

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
April 20, 2017
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ESTABLISHING QUORUM

II. 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.

III. FOR ACTION

A. Motion: To Reappoint the Following Individuals for a Four-Year Term:

1. Douglas Kaya to the Hawaii Public Housing Authority's (HPHA) Oahu Eviction Board as a Regular and Floating Board Member
2. Mark Nishino to the HPHA's Maui Eviction Board as a Regular Board Member

To Appoint the Following Individual for a Four-Year Term:

1. Keith Biho to the HPHA's Hilo Eviction Board as a Regular Board Member

B. Motion: To Approve the Proposed Updated Utility Allowance Rates for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program, Effective May 1, 2017 to April 30, 2018 and to Authorize the Executive Director to Accept Comments on the Proposed Updated Utility Rates and Undertake All Actions Necessary to Implement the Updated Utility Allowance Rates

C. Motion: To Adopt Board Resolution No. 17-01 Authorizing the Executive Director to Enter Into a Master Development Agreement with the Hunt Development Group, LLC and Vitus Group for the Mixed Finance, Mixed Income, Mixed Use, and Transit Oriented Redevelopment of the Mayor Wright Homes

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 103D-105 to discuss, deliberate or

make a decision on information that must be kept confidential, 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property, and/or 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 related to the Redevelopment of Mayor Wright Homes.

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, April 20, 2017
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, April 20, 2017. At approximately 9:08 a.m. Chairperson Pono Shim called the meeting to order. Those present were as follows:

PRESENT: Director Pono Shim, Chairperson
Director Nani Medeiros, Vice Chair
Designee Lila King
Director George De Mello
Director Lisa Darcy
Director Myoung Oh
Director Laura Smith
Director En Young

Deputy Attorney General, Jennifer Sugita

EXCUSED: Director, Jason Espero, Secretary

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Renee Blondin-Nip, Hearings Officer
Sarah Beamer, Planner
Taryn Chikamori, Secretary

OTHERS PRESENT (and signing in as):
Roy Nakamura, Kalakaua Homes
Ui Goods, Medical Legal Partnership
Calvin Hulihee,
Andrew Nakoa, Mayor Wright Homes resident
Bernice Nakoa, Mayor Wright Homes resident
Sulu Apelaamo, Mayor Wright Homes resident
Rabecca Bates, Student

Proceedings:

Chairperson Shim declared a quorum present.

Public Testimony:

Roy Nakamura, Kalakaua Homes resident, stated that the HPHA is operating public housing on lands owned by the Hawaiian Kingdom and questioned whether the Hawaii State government can prove that it owns or has rights to the lands it is operating on. He stated that the territory is owned by the Kingdom of Hawaii. Mr. Nakamura provided the Board with several documents, including newspaper articles regarding the Hawaiian monarchy and the overthrow of the monarchy. He alleged that the missionaries of the time committed fraud and conspiracy and that the monarchy was "overthrown by the Big Five". He stated that the information provided to the Board would also be provided to the Governor and warned that the HPHA would have bigger problems once his memo goes public. He feels that "all attorneys in the whole world will say that the legal heirs are the family of Queen Liliuokalani".

Calvin Hulihee, stated that he was testifying out of respect for the Queen (Liliuokalani) and (King) Kamehameha. He feels that people should respect the heritage of their ancestors. Every nation has their own religion and the HPHA Board should do what is right.

Sulu Apelaamo, Mayor Wright Homes resident reported that the security guards are not conducting their rounds on the property, as the previous company did. He also alleged that the children in the community are chasing and killing the chickens. Mr. Apelaamo alleged that one of the guards brings their baby to the job site. He said that the security guards are also sleeping on the job and are aware of when the management staff finishes work and goes home.

Mr. Apelaamo also alleged that there are dogs that are unauthorized and owners are not picking up the feces. He also commented that there is a maintenance supervisor who is doing a good job and is making the staff work. He stated that in the past, he would see a lot of maintenance staff sitting around. However, under this new maintenance supervisor the other staff have been working. He commented that the staff assisted him during the recent heavy rains and had the water pumped out of the project near his unit. He also thanked the Board for their response letter.

Andrew Nakoa, Sr. Mayor Wright Homes resident, stated that "growing up, we lied because we didn't want to get in trouble". But as people age, you stop lying and tell the truth. He commented that when he attended the public hearing, he provided testimony regarding his concerns with security. He felt that the HPHA staff wasn't paying attention and were talking to each other.

Mr. Nakoa reported that he received a letter from the Property Management and Maintenance Services Branch Chief which was not an accurate account of his complaint. He also commented that the HPHA letter encouraged him to take pictures or make a recording of alleged wrongdoing, but stated that he didn't have the equipment to

make a quality recording. He feels that the security guards are not patrolling the property at night.

Mr. Nakoa reported that the maintenance staff are cutting grass and not notifying the tenants. He alleged that the cutting of the grass has damaged his van. He submitted a report on the damage to his vehicle.

For Action:

Director Darcy moved,

- A. **To Reappoint the Following Individuals for a Four-Year Term:**
 - 1. **Douglas Kaya to the Hawaii Public Housing Authority's (HPHA) Oahu Eviction Board as a Regular and Floating Board Member**
 - 2. **Mark Nishino to the HPHA's Maui Eviction Board as a Regular Board Member**
- B. **To Appoint the Following Individual for a Four-Year Term:**
 - 1. **Keith Biho to the HPHA's Hilo Eviction Board as a Regular Board Member**

Executive Director Ouansafi explained the background and experience of Douglas Kaya, Mark Nishino and Keith Biho.

The motion was unanimously passed.

Designee King moved,

To Approve Proposed Updated Utility Allowance Rates for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program, Effective May 1, 2017 to April 30, 2018 and to Authorize the Executive Director to Accept Comments on the Proposed Updated Utility Rates and Undertake All Actions Necessary to Implement Updated Utility Allowance Rates.

This year, the HPHA contracted with National Facility Consultants, Inc. to conduct the utility allowance study.

The Section 8 allowances were developed in accordance with the requirements in 24 CFR Part 982.517. Allowances were established for each type of housing to reflect the actual reasonable utility consumption for an energy conservative household.

Executive Director Ouansafi explained that the proposed changes in the utility allowance rates range between \$19 - \$55 and provided an example of how to calculate the rent with the utility allowance included.

Director Darcy asked about whether the purchase of the new appliances requires that the tenants use or purchase energy star rated appliances. She further recommended that the HPHA move in the direction of purchasing of energy star appliances.

Director Ouansafi explained that the HPHA purchases all energy star rated appliances for its public housing programs. Since the rental unit and the appliances are between the landlord and the tenant, the HPHA is does not mandate the use of specific appliances.

Director Darcy questioned whether the HPHA could provide information to tenants about ways to save energy (e.g., explain how the use of a hair dryer increases monthly utility expenses).

Executive Director Ouansafi reported that all applicants attend a presentation by Hawaii Energy prior to being issued a voucher. During that presentation, applicants are taught about energy consumption and conservation measures.

Chairperson Shim commented that under this formula, tenants are not paying more than 30% of their income for rent. It's a standard rate for the year. The service that Hawaii Energy is providing is to teach the tenants to manage their own budgets.

Director Young questioned whether the HPHA is able to change the utility allowance rates during the year if the utility rates change. He commented that the rates seem to be increasing and wanted to know whether the HPHA can revise the rates.

Executive Director Ouansafi responded that the HPHA can revisit the rates during the year, but that these rates are established to cover the entire year.

Director Oh questioned how the HPHA calculates the utility allowance for a tenant who requires medical equipment.

Executive Director Ouansafi explained that a tenant with a disability can request a reasonable accommodation. The HPHA has and will continue to approve requests for reasonable accommodations which could provide for a higher utility allowance or an increased voucher size. As an example, the HPHA has provided a larger voucher size to accommodate a tenant's need to store large pieces of medical equipment. This in turn also provides for a higher utility allowance, due to the larger voucher size.

Director Laura Smith joined the meeting at 9:37 am.

The motion was unanimously passed.

Director De Mello moved,

To Adopt Board Resolution No. 17-01 Authorizing the Executive Director to Enter Into a Master Development Agreement with the Hunt Development Group, LLC and Vitus Group for the Mixed Finance, Mixed Income, Mixed Use, and Transit Oriented Redevelopment of the Mayor Wright Homes

Executive Director Ouansafi stated that last week, the Board approved the following motion: "Approve Negotiated Business Terms and Authorize the Executive Director to Pursue a master Development Agreement or Other Agreement with the Hunt Development Group, LLC and Vitus Group for the Mixed Finance, Mixed Income, Mixed Use, and Transit Oriented Redevelopment of the Mayor Wright Homes."

Director Darcy moved,

To Enter into Executive Session to go into Executive Session Pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 103D-105 to discuss, deliberate or make a decision on information that must be kept confidential, 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property, and/or 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 related to the Mixed Finance, Mixed Income, Mixed Use, and Transit Oriented Redevelopment of Mayor Wright Homes

The motion was unanimously passed.

The Board moved into executive session at approximately 9:45 am. The Board exited executive session at approximately 12:54 pm.

Chairperson Shim stated that during the executive session, the Board was briefed on legal issues by the attorney and briefed on federal and state obligations.

Director Medeiros moved to amend the motion to read:

To ~~Adopt Board Resolution No. 17-01 Authorizing~~ Authorize the Executive Director to Enter Into a Master Development Agreement with the Hunt Development Group, LLC and Vitus Group for the Mixed Finance, Mixed Income, Mixed Use, and Transit Oriented Redevelopment of the Mayor Wright Homes

The motion to amend was unanimously passed.

Director Young moved the amended motion:

To Authorize the Executive Director to Enter Into a Master Development Agreement with the Hunt Development Group, LLC and Vitus Group for the Mixed Finance, Mixed Income, Mixed Use, and Transit Oriented Redevelopment of the Mayor Wright Homes

Director Young expressed appreciation for Management, the Hunt Development Company, the HPHA's consultants and the legal team for providing the Board with information needed to make an informed decision. Despite tremendous public pressure to move the project forward, the HPHA Board is doing its due diligence to protect the agency, the tenants, and the tax payers. The management has done its review of requirements, including the need to complete the environmental impact statement, before the project is implemented.

Director Young stated that this is a monumental step in Hawaii and that the redevelopment project will change the face of public housing nationwide. The Board's approval makes a statement to our commitment to move this project forward.

Director Darcy stated that she was impressed with information provided and the care and dignity that was brought to the planning process. She commented that this will be a historic project for the State of Hawaii.

Director DeMello simply stated "I love it".

Chairperson Shim called for a roll call vote as follows:

- Director Young voted aye.
- Director King voted aye.
- Director Smith voted aye.
- Director Medeiros voted aye.
- Director De Mello voted aye.
- Director Darcy voted aye.
- Director Oh voted aye.
- Chairperson Shim voted aye.

The motion was unanimously passed.

Chairperson Shim expressed appreciation to the Department of the Attorney General and the HPHA's Deputy Attorney Generals for their oversight and for ensuring that the Board understands the decisions before the Board.

Executive Director Ouansafi also thanked Deputy Attorney General Sugita for her hard work, guidance and support with this project.

Director Medeiros moved,

To Adjourn the Board Meeting

The motion was unanimously approved.

The meeting was adjourned at approximately 1:01 pm.

MINUTES CERTIFICATION

Minutes Prepared by:



Barbara E. Arashiro
Executive Assistant

5/12/17

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on
May 18, 2017 [] As Presented [] As Amended



Director Jason Espero
Board Secretary

MAY 18 2017

Date