

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, October 18, 2018
9:00 a.m.**

AGENDA - Amended

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, September 20, 2018
- B. Executive Session Minutes, February 15, 2018 (not for public distribution)
- C. Executive Session Minutes, September 20, 2018 (not for public distribution)

IV. DISCUSSION AND/OR DECISION MAKING

- A. To: 1) Request the Board of Land and Natural Resources (BLNR) Approve and Recommend to the Governor Issuance of Executive Order Canceling Executive Order No. 1274 That Set Aside Land for Lanakila Emergency Homes; 2) Request the BLNR Authorize the Transfer of Land Situated at Kalaepohaku and Kapalama, Honolulu, Oahu, Tax Map Key No. (1) 1-6-009-003, to the Hawaii Public Housing Authority Under Section 171-95(a)(1), Hawaii Revised Statutes, Subject to an Executive Order Cancelling Executive Order No. 1274 That is Not Disapproved of By the Legislature; and 3) Authorize the Hawaii Public Housing Authority Executive Director to Take Any and All Action Related to These Requests.

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 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 this agenda item.

- B. To Approve the Hawai'i Public Housing Authority's Draft Legislative Proposal for the 30th Legislature to: 1) Exclude From the Definition of "Public Lands", Lands Set Aside by the Governor to the HPHA and Lands to Which the HPHA in its Corporate Capacity Holds Title in Section 171-2, Hawai'i Revised Statutes, Pursuant to the Recommendation of the Legislative Reference Bureau; and 2) to Amend Section 171-64.7(a), Hawai'i Revised Statutes to Include HPHA's Titled Lands; and To Authorize the Executive Director to Submit the Proposed Legislation to the Office of the Governor; and to Authorize the Executive Director to Testify on Behalf of the Hawai'i Public Housing Authority During the 2019 Legislative Session on Bills Introduced that Affect the HPHA and its Programs
- C. To Adopt Revisions to the Hawaii Public Housing Authority's Statement of Procurement Policy (SOPP) to: 1) Replace References from 24 Code of Federal Regulations (CFR) Part 85 to Title 2 Code of Federal Regulations chapter I, Chapter II, Part 200; 2) Increase the Micro Purchase and Small Purchase Thresholds; 3) Allow for Electronic Procurements; and, 4) Make Clarifying Changes to Comply with State or Federal law; and To Authorize the Executive Director to Implement the Revised Statement of Procurement Policy and to Make Other Non-Substantive Changes to Grammar and Format
- D. To Replace the Hawaii Public Housing Authority's (HPHA) Reasonable Accommodation and Modification Policy (Dated February 16, 2012) to Include Revisions That Require the HPHA to Review All Requests on a Case-by-Case Basis and Clarification on How Individuals Can Appeal a Denial of their Request for Reasonable Accommodation or Modification; and To Authorize the Executive Director to Implement the HPHA's Reasonable Accommodation and Modification Policy

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 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 this matter.

- E. To: (1) Approve a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development (HUD) for Executive Assistant Barbara E. Arashiro as related to:
 - (a) Charter Communications;
 - (b) Spectrum TV;
 - (c) Spectrum Business;

- (d) Spectrum Enterprise Solutions;
- (e) Spectrum Reach;
- (f) Spectrum Internet; and
- (g) Any other entities owned by any of the Charter Communication Companies doing business in the State of Hawaii;

Provided the Executive Assistant Recuses Herself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts (“Procurement and Contract Authority”) Involving the Spectrum Companies; and

(2) To Approve the Written Justification for Waiver to the Annual Contributions Contract as Required by the Hawaii Public Housing Authority's (HPHA) Standards of Conduct and to Authorize the Executive Director to Submit the Hawaii Public Housing Authority's Request for Waiver to the Annual Contributions Contract to the U.S. Department of Housing and Urban Development

The Board will go into executive session pursuant to Hawaii Revised Statutes sections 92-4 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 this matter.

F. To: (1) Approve a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development (HUD) for Director Myoung Oh as related to:

- (a) Charter Communications;
- (b) Spectrum TV;
- (c) Spectrum Business;
- (d) Spectrum Enterprise Solutions;
- (e) Spectrum Reach;
- (f) Spectrum Internet; and
- (g) Any other entities owned by any of the Charter Communication Companies doing business in the State of Hawaii;

Provided that Director Myoung Oh Recuses Himself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts (“Procurement and Contract Authority”) Involving the Spectrum Companies; and

(2) To Approve the Written Justification for Waiver to the Annual Contributions Contract as Required by the Hawaii Public Housing Authority's (HPHA) Standards of Conduct and to Authorize the Executive Director to Submit the Hawaii Public Housing Authority's Request for

Waiver to the Annual Contributions Contract to the U.S. Department of Housing and Urban Development

The Board will go into executive session pursuant to Hawaii Revised Statutes sections 92-4 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 this matter.

- G. Update on Redevelopment Projects Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000), Kuhio Park Terrace Low Rise/Kuhio Homes (Tax Map Keys 1-3-039-008-0000; 1-3-039-006-0000; and 1-3-039-003-0000) and School Street Administrative Offices (Tax Map Key: 1-6-009-003-0000)

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.

V. REPORTS

Executive Director's Report:

- Financial Report for the Month of August 2018 Financial Report is provided to the board in the monthly packet.
- The Report on Contracts Executed During September 2018 and Planned Solicitations for October/November 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 September 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, OCTOBER 18, 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, October 18, 2018. At approximately 9:25 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 Jason Espero, Secretary
Pankaj Bhanot, DHS Director
Director Myoung Oh
Director Lisa Darcy
Director George De Mello
Director Laura Smith
Director Albert Alapaki Nahale-a

Deputy Attorney General Jennifer Sugita
Deputy Attorney General Klemen Urban

EXCUSED: Director Alena Medeiros, Vice-Chairperson

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Rick Sogawa, Contract & Procurement Officer
Kevin Auger, Redevelopment Officer
Benjamin Park, Planner
Sarah Beamer, Planner
Jennifer Stolze, Compliance Specialist
Jennifer Menor, Secretary

OTHERS PRESENT (and signing in as):
Thomas Lee, Hunt

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.

There was no public testimony.

Approval of Minutes:

Director Espero moved,

To Approve the Regular Meeting Minutes of September 20, 2018

The minutes were unanimously approved as presented.

Chairperson Shim deferred consideration of the Executive Session Minutes of February 15, 2018 to a later time in the Board meeting.

Chairperson Shim deferred consideration of the Executive Session Minutes of September 20, 2018 to a later time in the Board meeting.

Discussion and/or Decision Making

Director Oh moved,

To: 1) Request the Board of Land and Natural Resources (BLNR) Approve and Recommend to the Governor Issuance of Executive Order Canceling Executive Order No. 1274 That Set Aside Land for Lanakila Emergency Homes; 2) Request the BLNR Authorize the Transfer of Land Situated at Kalaepohaku and Kapalama, Honolulu, Oahu, Tax Map Key No. (1) 1-6-009-003, to the Hawaii Public Housing Authority Under Section 171-95(a)(1), Hawaii Revised Statutes, Subject to an Executive Order Cancelling Executive Order No. 1274 That is Not Disapproved of By the Legislature; and 3) Authorize the Hawaii Public Housing Authority Executive Director to Take Any and All Action Related to These Requests

Executive Director Ouansafi explained that in November 1948, land was set aside pursuant to Executive Order for Puahala Homes.

In order to proceed with the proposed redevelopment of new affordable rental housing, office spaces, and possible commercial spaces and ensure that the HPHA maintains control of the property, the HPHA recommends this action.

Staff recommends that the Board go into executive session pursuant sections 92-4, 92-5(a)(8), and 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 this project.

Director Darcy moved,

The Board go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 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 this agenda item.

The motion was unanimously approved to go into executive session.

The Board entered Executive Session at approximately 9:30 a.m.

Chairperson Shim declared a short recess at approximately 10:10 a.m.

The Board reconvened at approximately 10:23 a.m.

Chairperson Shim reported that the Board consulted with its attorneys on questions and issues pertaining to this motion.

Director Darcy moved,

To Amend the Main Motion to Insert the Phrase: Subject to a Reverter Clause Agreed to by the BLNR and the HPHA's Executive Director into the motion to read:

To: 1) Request the Board of Land and Natural Resources (BLNR) Approve and Recommend to the Governor Issuance of Executive Order Canceling Executive Order No. 1274 That Set Aside Land for Lanakila Emergency Homes; and 2) Request the BLNR Authorize the Transfer of Land Situated at Kalaepohaku and Kapalama, Honolulu, Oahu, Tax Map Key No. (1) 1-6-009-003, Subject to a Reverter Clause Agreed to by the BLNR and the HPHA's Executive Director, to the Hawaii Public Housing Authority Under Section 171-95(a)(1), Hawaii Revised Statutes, Subject to an Executive Order Cancelling Executive Order No. 1274 That is Not Disapproved of By the Legislature; and 3) Authorize the Hawaii Public Housing Authority Executive Director to Take Any and All Action Related to These Requests

The motion to amend the main motion was unanimously approved.

Director Smith moved,

To: 1) Request the Board of Land and Natural Resources (BLNR) Approve and Recommend to the Governor Issuance of Executive Order Canceling Executive Order No. 1274 That Set Aside Land for Lanakila Emergency Homes; and 2) Request the BLNR Authorize the Transfer of Land Situated at Kalaepohaku and Kapalama, Honolulu, Oahu, Tax Map Key No. (1) 1-6-009-003, Subject to a Reverter Clause Agreed to by the BLNR and the HPHA's Executive Director, to the Hawaii Public Housing Authority Under Section 171-95(a)(1), Hawaii Revised Statutes, Subject to an Executive Order Cancelling Executive Order No. 1274 That is Not Disapproved of By

the Legislature; and 3) Authorize the Hawaii Public Housing Authority Executive Director to Take Any and All Action Related to These Requests

The amended motion was unanimously approved.

Director Oh moved,

To Approve the Hawai'i Public Housing Authority's Draft Legislative Proposal for the 30th Legislature to: 1) Exclude From the Definition of "Public Lands", Lands Set Aside by the Governor to the HPHA and Lands to Which the HPHA in its Corporate Capacity Holds Title in Section 171-2, Hawai'i Revised Statutes, Pursuant to the Recommendation of the Legislative Reference Bureau; and 2) to Amend Section 171-64.7(a), Hawai'i Revised Statutes to Include HPHA's Titled Lands; and To Authorize the Executive Director to Submit the Proposed Legislation to the Office of the Governor; and to Authorize the Executive Director to Testify on Behalf of the Hawai'i Public Housing Authority During the 2019 Legislative Session on Bills Introduced that Affect the HPHA and its Programs

Executive Director Ouansafi explained that this bill was introduced in previous legislative sessions.

The motion was unanimously approved.

Director Darcy moved,

To Adopt Revisions to the Hawaii Public Housing Authority's Statement of Procurement Policy (SOPP) to: 1) Replace References from 24 Code of Federal Regulations (CFR) Part 85 to Title 2 Code of Federal Regulations chapter I, Chapter II, Part 200; 2) Increase the Micro Purchase and Small Purchase Thresholds; 3) Allow for Electronic Procurements; and, 4) Make Clarifying Changes to Comply with State or Federal law; and To Authorize the Executive Director to Implement the Revised Statement of Procurement Policy and to Make Other Non-Substantive Changes to Grammar and Format

Executive Director Ouansafi reported that the HPHA's current Statement of Procurement Policy (SOPP) was adopted on October 10, 2013 by the Board of Directors.

Recent statutory changes set forth in the National Defense Authorization Acts (NDAA) raised the threshold for micro-purchases under Federal financial assistance awards from \$3,500 to \$10,000, and raised the threshold for simplified acquisitions from \$150,000 to \$250,000.

Hawaii State law, under Chapter 103D-305, Hawaii Revised Statutes defines small purchases as “procurements of less than \$100,000 for goods or services, or \$250,000 for construction”. Micro purchases, pursuant to §3-122, Subchapter 8, Hawaii Administrative Rules, are described as being expenditures less than \$5,000.

Where there is a conflict between the State and Federal law, the HPHA is required to use the more stringent requirement.

Executive Director Ouansafi explained the proposed changes as follows:

- Revise all references from Chapter 24 Code of Federal Regulations to Title 2 Code of Federal Regulations Chapter I, Chapter II, Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
- Increase the micro purchase threshold amount where only one quote is required from \$2,000 to \$5,000.
- Increase the small purchase method of procurement threshold for construction from \$100,000 to \$250,000 to be consistent with Chapter 103D, HRS and Title 2 CFR.
- Remove the State Homeless Programs from the SOPP as it was transferred to the Department of Human Services (DHS) in 2007.
- Update the policy to allow for electronic procurements and acceptance of quotes via email.
- Make housekeeping changes for grammar and format.

Director Bhanot stated that the Homeless Programs were transferred from HPHA to DHS in 2010.

Executive Director Ouansafi stated that HPHA will verify the year and make changes accordingly.

The motion was unanimously approved.

Director Darcy moved,

To Replace the Hawaii Public Housing Authority’s (HPHA) Reasonable Accommodation and Modification Policy (Dated February 16, 2012) to Include Revisions That Require the HPHA to Review All Requests on a Case-by-Case Basis and Clarification on How Individuals Can Appeal a Denial of their Request for Reasonable Accommodation or Modification; and To Authorize the Executive Director to Implement the HPHA’s Reasonable Accommodation and Modification Policy

Executive Director Ouansafi reported that from time to time, the HPHA receives guidance or suggestions from HUD on its policies. He explained the proposed change to the HPHA’s current policy is to indicate that HPHA will consider requests on a case-

by-case basis, where a tenant asks HPHA to pay for a reasonable accommodation or modification.

Executive Director Ouansafi requested to go into executive session.

Director Bhanot moved,

The Board go into executive session pursuant to Hawaii Revised Statutes sections 92-4 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 this matter.

The motion was unanimously approved to go into executive session.

The Board entered Executive Session at approximately 10:34 a.m.

Chairperson Shim called for a short recess at approximately 10:48 a.m.

The Board reconvened at approximately 11:04 a.m.

Chairperson Shim reported that the Board consulted with the its attorneys on this motion.

The main motion was unanimously approved.

Director Nahale-a moved,

(1) Approve a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development (HUD) for Executive Assistant Barbara E. Arashiro as related to:

- (a) Charter Communications;**
- (b) Spectrum TV;**
- (c) Spectrum Business;**
- (d) Spectrum Enterprise Solutions;**
- (e) Spectrum Reach;**
- (f) Spectrum Internet; and**
- (g) Any other entities owned by any of the Charter Communication Companies doing business in the State of Hawaii;**

Provided the Executive Assistant Recuses Herself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts ("Procurement and Contract Authority") Involving the Spectrum Companies; and

(2) To Approve the Written Justification for Waiver to the Annual Contributions Contract as Required by the Hawaii Public Housing Authority's (HPHA) Standards of Conduct and to Authorize the Executive Director to Submit the Hawaii Public Housing Authority's Request for Waiver to the Annual Contributions Contract to the U.S. Department of Housing and Urban Development

Director Smith moved,

To Amend the Main Motion to Insert the Phrase: Request For After the Term “Approve” and Before the Wording “a Waiver of Conflict of Interest” into the motion to read:

(1) Approve Request For a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development (HUD) for Executive Assistant Barbara E. Arashiro as related to:

- (a) Charter Communications;**
- (b) Spectrum TV;**
- (c) Spectrum Business;**
- (d) Spectrum Enterprise Solutions;**
- (e) Spectrum Reach;**
- (f) Spectrum Internet; and**
- (g) Any other entities owned by any of the Charter Communication Companies doing business in the State of Hawaii;**

Provided the Executive Assistant Recuses Herself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts (“Procurement and Contract Authority”) Involving the Spectrum Companies; and

(2) To Approve the Written Justification for Waiver to the Annual Contributions Contract as Required by the Hawaii Public Housing Authority's (HPHA) Standards of Conduct and to Authorize the Executive Director to Submit the Hawaii Public Housing Authority's Request for Waiver to the Annual Contributions Contract to the U.S. Department of Housing and Urban Development

Chairperson Shim clarified that the Board isn't waiving the conflict but that the Board is submitting a request to HUD to waive the conflict.

Director Myoung Oh recused himself from discussion and voting on this motion.

The motion to amend the main motion was unanimously approved.

Director Darcy moved,

The Board go into executive session pursuant to Hawaii Revised Statutes sections 92-4 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 this motion.

The motion was unanimously approved to go into executive session.

The Board entered Executive Session at approximately 11:10 a.m.

The Board reconvened at approximately 11:26 a.m.

(Director Oh left the room at 11:11 a.m. and returned at 11:33 a.m.)

Chairperson Shim reported that the Board consulted with the its attorneys on this motion.

Executive Assistant Arashiro disclosed to the Board that a member of her immediate family is employed by Spectrum. Since determining that a potential conflict could exist, Executive Assistant Arashiro has recused herself from the procurement, selection, award, monitoring, or administration of any contracts and subcontract involving the Spectrum Companies. Additionally, Executive Assistant Arashiro has waived attorney client privilege on legal advice provided to her by the Department of the Attorney General in order for their determination to be provided to HUD.

The amended motion was unanimously approved.

Chairperson Shim stated that there is a letter that he signed and will submit, which will be placed in the Board of Directors' files. Deputy Attorney General Sugita clarified that a copy of the memorandum which includes the written justification was provided to each Board member, Executive Director Ouansafi and Executive Assistant Arashiro.

Director Espero moved,

(1) Approve a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development (HUD) for Director Myoung Oh as related to:

- (a) Charter Communications;**
- (b) Spectrum TV;**
- (c) Spectrum Business;**
- (d) Spectrum Enterprise Solutions;**
- (e) Spectrum Reach;**
- (f) Spectrum Internet; and**

- (g) Any other entities owned by any of the Charter Communication Companies doing business in the State of Hawaii;

Provided that Director Myoung Oh Recuses Himself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts (“Procurement and Contract Authority”) Involving the Spectrum Companies; and

(2) To Approve the Written Justification for Waiver to the Annual Contributions Contract as Required by the Hawaii Public Housing Authority's (HPHA) Standards of Conduct and to Authorize the Executive Director to Submit the Hawaii Public Housing Authority's Request for Waiver to the Annual Contributions Contract to the U.S. Department of Housing and Urban Development

Director De Mello moved,

To Amend the Main Motion to Insert the Phrase: Request For After the Term “Approve” and Before the Wording “a Waiver of Conflict of Interest” into the motion to read:

(1) Approve Request For a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between the Hawaii Public Housing Authority (HPHA) and the U.S. Department of Housing and Urban Development (HUD) for Director Myoung Oh as related to:

- (a) Charter Communications;
- (b) Spectrum TV;
- (c) Spectrum Business;
- (d) Spectrum Enterprise Solutions;
- (e) Spectrum Reach;
- (f) Spectrum Internet; and
- (g) Any other entities owned by any of the Charter Communication Companies doing business in the State of Hawaii;

Provided that Director Myoung Oh Recuses Himself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts (“Procurement and Contract Authority”) Involving the Spectrum Companies; and

(2) To Approve the Written Justification for Waiver to the Annual Contributions Contract as Required by the Hawaii Public Housing Authority's (HPHA) Standards of Conduct and to Authorize the Executive Director to Submit the Hawaii Public Housing Authority's Request for

Waiver to the Annual Contributions Contract to the U.S. Department of Housing and Urban Development

Chairperson Shim clarified that the Board isn't waiving the conflict but that the Board is submitting a request to HUD to waive the conflict.

Director Myoung Oh recused himself from discussion and voting on this motion.

The motion to amend the main motion was unanimously approved.

(Executive Assistant Arashiro left room at 11:34 a.m. and returned at 11:48 a.m.)

Director Oh disclosed to that Board that he is an employee with Spectrum, Charter Communications. He recused himself from any discussion, contracts and negotiation as it relates to Hawaii Public Housing Authority, involving the Spectrum Companies and Charter Communications. Additionally, Director Oh has waived attorney client privilege. Letter to be submitted.

Chairperson Shim stated that Executive Assistant Arashiro recused herself from discussion on this motion and has left the room.

Director Bhanot commended Executive Assistant Arashiro and Director Oh on their integrity and character. He is thankful for their commitment, honesty and integrity in this process.

The amended motion was unanimously approved.

Chairperson Shim called for a short recess from 11:40 a.m. to 11:58 a.m.

Approval of Minutes:

Director Bhanot moved,

To Approve the Executive Session Minutes of February 15, 2018

The minutes were unanimously approved as presented.

Director Espero moved,

To Approve the Executive Session Minutes of September 20, 2018

The minutes were unanimously approved as presented.

For Information:

Update on Redevelopment Projects Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000), Kuhio Park Terrace Low Rise/Kuhio Homes (Tax Map Keys 1-3-039-008-0000; 1-3-039-006-0000; and 1-3-039-003-0000) and School Street Administrative Offices (Tax Map Key: 1-6-009-003-0000)

Executive Director Ouansafi reported the following:

- Kuhio Park Terrace Low Rise/Kuhio Homes: no new updates to report. A letter to Michaels Development has been sent. As previously reported, once the termination for convenience with Michaels is completed, the HPHA has a request for qualifications prepared for issuance.
- School Street: no new updates to report.
- Rental Assistance Demonstration (RAD) program: HPHA is awaiting HUD's response to the HPHA's application.
- Mayor Wright Homes: The HPHA has assembled a new team to review the designs and plans submitted. The team of 6+ people have a wide range of backgrounds and extensive experience in this field.

Executive Director Ouansafi requested that the Board go into executive session.

Director De Mello moved,

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 Mayor Wright Homes.

The motion was unanimously approved to go into executive session.

The Board entered Executive Session at approximately 12:04 p.m.

(Chairperson Shim left the meeting at 12:55 p.m.)

The Board reconvened at approximately 12:56 p.m.

Secretary Espero reported that the Board deliberated concerning the authority of persons designated by the Board conducting negotiations for the redevelopment of Mayor Wright Homes and consulted with its attorneys related to the redevelopment of Mayor Wright Homes.

Executive Director's Report:

Executive Director Ouansafi reported preparations for REAC inspections continue at the public housing properties.

Executive Director Ouansafi reported that HPHA continues with recruitment for vacant staff positions.

The HPHA executed a memorandum of agreement (MOA) with UH Design Center and the Center on the Family to conduct a study of the HPHA's clients, their needs and impediments to successful recommendations on programs and how public housing can improve. Currently, the work is ongoing and anticipating to take about a year.

Director Nahale-a asked if the clients are statewide.

Executive Director Ouansafi confirmed that the HPHA's clients are statewide, but each island could be structured differently.

Director Nahale-a commended HPHA on the initiative of capturing everyone's stories.

Director Bhanot moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 1:01 p.m.

MINUTES CERTIFICATION:

Minutes Prepared by:

	NOV 15 2018
_____ Jennifer K. Menor Secretary	_____ Date

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

	NOV 15 2018
_____ Director Jason Espero Board Secretary	_____ Date