

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, April 19, 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, March 15, 2018
- B. Executive Session Minutes, February 15, 2018 (not for public distribution)
- C. Executive Session Minutes, March 15, 2018 (not for public distribution)

IV. FOR ACTION

- A. Motion:** To Approve the Final Environmental Impact Statement (FEIS) 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 Administrative Offices Located at 1002 North School Street for Submission to the Office of Environmental Quality Control and the Accepting Authority, the Governor of the State of Hawaii
- B. Motion:** To Adopt Resolution No. 18-01 Statement of Non-Discrimination Policy Reaffirming the HPHA's Commitment to Prohibiting Discrimination or Discriminatory Practices in its Operations, Procedures, Programs, and Services

V. FOR INFORMATION/DISCUSSION

- A. For Information:** Update on Redevelopment Projects Mayor Wright Homes, 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 Mayor Wright Homes, Kuhio Park Terrace Low Rise/Kuhio Homes and HPHA's School Street Administrative Offices.

- B. For Discussion:** Update from Board Task Force to Establish Benchmarks and Evaluate Performance of HPHA's Executive Director, Executive Assistant, and 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.

VI. REPORTS

Executive Directors Report:

- Financial Report for the Month of February 2018 Financial Report is provided to the board in the monthly packet.
- The Report on Contracts Executed During March 2018 and Planned Solicitations for April/May 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 March 2018.
- Obligation and Expenditure Status for Design and Construction Projects Funded Under the Federal Capital Fund Program (CFP) and the State Capital Improvement Program (CIP).
- 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, APRIL 19, 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, April 19, 2018. At approximately 9:04 a.m., 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 (joined meeting late)
Director Jason Espero, Secretary
Director George DeMello
Director Albert Alapaki Nahale-a
Director Myoung Oh
Designee Lila King

Deputy Attorney General Jennifer Sugita
Deputy Attorney General Klemen Urbanc

EXCUSED: Director Lisa Darcy
Director Laura Smith

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Rick Sogawa, Contracts & Procurement Officer
Renee Blondin-Nip, Hearings Officer
Chong Gu, Chief Financial Officer
Becky Choi, State Housing Development Administrator
Kevin Auger, Development Specialist
Robei Broadous, Property Management Branch Chief
Katie Pierce, Section 8 Subsidy Program Branch Chief
Benjamin Park, Planner
Sarah Beamer, Planner
Sam Liu, Property Specialist
Jennifer Stolze, Housing Compliance Specialist
Nelson Lee, IT Supervisor
Jennifer Menor, Secretary

OTHERS PRESENT (and signing in as):
Andrew Nakoa, Mayor Wright Homes tenant

Chairperson Shim asked for a moment of reflection for the families, including HPHA's Executive Director Hakim Ouansafi, whose homes and lives were affected during the recent storm and flooding in Kauai and the East side of Oahu.

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.

Andrew Nakoa, Mayor Wright Homes resident, was curious about the redevelopment of Mayor Wright Homes project and the amount of phases. He is also concerned about the security. He feels that security isn't patrolling consistently. Tenants have to call them when incidents occur, such as domestic disputes. Mr. Nakoa suggested that the security use a scanning pen to insure that they are patrolling the housing areas. He is also concerned about the dangers of people digging through the trash for recyclables. Mr. Nakoa would also like to request for in-house security.

Approval of Minutes:

Director Espero moved,

To approve the Regular Meeting Minutes for March 15, 2018.

The minutes were unanimously approved as presented.

Chairperson Shim deferred the Executive Meeting Minutes for February 15, 2018 to a later date.

Director King moved,

To approve the Executive Session Minutes for March 15, 2018.

The executive session minutes were unanimously approved.

FOR ACTION

Director Nahale-a moved,

To Approve the Final Environmental Impact Statement (FEIS) 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 Administrative Offices Located at 1002 North School Street for Submission to the Office of Environmental Quality Control and the Accepting Authority, the Governor of the State of Hawaii

Executive Assistant Arashiro reported the following:

- The Proposed Project is essential for achieving the State of Hawai'i's goal of providing additional affordable rental housing units.
- Preparation of an Environmental Impact Statement (EIS) is required pursuant to Chapter 343, Hawai'i Revised Statutes and its related administrative rules.
- Copies of the DEIS and EISPN were provided to various state and city agencies for review (including DPP, DTS, OP, DAGS, DLNR, HFD, DOE, HPD, DHS, etc.). The Draft EIS was also sent to various media outlets and libraries including the nearest public libraries to provide availability to the public, as well as elected officials, utilities and other individuals and community organizations.
- The 45-day public review and comment period for the DEIS began on January 8, 2018 and ended on February 22, 2018.
- The beneficial impact of the Proposed Project is to provide 800 new and affordable senior housing units to address the critical demand for affordable housing in the State of Hawai'i and City of Honolulu.
- A small group of vocal members of the local community have expressed opposition to the Proposed Project. However, the results of an annual survey conducted by State Representative Takashi Ohno, asking residents to provide their thoughts on the community and pressing issues facing the State, indicated that out of a total of 486 respondents, 76% supported "building senior housing towers on School Street".
- Unresolved Issues at the time of the preparation of FEIS:
 - City and County of Honolulu's Complete Streets program
 - City and County of Honolulu Land Use Permits Process
 - Ceded Land
 - Catholic Charities Hawai'i (Lanakila Senior Center) Parking Request
- Significant edits to the FEIS were detailed for the Board in the packet and are reflected in the final draft in redline mark-up format. (Page 7 of 9 of the For Action)
- Following the Board's approval, HPHA plans to submit the FEIS to the OEQC and the Governor on April 26, 2018.

The motion was unanimously approved.

Director Espero moved,

To Adopt Resolution No. 18-01 Statement of Non-Discrimination Policy Reaffirming the HPHA's Commitment to Prohibiting Discrimination or Discriminatory Practices in its Operations, Procedures, Programs, and Services

Executive Assistant Arashiro explained that this April marks the 50th anniversary of the passage of the Fair Housing Act of 1968. The HPHA remains committed to providing housing assistance and programs free from discrimination. It is recommended that the Board reaffirm the HPHA's commitment to prohibiting discrimination through the adoption of Board Resolution No. 18-01.

The motion was unanimously approved.

FOR INFORMATION/DISCUSSION

For Information:

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

Executive Assistant Arashiro reported the following:

- **Mayor Wright Homes:** On February 15, 2018, the HPHA's Board of Directors accepted/approved the Final Environmental Impact Statement (FEIS) for Mayor Wright Homes and authorized the Executive Director to submit the FEIS to the Governor's office and the Office of Environmental Quality Control for review and approval. The HUNT team and its consultant, PBR Hawaii, continue its work on the environmental review under the NEPA.
- **Kuhio Park Terrace Low Rise/Kuhio Homes:** As previously reported, HPHA has prepared and will be distributing (i) a Request for Qualifications (RFQ) for Development Partner for the redevelopment of Kuhio Park Terrace Low-Rise and Kuhio Homes. However, distribution of the RFQ will be delayed until the termination of the master development agreement with the Michael Development Company has been fully resolved.
- **HPHA's School Street Administrative Offices:** Earlier in the meeting the Board approved the final draft of the Environmental Impact Statement (FEIS) which will be submitted to OEQC and the Governor's Office.

- **Specialized Legal Services:** The contract for specialized legal services was awarded to Reno Cavanaugh, PLLC. They will be providing legal guidance for the HPHA's three redevelopment projects and other HUD-related matters.

Chairperson Shim requested that the Board hear the agenda out of order and requested to hear the Executive Director's report.

Executive Director's Report:

- Executive Assistant Arashiro reported in regards to the Legislative activities: The administration's 3 bills related to HPHA are moving through the session nicely. SB 2783 Prohibits smoking in and around public housing; HB 2357 Creates an eviction process for State public housing; HB 2359 Criminal trespass in public housing. The fourth bill (HB 2358 Public Lands) is encountering some issues moving forward, but Executive Director Ouansafi and Planner Benjamin Park are continuing their efforts on this bill.

The current Senate draft of the budget bill has restored the HPHA's request for addition funds for the Rent Supplement Program. The bill also, however, eliminates 36 positions. Some of those positions at risk are already filled, some are in recruitment, and some are pending offers of employment to applicants.

The HPHA is still waiting for the Legislature to take action on the requested CIP. It was previously reported to the Board that the budget bill included only \$23,000 in CIP for the HPHA.

- The HPHA was able to meet its deadlines under the federal Capital Fund Program (CFP). The 2016 CFP grant was obligated as required. The 2014 CFP grant is under a May 12, 2018 expenditure deadline and the HPHA will be able to meet that deadline as well.
- Executive Assistant Arashiro made a correction to Page 31 of the Executive Director's Report, Table 3: Inspections Update (Page 1256 of the Board packet). The 559 total inspections reported as completed are for the 3-month period of January 1, 2018 to March 31, 2018.
- For compliance activities, the HPHA participated in proclamation signings by both the Mayor of the City and County of Honolulu and the Governor of the State of Hawaii in recognition of Fair Housing Awareness month.

Director Oh requested an explanation on how budget variances of \$4,702,360 are covered for the Housing Assistance Payments in light of the State budget cuts. (Page 1230 of the Board packet)

Executive Assistant Arashiro explained that the only HPHA program funded by the State is the Rent Supplement Program. The HPHA is currently funding the housing assistance shortfall with its earned fees. The HPHA has also requested an additional \$1.5M increase in the state budget to ensure that housing assistance for the 466 families continue. If funding is not provided, the HPHA could start to wean program participants or reduce housing assistance payments for all families on the program. The first option is never to “kick families off the program”.

Director Nahale-a asked whether the 56% fail rate for Housing Quality Standards inspections of rental units is typical for the HPHA. He also asked how many units are unable to meet the final inspection requirements.

Executive Assistant Arashiro confirmed that the fail rate for inspections is usually in the 50% range. Landlords are then given time to remedy the unit issues.

Chairperson Shim called for a recess at 9:30 a.m. The Board reconvened at approximately 9:57 a.m.

(Director Oh left the meeting at 9:49 a.m.)

(Director Medeiros arrived at the meeting at 9:53 a.m.)

For Information/Discussion:

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

Chairperson Shim reported that the Task Force prepared a draft evaluation form for the Board to consider.

Director Nahale-a moved,

To 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.

The motion was unanimously approved to go into executive session.

The Board entered executive session at approximately 9:57 a.m. and reconvened at approximately 11:42 a.m.

The Board exited Executive Session. Chairperson Shim noted that during executive session, the Board consulted with its attorneys regarding the draft evaluation forms for the Executive Director and Executive Assistant.

Chairperson Shim announced that the Board Task Force that was assigned to establish benchmarks and evaluate performance of HPHA's Executive Director, Executive Assistant, and the HPHA's programs, has completed its work for the Board. He thanked the Task Force for its work.

Chairperson Shim stated that the evaluation forms for the Executive Director and Executive Assistant would be placed on the agenda for approval at next month's meeting.

With no further business to conduct, Chairperson Shim called for a motion to adjourn the meeting.

Director Medeiros moved,

To adjourn the meeting.

The motion was unanimously approved.

The meeting adjourned at approximately 11:43 a.m.

MINUTES CERTIFICATION:

Minutes Prepared by:

	
_____ Jennifer K. Menor Secretary	_____ Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on May 17, 2018 [] As Presented [] As Amended

	MAY 17 2018
_____ Director Jason Espero Board Secretary	_____ Date