

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, February 21, 2019
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 17, 2019
- B. Executive Session Minutes, December 13, 2018 (not for public distribution)
- C. Executive Session Minutes, January 17, 2019 (not for public distribution)

IV. DISCUSSION AND/OR DECISION MAKING

- A. To Approve the First Amendment to the Predevelopment Agreement with RHF Foundation, Inc. ("RHF") for the Redevelopment of Hawaii Public Housing Authority's Administrative Offices on Land Situated at Kalaepohaku and Kapalama, at 1002 North School Street, Honolulu, Oahu, TMK No. (1) 1-6-009-003 (the "Property") to Extend the Predevelopment Agreement to June 30, 2019 or Until an Earlier Date if the Parties Execute a Master Development Agreement

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 HPHA's School Street Administrative Offices.

- B 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)

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- C. Status on Legislative Bills and Report on Testimony by the Executive Director for the 2019 Legislative Session

V. REPORTS

Executive Director's Report:

- Financial Report for the Month of December 2018 Financial Report is provided to the board in the monthly packet. Status of federal programs and potential impact of federal government shut down.
- Report on Contracts Executed During January 2019 and Planned Solicitations for February 2019/March 2019 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 2019.
- 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. If a request is received after February 19, 2019, the HPHA will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. 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 21, 2019
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 21, 2019. At approximately 9:03 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
Designee Cathy Betts
Director Myoung Oh
Director George De Mello
Director Lisa Darcy
Director Denise Iseri-Matsubara

Deputy Attorney General Klemen Urbanc

EXCUSED: Director Alena Medeiros, Vice-Chairperson
Director Laura Smith

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Robei Broadous, Property Management Branch Chief
Kevin Auger, Redevelopment Officer
Benjamin Park, Planner
Sarah Beamer, Planner
Jennifer Menor, Secretary

OTHERS PRESENT (and signing in as):
Robin Vaughn, MWH Partners, LLC
Desiree Kihano, Palolo Valley Homes resident
Susie Chun Oakland, Lanakila Multi-Purpose Senior Center
Justin Bizer, Hawaii Energy Program

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.

Mr. Robin Vaughn, MWH Partners, LLC, stated that he has no public testimony to offer, but is present to answer any questions regarding the Mayor Wright Homes redevelopment project.

Approval of Minutes:

Director Darcy moved,

To Approve the Regular Meeting Minutes of January 17, 2019

Director Iseri-Matsubara asked for a correction to page 6 of the Board packet (page 4 of the regular meeting minutes), paragraph 9 to a comment she made regarding funding and the federal shutdown. Director Iseri-Matsubara clarified that she was talking about the Office of Community Service's funding and funding by US DOA, and not funding by HPHA's federal sources.

The minutes were unanimously approved as amended.

Chairperson Shim deferred consideration of the Executive Session Minutes of December 13, 2018.

Chairperson Shim deferred consideration of the Executive Session Minutes of January 17, 2019.

Discussion and/or Decision Making

Director Oh moved,

To Approve the First Amendment to the Predevelopment Agreement with RHF Foundation, Inc. ("RHF") for the Redevelopment of Hawaii Public Housing Authority's Administrative Offices on Land Situated at Kalaepohaku and Kapalama, at 1002 North School Street, Honolulu, Oahu, TMK No. (1) 1-6-009-003 (the "Property") to Extend the Predevelopment Agreement to June 30, 2019 or Until an Earlier Date if the Parties Execute a Master Development Agreement

Executive Director Ouansafi reported that RHF and HPHA continue to negotiate the terms of a Master Development Agreement (MDA). RHF and HPHA agreed that it is in their mutual interests to extend the term of the predevelopment agreement for six months. The extension will allow them the opportunity to see what happens during the legislative session as the land is subject to disapproval by the Legislature.

The motion was unanimously approved.

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:

- School Street: The Environmental Impact Statement has been completed and accepted. HPHA is waiting for the legislative session to be over before moving forward.
- Rental Assistance Demonstration (RAD): RAD conversions for Kuhio Park Terrace are running smoothly, while there are some delays for the RAD in regards to Mayor Wright Homes.

Executive Director Ouansafi requested to go into executive session to discuss the redevelopment projects.

Director Oh moved,

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

The Board entered Executive Session at approximately 9:13 a.m.

The Board reconvened at approximately 9:53 a.m.

(Executive Director Ouansafi left at approximately 9:53 a.m. during executive session to attend legislative hearing.)

Chairperson Shim reported that the Board consulted with its attorney on issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities to discuss, deliberate, and make a decision on information that must be kept confidential regarding Mayor Wright Homes, Kuhio Park Terrace and School Street Administrative Offices.

For Information:

Status on Legislative Bills and Report on Testimony by the Executive Director for the 2019 Legislative Session

Executive Assistant Arashiro reported that HPHA has submitted testimony for 18 bills (8 Senate Bills and 10 House Bills). A list of bills that are currently being tracked have been provided in the Board packet.

Director Iseri-Matsubara asked for additional information on HB 365.

Executive Assistant Arashiro clarified that, under the current statute, the HPHA Board hires the Executive Director, Executive Assistant, Chief Planner, Redevelopment Officer, Chief Financial Officer, and Property Management Branch Chief.

Director Iseri-Matsubara asked for more clarification on the meaning of “repeals exemption” stated in the HB 365.

Chairperson Shim confirmed that the Board loses authority and the authority is passed to the DHS Director.

Deputy Attorney General Urbanc added that currently the DHS Director is exempt from approving the decision of the Board regarding the six positions mentioned above. With the exemption repealed, the authority would go to the DHS Director like all other staff positions.

Executive Assistant Arashiro reported that HPHA is tracking numerous bills, but the ones listed in the packet are the bills that HPHA submitted testimony on.

Director Iseri-Matsubara asked what the funding source is for the rental assistance pilot program in SB 1020.

Deputy Attorney General Urbanc stated there was an amendment to SB 1020 which changed the administering agency from HPHA to DHS.

Executive Assistant Arashiro added that the pilot program would be funded through general funds.

Executive Director’s Report:

- Executive Assistant Arashiro reported that HPHA is continuing to work towards completing the Declaration of Trust (DOT) with Schneider Tanaka Radovich Andrew & Tanaka, but there were a handful of DOTs pending HUD signature due to the federal shutdown.
- Executive Assistant Arashiro reported that for the Voluntary Compliance Agreement, EMG continues to perform inspections at the housing properties. No full reports are available yet, but the draft findings have been issued. HPHA is pleased with the knowledge and experience of the EMG team.

Director Espero moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 10:01 a.m.

MINUTES CERTIFICATION:

Minutes Prepared by:


Jennifer K. Menor
Secretary

MAR 21 2019

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on March 21, 2019 [] As Presented [] As Amended


Director Jason Espero
Board Secretary

MAR 21 2019

Date