AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting Minutes, May 21, 2015 (Pages 1 – 18)
B. Executive Session Minutes, May 21, 2015

III. PUBLIC TESTIMONY

Public testimony on any item relevant to this agenda shall be taken at this time. 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.

IV. FOR ACTION

A. Motion: To Adopt Board Resolution No. 15-77 Expressing Appreciation to Director Gilbert De Motta (Pages 19 - 20)

B. Motion: To Adopt Board Resolution No. 15-78 Expressing Appreciation to Director David Gierlach (Pages 21 - 22)

C. Motion: To Reappoint the Following Individuals for an Additional Two-Year Term: (Pages 23 – 29)
1. Radiant Chase to the Oahu Eviction Board whose term expires in July 2015;
2. Ross Oue to the Kona Eviction Board whose term expires in July 2015;
3. Fay Rapoza to the Kauai Eviction Board whose term expires in October 2015;
4. Mary Hoffman to the Kona Eviction Board whose term expires in October 2015
D. Motion: To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement *(Pages 30 – 32)*

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the selection of a Master Developer for the mixed income, mixed use redevelopment of the HPHA's administrative offices located at 1002 North School Street.

E. Motion: To Adopt Administrative Policy, Programs No. 2, Relating to the Hawaii Public Housing Authority's Violence Against Women Act (VAWA) Policy, Subject to Revisions by the Department of the Attorney General *(Pages 33 – 45)*

F. Motion: To Adopt Resolution No.15-79 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2015 – 2016 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574) *(Pages 46 – 52)*

G. Motion: To Adopt Proposed Changes to the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing Regarding its Transfers Policy, subject to the Department of the Attorney General's Review *(Pages 53 – 77)*

H. Motion: To Adopt the Hawaii Public Housing Authority's Administrative Memorandum, Personnel No. 2, Drug-Free and Alcohol-Free Workplace Policy *(Pages 78 – 84)*

V. REPORTS

A. Finance Task force Report –Operating Budget

B. Executive Director's Report Highlights: *(Pages 85 – 120)*

- Property Management and Maintenance Services Branch Occupancy and Rent Collection Status
- Mixed finance private public partnership developments
- Section 8 Lease up Status and Program Activity
- Design and Construction Project Updates
- Contracts Executed During May 2015
VI. FOR DISCUSSION

A. Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03).
The Board of Directors of the Hawaii Public Housing Authority (HPHA) held a Regular Board Meeting at 1002 North School Street, on Thursday, June 18, 2015 at 9:00 a.m. Chairperson Gierlach called the meeting to order. Those present were as follows:

PRESENT:  
Director David Gierlach, Chairperson  
Director Jason Espero, Vice Chairperson  
Director Lisa Darcy  
Director Gilbert De Motta  
Director Elizabeth Kim  
Director Alena Medeiros  
Director Myoung Oh, Secretary  
Director Rachael Wong  
Deputy Attorney General, John Wong  
Deputy Attorney General, Jennifer Sugita

EXCUSED:  
NONE

STAFF PRESENT:  
Hakim Ouansafi, Executive Director  
Barbara Arashiro, Executive Assistant  
Chong Gu, Chief Financial Management Advisor  
Rick Sogawa, Procurement Officer  
Becky Choi, State Housing Development Administrator  
Gary Nakatsu, Data Processing Supervisor  
Renee Blondin-Nip, Hearing Officer  
Dean Sakata, Development Specialist  
Sam Liu, Property Management Specialist  
Didi Ahakuelo-Kepa, Secretary to the Executive Director

OTHERS PRESENT (and signing in as):  
Robert Arakaki, private resident  
Gloria Castro, Mayor Wright Homes resident  
Rebecca Charlton, Catholic Charities  
Adrian Contrares, Catholic Charities  
Augafa Ene, Mayor Wright Homes resident  
Tim Garry, private resident  
Uilani Goods, Medical-Legal Partnership for Children in Hawaii
Chairperson Gierlach declared a quorum present.

Chairperson Gierlach asked that the Board members introduce themselves.

Approval of Minutes:

Director Kim moved,

To approve the Regular Meeting Minutes of May 21, 2015.

The minutes were unanimously approved.
Public Testimony:

Colin Kippen, Department of Human Services (Governor’s Special Assistant on Homelessness), stated that he supports the School Street redevelopment and the increase of affordable housing in the State. He commended the staff on drafting a proposal that has creative facets which include financing, design, and public private partnerships.

Connie Mitchell, Executive Director of the Institute for Human Services, voiced her support for the redevelopment of the School Street property. She stated that the redevelopment will create affordable housing for working individuals and seniors. She stated that her family lived in affordable housing and that both of her parents worked two full time jobs to support their family. She stated she is sharing that information to illustrate how important having an affordable home is. She stated that the redevelopment will close the gap and allow hard working families affordable housing.

Lenda Tameniko, Kuhio Park Terrace Lowrise resident, stated that she supports the School Street redevelopment because more affordable housing is needed. She stated that there needs to be more compassion. She stated that the unit she lives in is need of repairs and that she informed the private management company, but no one comes to fix the problem. She stated her family is trying to move out of housing, but can’t save money because she pays $1,900. She doesn’t understand why her rent is so high.

Nisa Tauaa, Kuhio Park Terrace Lowrise resident, testified that she is involved with the resident association, so she can help the community. She stated that the inside of the units need repairs.

June Talia, Kuhio Park Terrace Lowrise, stated that Lenda will be running for president and she will be running for vice president of the resident association. She thanked Executive Director Ouansafi for making time to meet with resident leaders to discuss issues at their property.

Augafa Ene, Mayor Wright Homes resident, voiced his concern that the tenants have to walk off the property to smoke, but contractors are smoking on the property. He wanted to know who is responsible to inform the workers that smoking is not allowed on the property.

Sai Tupua, Kuhio Park Terrace Lowrise, stated that his management is terrible. He stated that disabled people are having a hard time getting around because the sidewalks are cracking. He stated that they have asked management for help, but do not receive any help. He stated that KPT is the only housing with a school on it and it is becoming over populated.

Roy Nakamura, Kalakaua Homes resident, testified in support of a designated smoking area at Kalakaua Homes. He stated he has a petition with 62 signatures from residents of Kalakaua Homes. He commented that the Capitol has a designated smoking area.
and questioned why is it that his property could not have one too near the old barbeque area.

Takashi Ohno, State Representative, thanked Benjamin Park (HPHA Planner) for attending the neighborhood board meeting. He stated that the redevelopment has been discussed at the last 3 meetings. He stated that he understands the difference between a Request for Qualifications (RFQ) and Request for Proposal (RFP) and that this is the very early stages of the redevelopment and that there is no information to report to the community. He commented that the community is interested in meeting with the Executive Director as he is the person who will be lead HPHA’s negotiations. He stated that the community has pointed out that the neighborhood is already overcrowded, has limited street parking, traffic congestion, and in need of street maintenance. He asked if the project continues can the Executive Director assure the community that these issues will not be exacerbated.

Robert Stubbs, Neighborhood Board 14 Chair, stated he wrote a letter to Chairperson Gierlach objecting to the redevelopment at School Street. He felt that the area’s infrastructure cannot support the size of the project. He asked that if the redevelopment continues that the neighborhood board be included in the plans.

Fetu Kolio, private resident, stated that he did not have a fair hearing from the HPHA’s eviction Board and voiced his objection to reappointment of the eviction Board members that participated in his eviction hearing. He stated that he will be seeking the rights to his former unit and millions of dollars in damages.

Gayle Nakama, private resident, stated that she is opposed to the redevelopment of the School Street property. She stated that the Executive Director was at the May neighborhood meeting and he promised to listen to the community’s concerns and he sent Mr. Park instead. She stated that many people were at the May neighborhood meeting and all were opposed to the redevelopment of the School Street property. The community is opposed because the area’s infrastructure cannot support the redevelopment. She stated that this area has the most public housing projects and feels that the Hawaii Public Housing Authority (HPHA) is dumping housing in the area. She asked for a park for the children. She stated that the housing projects cause rubbish, gangs, and theft. She stated that human feces are being thrown in her yard daily from the HPHA residents.

Gloria Castro, Mayor Wright Homes resident, stated that she has a petition asking that Mr. Fetu Kolio not be reinstated back into the community because he stole $1,400 in federal funds from the community. He did not apologize for the theft of funds and even if he does apologize the community does not want him back. She informed the Board that the unit that Mr. Kolio is requesting was not originally his unit; he married into the unit.

Tim Garry, private resident, proposed that the HPHA rescind its RFQ and issue a new RFQ which includes the redevelopment of Puawahala Homes into senior housing. He
stated he proposed senior housing 7 years ago to Senator Chun Oakland. He stated that he spoke with all the housing committee Senators and they all support his idea. He stated that he would like the redevelopment to be a private-public partnership.

Ray Sasaki, Kalakaua Homes resident, stated that this is his third time testifying and requesting a designated smoking area for Kalakaua Homes. Currently, the tenants have to go to the street to smoke and have to breathe the car and bus fumes.

Chairperson Gierlach informed Mr. Sasaki that at the last meeting he asked the tenants to stay for the Executive Director report because he will report on his concerns. Mr. Sasaki explained that he can't stay because the Handi-van picks him up. Executive Director Ouansafi stated that the HPHA will send the manager to his unit to give him the information.

Catherine Graham, Faith Action Community for Equity, stated that she is representing the Faith Action Community for Equity (FACE) as the co-chair for the housing task force and that she is a resident from this community. She stated that she supports the redevelopment of the School Street property because more affordable housing is needed. She stated that because there are bus stops right along the street she does not see how this would affect the infrastructure. She stated that this is not just another public housing project, it is mixed income project. She reiterated that she is from this area and supports potential development of additional senior housing.

Bob Nakata, Faith Action Community for Equity, stated that he supports the redevelopment of the School Street property. He stated that the waiting list for housing is long and there is a need for affordable housing as thousands of families cannot find affordable housing. He stated that the Legislature needs to provide HPHA more funds for affordable housing. He suggested that complaints about the lack of affordable housing be voiced to the City Council and to the Governor.

Robert Arakaki, private resident, stated that he opposes the School Street redevelopment. He feels that this area has provided enough affordable housing. He stated that the bigger issue that needs to be looked into is what is causing homelessness.

Andrew Nakoa Sr., Mayor Wright Homes resident, stated that Mayor Wright Homes (MWH) has issues with cats, roosters, and the security. He stated he witnessed security guards sleeping around 12:30 in the afternoon. He stated that no one was in the guard shack because the security guard was sleeping on the side of the building and it was around 5 p.m. He stated that there is a no smoking sign posted and security informs tenants that they need to smoke off the property. However, the security personnel have been seen smoking inside the gate. He stated that he lived at MWH for 31 years and security does what they want and that there is favoritism.

Tim Gary, private resident, stated that he spoke to Ms. Barbara Arashiro to have an item on the agenda to redevelop the School Street offices and all of Puahala Homes.
He also commented that Mr. Park told him that his motion was going to be on the agenda. He stated he objects to the motion on the agenda for the redevelopment of the School Street parcel.

Chairperson Gierlach read the written testimony from Representative Mark Hashem and Gary Nakata from the City and County of Honolulu which both support the School Street redevelopment.

Chairperson Gierlach called for a recess at 9:47 a.m. and reconvened at 9:55 a.m.

For Action:

Director Wong moved,

To Adopt Board Resolution No. 15-77 Expressing Appreciation to Director Gilbert De Motta.

Chairperson Gierlach thanked Director De Motta for his service.

The motion was unanimously approved.
RESOLUTION NO. 15-78
HAWAII PUBLIC HOUSING AUTHORITY

EXPRESSING APPRECIATION TO CHAIR DAVID GIERLACH

WHEREAS, Director David Gierlach is a member and current Chair of the Hawaii Public Housing Authority’s (HPHA) Board of Directors; and

WHEREAS, as the at-large representative from Oahu, Director Gierlach brought with him a wealth of experience which was reflected in his thoughtful inquiries, discussions and decisions at the Board level; and

WHEREAS, Director Gierlach worked tirelessly to improve services and programs for the families in the HPHA’s programs; and

WHEREAS, Director Gierlach was able to share his experience and expertise in legal matters and was a constant advocate for the most needy populations while serving on various Board task forces; and

WHEREAS, in his role as a Board member, Director Gierlach was particularly interested in proper Board oversight; and

WHEREAS, the HPHA’s Board of Directors hold Director Gierlach in the highest personal regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 15-78 Expressing Appreciation to Director David Gierlach on this 18th day of June 2015 for his dedicated service;

AND, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to Director David Gierlach reflecting sincere appreciation of the Board for his contributions to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.

Jason Espero, Vice Chair

Myoung Oh, Secretary

Lisa Darcy, Director

Gilbert DeMotta, Director

Alena Medeiros, Director

Rachael Wong, Director

Elizabeth Kim, Director
For Action:

Director Wong moved,

To Adopt Board Resolution No. 15-78 Expressing Appreciation to Director David Gierlach.

Vice Chairperson Espero thanked Chairperson Gierlach for his service. Director Wong also thanked Chairperson for his expertise.

Executive Director Ouansafi also thanked Chairperson Gierlach for his continued support and service on the Board.

Chairperson thanked the staff and the new Board members for their willingness to serve.

The motion was unanimously approved.
RESOLUTION NO. 15-77
HAWAII PUBLIC HOUSING AUTHORITY

EXPRESSING APPRECIATION TO DIRECTOR GILBERT DEMOTTA

WHEREAS, Director Gilbert DeMotta is a member of the Hawaii Public Housing Authority’s (HPHA) Board of Directors; and

WHEREAS, as the at-large representative from the Big Island, Director DeMotta brought with him a wealth of experience working in the County of Hawaii which was reflected in his thoughtful inquiries, discussions and decisions at the Board level; and

WHEREAS, Director DeMotta worked tirelessly to improve services and programs for the families in the HPHA’s programs; and

WHEREAS, Director DeMotta was able to share his housing background, community experience, and “lessons learned” with the HPHA staff and Board; and

WHEREAS, in his role as a Board member, Director DeMotta was particularly interested in issues affecting properties on the island of Hawaii; and

WHEREAS, the HPHA’s Board of Directors hold Director DeMotta in the highest personal regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 15-77 Expressing Appreciation to Director Gilbert DeMotta on this 18th day of June 2015 for his dedicated service;

AND, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to Director Gilbert DeMotta reflecting sincere appreciation of the Board for his contributions to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.

David Gierzina, Chair
Myoung Oh, Secretary
Elizabeth Kim, Director

Jason Espero, Vice Chair
Lisa Darcy, Director
Alena Medeiros, Director

Rachael Wong, Director
For Action:

Director Espero moved,

To Reappoint the Following Individuals for an Additional Two-Year Term:
1. Radiant Chase to the Oahu Eviction Board whose term expires in July 2015;
2. Ross Oue to the Kona Eviction Board whose term expires in July 2015;
3. Fay Rapoza to the Kauai Eviction Board whose term expires in October 2015;
4. Mary Hoffman to the Kona Eviction Board whose term expires in October 2015

Executive Director Ouansafi requested that the Board reappoint Radiant Chase, Ross Oue, Fay Rapoza and Mary Hoffman to the HPHA’s eviction Boards. He reported that the each eviction board is required to have at least one and no more than 3 members and one member needs to be a resident member. He stated that Radiant Chase served for 13 years, Ross Oue is the Kona Chairperson who served for 23 years and is a certified public accountant; Fay Razopa has served for 2 years and retired from the County of Kauai; and Mary Hoffman is a public housing resident Board member. Executive Director Ouansafi reported that all members are interested in continuing to serve.

The motion was unanimously approved.

Chairperson Gierlach deferred the action item to approve the selection of a master developer for the mixed income, mixed use redevelopment of the Hawaii Public Housing Authority’s (HPHA) administrative offices located at 1002 North School Street and the development of low income public housing units on the island of Oahu and to authorize the executive director to begin negotiations to enter into an exclusive negotiating rights agreement and a master development agreement to later in the meeting.

For Action:

Director Espero moved,

To Adopt Administrative Policy, Programs No. 2, Relating to the Hawaii Public Housing Authority’s Violence Against Women Act (VAWA) Policy, Subject to Revisions by the Department of the Attorney General.

Executive Director Ouansafi stated that the HPHA would like to adopt the VAWA policy for public housing and Section 8. He stated that the amendment is to include the survivors of sexual assault and to add “intimate partner” in the definition section of the policy. Once approved, the HPHA will work on incorporating the approved changes in
the Hawaii Administrative Rules and the Admissions and Continued Occupancy Policy (ACOP).

Director Wong asked if it is okay to approve the motion before the Attorney General's (AG) office reviewed the policy. Executive Director Ouansafi responded that the HPHA received the non-substantive comments from the AG's office. He also clarified that the proposed policy is subject to revisions by the Department of the Attorney General so any major changes will be brought back to the Board for approval.

The motion was unanimously approved.

For Action:

Director Oh moved,

To Adopt Resolution No.15-79 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2015 – 2016 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574)

Executive Director Ouansafi reported that staff was ready to present the budget last month after meeting with the Finance Task Force. However, due to the failure of the Legislature to extend Act 159, the staff had to rework the budget. Executive Director Ouansafi reported that the HPHA worked on a special teams pilot program and sent it to the Union for comments and will be meeting with the Union next week. The budget presented is with the pilot program in place. Without the specialized team, it is likely that HPHA's occupancy will go down and the HPHA will see a decrease in operating subsidy and rent revenue. He stated that only 1.5 positions are State subsidized and the remaining positions are subsidized through occupied units. Executive Director Ouansafi reported that staff met with the Finance Task Force and discussed their questions on the budget.

Director Espero stated that he would like to present the Finance Task Force report. The task force comprised of himself and Director Oh.

Finance Task Force Report:

- The budget is broken down by program and/or funding source. Every column represents several individual spreadsheets, so management essentially prepared almost 100 budgets which are consolidated into this budget as presented. He stated that they reviewed the budget and that there are many little budgets combined into one budget totaling $129 million and 90% is funded by the federal government. On page 1, starting on the far left, the budget for each Asset Management Project (AMP) is presented as required. Under HUD's Asset
Management mandate, each asset (or property grouping) must prepare its own budget. As such the Board must approve the budget for each AMP, which can be accomplished under one resolution.

- He stated that there are 17 AMP’s and each AMP needs to create their own budget. He reported that AMP’s 30-39 are managed by the HPHA and AMP’s 40-52 are managed by private management companies. The total operating expense is approximately $43 million and the HPHA should be in the positive of $21,000.

- On page 2, there is a budget for the KPT Resource Center. The Resource Center is not funded by HUD and must operate on rent revenues. The KPT resource center will be operating approximately $7,000 in the positive. Executive Director Ouansafi stated that the KPT resource center was built in KPT to service the tenants, but now it also services other community residents. The HPHA rents the space to the Department of Human Services (DHS) and other service providers.

- On page 2, in yellow are the State Family and State Elderly/Disabled programs. Director Espero stated that the State public housing has approximately 864 units and the operating costs are approximately $6 million. He stated that the HPHA is not receiving enough fund from rents so the HPHA is frequently operating in the deficit. For the upcoming year the HPHA made some cuts which include security. It would cost approximately $21 million to have security on all properties. The State currently is funding $1.8 million. He stated the minimum rent for the State unit is $250. He stated that there needs to be creative ways to generate revenue for the State units.

- On page 2, immediately following the State housing programs are the programs of the Section 8 Subsidy Programs Branch: including the Housing Choice Voucher Program (HCVP), Performance Based Contract Administration (PBCA) program, and the State Rent Supplement Program. He stated Section 8 and Performance Based Contract Administration (PBCA) is operating in $127,000 deficit.

- Executive Director Ouansafi reported that Section 8 and PBCA is running at a deficit so the HPHA can serve more people and because the U.S. Department of Housing and Urban Development (HUD) subsidizes on usage, so the HPHA will receive the funds the following year. Also the HPHA has reserves to cover the deficit. He also reported that the HPHA teams up with a subcontractor who manages the PBCA on behalf of the HPHA and the HPHA receives fees.

- On page 2, second to the last column in gray is the Central Office Cost Center (COCC) which houses administrative support office (Executive Director, Personnel, IT, Procurement, Planning, Hearings, Construction Management, Fiscal Office, etc.)
Director Espero reported that the Central Office Cost Center (COCC) receives fees from each AMP based on occupied units and helps pay for the administrative support for the agency. He stated that overall the HPHA will be running in the positive of approximately $58,000.

Chairperson Gierlach asked what the task force recommendation is. Director Espero reported that the task force recommends approval of the budget.

Director Kim stated she appreciates the task force review and recommendation, but she is not comfortable voting because she did not get to review the entire budget.

Director Wong commented that this was the Special Team that received the Department of Human Services' Team of the Year Award last year. She stated she is aware of what Act 159 means to the HPHA, but would like to know more about the HPHA's plans. Executive Director Ouansafi stated that Act 159 allowed the HPHA to have a skilled team that was located at the central office who were deployed to fix vacant units. The AMP receives subsidy on occupied units. He reported that 3 years ago the HPHA was not earning millions in operating subsidy and rent revenue due to vacant units. If an AMP is operating in the positive, then the central office can charge for the repairs done by the Special Teams. If not, then the COCC must cover the cost of the centralized services. Executive Director Ouansafi reported that HUD-contractor, Phineas Consulting Service reviewed the HPHA's organizational charts and found that the AMP's are overstaffed. He stated that the union leadership had positive things to say about the pilot program, so he is hopeful that the HPHA and the union can work together. If the union and the HPHA are unable to come up with an agreement, then staff will need to call a special Board meeting to approve a revised budget. Executive Director Ouansafi reported that the budget is due to HUD no later than June 30, 2015.

Director Medeiros asked if the HPHA has a comparison for the past 5 years. Executive Director Ouansafi stated that the HPHA can provide it to the Board.

Director Wong asked with the sunset of Act 159 what the broader effect is. Executive Director Ouansafi stated that there has been a big impact; the Special Teams has already lost 8 staff and resignations from other departments.

Director Espero asked without the Special Teams how long will it take to turnover a unit. Executive Director Ouansafi responded that the HPHA could have approximately 5%-7% more vacancies. Executive Director Ouansafi reported it now takes 7 days to turnaround a unit, previously it took 260 days.

Director Medeiros left at 10:30 a.m.

Chairperson Gierlach thanked the staff for working with the Union.

Ayes: Director Gierlach
Director Espero  
Director Darcy  
Director De Motta  
Director Oh  
Director Wong  

Abstain: Director Kim  

The motion was approved.  

For Action:  

Director Espero moved,  

To Adopt Proposed Changes to the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing Regarding its Transfers Policy, subject to the Department of the Attorney General's Review.  

Executive Director Ouansafi reported that this action is to approve the guidelines on relocation. Executive Director Ouansafi reported most of the items are housekeeping items. All the changes being made are consistent with State and federal laws related to relocation.  

Director Wong asked why the change for reasonable reimbursement cost was deleted. Executive Director Ouansafi stated that the section on reimbursements was moved to page 63.  

Executive Director Ouansafi reported that once this is approved it will be subject to public comments.  

Deputy Attorney Wong clarified that the Board is approving the Admissions and Continued Occupancy Policy (ACOP), but advised that the policy should not be implemented without changes to the Hawaii Administrative Rules.  

The motion was unanimously approved.  

For Action:  

Director Espero moved,  

To Adopt the Hawaii Public Housing Authority’s Administrative Memorandum, Personnel No. 2, Drug-Free and Alcohol-Free Workplace Policy.
Executive Director Ouansafi reported that the policy is to ensure that staff is free of alcohol and drugs.

Executive Director Ouansafi stated that the policy has been reviewed and approved by the Department of the Attorney General. The policy has also been reviewed without concerns by the Hawaii Government Employees Association (HGEA). The comment period closed without comments from the United Public Workers (UPW), but the HPHA will continue to work with UPW to get feedback.

The motion was unanimously approved.

Director Oh moved at 10:38 a.m.,

To go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities as related to:

1. Executive Session Minutes for May 21, 2015;
2. Personnel Matters as regards to Act 159
3. Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03)
4. To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority’s (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement.

Director Wong left at 11:34 a.m.

The motion was unanimously approved.

The Board reconvened from Executive Session at 11:37 a.m.

Chairperson Gierlach stated that he wanted to clear up Mr. Garry’s comments about having his item on the agenda. He reported that that Mr. Garry told Executive Assistant Barbara Arashiro that Chairperson Gierlach said to put his item on the agenda. In turn, Executive Assistant Arashiro sent Chairperson Gierlach an email to confirm whether to include an agenda item as requested by Mr. Gary. Chairperson Gierlach response was
that he never had a discussion with Mr. Garry about putting an item on the agenda, but he did invite Mr. Garry to testify at the public testimony portion of the Board meeting. He also indicated that he would allow him a little extra time to testify on his proposal to the Board.

Chairperson Gierlach also reported that Director Wong stated that she is concerned that the community is not being informed about the redevelopment and asked that these concerns be addressed.

Chairperson Gierlach stated the Board approved the Executive Session Minutes for May 21, 2015 and discussed the motion to approve the selection of a master developer for the mixed income, mixed use redevelopment of the Hawaii Public Housing Authority's (HPHA) administrative offices located at 1002 North School Street and the development of low income public housing units on the island of Oahu and to authorize the Executive Director to begin negotiations to enter into an exclusive negotiating rights agreement and a master development agreement.

He also stated that no report was given on the other matters.

For Action:

Director Espero moved,

To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement.

The motion was unanimously approved.

Deputy Attorney General Wong asked if the Board was going to disclose to the public which developer was chosen.

Director Espero moved at 11:40 a.m.,

To go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to disclosing the developer chosen for the School Street Redevelopment.

The motion was unanimously approved.
The Board reconvened from Executive Session at 12:11 p.m.

For Action:

Director Oh moved to amend,

To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement to. To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement and Postpone the Announcement of the Specific Selection up to June 22\textsuperscript{nd} to Enable the Developer to Agree to the Selection.

The motion was unanimously approved.

For Action:

Director Espero moved,

To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority’s (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement and Postpone the Announcement of the Specific Selection up to June 22\textsuperscript{nd} to Enable the Developer to Agree to the Selection.

The motion as amended was unanimously approved.

Executive Director's Report:

- Executive Director Ouansafi reported that staff has been busy working on the budget that was approved.
• Executive Director Ouansafi reported that Real Estate Assessment Center (REAC) scores have been going up.

• Executive Director Ouansafi reported that Section 8 voucher holders are still having issues finding places to rent. The HPHA is working with non-profit agencies to ensure landlords if problems arises it will be dealt with.

• Executive Director Ouansafi reported that HUD had issued the HPHA an environmental finding. The HPHA has responded to the HUD report, submitted required documents, and the findings were cleared by HUD.

Adjournment:

There was no further business to discuss, Chairperson Gierlach asked for a motion to adjourn the Regular Meeting.

Director Oh moved,

To adjourn the Regular Hawaii Public Housing Authority Board meeting.

The motion was unanimously approved.

The meeting was adjourned 12:16 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:

Taryn T. Chikamori
Secretary to the Board

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on August 20, 2015: [✓] As Presented [ ] As Amended

Jason Espero
Director/Board Secretary