

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
1002 North School Street, Building A Boardroom  
Honolulu, Hawaii 96817  
Thursday, August 20, 2020  
9:00 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 Tenth Supplementary Proclamation dated July 17, 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, August 19, 2020 which will be distributed to Board members. You may submit written testimony via email to [jennifer.k.menor@hawaii.gov](mailto: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/95402149324?pwd=Q2NENGo2RXArdlY0WnhXVUVDVTvtZz09>. (Please click on this link.) When prompted, enter the Meeting ID: 954 0214 9324 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: 954 0214 9324 and the Password: 658869. 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

Annual Meeting Minutes, July 16, 2020  
Regular Meeting Minutes, July 16, 2020  
Emergency Meeting Minutes, August 4, 2020

### IV. DISCUSSION AND/OR DECISION MAKING

- A. To (1) Reappoint Mr. Clyde Namu'o to the Hawaii Public Housing Authority's (HPHA) Federal Eviction Board as a Regular Board Member and Floating Regular Board Member, for a Four-Year Term Beginning September 1, 2020 and ending August 31, 2024; (2) Reappoint Ms. Arleila Andrade to the HPHA Federal Eviction Board as a Regular Board Member, for a Four-Year Term Beginning October 1, 2020 and ending September 30, 2024; (3) Reappoint Ms. Sylvia Wilmeth to the HPHA Federal Eviction Board as a Regular Board Member, for a Four-Year Term Beginning December 1, 2020 and ending November 30, 2024; and (4) Reappoint Mr. Jerry Ballard to the HPHA Federal Eviction Board as a Resident Board Member and Floating Resident Board Member, for a Four-Year Term Beginning October 1, 2020 and ending September 30, 2024
- B. To Adopt Resolution No. 20-03 Approving the Section Eight (8) Management Assessment Program (SEMAP) Certification for Fiscal Year July 1, 2019 to June 30, 2020 and to Authorize the Executive Director to Undertake All Actions Necessary to Submit the SEMAP Certification to the U.S. Department of Housing and Urban Development
- C. To Authorize the Executive Director to Request Approval from the U.S. Department of Housing and Urban Development (HUD) to Grant the Department of Water Supply (DWS), Maui County a Utility Easement for a New Fire Hydrant at the Pi'ilani Homes Being Constructed Under the Site and Dwelling Improvements Project, Tax Map Key: (2) 4-5-007:005
- D. To **(1)** Adopt "Extension of Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency", Which Extends and Renews for an Additional 120 days after September 9, 2020 the "Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency", Which: **(a)** Sets Forth the Requirements for Physical Distancing, Waiver of Minimum Rent, Waiver of Late Fees, Termination of Rental Agreements, Evictions Throughout the COVID-19 Emergency Relief Period, Wearing

Facial Coverings and Practicing Six Feet Minimum Physical Distancing at all Times, Visitor Restrictions, Gathering Restrictions, Mandating the Wearing of Face Coverings and Vacating the Unit or Isolating in an Area at Least Six Feet Away when Staff are Conducting Repairs or Other Official Business in a Tenant's Unit, Penalties for Non-Compliance with these Rules; and **(b)** Applies to and Amends Certain Sections in Following Administrative Rules: Chapters 15-185: Section – Housing Choice Voucher Program; Chapter 15-186: State-Aided Elderly Public Housing Projects; Chapter 15-193: State-Aided Family Public Housing Projects; Chapter 17-2021: Eviction - Practice and Procedure; Chapter 17-2028: Federally-Assisted Public Housing Projects; Chapter 17-2032: Resident Advisory Board; Chapter 17-2033: Rent Supplement Program; Chapter 17-2036: Section 8 Homeownership Option Program; and Chapter 17-2038: State Eviction – Practice and Procedure, to Provide Emergency Relief and Emergency Management Functions to Address the COVID -19 Emergency Declared by the Governor in his Emergency Proclamation for COVID-19 dated March 4, 2020, and Supplemental Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, March 31, 2020, April 17, 2020, April 25, 2020, May 5, 2020, May 18, 2020, June 10, 2020, July 17, 2020, and August 6, 2020; and **(2)** Authorize the Executive Director to Undertake All Actions Necessary to Continue to Implement the “Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency”

(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 this motion.)

The Proposed “Extension of Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency” may be viewed on the internet on or about August 14, 2020 on the Lieutenant Governor's website at: <https://ltgov.hawaii.gov/the-office/administrative-rules/>.

- E. 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), School Street Administrative Offices (Tax Map Key No.: 1-6-009-003-0000), Redevelopment Efforts on the Neighbor Islands, and Redevelopment Efforts at Kalaeloa

(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 matter.)

## 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 June 2020
  - Report on Contracts Executed During July 2020 and Planned Solicitations for August 2020
  - Legislative Matters and Updates
  - Development Tracking
  - Public Housing Occupancy/Vacancy Report; Federal Public Housing; Eviction Hearings for the Month of July 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, AUGUST 20, 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, August 20, 2020. Pursuant to the Governor's Tenth Supplementary Proclamation dated July 17, 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 9:11 a.m., Chairperson Hall called the meeting to order, held a roll call and declared a quorum present. Those present were as follows:

**PRESENT:**  
(Via Zoom) Director Robert Hall, Chairperson  
Director Pono Shim, Vice-Chairperson  
Director Roy Katsuda, Secretary  
Director George De Mello  
DHS Director Pankaj Bhanot (until 11:01 a.m.)  
Designee Daisy Hartsfield (from 11:01 a.m.)  
Director Betty Lou Larson  
Director Leilani Pulmano  
Director Kymberly Sparlin

Deputy Attorney General Jennifer Sugita  
Deputy Attorney General Klemen Urbanc

**EXCUSED:**  
Director Susan Kunz  
Director Todd Taniguchi

**STAFF PRESENT:**  
(Via Zoom) Hakim Ouansafi, Executive Director  
Barbara Arashiro, Executive Assistant  
Kevin Auger, Redevelopment Officer  
Sarah Beamer, Acting Section 8 Subsidy Programs Branch  
Chief  
Becky Choi, State Housing Development Advisor  
Benjamin Park, Chief Planner  
Renee Blondin-Nip, Hearings Officer  
Jennifer Menor, Secretary to the Board

**OTHERS PRESENT** (via Zoom/teleconference):

Julia Brotman  
Benjamin Edger  
Riley Fujisaki, Department of Budget & Finance  
Scott Jepsen, EJP  
Grant Chang, Lowney Architecture  
Mark Donahue, Lowney Architecture  
Desiree Kihano, Palolo Valley Homes  
Erin Kiriwara, RLB/Lowney  
Ken Lowney, Lowney Architecture  
Natalie Mesa  
Katie Pierce, HUD  
Natalie Snyder Pond, Lowney Architecture  
Sharon Gi, Hunt Development Company  
Tim Sloat, Lowney Architecture  
Yi Wang, Lowney Architecture  
Jesse Wu, HUD  
Participant identified as "H53113"  
Participant identified as "808-286-4197"

### **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, August 19, 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](mailto: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 one written testimonies was received via email. He read the public testimony submitted by Desiree Kihano, Palolo Valley Homes resident and Resident Advisory Board (RAB) Chair. The written testimony stated that the RAB was in support of the extension of the emergency rules relating to COVID-19 with one exception regarding visitors. A common consideration was accommodating tenants to provide care for their grandchildren.

### **Approval of Minutes**

**Director Katsuda moved,**

**To Approve the Annual Meeting Minutes of July 16, 2020**

**The minutes were unanimously approved as presented.**

**Director Shim moved,**

**To Approve the Regular Meeting Minutes of July 16, 2020**

**The minutes were unanimously approved as presented.**

**Director De Mello moved,**

**To Approve the Emergency Meeting Minutes of August 4, 2020**

**The minutes were unanimously approved as presented.**

### **Discussion and Decision Making**

**Director Shim moved,**

**To (1) Reappoint Mr. Clyde Namu’o to the Hawaii Public Housing Authority’s (HPHA) Federal Eviction Board as a Regular Board Member and Floating Regular Board Member, for a Four-Year Term Beginning September 1, 2020 and ending August 31, 2024; (2) Reappoint Ms. Arleila Andrade to the HPHA Federal Eviction Board as a Regular Board Member, for a Four-Year Term Beginning October 1, 2020 and ending September 30, 2024; (3) Reappoint Ms. Sylvia Wilmeth to the HPHA Federal Eviction Board as a Regular Board Member, for a Four-Year Term Beginning December 1, 2020 and ending November 30, 2024; and (4) Reappoint Mr. Jerry Ballard to the HPHA Federal Eviction Board as a Resident Board Member and Floating Resident Board Member, for a Four-Year Term Beginning October 1, 2020 and ending September 30, 2024**

Since this meeting was DHS Director Bhanot’s last, Executive Director Ouansafi thanked DHS Director Bhanot for his service and commitment to HPHA.

Executive Director Ouansafi reported that the Eviction Boards consist of not less than one person and no more than three persons, of which one shall be a resident of public housing, and are made up of volunteers from the community, in both the public and private sectors.

Mr. Clyde Namu'o is the Chairperson for the Oahu Eviction Board C since 2016 and has held numerous executive public administration positions working with the Native Hawaiian community and the State Judiciary.

Ms. Arleila Andrade is the Chairperson for the Kona Eviction Board since 2011 and is currently the Workers' Compensation Hearings Officer for the State of Hawaii-Department of Labor and Industrial Relations.

Ms. Silvia Wilmeth is a Board Member for the Oahu Board C since 2010 and is a retired librarian and English schoolteacher.

Mr. Jerry Ballard is a Resident Board Member of the Oahu Board B since 2016 and a long-time resident of HPHA's Punchbowl Homes Project.

**The motion was unanimously approved.**

**Director Shim moved,**

**To Adopt Resolution No. 20-03 Approving the Section Eight (8) Management Assessment Program (SEMAP) Certification for Fiscal Year July 1, 2019 to June 30, 2020 and to Authorize the Executive Director to Undertake All Actions Necessary to Submit the SEMAP Certification to the U.S. Department of Housing and Urban Development**

(Director Larson joined the meeting at approximately 9:25 a.m.)

Executive Director Ouansafi reported that the Section Eight (8) Management Assessment Program (SEMAP) is a federally-mandated management assessment system that the U.S. Department of Housing and Urban Development (HUD) uses annually to measure the performance of the public housing agencies (PHAs) that administer the Section 8 tenant-based rental assistance program.

SEMAP sets forth fourteen (14) indicators to measure program performance. SEMAP enables HUD to ensure program integrity and accountability by identifying PHA management capabilities and deficiencies and by improving risk assessment to effectively target monitoring and program assistance. Public housing agencies can use the SEMAP performance analysis to assess their own program operations on an annual basis.

The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

For the fiscal period that ended June 30, 2020, the HPHA anticipates a score of 145 out of 145 (100%) which would designate the HPHA's Section 8 program as a "High Performer" under the federal management assessment program.

HPHA has consistently maintained "High Performer" status within the last 10 years.

Executive Director Ouansafi reported that the SEMAP Certification is due to HUD by August 22, 2020.

Director Shim commended Executive Director Ouansafi and his staff for their hard work.

DHS Director Bhanot concurred with Director Shim's gratitude to the HPHA staff on a "job well done".

Director Pulmano referred to Indicator 5 and asked how many units are required to be inspected.

Acting Section 8 Branch Chief Sarah Beamer clarified that the agency is required to inspect every unit and are required to re-inspect a certain percentage of units.

**The motion was unanimously approved.**

**DHS Director Bhanot moved,**

**To Authorize the Executive Director to Request Approval from the U.S. Department of Housing and Urban Development (HUD) to Grant the Department of Water Supply (DWS), Maui County a Utility Easement for a New Fire Hydrant at the Pi`ilani Homes Being Constructed Under the Site and Dwelling Improvements Project, Tax Map Key: (2) 4-5-007:005**

Executive Director Ouansafi reported that Pi`ilani Homes is a federally subsidized elderly public housing project on 2.448 acres consisting of 42 units in 8 one-story wood framed slab on grade structures built 51 years ago.

The project has been submitted to the County of Maui for Building Permit approval.

As part of the approval for the Building Permit, the DWS is requesting a utility easement for the new fire hydrant to be located on the south corner of the project. The section of Waine`e Street fronting the project has not been widened and therefore the only location for the fire hydrant is on the property adjacent to the County sidewalk.

The consultant will be preparing the Grant of Easement Documents for the AGs to review and will provide the A.L.T.A. survey for HUD's review and approval, so that the easement may be recorded.

The County of Maui building permit is contingent on the DWS being granted the easement so they can maintain ownership of the fire hydrant and provide the needed maintenance to keep the fire hydrant serviceable.

With Board approval, a request to grant the utility easement will be submitted to the U.S. Department of Housing and Urban Development, Honolulu Field Office for their review and approval.

**The motion was unanimously approved.**

**Director Katsuda moved,**

**To (1) Adopt “Extension of Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency”, Which Extends and Renews for an Additional 120 days after September 9, 2020 the “Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency”, Which: (a) Sets Forth the Requirements for Physical Distancing, Waiver of Minimum Rent, Waiver of Late Fees, Termination of Rental Agreements, Evictions Throughout the COVID-19 Emergency Relief Period, Wearing Facial Coverings and Practicing Six Feet Minimum Physical Distancing at all Times, Visitor Restrictions, Gathering Restrictions, Mandating the Wearing of Face Coverings and Vacating the Unit or Isolating in an Area at Least Six Feet Away when Staff are Conducting Repairs or Other Official Business in a Tenant’s Unit, Penalties for Non-Compliance with these Rules; and (b) Applies to and Amends Certain Sections in Following Administrative Rules: Chapters 15-185: Section – Housing Choice Voucher Program; Chapter 15-186: State-Aided Elderly Public Housing Projects; Chapter 15-193: State-Aided Family Public Housing Projects; Chapter 17-2021: Eviction - Practice and Procedure; Chapter 17-2028: Federally-Assisted Public Housing Projects; Chapter 17-2032: Resident Advisory Board; Chapter 17-2033: Rent Supplement Program; Chapter 17-2036: Section 8 Homeownership Option Program; and Chapter 17-2038: State Eviction – Practice and Procedure, to Provide Emergency Relief and Emergency Management Functions to Address the COVID-19 Emergency Declared by the Governor in his Emergency Proclamation for COVID-19 dated March 4, 2020, and Supplemental Proclamations dated March 16, 2020, March 21, 2020, March 23, 2020, March 31, 2020, April 17, 2020, April 25, 2020, May 5, 2020, May 18, 2020, June 10, 2020, July 17, 2020, and August 6, 2020; and (2) Authorize the Executive Director to Undertake All Actions Necessary to Continue to Implement the “Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency”**

Executive Director Ouansafi reported that on April 16, 2020, the HPHA Board of Directors adopted emergency administrative rules entitled “Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency”.

On August 4, 2020, the HPHA Board of Directors adopted amendments to the emergency administrative rules entitled “Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency”.

These Emergency Rules apply to all HPHA programs and accomplish the following:

1. Requiring compliance with social distancing guidelines relating to the COVID-19 emergency.
2. Allowing all communication to be performed through electronic or other means.
3. No termination of rental agreement due to failure to rent due to loss of wages due to COVID-19, unless needed in cases of health and safety.
4. Waiving the minimum rent due to loss of wages due to COVID-19.
5. Waiving the late fee due for non-payment of rent due to COVID-19.
6. Mandating the wearing of face coverings in all public housing properties.
7. Restricting visitors at all public housing properties.
8. Restricting gatherings at all public housing properties.
9. Mandating the wearing of face coverings and vacating the unit or isolating in an area at least six feet away when staff are conducting repairs or other official business in a tenant’s unit.
10. Establishing penalties for non-compliance of these emergency rules.

Should the Board find it is necessary to renew and extend “Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency” for an additional 120 days, then the Board would need to adopt new rules, entitled “Extension of Hawaii Public Housing Authority Emergency Rules Relating to COVID-19 Emergency”.

Executive Director Ouansafi screen shared page 140 of the Board packet. A revised Attachment D (Draft Extension of HPHA’s Emergency Rules Relating to COVID-19 Emergency) was provided to the Board on the morning of the meeting date. Executive Director Ouansafi reported that no content was changed to the attachment and that only the date of August 20, 2020 was inserted to §23 Extension.

Deputy Attorney General Urbanc explained the two attachments that were provided to the Board on the morning of the meeting date (Attachment C and Attachment D).

Director Sparlin sought information on Ms. Kihano’s written testimony regarding child care considerations.

Executive Director Ouansafi stated the HPHA will reach out to Ms. Kihano.

Director De Mello recommended that HPHA review the policy on guests, as many grandchildren come to their property to access wifi for school.

Executive Director Ouansafi confirmed that HPHA will look into the concern and explore solutions.

DHS Director Bhanot asked if inmates are being released to HPHA housing properties and if it's allowed. Since it's a federal violation, he asked if there will be consequences to HPHA.

Executive Director Ouansafi reported that HPHA doesn't allow convicted felons to be housed at their public housing properties. He anticipates that inmates will be released; however, it's a lease violation if current tenants allow them to reside at HPHA's properties. Executive Director Ouansafi stated that letters were sent to the HPHA tenants notifying them to abide by the rules. Consequences of tenants violating rules include termination of lease and eviction as housing inmates on housing properties is a violation of rules.

Chairperson Hall sought more information on visitation.

Executive Director Ouansafi stated that HPHA's Amended Emergency Rules prohibits visitation due to COVID-19. He added that convicted felons are not allowed to be added to public housing leases.

Chairperson Hall encouraged HPHA to enforce the rules as best as possible.

Executive Director Ouansafi added that HPHA has received comments from tenants in opposition of allowing convicted felons on the public housing premises.

Chairperson Hall was curious if anyone knew the exact date the Amended Emergency Rules would expire (120 days after September 9, 2020). Chairperson Hall thanked Director Sparlin for tracking the amended rules through the Governor's Office.

Director Larson verified that 120 days after September 9, 2020 is January 7, 2021.

DHS Director Bhanot acknowledged HPHA's efforts in serving 40,000 people daily and encouraged the agency to continue seeking ways to help families during this crisis.

Executive Director Ouansafi acknowledged that the RAB is in support of HPHA's Amended Emergency Rules. He confirmed that HPHA is assessing solutions for getting children educated.

**The motion was unanimously approved.**

**For Discussion:**

**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), School Street Administrative Offices (Tax Map Key No.: 1-6-009-003-0000),**

## **Redevelopment Efforts on the Neighbor Islands, and Redevelopment Efforts at Kalaeloa**

Executive Director Ouansafi reported the following:

### **Kuhio Park Terrace/Kuhio Low-Rise and Homes**

- **Master Development Agreement**  
A motion recommending approval of the Restated and Amended Master Development Agreement (MDA) between HPHA and Michaels Development Company (MDC) was approved by the Board of Directors at the June 25, 2020 Regular meeting. The MDA has now been executed.
- **RAD Conversion**  
HPHA and MDC are moving forward with the Rental Assistance Demonstration for KPT towers. A RAD Conversion Commitment (RCC) from the U.S. Department of Housing and Urban Development is anticipated to require 60 days to complete, with an additional 45 days required thereafter for lender and investor approval. The target closing date for the RAD conversion is the 4th quarter of 2020.
- **Environmental Assessment**  
The Final Environmental Assessment (EA) evidencing compliance with CFR 24 Part 58 must be submitted to HUD as part of the RAD Financing Plan. The EA has been completed and was submitted to the Governor's Office (as the certifying officer for Responsible Entity) for acceptance on May 22, 2020. The EA is currently being reviewed by the Governor's Office with assistance from the HHFDC.

### **School Street**

- **201H Application**  
A 201H Application was submitted to the City & County of Honolulu Department of Planning & Permitting on May 22, 2020. The 201H process for permitting, entitlement, zoning & waivers is expected to require approximately 9–10 months to complete. A schedule was provided in the Board packet.
- **Community engagement will continue during the 201H process.**

### **Mayor Wright Homes**

- **HPHA issued a Notice of Termination for Convenience to MWH Partners, LLC ("Hunt") on July 20, 2020.**
- **Hunt responded to HPHA's Notice of Termination for Convenience on July 31, 2020 indicating that they "are reviewing the Notice of Termination as well as our rights under the Agreement", that Hunt "are also conducting due diligence to**

determine what Work Product (as such term is defined in the Agreement, if any, is deliverable” and that Hunt “reserves our rights to pursue all available remedies available to us at law or equity, including without limitation consequential damages and attorney’s fees”.

- HPHA responded to Hunt’s July 31, 2020 response on August 5, 2020 reminding Hunt that the HPHA terminated its agreement with MWH Partners, LLC for convenience under the Master Development Agreement (MDA). HPHA further reminded Hunt that the MDA does not provide for the payment of consequential damages or attorneys’ fees in the event of a termination for convenience, and so no request for these will be considered by HPHA.
- HPHA has been working diligently with the architectural and consultants team in a comprehensive review of the overall design of the master plan for Mayor Wright Homes and conceptual designs for the first phase of the development. The team has made exceptional and more progress in this effort during the past 3 weeks than others have done in the past 18 months. The architectural team was invited to participate in the Zoom meeting.

#### Kalaeloa

- HPHA continues to work with HomeAid to determine the potential costs to repair vacant Building 32.

Chairperson Hall asked when the first buildings of Kalaeloa are expected to be built.

Executive Director Ouansafi stated that he anticipates the first buildings to be built during October/November 2020; however, he will confirm with HomeAid.

Executive Director Ouansafi introduced Lowney Architecture.

With the Board’s acceptance, Lowney Architecture was allowed to give a presentation on their efforts with Mayor Wright Homes.

Ken Lowney, of Lowney Architects, who had been selected through an RFP process in June 2019 to work with HPHA in a design advisory capacity for the Mayor Wright Homes project, provided a brief presentation to the Board introducing his team and the work they have done over the last three weeks in taking a fresh look at the planning and architectural manifestation of the Mayor Wright project to reappraise it, advance it and improve it.

The designs presented included the following:

- 1. TOWER IN THE PARK:** A scheme organized by a central tower and park surrounded by lower buildings and interior road network reinforcing the

centralizing gesture of the tower to create an icon or beacon approximately 440' high containing 500 units.

2. **CHINATOWN BLOCKS:** A design using orthogonal traditional block form to organize site development into four distinct quadrants with intersections designed to create multiple nodes for community and resident interaction.
3. **RETAIL CATALYST:** Organized similar to the Chinatown Blocks scheme but with fewer, larger, blocks organized in a non-orthogonal manner, creating dynamic circulation patterns and vibrant and active streets to support the retail focus of the scheme.
4. **PIKO:** Similar to the Tower in the Park theme, organized by a central gesture, however, in this instance, a negative space in form of park, versus a building or tower. The design is reminiscent of a volcano caldera or terraces in traditional farming, that is strongly organized around clearly delineated community space.

Chairperson Hall expressed his appreciation for Lowney Architecture's efforts and explained that the Board did not yet choose a plan.

Executive Director Ouansafi requested the Board to go into executive session and clarified that some information could affect negotiations.

Chairperson Hall stated since this was just a presentation and not a decision point, it was not necessary to go into executive session at this meeting.

Director Larson continued to express the benefits of establishing a subcommittee within the Board for redevelopment projects.

Executive Director Ouansafi thanked Mr. Lowney and his team on their progress and their presentation.

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

Executive Director Ouansafi reported the following:

- HPHA continues to work with the Department of Health Public Health Nurses and the Hawaii National Guard with COVID-19 outreach events at their larger public housing properties. Swabbing and testing are conducted if COVID symptoms are present.
- Teams of nurses, doctors, guard members and interpreters canvass the properties and talk to residents and hand out flyers in English and other translated languages to educate the community about COVID-19.

- Mainly educational in nature, the teams show people how they can stay safe and healthy, but also test anyone in the household that has flu-like symptoms. Below is a list of COVID-19 outreach events that were held in the month of July where teams visited 743 units:
  - July 9, 2020
    - Kauhale Nani
    - Wahiawa Terrace
  - July 20, 2020
    - Kamehameha Homes
    - Kaahumanu Homes
  - July 24, 2020
    - Nanakuli Homes
    - Maili I
    - Maili II
    - Kaiokalani
    - Waimaha Sunflower
- As of July 31, 2020, the total number of housing units offered were 92.

With this meeting being his last, DHS Director Bhanot expressed his gratitude to HPHA and his fellow Board members.

(DHS Director Bhanot left the meeting at approximately 11:01 a.m.)

(Designee Hartsfield arrived at approximately 11:01 a.m.)

- HPHA expended a total of \$3,035,244 (104.61% of eligible HUD funds received) in housing assistance payments (HAP) to private landlords on behalf of 2,344 voucher holders (YTD 104.61% expended). HPHA issued a total of 8 vouchers for New Admission, Project Based, VASH and port-ins. Currently, 446 families are in housing search.
- 446 VASH families were assisted and \$438,617 was paid in HAP. 10 veterans received VASH vouchers, 0 leased up, and 41 veterans are in housing search.

Executive Director Ouansafi discussed the State Capital Improvement Project (CIP) fund.

Director Sparlin stated that with the CIP, the Governor and Legislature are working together to find solutions.

Director Pulmano referred to page 177 and 179 of the Board packet and inquired about redevelopment and funding information.

Executive Director Ouansafi stated that with the HPHA Board approval, HPHA entered into a Memorandum of Understanding (MOU) with HHFDC regarding infrastructure master planning for state owned land parcels in the Iwilei neighborhood.

Executive Director Ouansafi added that Coastal Construction is assisting with the public housing renovations on vacant units and have completed approximately 4-5 units. Coastal Construction is committed to fix as many units up until they expend \$9M.

(Designee Hartsfield left the meeting at approximately 11:10 a.m.)

Chairperson Hall referred to page 147 of the Board packet and asked how much HPHA is able to absorb for unpaid rent.

Executive Director Ouansafi reassured the Board that he and his staff are mindful of the concern and are working on this. HPHA is watching the funding and rent collections closely for both the State and federal housing programs.

Director Sparlin asked if there are other rental assistance resources available.

Executive Director Ouansafi stated that with federal funds, many families wouldn't qualify for another federal subsidy. He added that HPHA continues to update the [www.hphaishereforyou.org](http://www.hphaishereforyou.org) website and has been in contact with various nonprofits regarding available assistance that HPHA's residents may be eligible for.

Director Larson asked if there are any restrictions on the \$750,000 that was received to maintain subsidy levels for all current State Rent Supplement Program participants.

Executive Director Ouansafi explained that although the CIP is currently on hold, the rent supplement funds were not impacted.

(End of Section)

Director Katsuda moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 11:22 a.m.

**MINUTES CERTIFICATION:**

Minutes Prepared by:

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

SEP 17 2020  
\_\_\_\_\_  
Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on September 17, 2020 [  ] As Presented [  ] As Amended

  
\_\_\_\_\_  
Roy Katsuda  
Board Secretary

Sep 17, 2020  
\_\_\_\_\_  
Date