

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
November 17, 2016
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ESTABLISHING QUORUM

II. APPROVAL OF MINUTES

- A. HPHA Special Meeting Minutes, October 11, 2016
- B. HPHA Regular Meeting Minutes, October 20, 2016
- C. Executive Session Meeting Minutes, October 20, 2016 (confidential – 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

- A. **MOTION:** To Authorize the Executive Director to Conduct Public Hearings and Undertake All Other Actions Necessary under Chapter 91, Hawai'i Revised Statutes, and Administrative Directive No. 09-01 to Implement the Repeal and Adoption of New Rules, including Making Non-Substantive Revisions to Formatting as May be Required, to
 - (1) Repeal Chapter 195 of Title 15, Hawai'i Administrative Rules ("HAR"), entitled "Section 8 Homeownership Option Program";
 - (2) Adopt Proposed New Chapter 2036 of Title 17, HAR, entitled "Section 8 Homeownership Option Program" which is substantially based on Chapter 15-195, HAR, and sets forth the rules and requirements for HPHA's Section 8 Homeownership Program which

is a federally funded homeownership program utilizing Section 8 voucher payments to cover mortgage payments, and includes:

(a) the proposed amendments to Chapter 15-195, HAR, previously adopted by the Hawaii Public Housing Authority's Board of Directors on January 21, 2016, to go to public hearing; and

(b) the deletion of proposed section 17-2036-53, HAR, Recapture of Homeownership Assistance, which had been included in the above-stated proposed amendments to Chapter 15-195, HAR.

NOTE: Proposed revisions to the Hawaii Administrative Rules being considered by the HPHA Board of Directors below may be viewed in person on or about November 11, 2016 at the HPHA's Offices located as follows:

HPHA's Main Office, 1002 N. School Street, Bldg H, Honolulu
Hawaii Office, 600 Wailoa Street, Hilo, Hawaii
Kauai Office, 4726 Malu Road, Kapaa, Hawaii
Maui Office, 2015 Holowai Place, Wailuku, Hawaii; and
Molokai Office, Maunaloa Molokai.

And may be viewed on the internet as provided in section §91-2.6, HRS on or about November 11, 2016 on the Lieutenant Governor's website at: <http://ltgov.hawaii.gov/the-office/administrative-rules/>

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.

- B. **MOTION:** To Approve the Execution of the General Depository Agreements (Form HUD 5199, 10/2014) with American Savings Bank, Bank of Hawaii, and First Hawaiian Bank as Required Under the Annual Contributions Contract with the United States of America through and by the U.S. Department of Housing and Urban Development
- C. **MOTION:** To Approve the Audited Financial Statements for the Hawaii Public Housing Authority for Fiscal Year July 1, 2015 to June 30, 2016 ("Audit") and to Authorize the Executive Director to Finalize the Audit to Include the Final Pension Schedule and Submit the Final Audit to Applicable State and Federal Offices
- D. **MOTION:** To Approve the Settlement Agreement in Kercy Frank, on behalf of herself and her minor child, Daidap Basiente v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority and Cynthia Yoshida (HCRC No. RE-O-1011; HUD No. 09-16-5162-8) and to

Authorize the Executive Director to Take All Actions Necessary to Carry Out the Agreement

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 as related to this motion.

V. REPORTS

- Financial Report for the Month of October 2016. The September 2016 Financial Report is provided to the board in the monthly packet.
- The Report on Contracts Executed During October 2016 and Planned Solicitations for November 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 October 2016.
- 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.
- Section 8 Subsidy Programs Voucher: Status of Applications and Waiting List. Status of the Special Rent Supplement Program Targeted to Homeless Families. Report on the Opening of the Waiting List for the Rent Supplement Program. 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. Didi Ahakuelo-Kepa 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, November 17, 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, November 17, 2016. At approximately 9:00 a.m. Chairperson Pono Shim called the meeting to order. Those present were as follows:

PRESENT: Director Pono Shim, Chairperson
Director George De Mello
Director Lisa Darcy
Designee Lila King
Director Myoung Oh
Director Laura Smith

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

EXCUSED: Director Jason Espero
Director Alena Medeiros
Director En Young

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Rick Sogawa, Contract & Procurement Officer
Ursula Jackson, Chief Compliance Officer
Helen Enobakhare, Property Management and Maintenance
Services Branch Chief
Stephanie Fo, Section 8 Subsidy Programs Branch Chief
Becky Choi, State Housing Development Administrator
Shirley Befitel, Personnel Supervisor
Renee Blondin-Nip, Hearings Officer
Nelson Lee, IT Supervisor
Gary Nakatsu, Applications Supervisor
Sam Liu, Property Management Specialist
Maricar Campos, Property Management Specialist

OTHERS PRESENT (and signing in as):

Jerry Ballard, Punchbowl Homes tenant
Ira Calkins, Punchbowl Homes tenant
Desiree Kihano, Palolo Valley Homes tenant
Fetu Kolio, Mayor Wright Homes tenant
Andrew Nakoa, Sr., Mayor Wright Homes tenant
Bernice Nakoa, Mayor Wright Homes
Holly Nojima, Punchbowl Homes tenant
June Talia, Kuhio Park Terrace tenant
Jesse Wu, U.S. Department of Housing and Urban Development
Debbie Yee, U.S. Department of Housing and Urban Development

Proceedings:

Chairperson Shim declared a quorum present.

Chairperson Shim asked for a moment of silence for the late Senator Clift Tsuji and for others that may have passed away recently, like prominent Hawaii attorney Gary Galiher.

Approval of Minutes:

Director Oh moved,

To approve the Special Meeting Minutes of October 11, 2016.

The minutes were unanimously approved.

Director Darcy moved,

To approve the Regular Meeting Minutes of October 20, 2016.

Director Myoung Oh requested that the minutes be revised to reflect that he was excused from the meeting on October 20, 2016.

The minutes were unanimously approved as revised.

Director King moved,

To approve the executive session meeting minutes for November 17, 2016.

Chairperson Shim clarified that any amendments or discussion of the executive session minutes would be held in executive session. There being no questions or discussions a vote was taken.

The executive session minutes were unanimously approved.

Public Testimony

Ira Calkins, acting President of the Punchbowl Homes Resident Association and Director of Innergovernmental Research, stated that the emergency call-for-aid system at Punchbowl Homes was installed in 1960 and has not been functioning properly since 2014. Mr. Calkins stated that the housing authority staff are being negligent in repairing things, such as the call-for-aid systems and that no repairs have been performed, other than an inspection on the system. Mr. Calkins reported that he is aware that HPHA solicited bids to repair the system. However, he questioned how many elderly residents have died because they weren't found in time. He alleged that the staff are guilty of simple criminal negligence and that the staff doesn't fix things in order to save money. Mr. Calkins requested that the Board read the letter he wrote to the Governor and to HUD. He stated that he would email every staff person, once a day until he receives an adequate response and the call-for-aid system is repaired.

Director Darcy asked whether the call-for-aid system is something that is being provided over and above what other apartment buildings have.

Mr. Calkins responded that the call-for-aid system is part of the building and has been there since it was built.

June Talia, resident of Kuhio Park Terrace requested that Executive Director Ouansafi provide the community with an update on the status of the redevelopment.

Fetu Kolio, resident of Mayor Wright Homes (MWH), stated that his eviction from public housing was a conspiracy and that he was not provided due process. He feels that he does not need to apologize to the Mayor Wright Homes community or the HPHA's attorneys for his misappropriation of the resident association funds. He explained that there is no law which prohibited him from spending the resident participation funds and that HPHA created this conspiracy theory against him. Mr. Kolio stated that his eviction caused him great emotional stress. Mr. Kolio stated that his public defender failed to secure him a jury trial and that now the Attorney General is trying to "drag him through the mud". He explained that he intends to take his criminal conviction to the Supreme Court to be overturned.

Andrew Nakoa, resident of MWH, expanded on his previous complaint about cats at MWH and stated that the cats are now killing the birds on the property. He also stated that there are a lot of pigeons on the property and that someone is feeding the birds. He stated that there is a tenant who feeds the birds before 7:00 am and later he scares

them away. Mr. Nakoa reported that the security guards continue to not respond timely to his requests for assistance with groups that are loitering on the property. The security guards took 45 minutes to respond to his recent request and by then the group had left. He complained that people are riding mopeds and skateboards on the sidewalks through the property before 6:00 am. Mr. Nakoa proposed that having an in-house security program would be more effective.

Mr. Nakoa commented on the redevelopment of MWH and reported that he saw a news report on a project where buildings were built off site and later assembled at the property. He recommended that the developer could build the parking structure and that the units could be getting built at the same time at an off-site location.

Mr. Nakoa stated that he previously informed the Board that he was seeking a temporary restraining order from Kerby Frank and family. He noted that the Kerby Frank family was relocated away from his unit and thanked the HPHA for moving them to a different unit.

Holly Nojima, resident of Punchbowl Homes, stated that she was elected as the Treasurer for the Punchbowl Homes. During her tenure, she was responsible to hold the funds for the resident association. She reported that when Punchbowl Homes held a rummage sale, Mr. Bob Loren charged tenants for a table at the rummage sale and also solicited \$5-\$10 from tenants for the establishment of a non-profit organization. She expressed concern that Mr. Loren's requests to the tenants were only in English. She also complained that all of the proceeds from the rummage sale and the donations should have been turned over to her as the Treasurer. Ms. Nojima alleged that Mr. Loren took the money to his unit and that there is no record of the proceeds from the sale or donations from the tenants. As a result of this incident, Ms. Nojima resigned from her position as Treasurer. She requested that the HPHA send letters to all the elderly tenants with a warning about individuals soliciting funds and how those funds will be used.

Ms. Nojima thanked the HPHA for repaving the parking lot and installing speed bumps. She reminded the Punchbowl Homes Resident Association that when decisions are made, a vote needs to be taken by the general membership and not just a small group of people.

Ms. Nojima reported that non-tenants are accessing the property through the maintenance gates where the refuse bins are stored. She stated that the laundry room is accessible to the public and recommended that HPHA limit access to the tenants only.

Jerry Ballard, resident of Punchbowl Homes, stated that HPHA has been working on fixing the call-for-aid system and the first step is the inspection. He asked whether the current resident has the authority to use the "Punchbowl Homes" name on their association as he feels the name belongs to the HPHA. Mr. Ballard expressed concern and stated that residents should not be collecting funds under the name "Punchbowl

Homes” and when the current association is not related to HPHA or the formally recognized resident association. He stated that it’s confusing for the tenants.

June Talia, resident of Kuhio Homes, requested that HPHA install 2-3 speed bumps at Kuhio Park Terrace.

Ira Calkins, resident of Punchbowl Homes, stated that the funds received at the Punchbowl Homes rummage sale was used to establish a non-profit organization, called the Punchbowl Homes Tenant Participation and has “nothing to do with Punchbowl Homes Resident Association.” He explained that the purpose of the organization is to give money to the officers to run for election and to the resident association. He further stated that the HPHA is not working on the emergency call-for-aid system.

Fetu Kolio, resident of Mayor Wright Homes, stated that he submitted a request for reasonable accommodation and has not received a response in a couple of months. He clarified that he received a response to one of his inquiries, but is awaiting a response to his second request.

Holly Nojima, resident of Punchbowl Homes, stated that she understands the desire to establish a resident association, but explained again that her concern was that the funds of the resident association were not provided to her (as the Treasurer). She alleged that the non-profit being established would not be open to the tenants and would be operated by Bob Loren and Ira Calkins. She also complained that there are no records of the funds collected and there was no vote by the general membership on how the funds were to be used.

For Action:

Director Smith moved,

To Authorize the Executive Director to Conduct Public Hearings and Undertake All Other Actions Necessary under Chapter 91, Hawai‘i Revised Statutes, and Administrative Directive No. 09-01 to Implement the Repeal and Adoption of New Rules, including Making Non-Substantive Revisions to Formatting as May be Required, to

- (1) Repeal Chapter 195 of Title 15, Hawai‘i Administrative Rules (“HAR”), entitled “Section 8 Homeownership Option Program”;**
- (2) Adopt Proposed New Chapter 2036 of Title 17, HAR, entitled “Section 8 Homeownership Option Program” which is substantially based on Chapter 15-195, HAR, and sets forth the rules and requirements for HPHA’s Section 8 Homeownership Program which is a federally funded homeownership program**

utilizing Section 8 voucher payments to cover mortgage payments, and includes:

(a) the proposed amendments to Chapter 15-195, HAR, previously adopted by the Hawaii Public Housing Authority's Board of Directors on January 21, 2016, to go to public hearing; and

(b) the deletion of proposed section 17-2036-53, HAR, Recapture of Homeownership Assistance, which had been included in the above-stated proposed amendments to Chapter 15-195, HAR.

Executive Assistant Barbara Arashiro explained the proposed repeal of 15-195, Hawaii Administrative Rules and adoption of 17-2036, HAR. On January 21, 2016, the HPHA Board of Directors adopted substantive changes to Chapter 15-195, "Section 8 Homeownership Option Program," HAR, to place the administrative rules chapter governing the Section 8 Homeownership Option Program under Title 17, to correctly reflect that the HPHA is administratively attached to the Department of Human Services, by renumbering Chapter 15-195, HAR, to Chapter 17-2036, HAR.

Upon further review, the Department of the Attorney General recommended the repeal of Chapter 15-195, HAR, and adoption of new proposed Chapter 17-2036, HAR.

The motion also requested approval to incorporate an additional change that was not previously considered by the Board of Directors at the January 21, 2016 meeting. The proposed rules include the deletion of Section 15-2036-53, HAR, as it is no longer valid. Federal rules governing the recapture of homeownership assistance was repealed in the Code of Federal Regulations in 2002. Page 67 in the ramseyer draft presented to the Board included the proposed revision.

The motion was unanimously approved.

Director Darcy moved,

To Approve the Execution of the General Depository Agreements (Form HUD 51999, 10/2014) with American Savings Bank, Bank of Hawaii, and First Hawaiian Bank as Required Under the Annual Contributions Contract with the United States of America through and by the U.S. Department of Housing and Urban Development

Executive Assistant Arashiro explained that under the Annual Contributions Contract (ACC), the HPHA is required to "deposit and invest all funds and investment securities received by or held for the account of the HA in connection with the development, operation and improvement of the projects under an ACC with HUD in accordance with

the terms of the General Depository Agreement(s). The General Depository Agreement shall be in the form prescribed by HUD and must be executed by the HA and the depository. Immediately upon execution of any Depository Agreement, the HA shall furnish to HUD such executed or conformed copies thereof as HUD may require."

HPHA is required to execute the GDA with financial institution(s) whose deposits or accounts are insured by the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Share Insurance Fund (NCUSIF). In the event that funds deposited are in excess of the FDIC or NCUSIF limit, those funds shall be fully collateralized with specific and identifiable Government or Agency securities as prescribed by HUD.

HPHA currently has its funds deposited at three financial institutions in the State of Hawaii: American Savings Bank, Bank of Hawaii and First Hawaiian Bank. The Board was provided with current GDA and new GDA on the updated HUD form 51999

Executive Assistant Arashiro explained that the Department of Accounting and General Services (DAGS) processes the rent checks for Section 8 landlords. Under the arrangement with DAGS, HPHA provides information about the Section 8 landlords and the amounts of each monthly check. HPHA then provides the funds for those Section 8 checks to DAGS. Executive Assistant Arashiro explained that the HPHA may have to enter into a multi-party GDA with DAGS, HPHA, and the financial institution where DAGS holds the HPHA's funds or will need to discontinue the arrangement with DAGS and HPHA will cut its own checks. This matter will be brought to the Board at a future meeting.

The motion was unanimously approved.

Director Oh moved,

To Approve the Audited Financial Statements for the Hawaii Public Housing Authority for Fiscal Year July 1, 2015 to June 30, 2016 ("Audit") and to Authorize the Executive Director to Finalize the Audit to Include the Final Pension Schedule and Submit the Final Audit to Applicable State and Federal Offices

Executive Assistant Arashiro introduced Mr. Chong Gu, HPHA's Chief Financial Management Advisor (CFMA) and Ms. Christy Ohira, Senior Auditor from KMH, LLP.

Executive Assistant Arashiro explained that the audit of the HPHA's financial statements for fiscal year ended June 30, 2016, was performed by the independent auditor, KMH, LLP. The auditor is under contract with the Office of the Auditor.

The final pension schedule for the HPHA was not received from DAGS Services prior to the HPHA's preparation of the Board meeting documents. Management recommended that the Board approve the draft audit and authorize the Executive Director to make

audit adjustments once the final pension schedule is received from DAGS and their auditors.

The internal due date set by the Governor's Office was originally November 15, 2016. This is the same situation as last year and all State agencies are pending the receipt of the pension schedules.

Executive Assistant Arashiro explained that during the audit period of July 1, 2015 to June 30, 2016 the HPHA managed the following major programs:

1. Federal public housing programs
2. State public housing programs
3. Federal and State rent subsidy programs, such as the Section 8 Housing Choice Voucher Program and Veterans Affairs Supportive Housing Program, and the State funded rental assistance program
4. Federal rental assistance program, which is the project based program under a contract with the federal government through a subcontract, Contract Management Services (a subsidiary of the Bremerton Housing Authority).

Executive Assistant Arashiro explained that the HPHA's basic financial statements are comprised of three components:

1. Government-wide financial statements (used primarily in the private sector to measure overall financial health of an agency);
2. Governmental fund financial statements; and
3. Proprietary fund financial statements.

Executive Assistant Arashiro further clarified that since the program funds cannot be co-mingled or used across programs, the Board and HPHA's management staff would be better served reviewing the governmental fund financial statements and the proprietary fund financial statements. Governmental fund financial statements cover programs that are primarily supported by government appropriations such as the Section 8 Housing Choice Voucher program and the state and federal capital fund programs.

The proprietary fund financial statements cover programs, such as the public housing programs, that are primarily financed and operated in a manner similar to a private business enterprise where the HPHA is expected to generate revenues through rent collection. HPHA also has smaller enterprise funds such as the KPT Resource Center.

Chief Financial Management Advisor Gu explained pronouncements from the Government Accounting Standards Board (GASB), including GASB #76, GASB #73 and #82 and GASB #75 and their potential effect on the HPHA's financial statements in the future.

GASB #76: This pronouncement defines the hierarchy for generally accepted accounting principles (GAAP). This will not have any significant impact on

HPHA's financial statements, as the HPHA uses accounting treatments covered by the authoritative category.

GASB #73 / #82: This pronouncement will become effective 6/30/2017 and relates to the accounting for pension costs. These two pronouncements clarify GASB #68. When GASB #68 was implemented in fiscal year 2015, the HPHA recorded its pension liability of \$23.4 million. GASB #73 and #82 further amended and clarified pension issues, but the HPHA anticipates that there will be no significant impact from the implementation of both statements. The HPHA participates in the State's cost-sharing multiple-employer defined benefit pension plan.

GASB #75: This pronouncement relates to the accounting for post-employment benefits other than pension (OPEB), effective 6/30/18. Unlike the pension, OPEB liability has been recorded on HPHA's financials since implementation in FY 2007, but it is unknown how the implementation of GASB #75 will affect the HPHA.

Accountants in general predict the impact of GASB #75 is significant, for two reasons: 1) The net OPEB obligation as currently reported involves determining the actuarially-calculated contribution necessary for the current year; by contrast, GASB #75 deals with much larger total future liability; and, 2) Most governments do not have plan assets to net against the OPEB liability.

Executive Assistant Arashiro reported that there were no major changes to the HPHA's financial activities over the last year, however, she wanted to point out that GASB #75 will likely have a major impact on the HPHA's Statement of Net Position once implemented in 2018.

Executive Assistant Arashiro expressed her appreciation to Chief Financial Management Advisor Gu and the fiscal management office for their outstanding work on the HPHA's financial statements and the audit. She reported that the auditors confirmed that HPHA is one of the few state agencies that prepares its own financial statements.

Ms. Christy Ohira, KMH confirmed that the preparation of the financial statements for the HPHA is a complicated task for CFMA Gu and the fiscal office staff. She further reported that the November 15th deadline is the earliest that the reports have been completed and attributed the HPHA's ability to meet this accelerated deadline to the HPHA leadership and the fiscal office.

The motion was unanimously passed.

Director Smith moved,

To Approve the Settlement Agreement in Kercy Frank, on behalf of herself and her minor child, Daidap Basiente v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority and Cynthia Yoshida (HCRC No. RE-O-1011; HUD No. 09-16-5162-8) and to Authorize the Executive Director to Take All Actions Necessary to Carry Out the Agreement

Director King moved,

That the Board 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 was unanimously approved and the Board entered Executive Session at approximately 10:30 a.m. and returned from Executive Session at approximately 10:47 a.m.

Chairperson Shim reported that the Board consulted with its attorneys on the matter of Kercy Frank, on behalf of herself and her minor child, Daidap Basiente v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority and Cynthia Yoshida (HCRC No. RE-O-1011; HUD No. 09-16-5162-8).

The motion unanimously passed.

Executive Director's Report:

Executive Assistant Arashiro provided the following report.

- HPHA anticipates that changes to the REAC property inspection protocols could affect the HPHA's inspection scores for the federal public housing program. The new inspection protocols are more stringent and the HPHA will have to ensure that the staff understand the changes.
- HPHA has 34 public housing units that became vacant in October 2016; and 35 units were filled during the month.
- Under the Section 8 Housing Choice Voucher Program, HPHA leased 2,250 vouchers and expended approximately 109% of its monthly budget authority.
- HPHA leased 423 VASH vouchers to homeless veterans.
- HPHA's contractor leased up 42 homeless families under the state's Special Rent Supplement Program.

- Under the Section 8 program, 84 of 152 rental housing units failed the initial Housing Quality Standards (HQS) inspections conducted by the HPHA. There is some concern about whether the number of failed units is indicative of the condition of available rental units or a reflection of the type of unit being offered and accepted by our tenants.

Director Darcy suggested that HPHA should analyze why units are failing the inspections and asked whether tenants are educated about the HQS requirements.

Executive Assistant Arashiro explained that all applicants receive a full briefing/orientation before they are issued a housing voucher. The staff are also developing landlord briefings to provide them with information and assistance to encourage participation in the Section 8 Program.

- The Board is provided a monthly report on contracting activities as required under the Statement of Procurement Policy.
- The HPHA recently hired a new Chief Compliance Officer, Ms. Ursula Jackson.
- On November 4, 2016, the Department of Human Services named Mr. Andrew (Keoki) Medeiros, Plumber as the DHS Employee of the Year; and the HPHA's Multi-Skilled Worker Pilot Program was named the DHS Team of the Year.

Chairperson Shim invited Mr. Jesse Wu, HUD Hawaii Field Office Director to address the Board on items pertaining to the agenda.

Mr. Wu informed the Board that the President just signed HOTMA. Under that bill, HUD is considering rule changes which would allow public housing agencies to lease up units that fail initial HQS inspections, as long as they are not life threatening deficiencies. The change is going through the rule making process.

Mr. Wu informed the Board that the City of Pasadena prepared videos for landlords about the benefits of becoming a Section 8 landlord and for tenants about how to present themselves at the interview with the landlord.

Chairperson Shim reminded the Board to view the HUD training videos entitled "Lead The Way". Mr. Wu explained that the videos were designed to help the Board better understand their roles as Board members.

Director Oh commented that changes to the inspection protocols are overdue. He hopes that the changes will bring some consistency to the inspections, to reduce concerns and questions from landlords about how and why a unit fails an inspection.

Director Oh requested that staff provide regular monthly updates on the redevelopment projects of Mayor Wright Homes, Kuhio Park Terrace, and School Street

Redevelopment. He expressed concern that the legislative session is fast approaching and that HPHA needs to have legislative support for the redevelopment of those properties so that the projects are not stalled.

Chairperson Shim reminded the Directors they are welcome to submit their requests for agenda items to him.

Director Smith moved,

To adjourn the meeting.

The motion to adjourn was unanimously approved.

The meeting was adjourned at approximately 11:16 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:



FEB 16 2017

Barbara E. Arashiro
Executive Assistant

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on February 16, 2017: [] As Presented [] As Amended



FEB 16 2017

Director Jason Espero
Board Secretary

Date