CITY COUNCIL

REFERRAL APPEAL FORM

DATE: September 9, 2025

TO: COUNCIL CHAIR

FROM: TOMMY WATERS
COMMITTEE CHAIR

'25SEP16 PM 3:45 CITY CLERK

BILL/RESOLUTION/COMMUNICATION AND SUBJECT:

RESOLUTION 25-206, CONFIRMING THE NOMINATION OF KEVIN D. AUGER TO SERVE AS THE DIRECTOR OF HOUSING AND LAND MANAGEMENT OF THE CITY AND COUNTY OF HONOLULU

STATUS (Reading/PH):

Public hearing held on September 3, 2025

CURRENTLY REFERRED TO COMMITTEE(S):

Executive Management

☑ DESIRED COMMITTEE(S) RE-REFERRED TO:

Housing, Homelessness & Parks

OR

☐ DIRECT REFERRAL TO COUNCIL FLOOR

Reason(s) for Appeal:

Refer to committee with housing in its purview

Committee Chair (Requestor)

* * * * * * * * * * * * *

Tony Waters
Council Chair

9.10.25
Date

Granted ☑
Denied ☐

cc: Councilmembers
City Clerk
Council Assistance

COUNCIL COM. 228

(Rev. 9/23/05)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-206

RESOLUTION

CONFIRMING THE NOMINATION OF KEVIN D. AUGER TO SERVE AS THE DIRECTOR OF HOUSING AND LAND MANAGEMENT OF THE CITY AND COUNTY OF HONOLULU.

WHEREAS, Section 4-104.1 of the Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter"), requires that all department heads and the Managing Director, nominated by the Mayor, be subject to the advice and consent of the City Council ("Council"); and

WHEREAS, Charter Section 6-1801 establishes the Department of Housing and Land Management, headed by a Director of Housing and Land Management; and

WHEREAS, Charter Section 6-1802 sets forth the powers, duties, and functions of the Director of Housing and Land Management; and

WHEREAS, Charter Section 4-104.1 requires that each department head be a registered voter of the City; and

WHEREAS, by Mayor's Message 73, dated May 1, 2025, the Mayor has nominated Kevin D. Auger to serve as the Director of Housing and Land Management; and

WHEREAS, after review of the nominee's qualifications, the Council finds that Kevin D. Auger is qualified to serve as the Director of Housing and Land Management and warrants confirmation; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Kevin D. Auger is confirmed as the Director of Housing and Land Management of the City and County of Honolulu; and

MM-73(25)

PH EM

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-206

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor and Kevin D. Auger.

INTRODUCED BY:

(br)

DATE OF INTRODUCTION:

JUL 22 2025
Honolulu, Hawai'i

Councilmembers

'25APR30 PM 4:26 CITY CLERK

OFFICE OF THE MAYOR
KE KE'ENA O KA MEIA
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 300 • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-4141 • FAX: (808) 768-4242 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA

MICHAEL D. FORMBY
MANAGING DIRECTOR DESIGNATE
PO'O HO'OKELE

KRISHNA F. JAYARAM
DEPUTY MANAGING DIRECTOR
HOPE PO'O HO'OKELE

May 1, 2025

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

In accordance with Section 6-1801 of the Revised Charter of the City and County of Honolulu, as amended, I am requesting the City Council's confirmation of the following appointee, who will be serving a temporary commission effective May 1, 2025, and expiring upon his permanent appointment.

Kevin D. Auger
Director of the Department of Housing and Land Management

I have enclosed the officer's information and a draft resolution for your review

The individuals who have accepted my call to join the City government are all experienced, energetic, and capable leaders who are committed to positive change, and I would deeply appreciate your confirmation of their appointments.

Sincerely,

Rick Blangiardi
Mayor

Enclosure

MAYOR'S MESSAGE 73

CITY AND COUNTY OF HONOLULU
NOMINEE/APPOINTEE FORM

1. Position Nominated to: Director, Department of Housing and Land Management

2. Name: Kevin D. Auger
(First) (Middle) (Last)

3. Are you a citizen of the United States? Yes
Are you a resident of the City and County of Honolulu? Yes If yes, how long 10-20 years
Are you a registered voter in the City and County of Honolulu? Yes

4. Occupation: Executive Director, Office of Housing, City and County of Honolulu

5. Name and address of employer or firm:
City and County of Honolulu
530 South King Street, Room 306 Honolulu, Hawaii 96813

6. Does your employer do any business with the City and County of Honolulu? No
If yes, state the nature of business and approximate dollar amount in the last five years:

7. Do you or does any member of your immediate family hold office or own stock in any firm?
Yes

8. Does the firm do business with the City and County of Honolulu? No
If yes, provide details including the name(s) of the firm:

9. Do you have any part-time employment, professional activity, or financial interests other than those indicated in the previous question? No
If yes, provide details:

10. Do you foresee any possible conflict between your present work, financial investments, business transactions or any other activity which would be incompatible with the proper discharge of your official duties or hinder you from effectively carrying out the duties for which you have been appointed? No

11. Are any members of your family employed by the City and County of Honolulu or any attached agency? No
If yes, please specify the department and division:

12. Are there any incidents in your past that may jeopardize your nomination? No

13. Have you ever been convicted of a felony? No If yes, provide details:

14. Education:

1986 WORCESTER STATE UNIVERSITY, Massachusetts, U.S.A Bachelor of Science
1989 NEW YORK UNIVERSITY Diploma in Real Estate, Investment Analysis

15. Provide a summary of major work experience for the last ten (10) years. Begin with your present job including military (attach additional sheets if necessary or resume):

Redevelopment Officer Hawaii Public Housing Authority 2017 - 2023
Deputy Director City and County of Honolulu Office of Housing 2023-2024
Executive Director City and County of Honolulu Office of Housing 2004- Present

16. Community activities, etc. (also list any service on any other board or commission Federal, State or County):

None

17. Have you ever been a member of a board or commission with the City and County of Honolulu?

No

If yes, provide name(s) of board/commission:

18. Will you be able to commit to the full term of this appointment? Yes

19. Will you be able to commit to meeting dates and times? Yes

20. Are you regularly away from Honolulu? No If yes, please explain:

21. Are you willing to make a confidential financial disclosure to the city Ethics Commission upon appointment and yearly thereafter? Yes

22. What do you understand to be the prime duties of your county appointment?

To lead the newly created Department of Housing and Land Management.

The above statements made by me are true, complete, and correct to the best of my knowledge and belief and are made in good faith.

(Signature) 3/14/2025 (Date)

The above statements made by me are true, complete, and correct to the best of my knowledge and ***The completed form and any attachment(s) will be posted by the City Clerk and available on the City's DocuShare Website.***

Kevin D. Auger

Professional Background and Areas of Expertise

- International commercial real estate executive with nearly 4 decades of experience in senior positions in both the private and public sectors including major Wall Street firms, commercial real estate developers and state and county government.
- Extensive financing expertise including: Low Income Housing Tax Credits (LIHTC); Asset Backed Securities (ABS); construction, senior, mezzanine and senior bond underwriting, structuring and workout.
- Extensive development expertise including master planning, environmental review, zoning, entitlement, permitting, construction, financing, sales and leasing, with a focus on multi-family residential development and redevelopment projects including U.S. Department of Housing and Urban Development (HUD) mixed-finance transactions.
- Highly skilled negotiator capable of successfully structuring and achieving complex finance and development related agreements while navigating diverse cultural environments.
- Strong interpersonal, written and verbal communication skills with exceptional presentation skills and the ability to build and maintain collaborative relationships with superiors, colleagues, direct reports, investors, clients, partners; legal, accounting, compliance and tax professionals; external consultants and government regulatory authorities.
- Seasoned mentor with the ability to identify, attract and retain talent and connect talent to mission to achieve strategic goals.

Employment History

CITY AND COUNTY OF HONOLULU
Executive Director, Office of Housing, Honolulu, HI, USA November 2024 – Present
Deputy Director, Office of Housing, Honolulu, HI, USA July 2023 – November 2024

Leads the Mayor's Office of Housing for the City and County of Honolulu which oversees policy review, strategic planning and implementation efforts aimed at achieving the administration's goals and objectives related to housing. The Office of Housing leads cross-sector collaboration across city departments, state and federal agencies, legislative branches of government and private and non-profit organizations to develop and promote housing policies that will increase the supply of housing.

HAWAII PUBLIC HOUSING AUTHORITY
Redevelopment Officer, Honolulu, HI, USA September 2017 – July 2023

Directed all phases of public and affordable housing development activities for the Housing Authority's 82 property multi-family portfolio, including procurement and selection of development partners; negotiation and drafting of Predevelopment and Master Development Agreements, Ground Leases, Financing Agreements including public and private construction and permanent loans, bond financing and Low Income Housing Tax Credits; collaborates with development partners in the preparation of feasibility and master planning studies, Environmental Review (including HRS 343, 24 CFR 58 National Environmental Protection Act and Section 106 National Historic Preservation), HUD Mixed Finance and Rental Assistance Demonstration applications and closings; partnering with state, county and city governmental agencies to achieve agency development goals.

WELLS FARGO CORPORATION
Managing Director & Group Head, Real Estate Asia, Hong Kong, 2005 – 2012

Joined Wachovia Bank in 2005 prior to Wells Fargo/Wachovia merger as a senior leader responsible for establishing and building the Bank's commercial real estate investment platform in Asia. Elevated to Asia Group Head post Wells Fargo/Wachovia merger.

- Directed a team of over 40 professionals and support staff with offices in Hong Kong, Tokyo, Singapore, Seoul and Mumbai.
- Peak Assets Under Management (AUM) exceeded $10 billion with direct investment exposure of $1.8 billion in over 40 debt and equity transactions originated throughout Asia in partnerships with many of the region's most high-profile developers, investors and lenders.
- Directed commercial real estate equity investment, lending, distribution, marketing and fund-raising activities.
- Primary investment focus included for-sale residential development and mixed-use development projects with a significant for-sale residential component including one of the largest residential development projects ever undertaken in Singapore consisting of seven 36-story apartments towers containing a total of 1,715 for-sale housing units designed by award winning Zaha Hadid Architects, and a 50-property, multi-family residential rental portfolio assembled through individual direct acquisitions located throughout Japan totaling over 2,100 units with a targeted exit via publicly traded Real Estate Investment Trust.
- Member of Wells Fargo Asia Regional Operating and Compliance Committee.

LEHMAN BROTHERS HOLDINGS INC.
Managing Director, North Asia, Global Real Estate and Structured Finance Group
Seoul, South Korea 1998 – 2005

Joined Lehman in 1998, relocated to South Korea in 1999 and built, from the ground up, Lehman's highly profitable principle investment, lending and structured finance platform in South Korea and co-led Lehman's non-performing loan (NPL) and real estate investment activities in the Peoples Republic of China (PRC). Drove new business development through a variety of strategies including networking, conference speaking, lecturing and advising. In Korea, built a team of eight professionals, established and operated two related asset management companies employing over 100 professionals.

Invested over US$1.5 billion of Lehman capital completing several highly profitable landmark transactions including:

- Originating and negotiating a highly acclaimed joint venture NPL program with Woori Financial Group, which received *FinanceAsia's* 2002 Achievement Award for "Best Distressed Debt Deal," *The Asset's* Award for "Best Restructuring Deal," and *AsiaMoney's* Award for "Restructuring Deal of the Year."

- Establishing Korea's first Corporate Restructuring Company in a pioneering effort with the Korea Asset Management Corporation in 2000, where Lehman was a 50% investment partner and Managing Partner of the joint venture.

- Launched GKI Development, Inc., a highly profitable real estate finance business that completed transactions with many leading Korean developers and construction companies with a primary focus on ground-up residential development.

- Led Lehman's first commercial real estate acquisition in Asia acquiring, redeveloping and repositioning "The Seoul Central Building", an 18-story, 300,000 square-foot office building located in the heart of the Seoul Central Business District. Lehman exited its position after just 14 months, nearly doubling its original equity investment.

- Co-led a consortium with Morgan Stanley and Citigroup that acquired the first portfolio of NPLs sold in the Peoples Republic of China with a face value of US$1.3 billion acquired from China Huarong Asset Management Company.

THE YARMOUTH GROUP
Vice President, Capital Transactions Group, New York, 1994 –1997

Originally hired as an Asset Manager overseeing several regional mall properties, promoted to the Capital Transactions Group responsible for crafting financing strategies for client assets, including identifying capital sources, proforma underwriting and discounted cash flow (DCF) analysis, loan modeling, presenting transactions to potential lenders and investors, structuring and negotiating term sheets, loan documents and purchase and sale agreements. Completed over US$1.3 billion in structured finance and project finance transactions for clients and funds advised or managed by The Yarmouth Group. Provided due diligence and marketing support for a number of high-profile retail and hospitality portfolio acquisitions and the disposition of four major retail properties on behalf of Yarmouth Group clients.

JPMORGAN CHASE & CO.
Vice President, Chase Real Estate Advisors Group, New York, 1990 – 1994

Responsible for work-out and disposition strategies for a portfolio of bank owned real estate (REO) totaling more than 30 properties containing over three million square feet located in 17 states throughout the U.S. REO Portfolio comprised of stalled land development projects which required managing all aspects of development including feasibility analysis, planning, zoning, entitlement and permitting, utility extension and completing construction. Responsibilities included formulating, presenting and executing strategies for redevelopment, repositioning, management, leasing, marketing and disposition of completed assets; evaluating and hiring leasing agents and property management teams; extensive budgeting, DCF analysis; and negotiation of management, leasing, listing and purchase and sale agreements.

GUARDIAN LIFE INSURANCE COMPANY OF AMERICA
Senior Asset Analyst, Real Estate Investment, New York, 1987 – 1990

Responsibilities included DCF analysis and market analysis for underwriting debt and equity investments for investment-grade commercial real estate and mortgage loans originated for Guardian's direct investment portfolio; preparation of internal reporting for investment and credit committees and Guardian's Board of Directors; automated Guardian's direct mortgage portfolio servicing functions delivering significant processing efficiencies and operating cost savings; all aspects of portfolio asset management.

THE RELATED COMPANIES, L.P.
Commercial Property Accountant, New York, 1986 – 1987

Asset management and accounting responsibilities for a portfolio of over 50 federally subsidized, low-income and Section 8 multi-family properties and syndicated limited partnership funds invested in commercial office and retail properties. Served on the management committee responsible for the asset management and leasing of a portfolio of retail shopping centers containing 1.5 million square feet; Member of the project team responsible for the redevelopment and repositioning of 625 Madison Avenue, a major Manhattan office building, which also served as the Related Companies Corporate headquarters.

Education

1989 NEW YORK UNIVERSITY, New York, NY
Diploma in Real Estate, Investment Analysis,

1986 WORCESTER STATE UNIVERSITY, Worcester, MA
Bachelor of Science

Community & Civic Service

- Former President, Board of Directors, Hawaii Loa Ridge Home Owners Association
- Former Trustee of Holy Nativity School, East Oahu, HI
- Former Cub Master of Cub Scout Pack 103, East Oahu, HI
- Former Vice Commodore of the Hawaii Kai Boat Club, Hawaii Kai, HI
- Volunteer with the Oahu Medical Mission, Honolulu, HI

Office of the City Clerk

CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

Voter Certificate

I, Glen I. Takahashi, City Clerk of the City & County of Honolulu, State of Hawaii do hereby certify that,

KEVIN D. AUGER

a resident of the City and County of Honolulu, State of Hawaii is a duly registered elector (voter) of

Precinct,01 Representative District,19 State of Hawaii

Voter ID No: 1699632 Registration Date: 06/10/2014

Date of Birth

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City and County of Honolulu to be affixed on April 28, 2025.

Signature Block

Signature of Elector

Glen I. Takahashi, City Clerk
City and County of Honolulu
State of Hawaii

This certificate expires at the earlier of either the date the named elector relinquishes the voter residence associated with this certificate or after the next scheduled Hawaii General election after the affixed issuance date.