>08/28/25</u>
Kanoe Kepaa	Date
Secretary	

Approved by the HHA Wilikina Apartments Project, Inc. Board of Directors at their Annual Meeting on August 28, 2025: [☒] As Presented [☐] As Amended

<u>Lisa Anne Darcy</u>	<u>Aug 31, 2025</u>
Director Lisa Anne Darcy	Date
Board Secretary	