

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, February 15, 2018
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, January 18, 2018

IV. FOR ACTION

- A. **Motion:** To Approve the Final Environmental Impact Statement (EIS) Prepared in Accordance with Chapter 343, Hawai'i Revised Statutes (HRS), Title 11, Chapter 200, Hawai'i Administrative Rules (HAR) for the Mixed Finance Redevelopment of the Hawaii Public Housing Authority's Mayor Wright Homes for Submission to the Office of Environmental Quality Control and the Accepting Authority, the Governor of the State of Hawaii

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. FOR INFORMATION/DISCUSSION

- A. **For Information:** Update on Redevelopment Projects Kuhio Park Terrace Low Rise/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 the School Street Administrative Offices.

VI. REPORTS

Executive Directors Report:

- Financial Report for the Month of December 2017 Financial Report is provided to the board in the monthly packet.
- The Report on Contracts Executed During January 2018 and Planned Solicitations for February 2018 are provided to the Board in the monthly packet. No formal report is planned.
- Public Housing Occupancy/Vacancy Report; Federal Public Housing; Eviction Hearings for the Month of January 2018.
- Section 8 Subsidy Programs Voucher: Voucher Lease-up and Pending Placements; Update on Rent Supplement Program.

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Jennifer Menor 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, FEBRUARY 15, 2018
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, February 15, 2018. At approximately 9:03 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 Jason Espero, Secretary
Director Lisa Darcy
Director George DeMello
Director Myoung Oh
Designee Lila King

Deputy Attorney General Jennifer Sugita
Deputy Attorney General Klemen Urbanc

EXCUSED: Director Alena Medeiros, Vice-Chairperson
Director Laura Smith
Director Albert Nahale-a

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Officer
Rick Sogawa, Contracts & Procurement Officer
Becky Choi, State Housing Development Administrator
Kevin Auger, Development Specialist
Sarah Beamer, Planner
Jennifer Menor, Secretary

OTHERS PRESENT (and signing in as):
Roy Nakamura, Kalakaua Homes resident

Public Testimony

Chairperson Shim stated that the Board would accept public testimony on any item relevant to the agenda. 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.

Roy Nakamura, Kalakaua Homes resident, requested that the common area bathrooms remain open on the weekends and holidays. He stated that people are urinating in the laundry room sink, walkways and the gate's lock. Mr. Nakamura is concerned that the person urinating could have an illness that could be transmitted to others. He also mentioned his concern regarding the kids riding their skateboard recklessly on the property, which could result in someone getting hurt. Mr. Nakamura is concerned about younger people moving in to their community and that they may be dealing drugs.

Approval of Minutes:

Director Espero moved,

To approve the Regular Meeting Minutes for January 18, 2018.

The minutes were unanimously approved as presented.

FOR ACTION

Director King moved,

To Approve the Final Environmental Impact Statement (EIS) Prepared in Accordance with Chapter 343, Hawai'i Revised Statutes (HRS), Title 11, Chapter 200, Hawai'i Administrative Rules (HAR) for the Mixed Finance Redevelopment of the Hawaii Public Housing Authority's Mayor Wright Homes for Submission to the Office of Environmental Quality Control and the Accepting Authority, the Governor of the State of Hawaii

Executive Assistant Arashiro presented information related to the Environmental Impact Statement as follows:

- A. The Hawai'i Public Housing Authority ("HPHA") is partnering with MWH Partners, LLC under a Master Development Agreement for the proposed redevelopment of the Mayor Wright Homes property.
- B. On March 24, 2016, MWH Partners and the HPHA entered into a Predevelopment Agreement and engaged in a master planning process with residents and community stakeholders in order to develop a comprehensive revitalization strategy for the redevelopment which included:
 - (i) public and private investment in and around the Property and the future Iwilei elevated rail station;
 - (ii) a plan for a mixed-income, mixed-finance and mixed-use development consistent with the Honolulu Downtown Transit Oriented Development ("TOD") Plan;

- (iii) a plan that is neighborhood-focused and includes residential and non-residential uses.
- C. The MWH Redevelopment will include at minimum a one-for-one replacement of the existing 364 public housing units as well as a mixed-use, mixed-income community with up to 2,084 additional units. It will be a mix of affordable, workforce, and market-rate units.
- D. Preparation of an Environmental Impact Statement (EIS) is required pursuant to, Hawai'i Revised Statutes and related Hawaii Administrative Rules. State law identifies nine types of actions that "trigger" compliance, which require either an Environmental Assessment or an EIS. The use of State or County funds and/or lands is one of these "triggers." HPHA determined that an EIS (rather than an Environmental Assessment) was necessary based on a review of the significance criteria set forth under the administrative rules.
- E. The Final EIS was prepared by PBR Hawaii & Associates, Inc. and was announced under the Mayor Wright Homes Redevelopment Environmental Impact Statement Preparation Notice (EISPN). The public comment period for the EISPN began on September 23, 2016 and ended on October 24, 2016.
- F. The Notice of the availability of the Draft EIS was then published in the September 8, 2017 edition of OEQC's The Environmental Notice. Copies of the Draft EIS were provided to appropriate government agencies, (including DPP, DTS, OP, DAGS, DLNR, HFD, DOE, HPD, DHS, etc.) as well as elected officials, utilities, regional public libraries, media outlets, and other individuals and community organizations. The official 45-day public comment period on the Draft EIS ended on October 23, 2017. As required, comments received on the Draft EIS and responses to those comments are incorporated in the Final EIS.
- G. The information contained in the Final EIS has been developed from site visits, generally available information regarding the characteristics of MWH Redevelopment site and surrounding areas, information and input gathered during the master planning process, and technical studies prepared for this project. Technical reports and studies prepared for this project and included in the draft EIS are:
- Biological Resources Survey
 - Archaeological Inventory Survey
 - Identification of Historic Properties Reconnaissance-Level Survey
 - Cultural Impact Assessment
 - Socio-Economic Impact Assessment
 - Noise and Vibration Study
 - Air Quality Study
 - Preliminary Engineering Report
 - Transportation Impact Analysis Report
 - Phase I Environmental Site Assessment

- Human Capital Report
 - Housing Market Study
- H. As the Proposed Project anticipates using Federal funding or resources, a separate EIS under the National Environmental Policy Act (“NEPA”) may also be required. This determination can only be made by the Governor as the responsible entity for HUD related programs in the State of Hawaii.
- I. A total of 2,448 residential rental units are proposed in a mix of building types.
- J. Although the Draft EIS is primarily a disclosure document, the draft also includes a full assessment of anticipated impacts, as well as proposed mitigation measures to minimize anticipated adverse impacts in an effort to balance the greater social need of new, affordable housing units with local community concerns.
- K. Unresolved issues at the time of the preparation of this Final EIS for the proposed MWH Redevelopment include the following:
1. Archaeological Resources
 2. Historic Architectural Resources
 3. Relocation and Transition Plan
 4. Public School Impacts and Fees
 5. City and County of Honolulu Park Dedication Requirements

Ongoing coordination with respective government agencies, community groups, and technical experts will be required in order to resolve these issues.

Following the Board’s approval, HPHA plans to submit the EIS to the OEQC and the Governor. The EIS will then be published in the March 8, 2018 edition of the OEQC’s The Environmental Notice, and posted the OEQC website. Provided no further comments are received, the FEIS would be deemed approved and accepted after 30 days, subject to a 60-day judicial challenge period for an aggrieved party to challenge the acceptance determination.

Executive Assistant Arashiro reported that the majority of comments received to the DEIS were from various state agencies. The majority of the comments were both positive and constructive. The most significant changes in the FEIS vs. the DEIS include the following:

1. The Preface, Project Overview and Section 2.2, which discusses Purpose and Need, of the FEIS were significantly modified to better articulate HPHA’s primary motivation in undertaking this project, which is to specifically address the current severe shortage of affordable housing in Hawaii. (Page 28 and 85)

2. Unit Count: the overall unit count was refined from "up to 2,500" to 2,448, which is based on current modeling, additional design work and input received from the DEIS.
3. Throughout the planning process the project team consulted with HDOT, DTS, and DPP to address potential concerns and goals in balancing efficiency, safety and operations of all modes of travel in the vicinity of the project including pedestrian and bicycle traffic. Based on input received from the DEIS, Section 4.8 of the FEIS was revised to include a Multimodal Transportation Assessment (MTA) which replaced the Transportation Impact Analysis Report (TIAR) previously completed for the DEIS. Both Studies were completed by Fehr & Peers. The MTA is a more comprehensive study that analyzes the potential impacts of the proposed project on the surrounding transportation system, including roadways and traffic, pedestrian and bicycle networks, and public transit and was also updated to include the State's Liliha Civic Center project under baseline conditions. (Page 146-157)
4. Sections 4.11.1 and 7.6.4 were revised to provide a more comprehensive discussion of potential school impact fees. Because there are wide-ranging alternatives that could satisfy the DOE's requirements, further discussions are needed with the DOE. (Page 181 and 250)
5. Section 5.2.10 and Section 5.3.8 were revised to discuss how the proposed redevelopment will be designed to comply with both the State's statutes and City's ordinances regarding "Complete Street" principles. (Pages 250 and 324)
6. Section 5.3.3.3, Interim Planned Development. The standard of review for entitlements will be sought under the Chapter 201H, HRS application process as it is more appropriate to the proposed project. (Page 288)
7. Section 5.3.4 Downtown Neighborhood Transit-Oriented Development Plan was revised to reflect the August 2017 version of the Downtown Neighborhood TOD Plan on adopted on September 6, 2017 and that the redevelopment project is consistent with the both the FAR and maximum building height permitted pursuant to the adopted Downtown Neighborhood TOD Plan. (Page 293)

Chairperson Shim requested an edit on Page 50, second paragraph from the bottom. There is a redundant phrase of "would be would be".

Chairperson Shim acknowledged staff for their hard work on this item.

Director Darcy 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 to go into executive session.

The Board entered executive session at approximately 9:21 am.

The Board reconvened from executive session at approximately 10:05 am.

Chairperson Shim reported that the Board consulted with its attorneys regarding questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Mayor Wright Homes Environmental Impact Statement.

The motion was unanimously approved.

Chairperson Shim declared a short recess at 10:06 am, and the Board reconvened at 10:18 am.

FOR INFORMATION/DISCUSSION

For Information:

Update on Redevelopment Projects Kuhio Park Terrace Low Rise/Kuhio and School Street Administrative Offices

Executive Assistant Arashiro reported that there are no new updates since the January 18, 2018 Board Meeting for the School Street Administrative Offices.

Executive Assistant Arashiro reported that the HPHA anticipates awarding a contract in February 2018 for specialized legal services.

Executive Assistant Arashiro stated that the issuance of the Request for Qualifications for Development Partner at Kuhio Park Terrace Low Rise/Kuhio Homes was delayed. The HPHA expects to close the solicitation for professional consulting services for Kuhio Park Terrace Low Rise/Kuhio Homes on the 22nd of February.

Director Darcy moved,

That the Board 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 and Kuhio Homes.

The motion was unanimously approved to go into executive session.

The Board entered executive session at approximately 10:21 am.

The Board reconvened from executive session at approximately 10:30 am.

Chairperson Shim reported that the Board consulted with its attorneys regarding questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to the Redevelopment Projects at Kuhio Park Terrace and Kuhio Homes.

Executive Directors Report:

- Executive Assistant Arashiro reported that the HPHA is currently tracking four Administration bills, ten Senate bills and thirteen House bills.
- Executive Assistant Arashiro stated that the HPHA continues to monitor expenditures under the Rent Supplement Program because the HPHA is in a situation where the program will be over-leased at the end of this fiscal year.

Chairperson Shim requested for a confidential report to the Board on follow-up on individual resident issues presented to the Board.

Chairperson Shim appointed Director Smith (as Task Force chair), Director Espero and Director Medeiros to participate in the Board task force to review the draft operating budget for fiscal year 2018-2019. The operating budget is due in June 2018.

Director Darcy moved,

To adjourn the meeting.

The motion was unanimously approved.

The meeting adjourned at approximately 10:35 am.

MINUTES CERTIFICATION:

Minutes Prepared by:

Jennifer K Menor

MAR 15 2018

Jennifer K. Menor
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on March 15, 2018 [] As Presented [] As Amended

J Jason Espero

MAR 15 2018

Director Jason Espero
Board Secretary

Date