

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
1002 North School Street, Building A Boardroom  
Honolulu, Hawaii 96817  
Thursday, April 18, 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, March 21, 2019
- B. Executive Session Minutes, December 13, 2018 (not for public distribution)
- C. Executive Session Minutes, January 17, 2019 (not for public distribution)
- D. Executive Session Minutes, February 21, 2019 (not for public distribution)
- E. Executive Session Minutes, March 21, 2019 (not for public distribution)

**IV. DISCUSSION AND/OR DECISION MAKING**

- A. To Appoint Ms. Joanna Renken to the Hawaii Public Housing Authority's (HPHA) Federal Eviction Board as a Regular and Floating Board Member, for a Four-Year Term beginning May 1, 2019 and ending April 30, 2023
- B. To Adopt the 2019 Utility Allowance Rates for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program for the Period from July 1, 2019 to June 30, 2020; and to Authorize the Executive Director to Accept Comments on the Proposed Increased Utility Allowance Rates and Undertake All Actions Necessary to Implement the Proposed Increased Utility Allowance Rates as Allowed Under Federal Regulations

- C. To Adopt Property Specific Utility Allowance Rates Provided by National Facility Consultants for the Fiscal Year July 1, 2019 to June 30, 2020, for the Federal Low-Income Public Housing Program; To Authorize the Executive Director to Accept Comments on the Proposed Utility Allowance Rates; and To Authorize the Executive Director to Implement the Utility Allowance Rates Effective July 1, 2019
- D. To Approve the Settlement Agreement in Huynh, Tai v. State of Hawaii, Hawaii Public Housing Authority and to Authorize the Executive Director to Take All Actions Necessary to Carry Out the Agreement

The Board may 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 Huynh, Tai v. State of Hawaii, Hawaii Public Housing Authority

- E. To Replace the Hawaii Public Housing Authority's (HPHA) Reasonable Accommodation and Modification Policy (Dated October 18, 2018) to Include Revisions that Require the HPHA to: 1) Clarify the Rules and Procedures Relating to Air Conditioner Requests as Reasonable Accommodations; 2) Clarify Rules and Procedures Relating to Live-In Aides as Reasonable Accommodations; and, 3) Add Keyholder Rules and Procedures for Extra Keys as Reasonable Accommodations; and To Authorize the Executive Director to Implement the HPHA's Reasonable Accommodation and Modification Policy
- F. To (1) Suspend the Termination of the Master Development Agreement Between the Michaels Development Company I, L.P. ("MDC"), and the Hawaii Public Housing Authority ("HPHA") for Revitalization and Redevelopment of Kuhio Park Terrace and Kuhio Homes (RFP No. OED 2009-15) (Contract No. PMB 11-02) dated May 2011 ("MDA"), for Convenience for Phases 2 through 11, Previously Approved by the Board of Directors on September 7, 2017, for up to 120 days; (2) Authorize the Executive Director to Rescind the Hawaii Public Housing Authority's Termination Letter dated September 7, 2017; and (3) Authorize the Executive Director to Re-enter into Negotiations with Michaels Development Company to Revise and Amend or Enter into a New Master Development Agreement for the Revitalization and Redevelopment of Kuhio Park Terrace and Kuhio Homes (TMKs 1-3-039-008-0000; 1-3-039-006-0000) for Future Phases; All in Response to the Request from the Michaels Development Company to Withdraw the Termination, dated April 11, 2019

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 above 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 February 2019 Financial Report is provided to the board in the monthly packet.
- Report on Contracts Executed During March 2019 and Planned Solicitations for April 2019/May 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 March 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 April 15, 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, APRIL 18, 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, April 18, 2019. At approximately 9:13 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 Daisy Hartfield  
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  
Katie Pierce, Section 8 Subsidy Program Branch Chief  
Robei Broadous, Property Management Branch Chief  
Renee Blondin-Nip, Hearing Officer  
Benjamin Park, Planner  
Jennifer Stolze, Compliance Specialist  
Sarah Beamer, Compliance Specialist  
Jennifer Menor, Secretary to the Board

**OTHERS PRESENT (and signing in as):**  
Justine Espiritu, Bikeshare Hawaii  
Roy Nakamura, Kalakaua Homes  
June Talia, Kuhio Homes  
Andrew Nakoa, Sr., Mayor Wright Homes  
Fetu Kolio, Makamae  
Rebecca Leibowitz, Legal Aid Society of Hawaii

Chairperson Shim welcomed Designee Daisy Hartfield to the HPHA Board of Directors. She will be the designee for Director Pankaj Bhanot.

## **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.

Justine Espiritu, Grants and Programs Manager Bikeshare Hawaii, testified that Bikeshare Hawaii works in partnership with the Department of Transportation Services (DTS) and offered the opportunity for the HPHA to install Bikeshare stations on public housing sites. Bikeshare Hawaii's mission is to provide the public with high quality, convenient, reliable, and affordable services that enhance community health and livability, strengthen the public transportation system, and connect people to more places where they live, work and play throughout Hawaii. Ms. Espiritu reported on benefits of Bikeshare stations, such as the support for government initiatives of clean transportation and healthy and active living. Based on membership surveys, data showed that over 50% of Bikeshare members have identified having saved money and are more active.

Director Iseri-Matsubara stated having Bikeshare stations is a good concept, but expressed a concern on the cost, especially for the Kalihi neighborhood. She is interested in seeing a financial model. Director Iseri-Matsubara feels that the public housing residents may struggle with paying the market rate, as well as under the market rate.

Director Darcy asked if there are any Bikeshare stations in other public housing areas across the nation.

Ms. Espiritu was not aware of Bikeshare stations in other public housing areas. As management of Bikeshare Hawaii, Ms. Espiritu only focuses on Bikeshare in Hawaii.

Director Oh asked if there has been any discussion regarding partnership between DTS and Bikeshare, where those who have a bus pass could get a discounted Biki Bikeshare membership card.

Ms. Espiritu responded that although it hasn't gotten to that point, there is potential for such a partnership. Bikeshare Hawaii is in the process of integrating with the HOLO card for seamless access.

Chairperson Shim added that the City and County's Department of Transportation is working on the HOLO Card for multiple transportation venues.

Director Espero shared that Waikiki Health Center's Next Step Shelter has a partnership with Bikeshare Hawaii. He found it to be beneficial for his clients, which include the very low-income population. Director Espero expressed that if Bikeshare Hawaii can model it for public housing, it would be useful for the residents.

Ms. Espiritu asked how she should respond to Director Iseri-Matsubara's concerns.

Chairperson Shim clarified that the HPHA management handles all of the programs and partnerships and she should work through their office.

Roy Nakamura, Kalakaua Homes resident, testified that Arnet Persons, allegedly continues to visit the property grounds after being evicted as documented on camera. He asked if HPHA has any regulations on evicted tenants being prohibited from the premises. Mr. Nakamura also stated that without any proof, the housing property staff approached and accused him of harassing Mr. Persons.

June Talia, Kuhio Park Terrace Low Rise resident, expressed her concerns with the possibility of HPHA working with Michaels Development Company on the redevelopment of Kuhio Park Terrace and Kuhio Homes. She mentioned the loud noises that comes from the property that Michaels Development Company already oversees.

Andrew Nakoa, Sr., Mayor Wright Homes resident, testified that there are issues with the security at Mayor Wright Homes. He reported seeing several young girls smoking e-cigarettes with the security. Mr. Nakoa also expressed the unprofessionalism of the security, who inform residents when he makes a complaint, which causes tension amongst the housing residents. He also shared that other tenants and he are unclear about the plans for redevelopment. Mr. Nakoa requested a meeting for the Mayor Wright Homes tenants to hear about the plans.

Fetu Kolio, Makamae resident, shared his concern with appointing Joanna Renken to the eviction board. He feels it is a conflict of interest to allow a former employee to be an eviction board member. To have a fair eviction hearing, Mr. Kolio requested appointing independent individuals separate from the housing property. Mr. Kolio testified that where he currently resides he can't house a live-in aide and has been waiting about a year after approval for his transfer to get processed so that he can request for a live-in aide. He asked what the HPHA's process is for being transferred and its expected timeframe. Mr. Kolio also asked why a family member can't be a live-in aide. He feels that the agency should pay for services if only certified agencies are allowed.

### **Approval of Minutes:**

**Director De Mello moved,**

**To Approve the Regular Meeting Minutes of March 21, 2019**

**The minutes were unanimously approved.**

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.

Chairperson Shim deferred consideration of the Executive Session Minutes of February 21, 2019.

Chairperson Shim deferred consideration of the Executive Session Minutes of March 21, 2019.

### **Discussion and/or Decision Making**

**Director Darcy moved,**

**To Appoint Ms. Joanna Renken to the Hawaii Public Housing Authority's (HPHA) Federal Eviction Board as a Regular and Floating Board Member, for a Four-Year Term beginning May 1, 2019 and ending April 30, 2023**

Executive Director Ouansafi explained that the Eviction Boards are served by volunteers from the community. HPHA is always grateful when it finds an individual qualified and willing to donate their time. Prior to hearing an eviction case, all board members receive training on their roles and responsibilities to provide a fair and impartial hearing for the tenants.

Executive Director Ouansafi stated that Ms. Joanna Renken is retired from the HPHA and is wanting to give back to the community.

Designee Hartfield asked how will HPHA address Mr. Kolio's concerns expressed during the public testimony on what could appear to be a conflict of interest, as Ms. Renken only retired from HPHA about six months ago.

Executive Director Ouansafi assured that there are no conflicts of interest. He added that Ms. Renken is familiar with HPHA, is very professional and well respected.

Director Iseri-Matsubara asked if Ms. Renken has served on eviction boards in the past.

Executive Director Ouansafi mentioned that Ms. Renken served as property manager in the past and was also a tenant. HPHA does make sure to look at matters that could be of concern prior to recommending an individual to the Board. Executive Director Ouansafi confirmed that there will be no conflict of interest with cases being heard or considered by Ms. Renken. HPHA has at least one member of the Eviction Boards be a tenant to ensure a fair hearing.

Director Iseri-Matsubara acknowledged that being a part of the Eviction Board is a difficult task. She was also concerned about Mr. Kolio's testimony.

Director De Mello shared that he was a member of an Eviction Board as a tenant prior to being appointed into the HPHA's Board of Directors. He recognized it is a challenging job as concerns are brought up and each member of the Eviction Board holds a vote. As a tenant on an Eviction Board, Director De Mello stated it can be a grueling task to vote to evict someone because you are more susceptible to being confronted by tenants. Director De Mello added that everyone appointed to the Eviction Board works hard, and there's an extensive process before getting to the point of being evicted.

Director Iseri-Matsubara thanked Director De Mello for sharing his experience.

Executive Director Ouansafi added that there are often conditions and payment plans placed on tenants during the eviction hearing, stating that there are zero incentives to evict someone.

Director Espero commented that there's not a large amount of volunteers willing to serve on the Eviction Board.

Executive Director Ouansafi confirmed that there aren't a lot of people willing to serve on the Eviction Board. HPHA continuously works to have full boards, rather than only a few members.

Director Darcy recognized the reassurance that HPHA is giving to the Board, ensuring that the history of the individual has been reviewed and that Ms. Renken is deemed useful and able to perform as an Eviction Board member.

Executive Director Ouansafi added that Ms. Renken is familiar with the HPHA policy, which brings a lot of value.

**The motion was unanimously approved.**

**Director Espero moved,**

**To Adopt the 2019 Utility Allowance Rates for the Hawaii Public Housing Authority's (HPHA) Section 8 Housing Choice Voucher Program for the Period from July 1, 2019 to June 30, 2020; and to Authorize the Executive Director to Accept Comments on the Proposed Increased Utility Allowance Rates and Undertake All Actions Necessary to Implement the Proposed Increased Utility Allowance Rates as Allowed Under Federal Regulations**

Executive Director Ouansafi reported that the establishment of utility allowance rates is a requirement by HUD. HPHA is also required to adjust the utility allowances if the utility rates changes 10% or more since the last revision of the schedule. Executive Director Ouansafi shared that HPHA has contracted with National Facility Consultants (NFC) to conduct a utility study and establish the utility allowance rates.

Proposed utility allowance rates have increased between \$12 to \$33 depending on the unit type/size. Due to the increase in the utility allowances, a family's rent portion will be reduced. Examples of how the proposed utility allowances affects rents were provided in the Board packet.

**The motion was unanimously approved.**

**Director Darcy moved,**

**To Adopt Property Specific Utility Allowance Rates Provided by National Facility Consultants for the Fiscal Year July 1, 2019 to June 30, 2020, for the Federal Low-Income Public Housing Program; To Authorize the Executive Director to Accept Comments on the Proposed Utility Allowance Rates; and To Authorize the Executive Director to Implement the Utility Allowance Rates Effective July 1, 2019**

Executive Director Ouansafi reported that similar to the Section 8's utility study, HPHA also has contracted with National Facility Consultants (NFC) to develop utility allowances for the federal low-income public housing program.

Rates have increased by \$17 for a two-bedroom unit. A chart of the utility allowances has been provided in the Board packet.

**The motion was unanimously approved.**

**Director Darcy moved,**

**To Approve the Settlement Agreement in Huynh, Tai v. State of Hawaii, Hawaii Public Housing Authority and to Authorize the Executive Director to Take All Actions Necessary to Carry Out the Agreement**

Executive Director Ouansafi requested to go into executive session to consult with the Board's attorney.

**Director Espero moved,**

**The Board to 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 Huynh, Tai v. State of Hawaii, Hawaii Public Housing Authority**

The Board entered Executive Session at approximately 9:57 a.m.

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

Chairperson Shim reported that the Board consulted with its attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities pursuant to HRS sections 92-4 and 92-5(a)(4) related to Huynh, Tai v. State of Hawaii, Hawaii Public Housing Authority.

**The motion was unanimously approved.**

**Director Oh moved,**

**To Replace the Hawaii Public Housing Authority's (HPHA) Reasonable Accommodation and Modification Policy (Dated October 18, 2018) to Include Revisions that Require the HPHA to: 1) Clarify the Rules and Procedures Relating to Air Conditioner Requests as Reasonable Accommodations; 2) Clarify Rules and Procedures Relating to Live-In Aides as Reasonable Accommodations; and, 3) Add Keyholder Rules and Procedures for Extra Keys as Reasonable Accommodations; and To Authorize the Executive Director to Implement the HPHA's Reasonable Accommodation and Modification Policy**

Executive Director Ouansafi conveyed that revisions to HPHA's Reasonable Accommodations and Modification Policy are necessary due to the guidance provided by HUD, pursuant to the Voluntary Compliance and Conciliation Agreement (VCCA).

**The motion was unanimously approved.**

**Director Darcy moved,**

**To (1) Suspend the Termination of the Master Development Agreement Between the Michaels Development Company I, L.P. ("MDC"), and the Hawaii Public Housing Authority ("HPHA") for Revitalization and Redevelopment of Kuhio Park Terrace and Kuhio Homes (RFP No. OED 2009-15) (Contract No. PMB 11-02) dated May 2011 ("MDA"), for Convenience for Phases 2 through 11, Previously Approved by the Board of Directors on September 7, 2017, for up to 120 days; (2) Authorize the Executive Director to Rescind the Hawaii Public Housing Authority's Termination Letter dated September 7, 2017; and (3) Authorize the Executive Director to Re-enter into Negotiations with Michaels Development Company to Revise and Amend or Enter into a New Master Development Agreement for the Revitalization and Redevelopment of Kuhio Park Terrace and Kuhio Homes (TMKs 1-3-039-008-0000; 1-3-039-006-0000) for Future Phases; All in Response to the Request from the Michaels Development Company to Withdraw the Termination, dated April 11, 2019**

Executive Director Ouansafi communicated that prior to being the Executive Director for HPHA, HPHA had entered into a Master Development Agreement (MDA) with Michaels Development Company (MDC) for the redevelopment of Kuhio Park Terrace and Kuhio

Homes. MDC completed redevelopment of the KPT high rise; however, HPHA ran into issues while negotiating with MDC on the redevelopment of the low rise units.

Since HPHA wasn't able to negotiate a fair deal on the redevelopment of the low rise, HPHA issued a notice of intent to terminate the MDA for convenience (after receiving Board approval on September 7, 2017).

Executive Director Ouansafi stated that under new leadership, the Michaels Development Company (on April 11, 2019) requested by letter for HPHA to withdraw termination for convenience in hopes to work on terms mutually agreeable to both parties.

HPHA is requesting to suspend the termination for a specific time to be able to see if both parties can come to an agreement which will be presented to the Board at that time. An RFQ is ready to be issued if both parties are unable to come to an agreement on terms that will be beneficial to the State and the tenants.

Executive Director Ouansafi reported that HPHA intends to have a meeting with the tenants to inform them if an agreement is reached.

Designee Hartfield asked what will happen if both parties can't come to an agreement.

Executive Director Ouansafi explained that HPHA will report back to the Board requesting to reinstate the termination. He stated that HPHA is working within a limited timeframe and expects to report back to the Board.

Chairperson Shim added that the termination notice was issued but not signed by MDC.

Director Iseri-Matsubara asked what exactly did MDC request, to continue negotiations or to not go through with the termination.

Executive Director Ouansafi clarified that MDC is requesting to withdraw the termination. Since it's not in the best interest of the State to withdraw the termination, HPHA is requesting instead to suspend the termination for a limited time.

Director Iseri-Matsubara asked when the project of KPT Phase 2 began.

Executive Director Ouansafi stated that the first Master Development Agreement was agreed upon before 2012, prior to his joining HPHA. He added that Phase 1 was for the renovations of the Tower and that Phase 2 was to be negotiated, which was entered into negotiations around 2014-2015. After a few years of running into issues, HPHA requested to the Board for a termination of convenience.

Director Iseri-Matsubara asked what was the main concern of HPHA requesting for the termination of convenience.

Executive Director Ouansafi requested to go into executive session so as not to discuss matters which could affect negotiations.

Director Oh moved,

**The Board to 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 above matter**

The Board entered Executive Session at approximately 10:35 a.m.

The Board reconvened at approximately 10:53 a.m.

Chairperson Shim reported that pursuant to HRS sections 92-4, 92-5(a)(8), and 103D-105 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 the above matter.

**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:

- Kuhio Park Terrace (KPT) Low Rise/Kuhio Homes: thankful to the Board for approving the 120-days suspension of the termination agreement with MDC.
- School Street: HPHA is working with Retirement Housing Foundation (RHF) to build 800 senior units and offices. The Final Environmental Impact Statement (EIS) has been accepted by the Governor. Legislature didn't schedule a hearing for disapproval, so the transfer is deemed approved. HPHA is now just awaiting the land title transfer. The DLNR Board agreed to transfer the land to the HPHA. The revised draft of the MDA has been submitted to RHF for review.

Chairperson Shim added that the School Street property was originally issued to the housing authority in an emergency proclamation and now that we are in redevelopment we sought clear title. The Governor had to rescind the emergency proclamation and the HPHA went through the process of seeking transfer from DLNR to the HPHA.

Executive Director Ouansafi continued reporting:

- Mayor Wright Homes (MWH): HPHA requested from Hunt the pricing for the approved plan to compare with pricing of their new proposed plan, as well as the justification for the changes. It appears that the new plan is scaled down in scope, but prices are higher than in the past. HPHA has been following up with Hunt weekly, but no response has been received yet.
- Rental Assistance Demonstration (RAD): HUD indicated that HPHA should consider returning the CHAP. There are about 220,000 CHAPs that are still available that HUD can issue to meet the 425,000 limits that they have, and since the NEPA has still yet to be completed.

Director Iseri-Matsubara asked for clarification if the EIS was completed.

Executive Director Ouansafi confirmed that the EIS has been completed and accepted. The NEPA assessment is expected to be completed in 2-3 months. HPHA has signed all matters that are required of the agency. To expedite the process, HPHA assisted with some of HUD's tasks. Both the EIS and NEPA are based on the plan. The proposed number reduced to under 2400 so another requirement was required.

Director Iseri-Matsubara asked whether information received from the developer was not adequate for the HPHA's needs.

Executive Director Ouansafi stated that there were three (3) elements that HPHA wanted worked on: 1) pricing, including effects on proposed changes and justification for the increases, 2) planning for the one-acre parcel at the front of the property (rather than a "park") which was originally proposed as commercial space, and 3) deficiencies with proposed ADA units. Since the HPHA will not fund a commercial space, we requested redesign of that area and they proposed a park. After a meeting, HUNT confirmed in writing that they would work on the three elements, but what was received didn't address the HPHA's concerns with those three elements.

Director Iseri-Matsubara asked what was the rationale for subsidizing a commercial space.

Executive Director Ouansafi reported that there was no rationale.

Executive Director Ouansafi confirmed that a workshop on financing would be coordinate for the Board once the updated proforma is received.

### **Executive Director's Report:**

Executive Director Ouansafi reported the following regarding the 2019 legislative session:

- HB 453 – HPHA's public lands bill was not passed by Senate Housing Committee. There may be other bills to insert the language.
- SB 1303 – The Senate assisted and included the HPHA's public lands bill into an education bill.
- HB 365 – This House bill regarding a personnel exemption died.

Executive Director Ouansafi also reported the following:

- 48 families moved into public housing. (Refer to page 85 of the Board packet.)
- The HPHA is currently supporting 381 families on the Rent Supplement Program. Section 8 program data can be found on page 94 of the Board packet.
- Public housing occupancy is lower than normal. HPHA's goal is to make sure the occupied units reached the standards in regards to safety.
- The HPHA is currently managing approximately \$200M worth of repairs and construction. A list of the major construction can be found on page 88 of the Board packet.

Director Espero moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 11:18 a.m.

**MINUTES CERTIFICATION:**

Minutes Prepared by:

  
 \_\_\_\_\_  
 Jennifer K. Menor  
 Secretary to the Board

MAY 16 2019  
 \_\_\_\_\_  
 Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on May 16, 2019 [] As Presented [  ] As Amended

  
 \_\_\_\_\_  
 Director Jason Espero  
 Board Secretary

MAY 16 2019  
 \_\_\_\_\_  
 Date