

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, July 16, 2020
9:20 a.m.

AGENDA

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, July 15, 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/99572880168?pwd=bXlyNkZ1L0dxWVhRQWtYczV0UFdqZz09>. (Please click on this link.) When prompted, enter the Meeting ID: 995 7288 0168 and the Password: 7QBfwc.

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 995 7288 0168 and the Password: 118261. We request that meeting participants 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

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

Regular Meeting Minutes, June 25, 2020

IV. DISCUSSION AND/OR DECISION MAKING

A. Discussion and Update on Redevelopment Projects Mayor Wright Homes (Tax Map Key No.: 1-7-029-003-0000), Kuhio Park Terrace Low Rise/Kuhio Homes (Tax Map Key Nos. 1-3-039-008-0000; 1-3-039-006-0000; and 1-3-039-003-0000) and School Street Administrative Offices (Tax Map Key No.: 1-6-009-003-0000)

1. Presentation by Hunt Development Group, LLC on MWH Partners, LLC's Redevelopment Efforts at Mayor Wright Homes
2. Presentation by Retirement Housing Foundation on Redevelopment Efforts at the HPHA's School Street Administrative Offices
3. Presentation by Michaels Development Company on Redevelopment Efforts at Kuhio Park Terrace/Kuhio Homes

(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 the Redevelopment Projects Mayor Wright Homes, Kuhio Park Terrace Low Rise/Kuhio Homes and HPHA's School Street Administrative Offices.)

B. To Terminate the Master Development Agreement for the Redevelopment of Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000) Between the Hawaii Public Housing Authority and MWH Partners, LLC, Dated December 29, 2017 (the "MDA"), for Convenience and Authorize the Executive Director to Undertake All Actions Necessary to Effectuate the Termination

(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.)

- C. High-Level Tracking Spreadsheet for Reporting on Development and Program Activities and to Authorize the Executive Director to Implement Changes to Format, Design and Content Using Discussions at the Board Meetings as Guidance

(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.)

V. REPORTS

- A. Executive Director's Report: Monthly reports are included in the Board packet. No formal report is planned.
- Financial Report for the Month of May 2020
 - Report on Contracts Executed During June 2020 and Planned Solicitations for July 2020
 - Legislative Matters and Updates
 - Public Housing Occupancy/Vacancy Report; Federal Public Housing; Eviction Hearings for the Month of June 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 start time is an approximation and the meeting will begin immediately after the HHA Wilikina Apartments Project, Inc. Annual Meeting.

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, JULY 16, 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, July 16, 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 9:36 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

PRESENT: Director Pono Shim, Vice-Chairperson
(Via Zoom) Director Roy Katsuda, Secretary
Director George De Mello
Designee Daisy Hartsfield
Director Susan Kunz
Director Betty Lou Larson
Director Leilani Pulmano
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

OTHERS PRESENT (via Zoom/teleconference):
Brenda Christman, Hunt Development Company
Steve Colon, Hunt Development Company
Benjamin Edger, Michaels Development Company
Emma Elliott, Reno & Cavanaugh
Riley Fujisaki, House of Finance
David Gierlach

Megan Glasheen, Reno & Cavanaugh
Mike Goshi, Design Partners
Stuart Hartman
Hawaii Appleseed Center for Law and Economic Justice
Brandon Hegland, Michaels Management
Scott Jepsen, EJP
Matthew Jun, Moss & Associates
John Kam, Moss & Associates
Nathaniel Kinney, Hawaii Construction Alliance
Ryan Kobayashi, Hawaii Laborers Union
Malachi Krishok, PBR Hawaii
Questor Lau
Tharon LeBlanc, Michaels Development Company
Brian Lee, Laborers' – Employers' Cooperation and Education
Trust Fund
Thomas Lee, Hunt Development Company
Lori Lum, Watanabe Ing LLP
Makani Maeva, AHE Group
Janis Magin, Pacific Business News
Jeff Masatugu
Pane Meatoga III, Hawaii Operating Engineers Industry
Stabilization Fund
Steven Miao
Susie Chun Oakland, Lanakila Multi-Purpose Senior Center
Neal Payton, Torti Gallas + Partners
Anders Plett, Retirement Housing Foundation
Kiran Polk
Milton Pratt, Michaels Development Company
Joseph Prochaska, Reno & Cavanaugh
Doug Rogers, Moss & Associates
Karen Seddon, Michaels Development Company
Deb Sharkey, Makana Communications
Gino Soquena, Hawaii Building & Construction Trades Council
Jennifer Stolze, U.S. Department of Housing and Urban
Development
Brian Strawn
Diane Terada
Chad Wakefield, Revival Development
Robin Vaughn, Hunt Development Company
Jesse Wu, U.S. Department of Housing and Urban
Development
Julie Yang, House of Finance
Kimi Yuen, PBR Hawaii

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, July 15, 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.

Chairperson Hall indicated that two written testimonies were submitted, which were provided to the Board.

1. Testimony of Pacific Resource Partnership respectfully asking the Board not to terminate the Master Development Agreement (MDA)
2. Testimony of LiUNA opposing the termination of the MDA between Hunt Development Corporation and Hawaii Public Housing Authority

David Gierlach stated that he had the honor of serving as Chairperson for the HPHA Board of Directors under Governor Abercrombie's administration, when the redevelopment of Mayor Wright Homes (MWH) was their highest concern. He expressed his distress that "six years later a shovel hasn't been put in the ground" and that the costs and delays generated by Hunt Development are unacceptable. Mr. Gierlach thanked the Board for their service and urged the Board to terminate the agreement and either self-build or find another contractor.

Pane Meatoga III, Community Liaison with Hawaii Operating Engineers Industry Stabilization Fund, testified against the termination of the MDA. He discussed the significance of providing affordable housing and expressed that it needs to begin with the Administration.

Ryan Kobayashi, with Hawaii Laborers Union, discussed the effects of terminating the MDA at this point and asked the Board to look at this matter as missed opportunities to provide housing for families. He recognized the importance of providing sufficient public housing and was opposed to terminating the MDA with Hunt Development.

Brian Lee, with Laborers' – Employers' Cooperation and Education Trust Fund, testified against the termination of the MDA with Hunt Development. He recognized Hunt Development's efforts on other developments such as providing military housing projects. Mr. Lee felt that the lack of moving the MWH project forward is on the Administration and its staff.

Nathaniel Kinney, with the Hawaii Construction Alliance, testified on his concern with cancelling the MDA with Hunt Development. He asked the Board to focus on the interest of the public needing affordable housing and discussed how Hunt Development

has executed other larger projects. Mr. Kinney stated that he's been tracking the MWH project for some time and felt that matters were progressing and recognized that design matters were being worked on. Hawaii is in short supply of housing, and Mr. Kinney was worried about the affects the MDA cancellation will take.

Approval of Minutes

Director Katsuda moved,

To Approve the Regular Meeting Minutes of June 25, 2020

Director Larson referred to page 16 of the Board packet and asked for clarification on the last sentence that a total of \$100M went to HHFDC.

Executive Director Ouansafi confirmed the accuracy of what was appropriated. A total of \$100M went to HHFDC, where \$85M went directly towards rent subsidy and \$15M went towards the Administration of the program.

The minutes were unanimously approved as presented.

Discussion and Decision Making

For Discussion

Discussion and Update on Redevelopment Projects Mayor Wright Homes (Tax Map Key No.: 1-7-029-003-0000), Kuhio Park Terrace Low Rise/Kuhio Homes (Tax Map Key Nos. 1-3-039-008-0000; 1-3-039-006-0000; and 1-3-039-003-0000) and School Street Administrative Offices (Tax Map Key No.: 1-6-009-003-0000)

Presentation by Retirement Housing Foundation on Redevelopment Efforts at the HPHA's School Street Administrative Offices

Anders Plett, Vice President of Acquisitions and Project Development with Retirement Housing Foundation (RHF), presented the following updates on the redevelopment efforts at School Street:

- RHF completed negotiations of the Master Development Agreement (MDA) with HPHA at the end of August 2019, which was approved by the HPHA Board of Directors on October 31, 2019 and executed on November 15, 2019.
- Shortly after the execution of the MDA, the consultant team began work on the 201H application. Two public meetings were held with little opposition. The only concerns were on parking, traffic and density which were addressed at the meeting.

- The 201H entitlement application was submitted to the Department of Permit and Planning (DPP) at the end of May 2020 and was deemed complete by the DPP on June 9, 2020, which started a 90-day review.
- In preparation of the 201H submittal, the design team completed the preliminary site plan for the entire redevelopment project on School Street, as well as the schematic floor plans for the first phase, which contain 250 age-restricted (62 years and older) units and 245 parking spaces within a 5-story parking garage. The site plan and schematic floor plans were provided to the Board and displayed during the presentation.
- Rents will be restricted at 30% to 80% of the Area Median Income. Units include approximately 80% 1-bedroom units and 20% 2-bedroom units.
- The 201H is currently under review by DPP and is anticipated to be completed in mid-September 2020. The third and final community meeting to review the 201H comments/feedback is scheduled for mid-October 2020.
- The goal is to have a good construction budget in order to apply to the Legislature for gap funding in November 2020. Upon confirmation that gap financing is available and committed, RHF will apply for tax credits at the beginning of 2021 through HHFDC with the goal of construction to take place at the end of 2021.
- The site plan was displayed and discussed. Landscaping illustrated RHF's plan to build a recreation deck on top of the parking structures at each residential phase.

Director Larson referred to the RHF letter provided, that indicated planned amenities are to include classrooms and arts and craft rooms and sought more information on the activities that may be offered onsite. She also expressed that 20% 2-bedroom units is high and asked on the rationale of the amount.

Mr. Plett stated that RHF usually partners with various local organizations that could provide a variety of classes, such as wellness (exercising) and financing. Other amenities will include a computer lab for computer classes, a full recreation room with kitchen for gatherings, and an exercise room. Mr. Plett expressed the importance of health and wellness for their senior projects. Free classes offered to the residents is required for financing of tax credits. Mr. Plett explained that 20% 2-bedroom units was based on their experience, market data and demand for more space.

Director Pulmano asked for more information on RHF's cost and financing plan and requested for a future presentation. She asked when RHF anticipates breaking ground.

Mr. Plett clarified that most of the funding will be covered through 4% tax credits and bonds, and the gaps to be covered by the State of Hawaii. He stated also looking into soft financing through HHFDC and other organizations when the time comes. As Director Pulmano requested, Mr. Plett agreed to present to the Board its financing plan

when established. RHF anticipates breaking ground at the end of 2021, as it takes one year to process the financing.

Director Katsuda referred to the RHF letter and pointed out a typographical error where it states RHF will apply for tax credit and bonds through FFHDC.

Mr. Plett confirmed that “FFHDC” should read “HHFDC”.

Director Larson suggested establishing a sub-committee within the Board to examine the design and have the opportunity to raise more detailed questions on specific features.

Chairperson took the suggestion into consideration and recognized the purpose of the meeting’s presentation was for an overall update. He expressed that the key effort is that the redevelopment projects move forward and schedules are kept on track.

Executive Director Ouansafi thanked Mr. Plett and his staff for their efforts and congratulated them on the acceptance of the 201H application.

Mr. Plett thanked Executive Director Ouansafi and his staff for their hard work and assistance with the 201H application.

Presentation by Michaels Development Company on Redevelopment Efforts at Kuhio Park Terrace/Kuhio Homes

Milton Pratt, Executive Vice President with The Michaels Development Company (MDC), presented the following updates on the redevelopment efforts at Kuhio Park Terrace/Kuhio Homes:

- The RAD conversion financing plan with The Kuhio Park Terrace (KPT) Towers is progressing nicely and Redevelopment Officer Auger has been assisting with starting the process.
- A CNI plan was provided and shown of Kuhio Homes during the presentation. The MDA is being prepared for execution. A procurement plan was submitted to HPHA for approval for MDC to select vendors and begin work on the 201H process.
- MDC conducts weekly calls with their local team and has weekly meetings (every Friday) with the HPHA staff.
- The CNI plan was a good starting pointing for discussion that was established years ago.

Benjamin Edger, MDC Development Officer for MDC, presented the following updates on the 90-day plan at Kuhio Park Terrace/Kuhio Homes:

- The 90-day plan will begin once the MDA is fully executed. The executed Amended and Restated MDA is with Reno & Cavanaugh to finalize and circulate the execution copies.
- The two key items are the MDA and the draft procurement plan which was submitted for HPHA review.
- Once the procurement plan is finalized, MDC will begin the procurement process which will take approximately 45 days to solicit proposals, review, obtain HPHA approval and execute them. From there, MDC will begin community engagement meetings and refine the conceptual plan. Beyond that, MDC will do their due diligence with title, zoning, engineering, utility adequacy and environmental assessment.
- MDC is in the process of developing a pre-development budget.

Director Larson recognized that plans are still early in the process and stated interest in seeking more information about the redevelopment design.

Mr. Pratt offered updating the Board once again in 90 days on the redevelopment's progress.

Executive Director Ouansafi thanked Mr. Pratt and his staff for their efforts and stated that he is anxious to move the project forward.

Presentation by Hunt Development Group, LLC on MWH Partners, LLC's Redevelopment Efforts at Mayor Wright Homes

Steve Colon, Hawaii Division President for Hunt Development, presented the following updates on the redevelopment efforts at Mayor Wright Homes (MWH):

- Mr. Colon briefly introduced his team that was present at the meeting: Kimi Yuen with PBR Hawaii, Mike Goshi from Design Partners, Robin Vaughn, Neal Payton from Torti Gallas, Chad Wakefield from Relocations, and Doug Rogers from Moss & Associates.
- Hunt Development screen-shared their updated presentation materials. These materials were not provided to the Board prior to the meeting.
- Mr. Colon stated that Hunt Development requested to present updates on MWH to the Board after viewing the previous Board meeting in June. With the motion to terminate the development agreement with Hunt Development, Mr. Colon limited his presentation to items he felt were relevant (the challenges and path forward).

Hunt ran into some technical issues on their side, so Chairperson Hall declared a recess at approximately 10:29 a.m. and the Board reconvened at approximately 10:37 a.m.

Mr. Colon discussed his concerns, stated that he continues to do everything possible to move the project forward, and presented the following:

- Hunt Development has been funding the MWH redevelopment and has expended approximately \$3.7M over the course of five years. The MWH project was originally setup to be a public-private partnership between HPHA and Hunt Development. Instead, Mr. Colon expressed that he felt that it has been treated like a standard government construction project, where the service provider is hired and compensated by the government and there's no use of the private party.
- Mr. Colon acknowledged that the MDA took approximately two years to negotiate, which should have only taken six months in the opinion of Hunt Development. Mr. Colon expressed that while MDA negotiations were taking place, Hunt Development felt it was wise to organize a pre-development agreement where they could fund the entire MWH efforts and handle the reimbursement at a later time.
- Mr. Colon stated that in December 2018, a complete Phase I design was produced and presented to HPHA and the Board for approval. That design was 100% schematic, which was disapproved.
- Due to a Section 106 Historic Preservation Memorandum of Agreement not being executed, Hunt Development indicated that there was a one-year delay in the environmental assessment.
- There was a one-year delay in the zoning application submission for entitlements. In May 2020, Hunt Development was given authorization for the zoning. Although there was discussion over the DPP (the Department of Planning and Permitting) letter regarding the application, the 201H zoning approval process is moving along as expected and is a very complex entitlement process. He stated that Kimi Yuen from PBR Hawaii has been handling this process and was available.
- Mr. Colon added that the Phase I design is ongoing and although there's no approved contract, it is an industry standard approved contract for federally funded projects. Hunt stated that the same design firm involved with the MWH redevelopment is also designing the School Street project. Hunt Development has been waiting for approval for the contract for approximately three months.
- The Loan Agreement was denied at the previous Board meeting. Mr. Colon stated that negotiation on the agreement began in March and that Hunt Development waited over a month to receive responses from HPHA.

- A rendering of the original Phase I design, another rendering of the redevelopment and a site plan were shown during the presentation. Hunt added that the 100% schematic design was presented to HPHA in December 2018. Mr. Colon reported that if the design had been approved, construction of the 550 units would have begun.
- Currently, an alternative plan is underway. Mr. Colon didn't understand why a contract wasn't approved. Although there was some concern, Mr. Colon stated that the MDA is consistent with the original master plan.
- A timeline was presented and illustrated that Hunt Development is in the middle of the entitlements. Hunt Development started the design, once again in the absence of an approved contract. After that design was completed, Hunt Development anticipated obtaining permitting and looking at groundbreaking and financial closing in January 2023 with occupancy of the first phase at the end of or in June 2025.

Mr. Colon expressed his frustration and limited opportunity to address the Board. Although he admits that Hunt Development isn't blameless, they are committed to this project and wished to be treated like a partner.

Chairperson Hall stated that the presentation presented at the meeting was different from the one previously provided to the Board.

Mr. Colon confirmed that the presentation provided to the Board was updated.

Director Katsuda moved,

That 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 the Redevelopment of Kuhio Park Terrace/Kuhio Homes and HPHA's School Street Administrative Offices and Mayor Wright Homes

The motion to go into executive session was unanimously approved

The Board entered Executive Session at approximately 10:59 a.m.

The Board reconvened at approximately 11:36 a.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 the three redevelopment projects.

Director Sparlin sought clarification from Hunt Development on their timeline for MWH; if they anticipate construction to begin late 2021 and that there will be no occupancy until 2025 for Phase I. She asked what their current projection is for the other phases. Director Sparlin recalled that the 201H application was submitted in May 2020 and two weeks later a letter of incomplete application was received. She asked what issues were identified incomplete that took Hunt Development two months to respond. Director Sparlin also stated that the objection period for the NEPA environmental assessment ended two days ago.

Mr. Colon confirmed providing a realistic timeline, construction to begin at the end of 2021, and the current projection for occupancy into Phase I to begin in 2025. No timeline has been established for the other phases. Mr. Colon stated that each phase would be spread out two years apart; for six phases, construction to occur between the years 2021 through 2033.

Kimi Yuen, with PBR Hawaii, stated that the DPP letter dated May 20, 2020 identified four areas of incompleteness and the main request was for more details on the site plans. She explained the usual process of the 201H submittal. Ms. Yuen stated that because this went to the City's TOD Plan Approval Counsel and adopted the plan in 2017, the concept was to do the zoning for the entire area that hadn't been completed. The 201H application was packaged accordingly for approximately 15-acres of land. Hunt Development needed to revisit the land with the City and was scheduled to work remotely due to COVID-19. Through the month of June, Hunt Development worked with the City to develop renderings. An updated response addressing the four concerns in DPP's letter was submitted to HPHA for their review. Hunt Development anticipates repackaging and resubmitting to DPP by the end of July. For the NEPA environmental assessment, Ms. Yuen confirmed that the 15-day objection period for a request to release funds ended July 11 and Hunt Development is waiting on a response from HUD.

Director Pulmano asked if the original 201H application submittal included the entire MWH area. She asked what the process is if changes are made to the master plan for the future phases. Director Pulmano asked how the public is able to review and give feedback on the final plans as Hunt Development moves through this process.

Ms. Yuen confirmed that all the blocks for MWH were included, and the only thing missing was the zoning. Ms. Yuen discussed the complexity of the 201H application for the MWH redevelopment due to the TOD plan identifying two different districts. If changes are made for future phases, an amendment isn't required. The only thing Hunt Development is submitting is the building models. Allow for flexibility, as long as it meets the basic entity. Not set on a specific design for the 201H application. Ms. Yuen continues to speak about the zoning. As long as the plan is consistent with the zoning, it doesn't necessarily need to go through the public and can go straight to Building and Permit. As the design is being worked on, it'll be presented to HPHA and the Board. The idea is to reduce the package going to Counsel for every development block.

Sharon Gi, Project Officer for MWH with Hunt Development, clarified that Hunt Development is obligated to present to HPHA for Board approval for each project.

Director Katsuda recalled that Hunt Development anticipates the 201H to be submitted at the end of July 2020 and the State approval by December 2020. He stated that he's only familiar with 201H applications that have a 45-day acceptance/rejection and asked if this is a different 201H application.

Ms. Yuen explained that the process and material is the same. Once DPP accepts the 201H application as complete, they have 90 days to present their recommendations to Council, where the Council will have 45 days to act on that recommendation. The action by Council is based on zoning. DPP will make their recommendation based on what is submitted by Hunt Development at the end of July 2020.

Designee Hartsfield sought information on the MWH redevelopment. She asked if the design that was submitted two years ago was supported by the community and the reason for the delay in getting the design approved.

Mr. Colon confirmed that the design was supported by the community. He felt that the design was not approved at the August 2019 Board meeting due to the concern that the plan wasn't consistent with the master plan, which Mr. Colon indicated in the presentation that it was and is consistent.

Chairperson Hall thanked all the presenters for their redevelopment updates.

Director Shim moved,

To Terminate the Master Development Agreement for the Redevelopment of Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000) Between the Hawaii Public Housing Authority and MWH Partners, LLC, Dated December 29, 2017 (the "MDA"), for Convenience and Authorize the Executive Director to Undertake All Actions Necessary to Effectuate the Termination

Executive Director Ouansafi reported that, due to the continuous delays resulting in the failure of the MWH Partners to meet certain requirements, HPHA recommends to terminate the MDA and seek other options in the interest of State, tax payers, the agency and its residents.

Executive Director Ouansafi requested to go into executive session.

Director Sparlin moved,

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

The motion to go into executive session was unanimously approved.

The Board entered Executive Session at approximately 11:58 a.m.

The Board reconvened at approximately 12:53 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.

The motion (To: Terminate the Master Development Agreement for the Redevelopment of Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000) Between the Hawaii Public Housing Authority and MWH Partners, LLC, Dated December 29, 2017 (the "MDA"), for Convenience and Authorize the Executive Director to Undertake All Actions Necessary to Effectuate the Termination) was unanimously approved with 10 Ayes and 0 Nays.

Chairperson Hall acknowledged that there was immense interest in this agenda item and directed all follow-up questions to Executive Director Ouansafi who will handle all responses on behalf of the Board.

For Discussion:

High-Level Tracking Spreadsheet for Reporting on Development and Program Activities and to Authorize the Executive Director to Implement Changes to Format, Design and Content Using Discussions at the Board Meetings as Guidance

Executive Director Ouansafi reported the start of the tracking spreadsheet implementation, which will be sent to the Board for further review and comment.

(Director Katsuda left the meeting at approximately 12:56 p.m.)

The tracking spreadsheet was provided to the Board and displayed during the meeting. The purpose of the tracking spreadsheet is to track HPHA's development activities and all the programs that HPHA administers, including state public housing, federal public housing, PBCA, Section 8 and VASH. The main intent is to track the timeliness of each development, which was recommended by the Board Task Force. Executive Director Ouansafi reported that the refined tracking spreadsheet will be sent to the Board for final review with plans to distribute it at the next Board meeting if further review isn't needed.

Chairperson Hall spoke on behalf of the Board Task Force that the tracking spreadsheet is intended to be a one-page tracker that summarizes the delivery of housing on a day-to-day basis to have quantitative information available for the Board in order for HPHA to maximize serving families.

Executive Director Ouansafi further explained what was included in the tracking spreadsheet, which can be modified as the Board wishes.

Director Pulmano requested that funding (requested and expended) by year be incorporated in the spreadsheet. After listening to the three presentations, she recognizes that there will be a lot of overlapping in funding being requested from HHFDC and was curious if there's sufficient funds available.

Director Larson expressed an interest to include the number of units by AMI as projects are being developed in order to target those who actually need housing, the lower-income population.

Director Taniguchi added, separate from the tracking spreadsheet, an interest to evaluate the housing inventory and the vulnerable population involved.

Executive Director Ouansafi clarified that this agenda item was a For Discussion and required no action from the Board.

Executive Director's Report

Designee Hartsfield referred to page 149 of the Board packet regarding the 2020 Legislative Session, which stated that the House Bill 2200 removed 3.25 general funded positions. She asked if any of those positions were filled prior to being removed.

Executive Director Ouansafi confirmed the positions were vacant (not filled). Interviews were conducted for those positions, which then discontinued.

Chairperson Hall asked for clarification on the status of the House and Senate Bills. He asked if eviction hearings remain on hold. Chairperson also asked, in regards to the obligation of expenditures, for federal and state, if there were extensions for them. He referred to page 179 of the Board packet regarding Salt Lake Apartments and asked if funding was needed to complete the corrective revised design work and if any other responsibilities of the consultant are covered in the cost.

Executive Director Ouansafi confirmed that the Legislative statuses provided in the report were final. HPHA was grateful to receive \$750,000 to maintain subsidy levels for all current State Rent Supplement Program participants and \$5.135M lump sum for Capital Improvements statewide. Executive Director Ouansafi reported that eviction hearings remain on hold unless it affects health and safety. He also confirmed that HPHA met all expenditure deadlines. Executive Director Ouansafi reported that design

changes were required by the Honolulu Fire Department for Salt Lake, which have been corrected and required funding. HPHA and the Attorney General's office have been working to address issues with the consultant. The main focus was on completing what was required and moving in families.

Chairperson Hall requested that a status report on the non-profit efforts on Oahu, specifically on the progress of the \$9M worth of repairs, be included in future Executive Director's Report (ED Report).

Executive Director Ouansafi confirmed that he'll add the requested information to future ED Reports and gave a current update. He reported that Coastal Construction was identified as the contractor, and construction and repairs will begin on Monday (July 20th) for first 50 units. Agreements were made with the City and County of Honolulu.

Director Larson sought an update on the Kalaeloa project and asked if HPHA is responsible for Building 32.

Executive Director Ouansafi reported that the Kalaeloa project is moving forward. Although it falls under the Emergency Proclamation, there are some procedures that need to be followed. The independent cost estimate has been completed. HPHA has received the necessary information needed for the purchase of the 18 units, where the next step is executing a contract. HomeAid estimated the completion date of September 2020. Executive Director Ouansafi confirmed that repairs to Building 32 have been approved by the HPHA Board of Directors. The appropriate procurement process has been followed, and HPHA is waiting for a response from the selected bidder.

(Director Taniguchi left the meeting at approximately 1:13 p.m.)

Chairperson Hall requested an update on the HPHA staff during COVID-19.

Executive Director Ouansafi acknowledged the priority of keeping his staff safe and well supplied with face masks and hand sanitizers. The Maintenance staff continue to be instructed to work on vacant units. If repairs to occupied units are needed for health and safety purposes, families are required to leave the unit or stay confined in another room. No staff have fallen ill to COVID-19. Executive Director Ouansafi expressed thanks to his staff for their commitment and hard work. HPHA staff are checked on regularly and continue to practice physical distancing and mask wearing.

(End of Section)

Director Larson moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 1:18 p.m.

MINUTES CERTIFICATION:

Minutes Prepared by:



Jennifer K. Menor
Secretary to the Board

AUG 20 2020

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on August 20, 2020 [] As Presented [] As Amended



Roy Katsuda
Board Secretary

Aug 24, 2020

Date