HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, July 20, 2017
9:45 a.m. **

(**The regular meeting of the HPHA's Board of Directors will convene immediately
after the conclusion of the HHA Wilikina Apartments Annual Meeting.
The meeting time listed above is an approximate time.)

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. APPROVAL OF MINUTES

A. Regular Meeting Minutes, June 14, 2017
B. Executive Session Minutes, April 13, 2017 (not for public distribution)
C. Executive Session Minutes, April 20, 2017 (not for public distribution)

IV. FOR ACTION

A. MOTION: To Reappoint the Following Individuals for a Four-Year Term
   starting August 1, 2017 and ending July 31, 2021: Earl Mente, Joyce
   Nakamura to the Oahu Eviction Board B and Sylvianne Young to the
   Oahu Eviction Board C as Regular Board Members

B. MOTION: To Authorize the Executive Director to Execute the Capital Fund
   Program Amendment No. 154 (form HUD 52840-A) to the Consolidated
   Annual Contributions Contract (form HUD 53012) to Accept $9,198,304 in
   Federal Funds under the U.S. Department of Housing and Urban
   Development’s Capital Fund Program

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 Through MWH Partners, LLC, a Delaware Limited Liability Corporation and Special Purpose Entity for the Mixed Income Transit Oriented Development 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 Projects at Mayor Wright Homes.

V. FOR INFORMATION/DISCUSSION

A. For Discussion: Update on Redevelopment Projects at Kuhio Park Terrace/Kuhio Homes and School Street Administrative Offices

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 Projects at Kuhio Park Terrace/Kuhio Homes and School Street Administrative Offices.

VI. REPORTS

A. Executive Director’s Report:

- The Report on Contracts Executed During June 2017 and Planned Solicitations for June 2017 are provided to the Board in the monthly packet. No formal report is planned.
- Public Housing Occupancy/Vacancy Report; Preliminary Results of REAC inspections for Federal Public Housing; Eviction Hearings for the Month of June 2017.
- Obligation and Expenditure Status for the Federal Capital Fund Program (CFP) and the State Capital Improvement Program (CIP).
• Section 8 Subsidy Programs Voucher: Status of Applications and Waiting List. Status of the Rent Supplement Program.

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, JULY 20, 2017
IN THE CITY AND 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, July 20, 2017. At approximately 9:01 am, Chairperson Pono Shim called the meeting to order and declared a quorum present. Those present were as follows:

PRESENT:
Director Pono Shim, Chairperson
Director Lisa Darcy
Director George DeMello
Director Lila King
Director Laura Smith
Director En Young

Deputy Attorney General Jennifer Sugita

EXCUSED:
Director Nani Medeiros, Vice Chair
Director Jason Espero, Secretary
Director Myoung Oh

STAFF PRESENT:
Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Ursula Jackson, Chief Compliance Officer
Chong Gu, Chief Financial Management Advisor
Stephanie Fo, Section 8 Subsidy Programs Branch Chief
Rick Sogawa, Procurement Officer
Becky Choi, State Housing Development Administrator
Benjamin Park, Planner
Sarah Beamer, Planner
Taryn Chikamori, Secretary

OTHERS PRESENT (and signing in as):
Calvin Hulihee, Kingdom of Hawaii
Desiree Kihano, Palolo Homes resident
Roy Nakamura, Kalakaua Homes resident
Andrew Nakoa, Mayor Wright Homes resident
Bernice Nakoa, Mayor Wright Homes resident
Monique Ocampo, Nanakuli Homes resident
Sefo Sefo, Kalakaua Homes resident
June Talia, Kuhio Homes resident

Public Testimony

Chairperson Shim opened public testimony and reminded testifiers to identify the item on the agenda that they were testifying on.

Roy Nakamura, Kalakaua Homes resident, stated that he had complaints against his neighbor. He was unable to identify an item on the agenda that he was testifying about and was asked to wrap up his testimony.

Sefo Sefo, Kalakaua Homes resident, had a complaint about his neighbor at Kalakaua Homes. He stated that he appreciated the letter he received from the HPHA letting him know that his previous complaint was being investigated. He reported that the Honolulu Police Department recommended that he apply for a temporary restraining order. Mr. Sefo reported that the Manager did talk to the tenant, but the tenant still yelled at him. Mr. Sefo reported that his screen door was broken and someone stole his chair. He feels that the situation is getting out of hand. He was offered a transfer to another unit, but refused the transfer.

Chairperson Shim commented that testifiers would be allowed to continue today, but reminded people that in the future, the Board will need to know what agenda item is being testified on.

Calvin Hulihee, Kingdom of Hawaii, testified that all actions of the State are illegal. He insisted that the State must work collaboratively and have open discussions with the people. He stated that he is just a lowly servant working for the people.

June Talia, Kuhio Homes resident, testified that she would like to see the redevelopment at Kuhio Homes proceed as Mayor Wright Homes has. Ms. Talia reported that her husband was sick and she believes that part of his sickness may have been caused by lead based paint in the unit. Ms. Talia reported that she peeled the paint off her walls and asked the Manager for a sander to sand the walls.

June Talia also requested that the HPHA reinstall the gates to the back door on the Kuhio Homes units. She reported that many of the units have been burglarized since the removal of the back gates.

Andrew Nakoa, Mayor Wright Homes, reported that last month at the resident meeting on redevelopment someone in the audience said that Andrew talked about drive by shootings. Mr. Nakoa acknowledged that crime at Mayor Wright Homes has decreased since the installation of the fence and the closure of the pedestrian gates. He was upset that Executive Director Ouansafi informed the attendees at the community meeting that there are no drive by shootings at Mayor Wright Homes. Mr. Nakoa reminded the Executive Director that in 2004 a man was chased through the property by the police.
and he fired shots at the police from a ledge. Mr. Nakoa feels that Executive Director Ouansafi should be honest about the crime at Mayor Wright Homes and in the surrounding neighborhood. Mr. Nakoa commented that opening up the property and constructing open roads through Mayor Wright Homes will allow crime into the project.

Andrew Nakoa, Mayor Wright Homes, provided testimony on the Executive Director's report and requested that HPHA expand the Family Self-Sufficiency program for public housing families.

Monique Ocampo, Nanakuli Homes, shared about her morning prayer and the message that was given to her about how to proceed with her testimony. Ms. Ocampo wanted to collaborate with the HPHA and encouraged that visual presentations (e.g., Power Point) are more effective. She was concerned that not all of the Managers share the same information with the tenants. Ms. Ocampo reported that there are good Managers and bad Managers. She alleged that these bad Managers use their discretion and don't assist the tenants.

Ms. Ocampo recommended that the HPHA provide a workshop on how to get involved with the Hearing/Eviction Board.

Ms. Ocampo testified on the redevelopment and recommended that the HPHA provide a presentation on the redevelopment to tenants and anyone interested. She questioned the need for confidential discussions and recommended that HPHA have more public discussions. She encouraged the HPHA to be more transparent to create real partnerships with the tenants.

Ms. Ocampo complimented Director Young on his open discussions with the Executive Director and his desire to share information with the public. Ms. Ocampo acknowledged that Executive Director Ouansafi and Executive Assistant Arashiro have both made themselves available for discussions with her.

**Approval of Minutes:**

Director King moved,

To approve the Special Meeting Minutes for June 14, 2017.

The motion was unanimously approved.

Chairperson Shim reported that Executive Session minutes would be deferred until the next meeting.
FOR ACTION

Director De Mello moved,

To Reappoint the Following Individuals for a Four-Year Term starting August 1, 2017 and ending July 31, 2021: Earl Mente, Joyce Nakamura to the Oahu Eviction Board B and Sylvianne Young to the Oahu Eviction Board C as Regular Board Members

Executive Director Ouansafi reported that the proposed board members are good members and have served the HPHA well in the past.

Earl Mente has served on the Oahu Eviction Board B for twenty (20) years, Joyce Nakamura has served as a regular board member for nineteen (19) years, Sylvianne Young has served on the Oahu Eviction Board C for twenty (20) years.

The motion was unanimously approved.

Director Smith moved,

To Authorize the Executive Director to Execute the Capital Fund Program Amendment No. 154 (form HUD 52840-A) to the Consolidated Annual Contributions Contract (form 53012) to Accept $9,198,304 in Federal Funds under the U.S. Department of Housing and Urban Development’s Capital Fund Program

Executive Director Ouansafi reported that the capital fund appropriation is a formula driven appropriation from the U.S. Department of Housing and Urban Development and is issued on an annual basis. All development, capital and management activities must be carried out as described in the HUD-approved Annual PHA Plan Capital Fund Annual Statement which was approved by HUD’s Honolulu Field Office.

Director Darcy asked whether there was any significant change in the appropriation from last year.

Executive Director Ouansafi stated that this year’s appropriation was similar to last year’s appropriation. The HPHA did not see any significant changes in the appropriation this year, however, we are carefully watching proposed budget cuts in the Trump administration budget.

Director Young asked whether there are any regulatory changes that accompany the Capital Fund Program.

Executive Director Ouansafi reported that there are no new regulatory changes which affect the use of the funds. For example, eligible uses of the funds continue to include capital repairs, administrative fees, operations and management improvements.
The motion was unanimously approved.

Director Darcy moved,

To Adopt Board Resolution No.17-01 Authorizing the Executive Director To Enter Into a Master Development Agreement with the Hunt Development Group Through MWH Partners, LLC, a Delaware Limited Liability Corporation and Special Purpose Entity for the Mixed Income Transit Oriented Development Redevelopment of the Mayor Wright Homes

Executive Director Ouansafi reported that the proposed Master Development Agreement (MDA) is based on the business terms which were previously discussed with the Board of Directors. There were no significant changes that were made to the business terms that were incorporated into the MDA.

The proposed development will include approximately 2,500 units. The HPHA has communicated to the Developer that the proposed redevelopment should incorporate and address one-for-one replacement of public housing, safety of the tenants as a priority, investment in the tenants and neighborhood, and transformation of the Kalihi area.

Director Darcy moved,

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 to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities to the Redevelopment Project at Mayor Wright Homes.

The motion was unanimously approved.

The Board entered Executive Session at approximately 10:02 am.

The Board reconvened at approximately 12:02 pm.

Chairperson Shim reported that the Board consulted with the attorneys on its questions related to the settlement agreement.

Director moved to amend the motion (as follows),

To Adopt Board Resolution No.17-01 Authorizing the Executive Director To Enter Into a Master Development Agreement with the Hunt Development Group Through
MWH Partners, LLC, a Delaware Limited Liability Corporation and Special Purpose Entity for the Mixed Income Transit Oriented Development Redevelopment of the Mayor Wright Homes; and Undertake all Actions Necessary to Implement the Agreement

The motion to amend the main motion was unanimously approved.

The amended motion was unanimously approved.

Designee King moved,

To adjourn the meeting.

The motion was unanimously approved.

The meeting was adjourned at approximately 12:10 pm.

MINUTES CERTIFICATION

Minutes Prepared by:

[Signature]

Barbara E. Arashiro
Executive Assistant

AUG 17 2017

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on August 17, 2017 [ ] As Presented [✓] As Amended

[Signature]

Date

Director Jason Espero
Board Secretary

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