

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
September 15, 2016
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

A. HPHA Regular Meeting Minutes, August 18, 2016

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 Appoint Mr. Jerry Ballard for a Four Year Term to the Oahu Eviction Board B and Oahu Eviction Board C; and as a Floating Resident Board Member for Hilo, Kona, Kauai, and Maui Eviction Boards

V. REPORTS

- Financial Report for the Month of August 2016. The July 2016 Financial Report is provided to the board in the monthly packet. Unaudited FDS is due to HUD on October 15, 2016.
- The Report on Contracts Executed During August 2016 and Planned Solicitations for September 2016 are provided to the Board in the monthly packet. No formal report is planned.
- Property Management and Maintenance Services Lease up Status and Eviction Hearings for the Month of August 2016. No formal report is planned.
- Construction Management Activities, including Obligation and Expenditure Status for the Federal Capital Fund Program (CFP) and the State Capital

- Improvement Program (CIP), Kuhio Park Terrace and Kalihi Valley Homes Construction Activity. No formal report is planned.
- Section 8 Subsidy Programs Voucher: Status of Applications and Waiting List. Status of the Special Rent Supplement Program Targeted to Homeless Families. The Section 8 Report is provided to the Board in the monthly packet.
 - Compliance: Complaints Alleging Discrimination
 - Status of Redevelopment at Mayor Wright Homes with MWH Partners: Establishment of the Community Advisory Committee; Design Charrettes Schedule.
 - Proposed Legislation and Preparing for the 2017 Legislative Session

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Jonessa Burns at (808) 832-4694 by close of business three 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, SEPTEMBER 15, 2016
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority (HPHA) held their Regular Board Meeting at 1002 North School Street, Building A on Thursday, September 15, 2016. At approximately 9:00 a.m. Vice Chairperson Medeiros called the meeting to order. Those present were as follows:

PRESENT: Director Alena Medeiros, Vice Chairperson
Director Jason Espero, Secretary
Director George De Mello
Director Lisa Darcy
Director Laura Smith
Director Myoung Oh
Director En Young

Deputy Attorney General, Jennifer Sugita
Deputy Attorney General, Klemen Urbanc

EXCUSED: Director Pono Shim, Chairperson

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Helen Enobakhare, Property Management and Maintenance
Services Branch Chief
Becky Choi, State Housing Development Administrator
Stephanie Fo, Section 8 Subsidy Programs Branch Chief
Shirley Befitel, Human Resources Supervisor
Renee Blondin-Nip, Hearings Officer
Sarah Beamer, Housing Planner
Sam Liu, Property Management Specialist
Nelson Lee, IT Specialist
David Nygaard, Budget Resource Specialist
Maricar Campos, Property Management Specialist
Kau'i Martinez, Resident Services Program Specialist
Jonessa Burns, Secretary

OTHERS PRESENT (and signing in as):

Ira Calkins, Punchbowl Homes tenant
U'i Goods, Medical-Legal Partnership
Bianca Kanehailua-Freitas, Nanakuli Homes tenant
Duck Geo Kim, Punchbowl Homes tenant
Desiree Kihano, Palolo Valley Homes tenant
Bob Loren, Punchbowl Homes tenant
Holly Nojima, Punchbowl Homes tenant
Andrew Nakoa, Sr., Mayor Wright Homes tenant
Monique Ocampo, Nanakuli Homes tenant
June Talia, Kuhio Park Terrance tenant

Proceedings:

Vice Chairperson Medeiros declared a quorum present.

Vice Chairperson Medeiros introduced the new Department of Human Services (DHS) Designee Lila King.

Designee King expressed her apologies for DHS Director Pankaj Bhanot not able to attend the Board Meeting. She stated that Director Bhanot replaced Director Rachael Wong.

Approval of Minutes:

Director Young moved,

To approve the Regular Meeting Minutes of August 18, 2016.

Executive Director Ouansafi stated that the date was changed to reflect Board Meeting date, September 15, 2016.

Director Darcy abstained to approve minutes.

The minutes were unanimously approved as presented.

Public testimony:

Ira Calkins, Punchbowl Homes tenant, requested to be given keys to the restrooms in the recreation room. Mr. Calkins stated a set of lockers were donated for the residents use to secure the keys. He further stated the recreation room will be open for one hour per day, 11:00 a.m. – 12p.m., if the keys to the restrooms are not given.

Mr. Calkins stated he did not see the Lease Agreement due on September 21, 2016. He further questioned if the Lease Agreement will be available in different languages. Mr. Calkins also reported a light switch in his apartment that hasn't been working for three months. He stated it may be a fire hazard and reported it to AMP 35.

Mr. Calkins requested to be given a drug test and stated that Jerry Ballard should also volunteer to take a drug test. He alleged that the Mr. Ballard associates with people who do drugs.

Directory Medeiros asked Mr. Calkins to finish his testimony and reminded all testifiers that the Board meeting is not to be used as a platform to make drug use allegations against anyone. Directory Medeiros further requested that Mr. Calkins keep his remarks to agenda items only.

Mr. Calkins called the Board members "lemmings who automatically approve any agenda items that are presented". He further stated that HPHA did not list on the website the construction companies entering into contract with HPHA.

Mr. Calkins stated the employees of HPHA should stop discriminating against the residents and they will contact the Hawaii Civil Rights Commission.

Duck Geo Kim, Punchbowl Homes tenant, stated he has been Vice President for ten years and attended only five times because he can't speak or write English. Mr. Kim stated that they made the exercise room big and would like to continue to use the room. He further stated that they have tea there and many people come to join.

Mr. Kim stated that there are a lot of Korean residents at Punchbowl Homes who use the recreation room for many different activates that help the disabled, elderly and Korean church members. He expressed his thanks to HPHA for making the room available.

Holly Nojima, Punchbowl Homes tenant, stated that the speed bumps in Punchbowl Homes are a safety hazard. She stated that there were two incidents where an elderly lady was almost hit. She further stated that there are multiple ways to get into the apartments and residents are concerned.

Ms. Nojima stated that the repainting of the parking lot signs to highlight speed bumps are difficult to see. She also stated that signs on posts would be helpful instead. Ms.

Nojima further requested to control the entrance to the laundry room to stop trespassers.

Bob Loren, Punchbowl Homes tenant, commented on the appointment of Mr. Jerry Ballard to the Eviction Board. He stated that in 2010, Mr. Ballard resigned as President of Punchbowl Homes Resident Association due to dubious circumstances. He further stated there were communication problems with AMP 35 and several individuals feared of retaliation. Mr. Loren stated that eventually they let AMP 35 handle everything without input from the residents.

Mr. Loren alleged that Mr. Ballard was appointed as an advisor to Kalanihua Resident Association Board although he lived at Punchbowl Homes. He further alleged that the Board Officers complained about the appointment and Mr. Ballard was transferred to assist the board at Makamae.

Mr. Loren alleged that Mr. Ballard receives payments for various work done at AMP 35 and that's how he maintains a good relationship with the AMP. He further stated that this is Mr. Ballard's compensation for opposing the will of the people.

Mr. Loren stated that in October 2015 to March 2016, Punchbowl Homes Resident Association conducted an election using the Election Guidebook by HPHA to avoid violations. He further commented that Mr. Ballard is attending the PHRA meetings with ulterior motives which include the support of AMP 35 and the Hawaii Public Housing Authority.

Director Medeiros asked Mr. Loren to clarify what Agenda items he was referring to and also to identify the item prior to testimony.

Mr. Loren stated most of the board members don't want to be on the PHRA, but continue to serve to represent the residents. He added that the residents at Punchbowl Homes implore the Board not to ratify Jerry Ballard on the eviction board. Mr. Loren claimed that would create a bias process against the tenants.

Mr. Loren requested that HPHA be more transparent and provide communication when addressing the PHRA and residents. He further stated that they need keys to the recreation room bathrooms and now have lockers to secure the keys.

Bianca Kanehailua-Freitas, Nanakuli Homes tenant, stated she felt discriminated against by management. Ms. Kanehailua-Freitas stated that when someone makes a request for Reasonable Accommodation, he/she shouldn't have to disclose their diagnosis. She further stated that management asked for a specific diagnosis of her medical condition.

Ms. Kanehailua-Freitas reported that a letter from management was not post marked by the USPS and questioned if management can deliver mail to her. She stated that her

son was denied to be a care taker because management determined no one in the household was disabled. Ms. Kanehailua-Fretias stated she has a certified disability.

Ms. Kanehailua- Freitas stated that many other residents at Nanakuli Homes are also going through the same issues.

Ms. Monique Ocampo, Nanakuli Homes tenant, stated she was there to support her fellow resident. She stated that there are many positions at HPHA that need to be appointed and encouraged the HPHA to expeditiously hire a Chief Compliance Officer.

Ms. Ocampo stated that management has multiple tasks and the tenants must advocate for the establishment of recognized resident Associations. She stated that management wouldn't have to do many things if a resident association was able to assist. For example, Ms. Ocampo stated that a recognized resident association could assist the management by tracking community service hours for residents.

Ms. Ocampo recommended having a resident be a part of the interview process for a the HPHA's staff positions which assists resident associations. She stated that over the years, with the change in various Executive Directors, many different changes were implemented. Ms. Ocampo stated that the funding used for the resident services belongs to the residents and should be used solely for the resident associations. She stated that a Resident Association would empower the residents to become self-sufficient.

Ms. June Talia, Kuhio Park Terrace tenant, stated she was pleased with her community despite the issues and time it takes for improvements. She stated she appreciates Executive Director Ouansafi and his continual support at Kuhio Park Terrace (KPT). Ms. Talia stated the sidewalks were completed and they are beautiful.

Ms. Talia stated that she disagreed with the late fees being implemented for rental payments. She complained that residents in KPT Towers A & B residents pay \$20.00 while the residents at Kuhio Park Terrace low rise and Kuhio Homes pay \$25.00. Ms. Talia commented that it wasn't fair and it should be the same amount across the board.

Ms. Talia suggested that the Board members visit the different public housing and meet with residents. She stated that residents would be motivated to see Board members take part in their community and might want to start a Resident Association.

Mr. Andrew Nakoa, Mayor Wright Homes tenant, requested the assistance of the Board to obtain information about a tenant at Mayor Wright Homes that was served with a trespass restraining order (TRO) on his behalf. He reported an incident had occurred with another said tenant, but that a TRO hasn't been served due to incorrect information.

Mr. Nakoa stated that because the Hawaii Public Housing Authority would not release the name of the tenant and he's unable to have authorities serve the TRO. He stated

that he's concerned about his family's safety because of a past incident that has occurred. Mr. Nakoa stated that he would like to see the rules changed to provide safety for his family.

Mr. Nakoa stated he did the right thing by calling the security, police department and attempting to obtain a TRO. He would like to get the proper information needed to serve the TRO against a current tenant.

Mr. Nakoa stated that he's a part of the Mayor Wright development advisory committee, but hasn't been updated about future meetings. He further stated he's concerned because he wants to be actively involved with the development advisory committee.

For Action:

Director Oh moved:

To Appoint Mr. Jerry Ballard for a Four Year Term to the Oahu Eviction Board B and Oahu Eviction Board C; and as a Floating Resident Eviction Member for the Hilo, Kona, Kauai, and Maui Eviction Boards

Executive Director Ouansafi congratulated Designee Lila King and Director Pankaj Bhanot on their appointments. He stated the Motion to approval for Mr. Jerry Ballard to the Oahu Eviction Board was important because they provide a great service to the community.

Executive Director Ouansafi stated they are required by law to have a resident as part of the Eviction Board. He also stated they do a very difficult job and do not work for the HPHA. Executive Director Ouansafi added that these residents volunteer their time and aren't paid for the services they provide.

Executive Director Ouansafi stated Mr. Ballard is in good standing with the HPHA and will provide a function that is needed.

Director DeMello stated that he previously served on the Eviction Board and is familiar with how it works. He stated that Mr. Ballard will be an asset to the HPHA. Director De Mello stated that, as a resident, it is hard to listen to other residents and have to make a difficult decision about whether to evict them for failure to comply with the lease.

Director DeMello commented that he admires Mr. Ballard for stepping forward to the position and recommends his appointment. Director DeMello stated they need more tenants, such as Mr. Ballard, to be involved and advocate on behalf of the residents.

Director Young asked how the floating board member works.

Executive Director Ouansafi stated if there are cases that need to be heard and a board member is unable to attend, they would ask the floating member to fill in for the absent board member.

Director Young asked if the decision making process for Evictions are standardize where someone from another district could make a proper decision without being in the same jurisdiction.

Executive Director Ouansafi responded in the affirmative and stated that they would dispatch a floating board member when needed to make a quorum or in cases where an expedited hearing is requested.

The motion was unanimously approved.

Reports:

Executive Director Ouansafi reported that HPHA has been extremely busy with the regular audit being conducted by KMH and the extensive audit that HUD is conducting of all financial aspects of HPHA.

Executive Director Ouansafi stated that both audits review tenant files, program transactions, finances and program management. He stated that it consumes a lot of staff time to be able to participate in the audit.

Executive Director Ouansafi reported that work continues on the redevelopment of Mayor Wright Homes, School Street and Kuhio Park Terrace. He stated that Mayor Wright Homes had a lot of work done and the consultants completed most of their environmental review studies.

Executive Director Ouansafi stated community engagement has been conducted and HPHA submitted the EIS study ahead of schedule. He stated that the HPHA and its development partners made a tremendous amount of progress.

Executive Director Ouansafi stated that the HPHA houses approximately 30,000 tenants and all complaints are addressed. He stated that it takes a lot of time to investigate a complaint and properly address it. Executive Director Ouansafi stated they thoroughly investigate and take all complaints seriously no matter who it's from.

Executive Director Ouansafi reported heavy rain caused a little bit of damage and erosion that was repaired mainly on the Big Island and Maui. He reported there were no major damages or injuries associated with the heavy rains.

Executive Director Ouansafi reported a total of 25 move-ins, 37 move-outs and 19 evictions were heard. He stated that the adjusted occupancy standing is at 97.3% statewide.

Executive Director Ouansafi stated the construction branch is working on 46 different projects simultaneously. He further reported that Section 8 continues to lease vouchers and out of 115 units that were inspected, 57 failed.

Executive Director Ouansafi stated that 2,233 vouchers under the Section 8 Housing Choice Voucher Program and the Veterans Affairs Supportive Housing program were leased up. More than 100% of the monies from HUD were expended

Executive Director Ouansafi stated that 23 applications were submitted per minute for the first hour during the Section 8 open waitlist. He reported a total of 10,665 applicants that applied and 88% of the applicants lived on Oahu, 43% are unsheltered, 35% pay more than half their income for rent and 12% live in homeless shelters. Executive Director Ouansafi stated that HPHA has started to review the applications and will begin issuing the vouchers based on the established preferences.

Director Darcy asked how many people qualified under a preference for the Section 8 open enrollment waiting list.

Executive Director Ouansafi stated the initial number was around 4,600 but those applicants are still being screened to determine who qualifies under the preferences.

Director Darcy asked how many applicants are employed.

Executive Director Ouansafi stated 49% are employed, 41% are single, 18% are family of two, 15% are family of three, 12% are family of four and 800 applicants have 5-11 people in the family.

Director Espero asked if there were any problems that the Board should be aware of related to the Environmental Impact Statement conducted for the redevelopment of Mayor Wright Homes.

Executive Director Ouansafi stated the sewer capacity could be an issue due to the facility not being built until 2020. He stated that it was something HPHA anticipated and have been in communication with City & County. Executive Director Ouansafi stated that phase I and phase II of the project should be completed with no issues.

Director Espero asked if the neighborhood board gave feedback on the projects.

Executive Director Ouansafi stated that HPHA conducted a five-day meeting where all external stakeholders were involved and HPHA received a lot of feedback. He further stated that all feedback was considered by the consultants as they move forward with the project.

Director Espero asked if the neighborhood board supported the project.

Executive Director Ouansafi stated there is no official project to support yet and it's still in the initial phase.

Adjournment:

Director Espero moved,

To Adjourn the Meeting.

The motion was passed unanimously.

The meeting adjourned at approximately 10:26 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

Jonessa Burns
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on October 20, 2016: [] As Presented [] As Amended



FEB 16 2017

Director Jason Espero
Board Secretary

Date