

**HHA WILIKINA APARTMENTS PROJECT, INC.
NOTICE OF
BOARD OF DIRECTORS ANNUAL MEETING
1002 North School Street, Building A
Honolulu, Hawaii 96817
Thursday, July 16, 2026
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://us06web.zoom.us/j/8166551024?pwd=V1QwWnc3aE96bkxmeTI4V0tlekhkZz09&omn=83425407515> When prompted, enter the Meeting ID: 816 655 1024 and the Password: 9dn9C3

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 816 655 1024 and the Password: 9dn9C3. We request that meeting participants change the display on their device to show their first and last name to expedite roll call. 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 angela.j.nabua@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 angela.j.nabua@hawaii.gov no later than Tuesday, July 14, 2026, or by using the “Raise Hand” feature in Zoom, or by physically raising their hand on camera or in the public testimony room and waiting to be called upon by the Chairperson. 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 28, 2025

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

V. 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. Angela Nabua by telephone at (808) 832-4682 or by email at angela.j.nabua@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, July 14, 2026, 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 28, 2025
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 28, 2025. The Board meeting was conducted by video conference via Zoom. Video recording of the meeting can be found on the HPHA's website: [HPHA Meeting Packets](#).

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 9:20 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: Director Betty Lou Larson, Chairperson
(Via Zoom) Director Todd Taniguchi, Vice Chairperson
Director Susan Kunz, Treasurer/Secretary
Director Lisa Anne Darcy
Director Christyl Nagao

Deputy Attorney General Linda Chow
Deputy Attorney General Klemen Urbanc
Deputy Attorney General Chase Suzumoto

EXCUSED: Director Roy Katsuda

HPHA DIRECTORS PRESENT:
(Via Zoom) Robert Hall, HPHA Director
Designee Joseph H. Campos, II

STAFF PRESENT: Hakim Ouansafi, Executive Director
(Via Zoom) Barbara Arashiro, Executive Assistant
Ryan Akamine, Chief Compliance Officer
Bennett Liu, Chief Financial Officer
Benjamin Park, Chief Planner

Rick Sogawa, Contracts & Procurement Officer
Becky Choi, State Housing Development Administrator
Carson Schultz, Redevelopment Officer
Dale Fujimoto, Property Mgt & Maint Services Branch Chief
Shirley Befitel, Human Resources & Safety Officer
Jennifer Weber, Section 8 Subsidy Program Chief
Nelson Lee, Systems Analyst Supervisor
Dallis Ontiveros, Housing Information Officer
Angela Nabua, Secretary
Kanoë Kepaa, Secretary

OTHERS PRESENT (via Zoom/teleconference):

Anna Matsunaga, Senator Hashimoto's Office
Casey Shoji, Senator Chang's Office
David Donald
George Stibbard
Laurie Thorson, Section 8 Participant
Lenda Tominiko, Kuhio Park Terrace Low-Rise Resident
Shontel Jones, Ho'opono
Des

Approval of Annual Minutes

Director Kunz moved,

To Approve the Annual Meeting Minutes for August 15, 2024

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 Taniguchi 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 Darcy 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 Nagao nominated Director Lisa Anne Darcy for Treasurer/Secretary. Director Darcy accepted the nomination. Nominations were closed.

Director Lisa Ann Darcy was unanimously elected as Treasurer/Secretary.

(End of Section)

Adjournment

Director Darcy moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting was adjourned at approximately 9:32 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

Kanoe Kepaa
Secretary

Date

Approved by the HHA Wilikina Apartments Project, Inc. Board of Directors at their
Annual Meeting on July 16, 2026: [] As Presented [] As Amended

Director Christyl Nagao
Board Secretary

Date