

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, June 25, 2020
10:00 a.m.**

AGENDA - AMENDED

**THIS MEETING WILL BE HELD VIA TELECONFERENCE CALL OR OTHER
ALTERNATIVE MEANS OF COMMUNICATION ONLY INCLUDING BOARD
MEMBERS, STAFF, DEPUTY ATTORNEYS GENERAL, AND THE PUBLIC.**

The Governor's Ninth Supplementary Proclamation dated June 10, 2020, suspended Chapter 92, HRS, Part I. Meetings, to the extent necessary to enable Boards to conduct meetings without any board members or members of the public physically present in the same location. In consideration of the current COVID-19 situation, the HPHA's offices are closed to the public. Individuals should submit written testimony no later than 12:00 noon on Wednesday, June 24, 2020 which will be distributed to Board members. You may submit written testimony via email to jennifer.k.menor@hawaii.gov or by U.S. mail to PO Box 17907, Honolulu, HI 96817.

The public may participate in the Board meeting as it happens via Zoom app at: <https://zoom.us/j/97600992169?pwd=WFIMTW91Rmt0THJmNWtva01RYjQwQT09>. (Please click on this link.) When prompted, enter the Meeting ID: 976 0099 2169 and the Password: 7QBfwc.

Alternatively, testifiers may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 976 0099 2169 and the Password: 438603. We request that meeting participants to change the display on their device to show their first and last name to expedite rollcall. Please keep in mind that many devices will display your cellphone number if not changed.

The Board will consider public testimony on any item relevant to this 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.

I. CALL TO ORDER/ESTABLISHING QUORUM

II. PUBLIC TESTIMONY

The Board will consider public testimony on any item relevant to this 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.

III. APPROVAL OF MINUTES

Special Meeting Minutes, June 4, 2020
Regular Meeting Minutes, May 21, 2020

IV. DISCUSSION AND DECISION MAKING

- A. To Adopt Board Resolution No. 20-02 Expressing Appreciation to Director Lisa Darcy
- B. To Adopt Resolution No. 20-01 Approving the Hawaii Public Housing Authority's (HPHA) Operating Budget for Fiscal Year 2020 – 2021 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574)
- C. To Retroactively Authorize the Executive Director to Undertake All Actions Necessary to Accept, Expend and Implement State and Federal Funds Awarded to the Hawaii Emergency Management Agency (HI-EMA) for the Operation and Administration of the Aloha Cares Emergency Feeding Program (ACEFP)
- D. Update and Report on the Hawaii Public Housing Authority's Response to COVID-19 Related Matters
- E. Update on RHF Foundation, Inc. ("RHF") Redevelopment Project at 1002 North School Street, Honolulu, Oahu, TMK No. (1) 1-6-009-003 and Notice of Acceptance of Hawaii Revised Statutes Chapter 201H Application Issued by City and County of Honolulu Department of Planning and Permitting to Applicant RHF
- F. To Approve Letter of Commitment Between Hawaii Public Housing Authority and MWH Partners, LLC, to Loan up to \$3,700,000 to MWH Partners, LLC, for Predevelopment Costs Incurred by Third-Parties and Related to Phase 1 of Redevelopment of Mayor Wright Homes; and Authorize the Executive Director to Execute and Undertake All Actions Necessary to Implement This Letter of Commitment

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

- G. Status of Master Development Agreement For the Redevelopment of Mayor Wright Homes Between the Hawaii Public Housing Authority and MWH Partners, LLC dated December 29, 2017 ("MDA"), the Master Development Schedule (Exhibit C to MDA), the Site Plans, Master Development Budget (Exhibit D to MDA) and Predevelopment Costs (Exhibits F and G to MDA)

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

- H. To Approve Revisions to the Amended and Restated Master Development Agreement ("Amended MDA") for Revitalization of Kuhio Park Terrace and Kuhio Homes Between The Michaels Development Company I, L.P. ("MDC"), and the Hawaii Public Housing Authority ("HPHA") Relating to the Redevelopment of Kuhio Park Terrace Low Rise and Kuhio Homes Approved by the HPHA Board of Directors on June 4, 2020, to Provide that HPHA Will Reimburse MDC for its Predevelopment Costs After MDC Pays its Contractors; and Authorize the Executive Director to Undertake all Actions Necessary to Implement this Revised Amended MDA

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

V. REPORTS

Executive Director's Report: Monthly reports are included in the Board packet. No formal report is planned.

- Financial Report for the Month of April 2020
- Report on Contracts Executed During May 2020 and Planned Solicitations for June 2020
- Legislative Matters and Updates
- Public Housing Occupancy/Vacancy Report; Federal Public Housing; Eviction Hearings for the Month of May 2020
- Obligation and Expenditure Status for Design and Construction Projects Funded Under the Federal Capital Fund Program (CFP) and

the State Capital Improvement Program (CIP). Report on closed contracts.

- Section 8 Subsidy Programs Voucher: Voucher Lease-up and Pending Placements; Update on Rent Supplement Program.

The Board agenda for this meeting is available for inspection on the HPHA's website:
<http://www.hpha.hawaii.gov/boardinfo/packets.htm>.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A
HONOLULU, HAWAII 96817
ON THURSDAY, JUNE 25, 2020
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, June 25, 2020. Pursuant to the Governor's Ninth Supplementary Proclamation dated June 10, 2020, suspending Chapter 92, HRS, Part I Meetings, to the extent necessary to enable Boards to conduct meetings without any board members or members of the public physically present in the same location, the Hawaii Public Housing Authority conducted the Board meeting by use of teleconference call or other alternative means of communication only without a physical quorum present in the boardroom at 1002 N. School Street, Honolulu, HI 96817. At approximately 10:19 a.m., Chairperson Hall called the meeting to order, held a roll call and declared a quorum present. Those present were as follows:

PRESENT: Director Robert Hall, Chairperson
Director Pono Shim, Vice-Chairperson

PRESENT: Director George De Mello, Secretary
(Via Zoom) Director Lisa Darcy
Designee Daisy Hartsfield
Director Roy Katsuda
Director Susan Kunz
Director Betty Lou Larson
Director Kymberly Sparlin
Director Todd Taniguchi

Deputy Attorney General Jennifer Sugita
Deputy Attorney General Klemen Urbanc

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Kevin Auger, Redevelopment Officer
Jennifer Menor, Secretary to the Board

STAFF PRESENT: Bennett Liu, Acting Chief Financial Officer
(Via Zoom) Benjamin Park, Chief Planner

OTHERS PRESENT (via Zoom/teleconference):
Cody Bannon, Reno & Cavanaugh
Jinny Cheung, Hunt Development Company
Steve Colon, Hunt Development Company

Emma Elliott, Reno & Cavanaugh
Sharon Gi, Hunt Development Company
Megan Glasheen, Reno & Cavanaugh
Scott Jepsen, EJP
Paul Kay
Thomas Lee, Hunt Development Company
Joe Prochaska, Reno & Cavanaugh
Robin Vaughn, Hunt Development Company

Public Testimony

In consideration of the current COVID-19 situation, the HPHA's physical office locations are closed to the public. Individuals were allowed to submit written testimony no later than 12:00 noon on Wednesday, June 24, 2020 which would be distributed to the Board members. The public was instructed to submit written testimony via email to jennifer.k.menor@hawaii.gov or by U.S. mail to PO Box 17907, Honolulu, HI 96817. The public was also allowed to participate via Zoom app or teleconference.

Chairperson Hall 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.

Steve Colon, Hawaii Division President of Hunt Companies, stated that he and his team were available for any questions related to the redevelopment at Mayor Wright Homes (MWH). Hunt Development continues to work closely and frequently with HPHA to proceed with items such as the entitlement, the NEPA and design matters. Hunt Development is highly engaged and motivated to move the project forward. Mr. Colon gave a brief background of the Sharon Gi, the new Project Officer for the redevelopment of MWH.

Director Sparlin thanked Mr. Colon for the changes and stated that the Governor's office is looking forward to seeing progress as they're not happy with the current status and will be watching closely.

Sharon Gi, Hunt Development Company, introduced herself and stated that she looks forward to working with HPHA.

Approval of Minutes

Director Shim moved,

To Approve the Special Meeting Minutes of June 4, 2020

Chairperson Hall referred to page 13 of the Board packet in reference to the efforts of the Board Task Force and the spreadsheet proposed on development. Although a policy is not required to implement the tracking spreadsheet, Chairperson Hall requested that a For Discussion on the matter be included on the agenda at the next Board meeting.

Executive Director Ouansafi confirmed that the discussion will be added to the next Board meeting.

The minutes were unanimously approved as presented.

Director Shim moved,

To Approve the Regular Meeting Minutes of May 21, 2020

The minutes were unanimously approved as presented.

Discussion and Decision Making

Designee Hartsfield moved,

To Adopt Board Resolution No. 20-02 Expressing Appreciation to Director Lisa Darcy

Chairperson Hall read Board Resolution No. 20-20, as provided in the Board packet.

Director Darcy expressed how being a part of this Board has been a life changing experience and thanked everyone for this opportunity. She offered to serve this Board in any capacity if asked. She further acknowledged the dedication and efforts of Executive Director Ouansafi, Executive Assistant Arashiro and the HPHA staff.

Director Katsuda expressed his appreciation for Director Darcy's passion and stated that it was a pleasure and privilege getting to know her.

Director De Mello reflected on Director Darcy's passion for others and was grateful for her friendship.

Designee Hartsfield voiced how Director Darcy impacted her, this Board, and the community. She complimented her on being a strong advocate for the people and how she always reminded her fellow Board members to focus on the people they serve. Designee Hartsfield thanked Director Darcy for being an inspiration and shaping others to be a better person and a better leader, and wished her the best.

Director Larson was pleased that Director Darcy was able to serve this Board and looks forward to working with her in the community.

Director Sparlin echoed what Designee Hartsfield expressed and thanked Director Darcy for her passion for the people.

Director Shim expressed his deep gratitude to Director Darcy.

Director Taniguchi thanked Director Darcy for sharing her perspective at each Board meeting.

Director Kunz stated that it's been an honor to serve alongside Director Darcy. She stated that she hopes to be as compassionate as she is, and looks forward to potentially working with her in the future.

Executive Director Ouansafi, on behalf of himself and his staff, thanked Director Darcy for her dedication and service to the Board. Director Darcy has definitely brought a tremendous amount of value and is held in the highest regard.

Director Darcy was honored to be a part of this Board and expressed her gratitude to everyone.

Chairperson Hall stated that although not physically present, Director Darcy's influence and heart will remain with the Board and at HPHA. As the Board continues serving, they will hold dear and maintain "the Lisa impact".

The motion was unanimously approved.

Director Shim moved,

To Adopt Resolution No. 20-01 Approving the Hawaii Public Housing Authority's (HPHA) Operating Budget for Fiscal Year 2020 – 2021 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574)

Executive Director Ouansafi reported that HPHA is required to approve an annual operating budget prior to the commencement of each fiscal year. The operating budget must be prepared based on requirements of HUD and approved by the Board of Directors prior to the fiscal year's start date of July 1st. The operating budget is developed for each AMP, and while there is no specific budget format that PHAs must use to submit their budget to HUD, HPHA uses a uniform format. Operating budget revenues shall include operating subsidy, dwelling rents, federal Capital Fund used for eligible non-capital activities, and all other revenue used to support the AMP. Subsidy levels should be based on the project formula components (i.e., the AMP's expense

level, utility expense level, add-ons, and formula income), with an estimate of the projected proration rate. AMP operating budgets must be approved by the PHA's Board before the commencement of the fiscal year; however, the Board does not need to pass a resolution for each project budget.

The draft budget has been through executive review and the Board Finance Task Force Committee review. On May 21, 2020, the Board Finance Task Force Committee reported its work on reviewing the draft operating budgets. The final draft budget is presented to the Board for adoption and the required resolution will be submitted to HUD within a week from adoption and before July 1st.

Executive Director Ouansafi reported that no changes were made to the budget since meeting with the Board Finance Task Force and since the Board Finance Task Force reported its findings to the Board.

Director Larson referred to page 4 of the large-print out of the budget spreadsheet (page 36 of the Board packet) that was provided to the Board and sought more information on and solutions to resolve the \$383,572 funding deficient. She also referred to page 34 of the board packet and asked if the Maintenance salaries were union negotiated and if the employment fringe benefit is the standard amount.

Executive Director Ouansafi explained that the deficient loss reflects the CIP funds to administer the projects that HPHA wasn't able to receive from B&F. He reassured that the funding received from HUD has no shortfall. Executive Director Ouansafi confirmed that the Maintenance salaries were union negotiated and that the employment fringe benefit is standard.

Chairperson Hall was shocked that the 63.08% fringe benefit is the standard.

The motion was unanimously approved.

Director Shim moved,

To Retroactively Authorize the Executive Director to Undertake All Actions Necessary to Accept, Expend and Implement State and Federal Funds Awarded to the Hawaii Emergency Management Agency (HI-EMA) for the Operation and Administration of the Aloha Cares Emergency Feeding Program (ACEFP)

Executive Director Ouansafi reported that this opportunity was presented by HI-EMA for the purpose of providing meals and access to food to the vulnerable population (the elderly and disabled), while protecting the public from the spread of COVID-19 by ensuring people stay healthy and safe by remaining at home.

HI-EMA is providing \$1M in state funds to start the program and the Federal Emergency Management Agency (FEMA) public assistance funds total an additional \$1M. Food distribution will begin with the HPHA's tenants, with the goal of expanding the program to other eligible individuals. The potential HPHA elderly and disabled population totals 2,000 people.

Executive Director Ouansafi stated that in anticipation of the Board approving this motion, HPHA requested HI-EMA and FEMA to encumber the funding and to transfer to HPHA. In the event that this motion isn't approved, HPHA would return the funds. Procurement of the federal funding has begun; though no contract has been executed with a feeding entity. HI-EMA is prepared to request additional funds beyond the total of \$2M to expand the program beyond the first 30-days.

Under the ACEFP, the HPHA will work with or contract a contractor to administer, prepare and distribute up to three meals per day, which includes breakfast, lunch and dinner.

Designee Hartsfield asked if the monies need to be expended by a certain date.

Executive Director Ouansafi explained that HI-EMA has already encumbered the money, which needs to be transferred to HPHA via journal voucher. HPHA estimates that the \$2M will cover 14 days of meals based on the current amount of HPHA specified tenants.

Director Taniguchi asked for specifics on what the ACEFP will be providing (prepared meals versus groceries).

Executive Director Ouansafi stated that the intent is to supply cooked healthy meals packed in microwavable containers and explained that the procurement entails for specific dietary requirements such as fresh fruits and vegetables.

Director Larson asked how often the food will be distributed.

Executive Director Ouansafi clarified that meals will be delivered daily, 7 days a week.

Director Darcy mentioned that she's actively been providing food to individuals who are unsheltered daily for the past four months and explained the benefits to having discussions with those who will be receiving the prepared meals. For instance, seeking information on what foods that the tenants are able to eat or are interested in eating to eliminate food going to waste.

Executive Director Ouansafi stated that the tenants will have the choice to receive or refuse the meals. Although it'd be difficult to monitor, he recognized the advantage of speaking with the tenants. HPHA will consult with HI-EMA.

Director Katsuda discussed how Hale Mahaolu has a meal program for approximately 30 years. He found that one or two meals were sufficient for the elderly population.

Director Taniguchi clarified that the reason behind asking if the program could supply groceries was to address how long the funds will last and the flexibility groceries could provide the public.

Executive Director Ouansafi thanked the Board for their insight and suggestions. HPHA will discuss with HI-EMA on how to best move forward with the ACEFP.

The motion was unanimously approved.

Executive Director Ouansafi requested the Board take the following Section IV Discussion and Decision Making agenda items out of order before the other matters pending on the agenda:

- Decision Making/Action item IV(F) - Approve Letter of Commitment between HPHA and MWH Partners for a predevelopment loan
- Discussion item IV(G) – Status of MDA for MWH redevelopment between MWH Partners/Hunt and HPHA, development schedule, site plans, budget and predevelopment costs
- Decisions Making/Action item IV(H) – Approve revisions to Amended and Restated MDA between HPHA and MDC for redevelopment of KPT and Kuhio Homes

Action Items IV(F) and IV(H) as well as for Discussion Item IV(G) all involve the status of negotiations of developing these HPHA housing projects and legal documents and advice from HPHA's attorneys. Agenda Items F, G, and H share the same attorneys and the consultants and the since the Board's mixed-finance development attorneys are located on the east coast, Executive Director Ouansafi acknowledged that there is a six hour time difference that needed to be factored in and considered.

For all three agenda items, Management recommended the Board to go into executive session HRS sections 92-4 and 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property and HRS 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 these matters.

Executive Director Ouansafi requested that both Actions (Items F & H) and Discussion Item G are combined in one executive session addressing all three items at the same time, making better use of their attorney's time, giving the Board adequate time to

consult with the attorneys, and to respect the public's time so that they are not having to stay in the Zoom Waiting Room for each item and extended periods of time.

Director Shim moved,

To Approve Letter of Commitment Between Hawaii Public Housing Authority and MWH Partners, LLC, to Loan up to \$3,700,000 to MWH Partners, LLC, for Predevelopment Costs Incurred by Third-Parties and Related to Phase 1 of Redevelopment of Mayor Wright Homes; and Authorize the Executive Director to Execute and Undertake All Actions Necessary to Implement This Letter of Commitment

Executive Director Ouansafi thanked the Board for agreeing to reschedule last week's regularly scheduled Board meeting to today in order to allow HPHA additional time to provide a completed Predevelopment Loan Agreement. Unfortunately, their development partner Hunt/MWH Partners were not able to provide HPHA with all the necessary exhibits on time. To date, Hunt/MWH Partners still hasn't provided HPHA with the acceptable exhibits or crucial information needed for a Predevelopment Loan Agreement.

As a result, HPHA presented a Letter of Commitment as opposed to the anticipated Predevelopment Loan Agreement in order to move forward expeditiously with the commitment, while the loan agreement and all the required supporting documents and exhibits are being prepared and reviewed by HPHA's staff and legal counsel.

Executive Director Ouansafi acknowledged and thanked Mr. Steven Colon at Hunt for meeting the deadline on the commitment letter that was provided to the Board.

In the commitment letter:

1. The loan shall not exceed Three Million Seven Hundred Thousand Dollars and Zero Cents (\$3,700,000).
2. The loan will be used solely for the payment of the eligible costs reflected in an HPHA-approved predevelopment budget and once many milestones are met by the borrower.
3. Phase 1 referred to under the Letter of Commitment is what was referred to as Phase 5 under the Master Development Agreement.
4. It contains, in Exhibit A, all the master planning and environmental review Shared Costs and Hunt affirms that there are no other undisclosed predevelopment Shared Costs for this period:
 - a. Hunt provided a schedule of its actual incurred Master Planning Costs totaling \$1,617,323
 - b. Shared Costs Related Expenses Approved by Authority totaling \$188,653 and the Authority Share (50%) totaling \$94,326
 - c. Unapproved Share Expenses Pending Resolution totaling \$891,085

Executive Director Ouansafi requested that the Board hold any questions involving negotiations or requiring consultation with the attorneys until they're in executive session.

For Information:

Status of Master Development Agreement For the Redevelopment of Mayor Wright Homes Between the Hawaii Public Housing Authority and MWH Partners, LLC dated December 29, 2017 ("MDA"), the Master Development Schedule (Exhibit C to MDA), the Site Plans, Master Development Budget (Exhibit D to MDA) and Predevelopment Costs (Exhibits F and G to MDA)

Executive Director Ouansafi reported that there wasn't much progress to report other than the completion of the NEPA that was reported on last month and the Governor signed it earlier this week.

There are many items in the MWH development that remain unclear and are pending. Much more work and expertise are still needed from Hunt in order to provide the Board with the following:

- a firm budget
- reliable development schedule for moving the project forward
- plan to address and requirements to address the City & County DPP's rejection of the 201H application for MWH
- relocation plan
- items and information required for HUD's demolition/disposition process
- development program

HPHA, however, received an email from Hunt the day before the meeting that they are now reverting to the master plan from 18 months ago known as Torti Gallas plan. This was the plan that HPHA Board and Management had approved of and was in the EIS and NEPA submission. The Torti Gallas plan was drastically changed when Hunt submitted its 50% schematic designs to HPHA for approval in the fall of 2018. The HPHA did not approve the 50% schematic designs and asked Hunt to justify the significant design changes and increased costs at that time and since.

Executive Director Ouansafi requested the Board to hold any questions about the status of negotiations or requiring consultation with the attorneys until they're in executive session.

Designee Hartsfield asked for clarification on when Hunt was present before the Board reporting on a status update, and since then, asked if only the NEPA has been completed in order to move the project forward.

Executive Director Ouansafi reported that Hunt was present at the August 2019 Board meeting. He confirmed that the NEPA is the only document that is complete. All the

other necessary documents are either incomplete or don't meet specific requirements. Executive Director Ouansafi added that weekly meetings have only resumed this year, as requested by HPHA.

Deputy Attorney General Sugita recommended that questions regarding negotiations be discussed in executive session.

Director Katsuda moved,

To Approve Revisions to the Amended and Restated Master Development Agreement (“Amended MDA”) for Revitalization of Kuhio Park Terrace and Kuhio Homes Between The Michaels Development Company I, L.P. (“MDC”), and the Hawaii Public Housing Authority (“HPHA”) Relating to the Redevelopment of Kuhio Park Terrace Low Rise and Kuhio Homes Approved by the HPHA Board of Directors on June 4, 2020, to Provide that HPHA Will Reimburse MDC for its Predevelopment Costs After MDC Pays its Contractors; and Authorize the Executive Director to Undertake all Actions Necessary to Implement this Revised Amended MDA

(Director Sparlin left the meeting room at approximately 11:28 a.m. and returned at approximately 11:32 a.m.)

Director Shim moved,

The Board go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate of public property MWH and KPT and Kuhio Homes, and consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities related to the following agenda items:

- 1. Item F to Approve Letter of Commitment Between Hawaii Public Housing Authority and MWH Partners, LLC, to Loan up to \$3,700,000 to MWH Partners, LLC, for Predevelopment Costs Incurred by Third-Parties and Related to Phase 1 of Redevelopment of Mayor Wright Homes;**
- 2. Item G: Status of Master Development Agreement For the Redevelopment of Mayor Wright Homes Between Hunt and HPHA; and**
- 3. Item H to Approve Revisions to the Amended and Restated Master Development Agreement Revitalization of Kuhio Park Terrace and Kuhio Homes Between The Michaels Development Company I, L.P. (“MDC”), and HPHA**

Executive Director Ouansafi requested that their two lead development team member Redevelopment Officer Kevin Auger and their main consultant, Scott Jepsen of EJP Consulting be present during executive session. Reno & Cavanaugh (Megan Glasheen, Emma Elliott and Joe Prochaska) were also available and present for executive session.

The motion to go into executive session was unanimously approved.

The Board entered Executive Session at approximately 11:30 a.m.

(Director Sparlin left the meeting during executive session.)

The Board reconvened at approximately 1:27 p.m.

Chairperson Hall reported that the Board consulted with its attorney on issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this matter.

Chairperson Hall called for a vote on the motion "To Approve Letter of Commitment Between Hawaii Public Housing Authority and MWH Partners, LLC, to Loan up to \$3,700,000 to MWH Partners, LLC, for Predevelopment Costs Incurred by Third-Parties and Related to Phase 1 of Redevelopment of Mayor Wright Homes; and Authorize the Executive Director to Execute and Undertake All Actions Necessary to Implement This Letter of Commitment"

The motion for Item F was unanimously disapproved by roll call vote.

Chairperson Hall called for a vote on the motion "To Approve Revisions to the Amended and Restated Master Development Agreement ("Amended MDA") for Revitalization of Kuhio Park Terrace and Kuhio Homes Between The Michaels Development Company I, L.P. ("MDC"), and the Hawaii Public Housing Authority ("HPHA") Relating to the Redevelopment of Kuhio Park Terrace Low Rise and Kuhio Homes Approved by the HPHA Board of Directors on June 4, 2020, to Provide that HPHA Will Reimburse MDC for its Predevelopment Costs After MDC Pays its Contractors; and Authorize the Executive Director to Undertake all Actions Necessary to Implement this Revised Amended MDA"

The motion for Item H was unanimously approved by roll call vote.

For Information:

Update and Report on the Hawaii Public Housing Authority's Response to COVID-19 Related Matters

(Director Shim left the meeting at approximately 1:29 p.m.)

Executive Director Ouansafi clarified that the positive COVID-19 cases reported at low-income housing were separate from the housing at HPHA. Currently, HPHA is aware of three housing properties where a few families and individuals tested positive.

HPHA continues to take action to keep its public housing tenants safe and continues to work with the Department of Health (DOH) Public Health Nurses (and the Hawaii National Guard) with COVID-19 outreach events. Door-to-door, tenants are educated on what COVID-19 is and a flyer is available on healthcare resources are distributed to those who don't have healthcare benefits. During the outreach, the teams will test anyone in the household that has flu-like symptoms.

When HPHA is notified of a confirmed active case of COVID-19, every household at the property is informed immediately and more information and masks are provided. Emergency kits with cleaning supplies are delivered and food arrangements are made to the households where tenants fall ill with COVID-19. HPHA also has alternate units available if the State DOH or CDC recommend that families be quarantined or isolated in another location.

Chairperson Hall asked what measures are being taken to ensure that the HPHA's maintenance workers are safe while performing repairs.

Executive Director Ouansafi acknowledged the importance of protecting the staff and reassured the Board that safety measures are in place. The maintenance workers have been instructed to focus their work on vacant units. If emergency repairs (that affect the tenant's health and safety) are needed in occupied units, the tenants are required to leave the unit or isolate themselves in another room. An adequate supply of masks, gloves, and hand sanitizers have been purchased and distributed to the HPHA staff. To limit staff contact, HPHA has authorized and approved mileage for the maintenance staff to utilize their own vehicle to commute to their worksite.

Director Darcy asked if HPHA has the adequate support and ability to act quickly if anything vital arises. She further discussed the importance of having an avenue of communication with housing tenants. Since the pandemic began, Director Darcy has notice fewer tenants attending Board meetings and asked if HPHA is able to put something in place for expeditious tenant reporting.

Executive Director Ouansafi confirmed that HPHA is prepared if something shall arise. There are prepacked masks, hand sanitizers and cleaning supplies readily available for both tenants and staff statewide. Executive Director Ouansafi recognized the need for RAB meetings to restart. For immediate communication, HPHA is prepared to deliver notifications door-to-door if needed. HPHA has also launched free WiFi at some housing properties.

For Information:

Update on RHF Foundation, Inc. ("RHF") Redevelopment Project at 1002 North School Street, Honolulu, Oahu, TMK No. (1) 1-6-009-003 and Notice of Acceptance of Hawaii Revised Statutes Chapter 201H Application Issued by City and County of Honolulu Department of Planning and Permitting to Applicant RHF

Executive Director Ouansafi reported that RHF submitted an application for 201H. The City and County of Honolulu issued a Notice which states that the application was reviewed and accepted as meeting the basic filing requirements.

Due to the ongoing negotiations, Executive Director Ouansafi requested the Board to go into executive session.

Director Katsuda moved,

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

The motion to go into executive session was unanimously approved.

The Board entered Executive Session at approximately 1:42 p.m.

The Board reconvened at approximately 1:57 p.m.

Chairperson Hall reported that the Board consulted with its attorney on issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this matter.

Executive Director's Report

Executive Director Ouansafi recognized and thanked the HPHA staff for their continued efforts and commitment. Staff have been diligently working on vacant units.

Executive Director Ouansafi reported the following:

- The \$700,000 shortfall for the Rent Supplement Program has been appropriated by Legislature.
- \$85M and an additional \$15M for rental assistance went to HHFDC. HHFDC has been in discussion with HPHA to partner up together to execute these funds.

Director Larson recalled from Legislature that \$750,000 were appropriated for the Rent Supplement Program and asked for clarification on the amount.

Executive Director Ouansafi confirmed that the shortfall was \$700,000 and \$750,000 was the amount appropriated.

Chairperson Hall requested that HPHA track the efforts produced by the non-profit organizations on the vacant units.

Executive Director Ouansafi reported that such efforts are reflected in the tracker spreadsheet that was suggested by the Board Task Force, which will be provided at the next Board meeting.

Director Darcy moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 2:01 p.m.

MINUTES CERTIFICATION:

Minutes Prepared by:

 JUL 16 2020

Jennifer K. Menor Date
Secretary to the Board

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on July 16, 2020 [] As Presented [] As Amended

 Jul 20, 2020

Roy Katsuda Date
Board Secretary