

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, November 16, 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. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, October 19, 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 INFORMATION/DISCUSSION

- A. **For Information:** Hawaii Public Housing Authority's Final Section 8 Management Assessment Program (SEMAP) Score and High Performer Designation
- B. **For Information:** Update on Redevelopment Projects Kuhio Park Terrace/Kuhio Homes, Mayor Wright 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, Mayor Wright Homes and School Street Administrative Offices.

C. For Information/Discussion: Update from Board Task Force to Establish Benchmarks for HPHA's Executive Director and Executive Assistant and Evaluate Performance of the HPHA's Programs

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2) to consider the hire and evaluation of an officer where consideration of matters affecting privacy will be involved, and/or section 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 this agenda item.

V. REPORTS

Executive Directors Report:

- Financial Report for the Month of October 2017. The September 2017 Financial Report is provided to the board in the monthly packet.
- The Report on Contracts Executed During October 2017 and Planned Solicitations for November 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 October 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. Update on Potential Shortfall for 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, NOVEMBER 16, 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, November 16, 2017. At approximately 9:13 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 Alena Medeiros, Vice-Chairperson
Director Jason Espero, Secretary
Director Lisa Darcy
Director George DeMello
Designee Lila King
Director Myoung Oh
Director Laura Smith

Deputy Attorney General Klemen Urbanc
Deputy Attorney General Jennifer Sugita

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Chong Gu, Chief Fiscal Officer
Kevin Auger, Development Specialist
Stephanie Fo, Property Management Branch
Becky Choi, State Housing Development Administrator
Katie Pierce, Section 8 Branch Chief
Benjamin Park, Planner
Deidra Ahakuelo-Kepa, Secretary
Jennifer Menor, Secretary

OTHERS PRESENT (and signing in as):

Andrew Nakoa, Mayor Wright Homes resident
Sefo Sefo, Kalakaua Homes resident

Public Testimony

Chairperson Shim opened public testimony and reminded testifiers to identify the item on the agenda that they were testifying on pursuant to 92-3, Hawaii Revised Statutes and Section 17-200-18, Hawaii Administrative Rules.

Sefo Sefo, Kalakaua Homes resident, requested to know the outcome of an eviction hearing he attended on October 27, 2017. Mr. Sefo has continuing concerns regarding

the tenant who was being processed for eviction. He stated that after the hearing the tenant threw a pipe at the office and in the elevator. The AMP Manager has confronted the tenant about his behavior, but appears to not be taking any action against this tenant. Mr. Sefo complained that the tenant allows guests to stay in his unit and they are loud and disruptive. Mr. Sefo has made complaints with the property management office and the Honolulu Police Department.

Andrew Nakoa, Mayor Wright Homes resident, requested information on planned relocation for the tenants at Mayor Wright Homes. He stated that there are rumors that tenants will be moved to the neighbor islands. He also suggested that since the property will undergo demolition in two years, the HPHA should not continue to impose rules which prohibit alterations to the units (e.g., hanging lights) and holding barbeques on the property. Mr. Nakoa complained that the refuse containers should not be kept closed because tenants leave their trash beside the bin when the cover is closed. He also reported that non-tenants continue to come onto the property to dig through the dumpster for recyclable materials. Mr. Nakoa continued to promote in-house security operated by the tenants.

Approval of Minutes:

Director DeMello moved,

To approve the Regular Meeting Minutes for October 19, 2017.

The minutes were unanimously approved as presented.

FOR INFORMATION/DISCUSSION

For Information:

Hawaii Public Housing Authority's Final Section 8 Management Assessment Program (SEMAP) Score and High Performer Designation

Executive Director Ouansafi reported that although the Board was provided a copy of the HUD letter last month, this For Information will provide an official record of the HPHA's score for the SEMAP. The HPHA's Section 8 Program was rated as a "High Performer" with a score of 100.

Chairperson Shim thanked the staff for their efforts and hard work. He further asked for a correction to the first page of the For Information item to change "3017" to "2017".

For Information:

Update on Redevelopment Projects Kuhio Park Terrace/Kuhio Homes, Mayor Wright Homes and School Street Administrative Offices

Mayor Wright Homes Update: Executive Director Ouansafi reported that the master developer has acquired a syndicator and that the Master Development Agreement provides that the HPHA must approve the syndicator. The project is moving closer to being fully executed.

Kuhio Park Terrace/Kuhio Homes: Executive Director Ouansafi reported that the HUNT Development Company did not respond to the HPHA's letter of termination. HPHA is preparing to issue a request for qualifications to select a new Master Developer for the next phase of redevelopment. It is unknown at this time how many phases the future project will take.

School Street Redevelopment: Executive Director Ouansafi reported that the comment period on the environmental review. He anticipates that the master developer will be able to complete the environment review process during the first quarter of next year. The Board will be presented the draft master development agreement only after the completion of the review process.

Specialized Legal Services: Executive Director Ouansafi reported that the legal services contract with Goldfarb & Lipman for the HPHA's redevelopment efforts will terminate in December. The HPHA has received approval from the Attorney General to procure specialized legal services again and the HPHA is preparing to issue a solicitation for new counsel.

For Information/Discussion:

Update from Board Task Force to Establish Benchmarks for HPHA's Executive Director and Executive Assistant and Evaluate Performance of the HPHA's Programs

Director Medeiros reported that the Board Task Force met and is drafting an evaluation form and survey for the Board to utilize to complete their evaluation.

Chairperson Shim would like this process to move expeditiously and requested that the Department of the Attorney General assist with deadlines to keep the project on schedule.

Executive Directors Report:

- Executive Director Ouansafi reported that as day-to-day operations continue, it is important to remind the Board that HPHA's management and staff take all

complaints seriously. Each complaint is investigated and responded to accordingly. However, it is often frustrating for the complainant when the HPHA is unable to share what corrective action is being taken as a result of the complaint.

- Executive Director Ouansafi reported that the HPHA's occupancy is down during this period, but that is a result of the number of units currently under repair or renovation.
- The HPHA was informed by HUD that some of the units previously identified as accessible may not comply with the Uniform Federal Accessibility Standards. Contractors are being instructed to either return to the properties to make corrections or provide information to rebut HUD's assertion of non-compliance. HPHA was surprised by the HUD letter, but will continue to work diligently to seek compliance. HPHA believes that some of the deficiencies identified in the HUD letter can likely be cured expeditiously.
- The Board was informed about the arsenic in the soil at Lanakila Homes. HPHA has also been working with the Department of Health on a long-term soil remediation plan for contaminated soils at Kahekili Terrace on Maui. The HPHA has installed some short-term remediation measures and is working with DOH on long term solutions, which could altogether cost millions.
- The HPHA continues to work on the legislative proposals and budgets for submission to the Governor's office.

Director DeMello thanked Executive Director Ouansafi for the work occurring at Lanakila Homes and the repairs in the parking lot.

Chairperson Shim and HPHA Planner Benjamin Park met with Senator Karl Rhoads who indicated strong support for the redevelopment at Mayor Wright Homes.

Director Darcy moved,

To adjourn the meeting.

The motion was unanimously approved.

The meeting adjourned at approximately 9:40 am.

MINUTES CERTIFICATION:

Minutes Prepared by:



DEC 21 2017

Barbara E. Arashiro
Executive Assistant

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on December 21, 2017 [] As Presented [] As Amended



DEC 21 2017

Director Jason Espero
Board Secretary

Date