

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
October 20, 2016
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

HPHA Regular Meeting Minutes, September 15, 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 Delegate Authority to the Executive Director to Hire a Chief Financial Management Advisor, a Property Management Branch Chief, a Chief Planner, and a Redevelopment Officer Effective July 18, 2013.

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 attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to this motion.

- B. **MOTION:** To (A) Approve a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development for the Possible Consideration of Hiring Suzanne Chun Oakland as the Chief Planner After the End of Her Current Legislative Term (November 8, 2016);

(B) To Waive Attorney-Client Privilege Regarding the Opinion of the Department of Attorney General as to Whether the Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract is Permitted under State Law; and

(C) To Authorize the Executive Director to Undertake all Actions Necessary, including Submitting Opinions from the State Ethics Commission and the Department of the Attorney General Related to the Waiver of the Conflict of Interest Provision to the U.S. Department of Housing and Urban Development, to Obtain a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract and Approval from the U.S. Department of Housing and Urban Development.

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) 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 related to this motion, and to consider the potential hiring of an employee, where consideration of matters affecting privacy will be involved.

V. REPORTS

Financial Report for the Month of September 2016. The July 2016 Financial Report is provided to the board in the monthly packet. Unaudited FDS due to HUD on October 15, 2016.

The Report on Contracts Executed During September 2016 and Planned Solicitations for October 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 September 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.

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, OCTOBER 20, 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, October 20, 2016. At approximately 10:00 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 George De Mello
Director Lisa Darcy
Designee Lila King
Director En Young

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

EXCUSED: Director Jason Espero
Director Laura Smith

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Rick Sogawa, Procurement Officer
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, Personnel Supervisor
Renee Blondin-Nip, Hearings Officer
Nelson Lee, IT Supervisor
Gary Nakatsu, Applications Supervisor
Sarah Beamer, Housing Planner
Jennifer Stolze, Compliance Specialist
Sam Liu, Property Management Specialist
Maricar Campos, Property Management Specialist
Megan Noble, Office Assistant
Jonessa Burns, Secretary

OTHERS PRESENT (and signing in as):

Jerry Ballard, Punchbowl Homes tenant
Christopher Freitas, Nanakuli Homes tenant
Bianca Kanehailua-Freitas, Nanakuli Homes tenant
Desiree Kihano, Palolo Valley Homes tenant
June Talia, Kuhio Park Terrace tenant
Andrew Nakoa, Sr., Mayor Wright Homes tenant
Monique Ocampo, Nanakuli Homes tenant

Proceedings:

Chairperson Shim declared a quorum present.

Approval of Minutes:

Director Mederios moved,

To approve the Regular Meeting Minutes of September 15, 2016.

Executive Director Ouansafi requested a revision to the minutes on page 3 to add Director Lila King (Designee) as present for the meeting on September 15, 2016.

The minutes were unanimously approved as revised.

Public testimony:

Jerry Ballard, Punchbowl Homes tenant, expressed his gratitude to the HPHA Board for approving his appointment to the Eviction Board. Mr. Ballard also thanked Executive Director Hakim Ouansafi and Property Management Branch Chief Helen Enobakhare for corresponding with the Punchbowl Homes resident association on their issues and concerns. He expressed his desire to continue to work with the management staff and the residents as they go through the transition to new management.

Monique Ocampo, Nanakuli Homes tenant, spoke regarding to Ms. Bianca Kanehailua-Freitas becoming incapacitated prior to the meeting. Ms. Ocampo stated that Ms. Kanehailua-Freitas testified last month about her situation and no one responded to her request. Ms. Ocampo requested assistance from the Office of the Executive Director on behalf of Ms. Kanehailua-Freitas to obtain a response to her request for reasonable accommodation.

Ms. Ocampo stated that Representative Andria Tupola went to visit Nanakuli Homes at a coffee hour event. She reported that management asked Representative Tupola to leave. Ms. Ocampo stated that she felt that Representative Tupola was attending the meeting as a public servant and that she was invited to the community by the tenants. Representative Tupola was not there to campaign and should have been allowed to stay at the community meeting.

June Talia, Kuhio Park Terrace tenant, expressed her appreciation for the Board of Directors and noted the positive atmosphere at the Board meetings. She commented on the possible hiring of Suzanne Chun Oakland as the Chief Planner. She stated that Senator Chun Oakland is a good person and supported her potential hiring.

Andrew Nakoa Sr., Mayor Wright Homes tenant, stated that there is a cat problem at Mayor Wright Homes and requested that HPHA address the problem. He complained that the cats make noise in the morning hours. Mr. Nakoa stated that it was the 12th anniversary of his son's passing. He further stated that he continues to attempt to get a temporary restraining order (TRO) against another tenant at Mayor Wright Homes. Mr. Nakoa reported that he recommended to Representative Karl Rhoads that he propose legislation that would allow the HPHA to provide confidential tenant information, which would have allowed him to obtain a TRO. Mr. Nakoa stated that he's concerned for his family's safety since their children and grandchildren attend the same school. Mr. Nakoa stated that he intends to continue to pursue a TRO and requested the assistance of HPHA to have the matter resolved.

Desiree Kihano, Palolo Valley Homes tenant, reported that the Resident Advisory Board (RAB) was asked for comments on the Housing First initiative in early February. She reported that the RAB originally had concerns that public housing does not have the resources to help people with known issues, such as drug use and domestic violence. However, after watching a documentary regarding success stories from the Housing First Initiative, she was pleased that there are supportive service programs available. Her concern was that there are already tenants in housing who need services.

She stated that the resources to assist public housing tenants are limited compared to the Housing First initiative. Ms. Kihano stated that public housing tenants, such as those who face eviction due to drugs, serious crimes or domestic violence, need supportive services too. She felt that many of the tenants who moved from homeless shelters into public housing do not continue to receive supportive services and they cause problems for the community. Ms. Kihano felt that with some of these families could have avoided eviction if they had support services.

For Action:

Director Young moved:

To Delegate Authority to the Executive Director to Hire a Chief Financial Management Advisor a Property Management Branch Chief, a Chief Planner, and a Redevelopment Officer Effective July 18, 2013.

Director Young moved:

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 this motion.

The motion to move into Executive Session was unanimously approved.

The Board entered into Executive Session at 10:24 a.m. and reconvened at approximately 10:40 a.m.

Executive Director Ouansafi reported that there was a correction to page 14 of the board packet regarding the effective date of the action. The date on page 14 was changed to July 18, 2013 to be consistent with the motion and the agenda.

The motion was unanimously approved.

For Action:

Director Mederios moved:

To (A) Approve a Waiver of Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development for the Possible Consideration of Hiring Suzanne Chun Oakland as the Chief Planner After the End of Her Current Legislative Term (November 8, 2016);

(B) To Waive Attorney-Client Privilege Regarding the Opinion of the Department of Attorney General as to Whether the Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract is Permitted under State Law; and

(C) To Authorize the Executive Director to Undertake all Actions Necessary, including Submitting Opinions from the State Ethics Commission and the Department of the Attorney General Related to the

Waiver of the Conflict of Interest Provision to the U.S. Department of Housing and Urban Development, to Obtain a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract and Approval from the U.S. Department of Housing and Urban Development.

Executive Director Ouansafi explained that this would be the first step in the hiring process. An offer of employment to a former legislator would need to be vetted and approved by HUD. He recommended that since this was a confidential personnel matter that the Board consult with the attorneys in executive session.

Director Medeiros moved:

To go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) 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 related to this motion, and to consider the potential hiring of an employee, where consideration of matters affecting privacy will be involved.

The Board moved into executive session at 10:47 a.m. and reconvened at approximately 11:45 a.m.

Chairperson Shim stated that the Board had a motion on the table, and asked Deputy Attorney General (DAG) Sugita to clarify what actions the Board could take with respect to the motion. DAG Sugita responded that the Board could decide: (1) vote on the motion; (2) move to postpone the motion to a later date; or (3) move to postpone the motion indefinitely, which would cause the motion to not be heard again.

Director Medeiros requested clarification as to the meaning of a "yes" or "no" vote.

DAG Sugita clarified that a "yes" vote means that the Board is voting to approve the requested waiver for the conflict of interest provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) between HPHA and HUD for the possible consideration of hiring Suzanne Chun Oakland as the Chief Planner after the end of her current legislative term (November 8, 2016); the Board agrees to waive the attorney-client privilege regarding the opinion of the Department of Attorney General as to whether the waiver of the Conflict of Interest Provision of Section 19(A)(1) of the ACC is permitted under state law; and the Board is authorizing Executive Director Ouansafi to undertake all actions necessary, including submitting to HUD the opinions from the State Ethics Commission and the Department of the Attorney General, to obtain a waiver of the Conflict of Interest Provision of Section 19(A)(1) of the ACC from HUD. A "yes" vote is required from all six board members (quorum) present to pass the motion. A "no" vote means that the Board member is not approving the motion.

Chair Shim held a roll call vote on the motion:

- Director De Mello voted no.
- Director Darcy voted no.
- Director Young voted no.
- Director King voted no.
- Director Medeiros voted no.
- Director Shim voted no.

Executive Director's Report

Executive Director Ouansafi reported that the HPHA is opening the waiting list for the regular Rent Supplement Program. He reported 28 homeless families were placed into housing under the Special Rent Supplement Program. An additional 60 families have been approved for participation in the program and are engaged in housing search.

Director Darcy moved,

To adjourn the meeting.

The motion was unanimously approved.

The meeting adjourned at approximately 12:09 p.m.

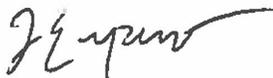
MINUTES CERTIFICATION

Minutes Prepared by:

Jonessa Burns
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on November 17, 2016: [] As Presented [✓] As Amended



FEB 16 2017

Director Jason Espero
Board Secretary

Date