

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
November 19, 2015
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, October 15, 2015
- B. Executive Session Minutes, October 15, 2015 (not for public distribution)

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

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 on any item listed below.

- A. Motion: To Extend the Amended Federal Public Housing Program's Admissions and Continued Occupancy Policy and the Section 8 Housing Choice Voucher Program's Administrative Plan Adopting Temporary Compliance Assistance Guidelines Until Such Time as a Final Rule Amending the Relevant Regulation Goes Into Effect

V. FOR INFORMATION/FOR DISCUSSION

- A. For Information: Confirmation of the Hawaii Public Housing Authority's Section Eight (8) Management Assessment Program (SEMAP) Certification Score For Fiscal Year July 1, 2014 to June 30, 2015 by the U.S. Department of Housing and Urban Development
- B. For Discussion: Report by Director Myoung Oh on the November 17, 2015, Hawaii Association of Realtors' Landlord Summit

- C. For Discussion: Presentation/Report by the Governor's Coordinator on Homelessness Scott Morishige on Homeless Issues, Initiatives and Activities in the State of Hawaii
- D. For Discussion: Proposed Changes to the Hawaii Administrative Rules for the State Family Housing Program, State Elderly Program and the State Rent Supplement Program to Disallow Tenants from Passing Down Units or Housing Assistance Payments to Family Members Who Were Not Part of the Original Household

VI. REPORTS

- A. Executive Director's Report Highlights:
 - 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; Service Provider Training Update
 - Design and Construction Project Updates
 - Contracts Executed During October 2015
- B. Board Reports
 - Report from the Board Task Force on Homelessness

VII. Board Orientation and Briefing on Legal Matters by the Department of the Attorney General Regarding:

- A. The Board's powers, responsibilities, duties, privileges, immunities, and liabilities;
- B. Pending Litigation: (1) *Steven Rodrigues, et al., v. Corbit K. Ahn, Hawaii Public Housing Authority et al.* (Civil No. 10-1-1411-06 ECN, First Circuit Court); (2) *McJerold William, et al. v. Kiamalu Security Services, Universal Protection Services, Hawaii Public Housing Authority, et al.* (Civil No. 15-1-0388-3, First Circuit Court); and (3) *Mary Gold Cabaluna v. Vincent Vanderford, an individual, State of Hawai'i, Federal Housing Mayor Wrights, et al.* (Civil No. 14-00480LEK-RLP, U.S. District Court).

The Board will 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.

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Didi Ahakuelo-Kepa at (808) 832-4694 by close of business two days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A,
HONOLULU, HAWAII 96817
ON THURSDAY, NOVEMBER 19, 2015
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held their Regular Board Meeting at 1002 North School Street, on Thursday, November 19, 2015 at 9:00 a.m. Chairperson Pono Shim called the meeting to order. Those present were as follows:

PRESENT: Director Pono Shim, Chairperson
Director Alena Medeiros, Vice Chairperson
Director Jason Espero, Secretary
Director Lisa Darcy
Director Elizabeth Kim
Director Laura Smith
Director Rachael Wong
Director Myyoung Oh

Deputy Attorney General, Jennifer Sugita

EXCUSED: Director En Young

STAFF PRESENT: Hakim Ouansafi, Executive Director
Chong Gu, Chief Financial Management Advisor
Dawn Takeuchi Apuna, Chief Planner
Kiriko Oishi, Chief Compliance Officer
Joanna Renken, Public Housing Supervisor VI
Stephanie Fo, Section 8 Branch Chief
Rick Sogawa, Contract and Procurement Officer
Renee Blondin-Nip, Hearings Officer
Gary Nakatsu, Data Processing Supervisor
Shirley Befitel, Personnel Supervisor
Dean Sakata, Housing Development Specialist
Benjamin Park, Housing Planner
Kau'i Martinez, Resident Services Program Specialist
Maricar Campos, Property Management Specialist
Deidra Ahakuelo-Kepa, Secretary

OTHERS PRESENT (and signing in as):
Ene Augafa, Mayor Wright Homes resident
Uilani Goods, Medical-Legal Partnership
Fetu Kolio, private resident
Andrew Nakoa Sr., Mayor Wright Homes resident
Segia To'o, Mayor Wright Homes resident

Apelaamo Sulu, Mayor Wright Homes resident
Roy Nakamura, Kalakaua Homes resident
Senator Jill Tokuda
Representative Sylvia Luke

Proceedings:

Chairperson Shim declared a quorum present and noted that Director Wong was expected to arrive at approximately 9:30 a.m.

Approval of Minutes:

Director Medeiros moved, Director Kim seconded,

To approve the Regular Meeting Minutes of October 15, 2015.

Deputy Attorney General Jennifer Sugita suggested on bate stamped page 014 to add the statement "The motion was unanimously approved." after the sentence "The Board entered Executive Session at 11:17 am and reconvened at 11:50 am."

Deputy Attorney General Sugita and Chairperson Shim concurred that the meeting minutes should also reflect that the Board approved Executive Session Minutes dated August 20, 2015 and September 17, 2015 as amended, at the October 15, 2015 meeting.

Director Jason Espero abstained.

The minutes were unanimously approved, as amended.

Public Testimony

Andrew Nakoia, Sr., Mayor Wright Homes resident stated that after four months the maintenance staff fixed his clothes line. He commended the maintenance staff for doing good work, but would appreciate if they didn't pound on his door prior to entering. He asked that Management address the problem of loose dogs running around and messing on the property. He also stated that the security guard shack is still blocked off as he had previously reported, so they are not able to see the entire surrounding areas, and he feels it is a safety issue. He also mentioned that three security guards sleep on the job, and that he informed the Executive Director of this problem. Mr. Nakoia stated that the Executive Director requested that he contact HPHA when this occurs.

Segia To'o, Mayor Wright Homes resident, stated that her request for a sidewalk and her own ramp, which she testified about at the last meeting, is still not resolved. Management gave her the request for hearing and is still waiting for it to be

scheduled. She commented that Management needs to do something about the cats at the project and that they smell.

Apelaamo Sulu, Mayor Wright Homes resident, stated this is the second time coming to the Board with the same problem which remains unresolved. He doesn't know where else to go for assistance. He believes only one person saw the papers that the doctor submitted and that person alone makes the decision, not the Board. He mentioned that they pay their rent and nothing gets done when they complain.

Roy Nakamura, Kalakaua Homes resident, stated that he made a copy of his written complaint dated July 31, 2015, and provided the Executive Director a copy this morning. He stated that a prior tenant was evicted for indecency. He urged that the tenant in this written complaint also be similarly evicted. He complained that this other tenant acts indecently on the property, allows minors into his unit, and provides alcohol to and smokes marijuana with the minors. He would like Management to act quickly to evict this tenant. He mentioned that an older Korean lady who does not speak English filed a complaint on this tenant too. He stated that the tenant disregards all the rules and has statements in the handout that was submitted earlier to the HPHA. Management offered a hearing, but Mr. Nakamura feels that it's one-sided and that management will side with the other tenant.

U'ilani Goods, Medical-Legal Partnership, stated they serve families with Kokua Kalihi Valley (KKV) in the Kalihi area and Waimanalo area. She testified in opposition to "For Discussion" Agenda Item V.D. She understood that HPHA has been reviewing existing policies and procedures for possible changes to improve access to public housing programs and services, and that one of the ideas was to have families who lost their head of household to move out of housing to assist more families on the waitlist. While recognizing that the homeless is not the HPHA's sole priority, she cautioned against losing sight of the role HPHA plays in preventing homelessness, citing a study that highlighted the more covert existence of homelessness in Hawaii. It is common practice across all income brackets for families who are related by blood, marriage, or adoption, to share accommodations or double up. Ms. Goods stated that she has observed the Board for a couple of years and likes its spirit. She emphasized that household members are already scrutinized for eligibility at the time of recertification of eligibility. She stated that the proposed change would discriminate against the make-up of household members based on whether they were on the original lease or added later. She asked that the Board engage in thoughtful discussion over the proposed rule change to prevent the unintended effect of breaking up families.

Director Medeiros asked if Ms. Goods was speaking on behalf of KKV or the Medical-Legal Partnership.

Ms. Goods responded that she is representing the Medical-Legal Partnership as an advocate.

Director Darcy asked if she had a proposed recommendation.

Ms. Goods stated that they work with many tenants of the federal public housing program and is aware of the eligibility requirements for household members to be on the lease. She explained that there were situations where a head of household passed and another household member was supposed to be on the lease, but was not and then became homeless.

Director Espero asked if Ms. Goods is aware that the For Discussion item is for State housing and that the HPHA has both State and Federal properties.

Ms. Goods responded that she understands it's for State properties, but that proposed changes are still vile.

Director Rachael Wong arrived at 9:30 am.

Fetu Kolio, private resident, stated that he has been discriminated against and denied housing despite the ruling of the Supreme Court. He claimed that he should be placed back to his original Unit 34D. He alleged that management and staff continue to lie, that everyone should hear the truth, that he does not need the agency to dictate what is in his best interest, and that he should be able to sign whoever he wants to his household. Mr. Kolio stated that he doesn't need to be recertified since he should have never been removed. Mr. Kolio continues to allege that his eviction was a conspiracy against him and indicates corruption at HPHA.

Ene Augafa, Mayor Wright Homes resident, stated that he signed for a brand new refrigerator before he was temporarily relocated to another unit while the Special Team maintenance fixed his unit. When he returned to his original unit he noticed a different refrigerator was placed in his unit and not the brand new refrigerator that he signed for. He reported this to Management, who stated that they would get back to him, but they have responded yet. Mr. Augafa also asked Management to address the problem raised by previous testifiers about the smell from the cats and dogs that run loose, which is a health and safety issue.

Director Espero asked if the appliance was issued by management or purchased by Mr. Augafa. Mr. Augafa responded that it was issued to him, but he signed for it.

Chairperson Shim stated that an issue had arisen regarding public testimony and the timing of such testimony on Board agenda items, and that the Board needs to consult with its legal counsel under Hawai'i Revised Statutes section 92-5(a)(4) to discuss testimony on certain agenda items and whether the Board may amend an agenda item or add an agenda item to the agenda under the Sunshine Law.

Director Espero moved, Director Wong seconded:

To go into Executive Session with the Board Members pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as to related to testimony on certain agenda items and whether the Board may amend the agenda or add an item to the agenda under the Sunshine Law.

The motion was unanimously approved.

The Board entered Executive Session at 9:40 a.m. and reconvened at 10:15 a.m.

Chairperson Shim clarified that public testimony would be taken on Agenda item V.D. and introduced Representative Sylvia Luke, Chair of the House Finance Committee, and Senator Jill Tokuda, Chair of the Senate Ways and Means Committee.

Representative Luke stated that they were present to communicate to the HPHA Board the intent of the legislators' meeting with the HPHA Management, and to clarify the statements set forth in the HPHA Board packet, Agenda Item V.D., For Discussion, on page 58, section 1.B., which provides: "On October 26, 2015, HPHA's management team met with Representative Luke, Senator Tokuda, and Representative Scott Saiki. During that meeting, the legislators encouraged the HPHA to update its administrative rules to include a provision which would prevent tenants from passing down units or housing assistance payments to family members who were not part of the original household."

Representative Luke stated that during the meeting, they had asked HPHA to update its rules so that current statute sections were included, and references to the HPHA's former agency name of Housing and Community Development Corporation of Hawaii (HCDCH), which no longer exists, and attachment to the Department of Business and Economic Development (DBEDT), were deleted. She stated that such amendments were needed to prevent any confusion for legislators and the public, and allow for the rules to be found. She noted that Boards & Commissions has also urged the departments and agencies to update their respective administrative rules.

Senator Tokuda stated that HPHA brought outdated administrative rules to the meeting. She stated that the legislators have a concern about generational housing, but that they also recognize that this issue is a challenge for everyone, not only the HPHA. They want to make sure that the units in public housing are available to individuals that are most vulnerable in our community, but also support current tenants. She explained that they recognize that there are challenges regarding the availability of affordable units outside of the HPHA, and transitioning into permanent private housing cannot be solved by the HPHA alone. She further stated that the Legislature knows this is a very difficult

issue that should be addressed by the government as a whole, across multiple departments and agencies.

Representative Luke stated that she wanted to ensure that the HPHA Board was made aware and understood that the legislators were not asking the HPHA to tackle this big issue alone without a full legislative discussion, or require a rule change that will face difficulties at public hearing. She further noted that this issue is more appropriate for the Legislature to address this issue due its breadth. While the issue should be going through the regular legislative process, she encouraged the HPHA to discuss how to end generational housing and transitioning from public housing. She stated that they understand that the turnover rate of public housing is only 4% and are aware that Director Espero and others have already worked on housing and homeless issues, but unless there is better flow, there will never be a solution. She encouraged Board members to have this discussion and emphasized that the Legislators are not asking the HPHA to come up with the solution on its own.

Senator Tokuda stated that she is pleased to see the State's Homeless Coordinator Scott Morishige present at today's meeting, and the diverse membership of the Board. She noted that generational housing should be discussed with other departments and agencies, in addition to HPHA reviewing its own administrative rules. The legislators did not intend that HPHA resolve this issue on its own, and welcome more information to deal with the issue holistically and system-wide. They also welcome conversation from various commissions and departments, sectors, advocacy groups, and private sector stakeholders to consider different solutions before the legislative session begins.

Director Wong thanked Representative Luke and Senator Tokuda for coming and mentioned that the Department is very complex.

Chairperson Shim thanked both Representative Luke and Senator Tokuda for coming and clarifying.

Director Wong moved, Director Myoung Oh seconded:

To move Agenda Item V. D. up on the agenda for discussion. The Board agreed to hear the agenda item out of order.

For Discussion

Proposed Changes to the Hawaii Administrative Rules for the State Family Housing Program, State Elderly Program and the State Rent Supplement Program to Disallow Tenants from Passing Down Units or Housing Assistance payments to Family Member Who Were Not Part of the Original Household

Executive Director Hakim Ouansafi thanked the testifiers for sharing. He clarified that the agenda item is "For Discussion," rather than a "For Action," and meant to provide an

opportunity for Management to discuss this issue with the Board members, and obtain the Board's view and opinion. He further stated that anytime Management meets with legislators, Management informs the Board of such discussions. He believed that Management's meeting with the legislators was very positive and informational. He confirmed that the Management didn't feel like it was instructed to make this change to its administrative rules, and that the proposed changes to the rules were a good thing to help people in need and also address generational housing. He explained that the agency has been working on updating its administrative rules for a while, and the proposed changes were consistent with the agency's beliefs that it should empower people in public housing to eventually move out so as to create opportunities for others. The purpose and intent of this "For Discussion" was met because it allowed for a great conversation with the Board and assist everyone in considering ways to end generational housing.

Director Betsy Kim asked if the "For Discussion" agenda item needed to be revised so that it was more reflective of what occurred at the meeting with the legislators. She asked as an example if the For Discussion needed to be changed to "Updating the Administrative Rules", rather than having a discussion on a specific issue in the rules.

Executive Director Ouansafi responded that the work on administrative rules is already in progress, and that this agenda discussion item was for Management to seek the Board's views on transitioning and multi-generational public housing to appropriately represent the agency's position before the Legislature.

Chairperson Shim stated that based on comments from and discussions with the other board members, the Board should consider ways to help graduate people from public housing, and move to the next level. He suggested that this is the consensus of Board as well as others, including the legislators.

Representative Luke asked to address the Board.

Chairperson Shim stated that the Board was not able to take public testimony at this time, but that the agenda item would be deferred to the next month's agenda for further discussion.

Deputy Attorney General Sugita stated that she would like to address the question that Director Kim previously asked about changing the "For Discussion." She clarified that legally, the subject matter on the agenda is to discuss the proposed changes, and whether HPHA should consider amending its rules to include such changes, rather than taking action on the proposed changes.

Director Kim questioned whether this was a premature discussion, in light of the testimony presented by the legislators.

Chairperson Shim responded that that is the discussion being presented to the Board today, and it is open for discussion.

Executive Director Ouansafi stated that on the issue of updating the administrative rules, the agency is already working on it. In the process, the agency has considered changing some rules such as the lifetime ban for evicted families for families who have failed to pay their rent, and other ideas to support the direction of the administration and team on homelessness.

Director Medeiros stated that she appreciated staff coming to the Board with a “For Discussion” prior to bringing this issue “For Action” because it gives the Board the opportunity to discuss the issue, since Sunshine Law only allows the board to weigh in on policy decisions at board meetings. She understood that the two Chairs want to decouple the issue of updating the administrative rules, from the issue of reevaluating generational housing in public housing state units. She inquired whether there were any other mechanisms by which the issue could be addressed other than an administrative rule change, such as by legislation.

Executive Director Ouansafi responded that the change could be effected most easily by legislative action. However, by discussing the issue, he has a better understanding of the agency’s position on the issue when representing the agency before the Legislature.

Chairperson Shim stated that all the testimonies received today will be considered to determine how the agency is helping people move out of public housing and ensuring resources are available.

Director Darcy mentioned that it would be helpful to know how many people would be affected by the rule change. She asked if there is any information on how other public housing agencies handle this.

Executive Director Ouansafi responded that different housing authorities have different rules depending on their community and some don’t allow it. He raised as an example the new law for the Section 8 program, which prevents families from adding a co-head right before the head of household planned to leave to enable the new co-head to inherit the voucher and by-pass the waitlist. This is not fair because families on the waitlist have been waiting since 2006.

Director Espero asked how many state public housing units would be affected by the proposed change in the administrative rules. Executive Director Ouansafi responded that 864 state public housing units would be affected.

Director Kim thanked the testifiers and noted that now that she is aware of the multi-generational families living in one unit, there is a need to consider the benefit of not changing the administrative rules by preventing families from becoming homeless.

Executive Director Ouansafi responded that he agreed and testimonies are well taken. He also stated that every Agenda item that comes to the Board is reviewed, discussed, and agreed to by all Branch Chiefs, but for this specific issue, there are differing views.

Director Wong stated that the discussion indicated that the Board is supportive of management. She also inquired of the Deputy Attorney General, how the Board could take part in meaningful discussions with Management, legislators, and other branches and agencies as a matter of procedure.

Deputy Attorney General Sugita responded that there are potential Sunshine Law violations when more than two board members discuss issues, so a task force could be convened, as was done last month. Otherwise, it must be on the Agenda. She further stated that this issue should be discussed in Executive Session.

Director Wong asked if they could meet as the Department of Human Services.

Deputy Attorney General Sugita responded that there would be no sunshine law violation if it clear that she is acting in her role as the DHS Director. However, this must be made clear, to avoid any potential Sunshine Law implications.

Director Wong stated that the Representative and Senator are in attendance but were unable to participate in the discussion.

Deputy Attorney General Sugita stated that an option is to place a particular topic on the Agenda so they could attend and testify on their positions. She requested that this discussion occur in Executive Session.

Director Medeiros moved, Director Espero seconded:

To go into Executive Session with the Board Members pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to Director Wong's questions regarding Board meetings and Sunshine Law.

The motion was unanimously approved.

The Board entered Executive Session at 10:52 a.m. and reconvened at 11:23 a.m.

Director Kim left the meeting at 11:15 a.m.

Chairperson Shim reported that the Board received clarification from Deputy Attorney General Sugita on the issue of convening meetings.

Chairperson Shim deferred to the next Board meeting Agenda item V. D For Discussion: Proposed Changes to the Hawaii Administrative Rules for the State Family Housing program, State Elderly Program and the State Rent Supplement Program to Disallow Tenants from Passing Down Units or Housing Assistance Payments to Family members Who Were Not Part of the Original Household.

For Action

Director Myoung Oh moved, Director Smith seconded:

To Extend the Amended Federal Public Housing Program's Admissions and Continued Occupancy Policy and the Section 8 Housing Choice Voucher Program's Administrative Plan Adopting Temporary Compliance Assistance Guidelines Until Such Time as a Final Rule Amending the Relevant Regulation Goes Into Effect

Executive Director Ouansafi reported that HUD previously came up with measures to ease the administrative burden on public housing agencies regarding tenant recertifications, and we previously requested the board for approval. One of the measures is eliminating the full certification process for household assets under \$5,000.

The motion was unanimously approved.

For Discussion:

Presentation/Report by the Governor's Coordinator on Homelessness Scott Morishige on homeless Issues, Initiatives and Activities in the State of Hawaii.

Scott Morishige, Governor's Coordinator on Homelessness provided a presentation on homeless Issues, Initiatives and Activities in the State of Hawaii. (See attached handouts.)

Director Medeiros mentioned that she received feedback that entities and organizations that are being very helpful with efforts with the Governor's Office and State administration are not given credit publicly. There is a perception that the Governor's Office is taking full credit for efforts in Kakaako. She stated it is very important for providers and non-profits and even HPHA to get credit when due. Proper recognition boosts morale and providers deserve a "thank you."

Mr. Morishige responded that he was surprised to hear that and appreciated this feedback. He clarified that the work is the result of collaboration with a lot of agencies such as Institute of Human Services, Waikiki Health Center, and many more organizations.

Director Medeiros also inquired whether any outreach would be done to businesses, noting that the Chair, Director Wong, and herself were on the Chamber of Commerce, which received many requests for grants relating to housing.

Mr. Morishige responded that government alone cannot tackle this issue, recognizing that other communities had made significant progress when there were public-private partnerships.

Director Smith inquired whether there was any work being done to transition funding for the unused 150 beds in singles shelters to serve more families with children. Mr. Morishige explained that conversion is challenging, as the payment structure in the homeless facility contracts would need to be changed. Currently, the contracts are not based on utilization, but on the capacity at the facility.

Director Darcy commented that the chart in Mr. Morishige's handout include arrows in the section concerning coordination and information.

Chairperson Shim clarified that Director Darcy had raised a question about the lines of communication in Mr. Morishige's chart presentation, and that Mr. Morishige acknowledged this.

For Discussion:

Report by Director Myoung Oh on the November 17, 2015, Hawaii Association of Realtors' Landlord Summit

Director Oh reported that the objective of the Landlord Summit event held on November 17, 2015, was to demystify the myths in the community and open up the dialog to have more landlords open their doors to the Section 8 program. Approximately 340 were in attendance, of which about 1/3 were landlords. Some veterans attended to find more information on how to use the programs. He stated that there is no switchboard for either a tenant or landlord to call, and they will be working on that. They discussed the limitations of the Section 8 program, such as how to get previous landlords to participate again after having a bad experience. They would like to work with Governor's and Mayor's representatives to come up with a focus group with landlords and property managers. He stated that one of the good things is that knowledgeable property managers and licensed professionals that have available units explained their services and signed up directly with social service providers, such as Steadfast Housing, which will offer some protections and assist with renting their units without regulatory barriers.

Director Medeiros mentioned that she attended the event and called for a follow up meeting. She heard negative comments from some landlords who had experiences with Section 8 tenants who damaged the unit or didn't pay the rent. As a Realtor, you have a fiduciary duty to your client, so you could not recommend the program without some assurances.

Director Oh responded that he would like to have a small focus group to discuss issues such as the graduation process.

Director Medeiros asked if comparison data was kept on rent nonpayment rates and damages to units, by private landlord realtors for non-subsided renters and Section 8 participants.

Director Oh responded that there is no rolodex of landlords in Hawaii. He believed that the participants may have had a bad experience in the past and were looking for what's new and what would entice them to come back. The Legal Aid Society may have information on organizations that assist tenants with paying the rent or utilities.

Executive Director Ouansafi commented that the feedback from the event confirmed what the agency experiences in the Section 8 program. Landlords are worried about who will pay for a damaged unit, and the length of time it takes to get a unit approved for lease. They also have concerns that section 8 tenants will have a negative effect on other tenants, as they may not be able to differentiate between Section 8 and the homeless.

Director Oh plans to share the information gathered through the Summit with the Governor, Mayor, and other stakeholders to see how some of the concerns can be addressed. In particular, under the state's Landlord Tenant Code, which is a consumer protection law, it takes a long time to evict a tenant. Therefore, there should be some government protection for damages and tax credits.

Director Espero believed it was a successful event, and that they learned a lot from it.

Chairperson Shim resumed taking the Agenda items in order.

For Information

Confirmation of the Hawaii Public Housing Authority's Section Eight (8) Management Assessment Program (SEMAP) Certification Score for Fiscal Year July 1, 2014 to June 30, 2015 by the U.S. Department of Housing and Urban Development

Executive Director Ouansafi reported that the agency received its final score of 99 from HUD, after the agency conducted its due diligence on its self-certified score of 98, and after HUD conducted their review. An agency that receives a score of 90 or above is considered a high performer.

Chairperson Shim congratulated and thanked staff.

Chairperson Shim deferred Agenda Item VII and the approval of the Executive Session Minutes.

Executive Director's Report:

- Executive Director Ouansafi reported that the agency conducted training on the Section 8 program for about 80 service providers.
- Executive Director Ouansafi reported that HPHA is expediting repairs with the Multi-Skilled team. There are currently three teams and HPHA continues to provide training.
- Executive Director Ouansafi reported that although the net occupancy was -6, HPHA moved in 40 families.
- Executive Director Ouansafi reported that staff is still working hard on development projects, including the Kuhio Park Terrace low rise, School Street Development, and Mayor Wright Homes.
- Executive Director Ouansafi reported that HPHA received notice today that the Department of Budget and Finance will be supporting the agency's budget request to the Governor, which includes a request for multi-skilled labor positions.
- Executive Director Ouansafi reported that the agency is also working on educating the public to address some misperceptions about the agency. There are many HPHA accomplishments either others take credit for or are not recognized by others.
- Executive Director Ouansafi reported on discussions with the Housing Chairs for both the House of Representatives and the Senate on having an event at the Capitol in January about where HPHA is today and where HPHA would like to move forward.
- Executive Director Ouansafi reported that HPHA continues to work on repairs and maintenance.
- Executive Director Ouansafi reported that there may be a story about the 28-unit Salt Lake Apartments that have been vacant for a year. While it was undergoing major construction, change orders needed to be issued to address unanticipated issues with the plumbing and fire pump.
- Executive Director Ouansafi reported that there were concerns over whether units are ADA compliant, and reported that HPHA meets the requirement with the additional units that are being completed, as well as additional units to be worked on after that.
- Executive Director Ouansafi reported that no funding will lapse.

- Executive Director Ouansafi reported that the draft audit was completed on time after HPHA received long-awaited information from other State agencies. He mentioned that the Financial Task Force will be called on to review and make any comments on the audit to raise to the auditor.

Director Oh left the meeting at 12:32 p.m.

Board Reports

Report from the Board Task Force on Homelessness

Director Darcy provided the highlights of the meeting (see handout).

Director Medeiros stated that the lack of information provided to the public, administration, and policy makers about what HPHA does, leads to misperception, misconception, and misunderstanding and also lack of awareness. She felt that it was important to identify all the good things that HPHA is doing and share that with policy makers.

Director Darcy reported that the board will be tackling the issue of "messaging", to overcome the problem of having many visible people who come forward with complaints and problems, but not seeing the many "invisible" families in public housing who are successful. "Messaging" will capture the whole picture of what this Board is doing the relationship with other communities.

Director Medeiros stated that some members of the Board are government officials, government appointees, and some are not and the "messaging" can differ depending on the messenger. She mentioned that we should be very aware of who the messengers are and be strategic about it.

Deputy Attorney General Sugita wanted to clarify if members are deciding what the message is, or just talking about "messaging" in general.

Director Darcy and Director Medeiros concurred that it is just open dialog.

Deputy Attorney General Sugita clarified that the message, if any, would come from the Board.

Executive Director Ouansafi mentioned that he received an email that Director Espero requested to be appointed to the Homeless Task Force.

Deputy Attorney General Sugita advised that the current Task Force would need to be dissolved and re-appointed, but that there is no quorum. The Chairperson appoints the

Task Force members. She further advised that he could attend the meeting as a guest, but not actively participate.

Chairperson Shim stated that we could add this to the Agenda for the next board meeting.

Adjournment

Chairperson Shim adjourned the Regular Meeting.

The meeting ended at 12:41 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:



DEC 17 2015

Deidra Ahakuelo-Kepa
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on December 17, 2015 : [] As Presented [] As Amended



DEC 17 2015

Director Jason Espero
Board Secretary

Date

Amended: Page 110, Page 120