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 Eighteenth Supplementary Proclamation dated February 12, 2021, 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 Tuesday, March 16, 2021 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/94434013906?pwd=S1FibW5PUWo2bVMzTDhxQVUxU3kzUT09. When prompted, enter the Meeting ID: 944 3401 3906 and the Password: 565nAf.

Alternatively, the public may also participate via telephone by calling: 1-669-900-6833. When prompted, callers should enter the Meeting ID: 944 3401 3906 and the Password: 866823. 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, February 18, 2021

IV. DISCUSSION AND/OR DECISION MAKING

A. To Accept the Single Audit Reports for Fiscal Year July 1, 2019 through June 30, 2020 Conducted by KMH, LLP and to Authorize the Executive Director to Submit the Audit Reports to the Federal Audit Clearinghouse, the U.S. Department of Housing and Urban Development, and Other Interested Parties as Required

B. To Authorize the Executive Director to Execute Memorandum(s) of Understanding with the City and County of Honolulu and Hawaii, Kauai and Maui Counties to Apply for Funding Under the U.S. Treasury’s Emergency Rental Assistance Program for Low Income Households in the Hawaii Public Housing Authority’s Public Housing Program and to Provide Any Documentation or Certifications Necessary to Assist in Expediting the Processing of Applications of Tenants in the HPHA’s Section 8 Program and to Undertake All Actions Necessary to Implement the Memorandum(s) of Understanding

C. To (1) Approve Resolution No. 21-01 Supporting the Hawaii Public Housing Authority’s Application for the U.S. Department of Housing and Urban Development Housing Choice Voucher Mobility Voucher Demonstration, and (2) If Selected to Participate, Authorize the Executive Director to Undertake all Actions Necessary to Implement the Housing Choice Voucher Mobility Voucher Demonstration Program

D. To: (1) Approve the Proposed Predevelopment Budget; (2) Approve the Proposed Predevelopment Schedule; (3) Approve the Final Multi-Phase Predevelopment Loan and Final Phase Related Predevelopment Loan Documents as Required under the Amended and Restated Master Development Agreement dated July 8, 2020 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) (‘Amended MDA”) Relating to the Redevelopment of Kuhio Park Terrace Low Rise and Kuhio Homes (TMK Nos. 1-3-039-008-0000; 1-3-039-006-0000) (the “Project”); and (4) Authorize the Executive Director to Enter Into the Multi-Phase Predevelopment Loan and Phase Related Predevelopment Loans

(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 motion.)

When the Board of Directors enters executive session, all non-Board members will be moved to the virtual waiting room by the HPHA. Individuals are welcome to wait in the virtual waiting room and will be readmitted to the meeting at the end of the executive session.

V. REPORTS

A. Board Development Task Force Report

B. School Street Schematic Task Force Report

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

- Financial Report for the Month of January 2021; Request for Establishment of a Financial Task Force to Review the HPHA’s 2021-2022 Operating Budget
- Report on Contracts Executed During February 2021 and Planned Solicitations for March 2021
- Update on Redevelopment Projects: Affordable Senior Housing at School Street and Kuhio Park Terrace/Kuhio Homes
- Redevelopment Tracker
- Public Housing Occupancy/Vacancy Report; Federal Public Housing; for the Month of February 2021
- 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.
The Board of Directors of the Hawaii Public Housing Authority held their Regular Board Meeting at 1002 North School Street, on Thursday, March 18, 2021. Pursuant to the Governor’s Eighteenth Supplementary Proclamation dated February 12, 2021, 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.

The Board meeting was slightly delayed due to lack of quorum. At approximately 9:28 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
- Director Roy Katsuda, Secretary
- Designee Joseph Campos II
- Director Betty Lou Larson
- Director Kymberly Sparlin (joined the meeting late)
- Director Todd Taniguchi

- Deputy Attorney General Klemen Urbanc

**EXCUSED:**
- Director George De Mello
- Director Susan Kunz
- Director Leilani Pulmano

**STAFF PRESENT:**
- Hakim Ouansafi, Executive Director
- Barbara Arashiro, Executive Assistant
- Kevin Auger, Redevelopment Officer
- Bennett Liu, Acting Chief Financial Officer
- Sarah Beamer, Acting Section 8 Subsidy Programs Branch Chief
- Becky Choi, State Housing Development Administrator
- Benjamin Park, Chief Planner
- Stephanie Fo, Acting Property Management and Maintenance Services Branch Chief
Shirley Befitel, Human Resources Supervisor  
Nelson Lee, IT Supervisor  
Gen Fujitani, Compliance Specialist  
Gary Nakatsu, Acting Property Management Coordinator  
Jennifer Menor, Secretary to the Board

OTHERS PRESENT (via Zoom/teleconference):  
Wilcox Choy, Audit Partner at KMH, LLP  
Benjamin Edger, Michaels Development Company  
Christy Iriguchi, Senior Auditor at KMH, LLP  
Scott Jepsen, EJP  
Andrew Nakoa, Sr., Mayor Wright Homes resident  
Katie Pierce, U.S. Department of Housing and Urban Development  
Milton Pratt, Michaels Development Company  
Jennifer Stolze, U.S. Department of Housing and Urban Development

Public Testimony

In consideration of the current COVID-19 pandemic, 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 Tuesday, March 16, 2021 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.

Andrew Nakoa, Sr., Mayor Wright Homes (MWH) resident, requested a resident association specifically for MWH to discuss safety measures during construction of the property redevelopment and to update the community on its progress. He sought more information on the status of the MWH redevelopment and the availability of obtaining COVID-19 vaccination. Mr. Nakoa also mentioned that more than twenty lights are not working at MWH and hopes they will be fixed timely.

Approval of Minutes

Director Shim moved,

To Approve the Regular Meeting Minutes of February 18, 2021
The minutes were unanimously approved as presented.

Discussion and Decision Making

Director Shim moved,

To Accept the Single Audit Reports for Fiscal Year July 1, 2019 through June 30, 2020 Conducted by KMH, LLP and to Authorize the Executive Director to Submit the Audit Reports to the Federal Audit Clearinghouse, the U.S. Department of Housing and Urban Development, and Other Interested Parties as Required

Executive Assistant Arashiro stated that Executive Director Ouansafi was currently testifying in committee hearings.

Executive Assistant Arashiro reported that the financial and single audit of the HPHA financial statements and program activities for fiscal year ending June 30, 2020 were conducted by KMH, LLP (KMH). The Board had approved the audited financial statement at the end of 2020, and now HPHA is seeking Board approval of the single audit.

KMH performed tests on HPHA’s compliance with certain provisions of laws, regulations, contracts, and federal grant agreements.

The HPHA has steadily improved in compliance with Generally Accepted Accounting Principles and federal and state requirements, resulting in no audit findings.

A new test of compliance for environmental hazards at the properties was conducted.

Executive Assistant Arashiro welcomed and introduced Mr. Wilcox Choy and Ms. Christy Iriguchi from KMH. She added that KMH is procured and contracted by the State Office of the Auditor to conduct the audit.

Mr. Choy introduced himself and Ms. Iriguchi.

Ms. Iriguchi reported that there were two major programs that were audited for fiscal year July 1, 2019 through June 30, 2020: the Housing Choice Voucher program and Public and Indian Housing, which is the operating fund for all HPHA’s public housing projects.

The draft single audit was provided to the Board. Ms. Iriguchi stated that their audit opinion on each of the programs started on page 110 of the draft single audit and reported that HPHA complied, in all material respects, with the types of compliance requirements that were outlined in the OMB compliance supplement that could have a direct or material effect on each of its major federal programs. In other words, HPHA
received an unmodified clean opinion. Ms. Iriguchi stated that their audit opinion on internal control over financial reporting and on compliance began on page 107 of the draft single audit, which also resulted in an unmodified clean opinion. She confirmed that there were no findings for the fiscal year on both financial reporting and compliance and internal controls on HPHA’s federal programs.

Director Katsuda thanked Executive Director Ouansafi, Executive Assistant Arashiro and the staff for their leadership and hard work. He has experienced many audits and acknowledged the effort it takes to obtain a clean audit.

Director Shim concurred with Director Katsuda.

Executive Director Ouansafi extended his gratitude to KMH for their efforts, especially with the additional challenges during COVID-19.

Mr. Choy recognized that audits can be disruptive to staff’s daily routine. He thanked Executive Director Ouansafi, Executive Assistant Arashiro, Acting Chief Financial Officer Bennett Liu and his team for their professionalism and hard work. Although COVID-19’s safety measures resulted in extra effort, the audit was completed smoothly and on time.

Chairperson Hall asked if the audit report is shared with the State Legislature.

Mr. Choy stated that the single audit report is required to be submitted to its cognizant agent, which is the federal agency that is responsible to report any non-compliance related to federal funds, and to be filed by March 31. The report is also sent to the Office of the Auditor. Although the report isn’t submitted directly to the Legislature, it may go through the Office of the Auditor. Mr. Choy added that he’s audited many other large state agencies over the years and stated that it’s very unusual to have an agency with no findings relative to internal control comments on the financial reporting and on the compliance aspect. He acknowledged the complexity of HPHA’s financing and commended them on their efforts, especially over the past four years.

The motion was unanimously approved.

Director Shim moved,

To amend the main motion to read:

To Authorize the Executive Director to Execute Memorandum(s) of Understanding an Agreement with the City and County of Honolulu and Hawaii, Kauai and Maui Counties and/or their subgrantees to Apply for Funding Under the U.S. Treasury’s Emergency Rental Assistance Program for Low Income Households in the Hawaii Public Housing Authority’s Public Housing Program and to Provide Any Documentation or
Certifications Necessary to Assist in Expediting the Processing of Applications of Tenants in the HPHA’s Section 8 Program and to Undertake All Actions Necessary to Implement the Memorandum(s) of Understanding Agreement

The motion to amend the main motion was unanimously approved.

Executive Assistant Arashiro noted that the amendment was needed to accommodate the Counties that prefer to work through their subgrantees.

Executive Assistant Arashiro reported that the Emergency Rental Assistance (ERA) program is funded by the U.S. Department of the Treasury to provide funds for households that are unable to pay rent, utilities, and other eligible expenses due to the COVID-19 pandemic.

This program is administered by the Counties, likely through subgrantees. Eligible households may receive up to 12 months of assistance, plus an additional 3 months if the granting agency determines the extra months are needed to ensure housing stability and funds are available.

Because an application for rental assistance may be submitted by either an eligible household or by a landlord on behalf of that eligible household and in order to assist our tenants, HPHA contacted some of the Counties and had meetings to discuss their desire to work collaboratively to secure emergency rental assistance on behalf of their tenants who have rent in arrears.

Unlike the first round of CARES Act assistance, this round of funds allows for residents receiving housing assistance through the HPHA’s public housing or Section 8 program to qualify for emergency rental assistance.

HPHA would also certify that documents and information, necessary to support a completed application for a public housing tenant, are on file at the HPHA and available upon request.

HPHA intends to enter into an Agreement with the Counties or their subgrantees to support an application by providing documentation or certifications necessary to expedite the processing of applications.

A sample MOU was provided to the Board. The sample still requires input/revisions from the various parties and review by the Department of the Attorney General.

Director Larson sought more details and asked how the HPHA’s tenants would benefit from this program as many are entitled to a rent adjustment.

Executive Assistant Arashiro stated that it may not be that tenants can’t pay their share of rent, but that tenants aren’t paying their rent. Once the eviction moratorium ends,
tenants who have rent in arrears will be evicted. In order to avoid evictions, HPHA would like to apply for the ERA program on behalf of the tenants. Executive Assistant Arashiro clarified that the tenants need to demonstrate housing instability in order to qualify.

Chairperson Hall recognized the opportunity for additional assistance and thanked HPHA for their efforts.

Director Shim commented that the public may not be aware that many of them are only housed due to the available resources being provided during these unprecedented times. Once resources are discontinued, there may be a huge increase in homelessness around the Country and in Hawaii.

The amended motion was unanimously approved.

Director Shim moved,

To (1) Approve Resolution No. 21-01 Supporting the Hawaii Public Housing Authority’s Application for the U.S. Department of Housing and Urban Development Housing Choice Voucher Mobility Voucher Demonstration, and (2) If Selected to Participate, Authorize the Executive Director to Undertake all Actions Necessary to Implement the Housing Choice Voucher Mobility Voucher Demonstration Program

Executive Assistant Arashiro reported that the primary purposes of the Demonstration are to provide voucher assistance and mobility-related services to families with children to encourage such families to move to lower-poverty areas, to expand their access to opportunity areas, and to evaluate the effectiveness of the strategies pursued under the Demonstration.

The Demonstration is anticipated to be implemented by PHAs over the course of six years and projected to start in the beginning of October 1, 2022.

If selected, the HPHA will be required to offer and provide mobility-related services, participate in the research evaluation and recruit and enroll families to participate in the Demonstration.

Housing mobility programs help low-income families with children use HCVs to move to high-opportunity neighborhoods which often have less poverty, better schools, less crime, and more resources such as grocery stores and parks, which together promote better health and life satisfaction for parents and children.

After October 1, 2028, the vouchers will no longer be restricted to the purposes under which they were made available for the Demonstration and will become part of the regular HCV Program of the HPHA, thus increasing HPHA’s voucher program.
The HPHA would look to partner with a qualified non-profit organization to provide mobility-related services that would include, but not be limited to pre-move support and housing search assistance, landlord outreach and support, family financial assistance, landlord financial incentives, and post-move and subsequent-move support. As the HPHA continues to explore strategies and pursues grant funding that supports overall upward mobility of voucher participants, the Demonstration would be one strategy under the HPHA’s upward mobility umbrella to improve their tenant’s quality of life. Currently, the HPHA administers the Family Self-Sufficiency program and provides employment to public housing residents through the Tenant Aide program.

The HPHA’s Demonstration application requested $4,000,000 in implementation funds and $195,000 in start-up costs to assist HPHA Demonstration participants in moving to low poverty areas in the top three zip codes over a six-year period. Those zip codes include areas such as Diamond Head, Kahala, Hawaii Kai, Kailua, and Kaneohe.

Director Larson felt that this is a great program. She asked who would be eligible for these vouchers and sought more information on the number of vouchers that HPHA would be able to provide with the $4M funding.

Executive Assistant Arashiro confirmed that both existing and new voucher holders would be eligible.

Chief Planner Park clarified that while existing voucher holders are eligible, the $4M will fund approximately 150 vouchers for new admissions.

Chairperson Hall asked when HPHA will find out if the application was approved.

Executive Assistant Arashiro stated that HPHA is unaware of HUD’s timeline for the award.

Executive Director Ouansafi added that they were to receive a response in the month of March but HPHA hasn’t received anything yet.

Director Katsuda expressed concern that new voucher holders, due to their higher need for housing, may gravitate towards the first available property instead of a better quality place to live.

Executive Director Ouansafi reported that HPHA would be working with its landlord liaison to provide suitable housing for the voucher holders. He added that this award is extremely competitive and the chances of receiving this is low.

The motion was unanimously approved.

Director Shim moved,
To: (1) Approve the Proposed Predevelopment Budget; (2) Approve the Proposed Predevelopment Schedule; (3) Approve the Final Multi-Phase Predevelopment Loan and Final Phase Related Predevelopment Loan Documents as Required under the Amended and Restated Master Development Agreement dated July 8, 2020 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) (“Amended MDA”) Relating to the Redevelopment of Kuhio Park Terrace Low Rise and Kuhio Homes (TMK Nos. 1-3-039-008-0000; 1-3-039-006-0000) (the “Project”); and (4) Authorize the Executive Director to Enter Into the Multi-Phase Predevelopment Loan and Phase Related Predevelopment Loans

Executive Assistant Arashiro reported that the Predevelopment costs fall into three (3) broad categories: (i) costs related to the refinement of the master plan, including master plan architectural costs, (ii) costs related to planning, design, legal, demolition and remediation plans (but excluding the costs of implementing such plans and oversight of such implementation), environmental testing, community engagement and similar costs agreed to by the HPHA and MDC (“Predevelopment Costs”), and (iii) costs of the vertical development that need to be incurred prior to a financial closing of the project, but are part of the development budget for a specific development phase (“Phase-Related Predevelopment Costs”).

Subject to Section 6.1(a) of the Amended Master Development Agreement (MDA), the Authority will provide loans to the Developer, or applicable Owner, to fund eligible, approved and budgeted third-party costs related to certain Multi-Phase Costs (“Multi-Phase Predevelopment Loans”) as agreed by the HPHA and MDC and reflected in the Predevelopment Budget.

The Multi-Phase Loan Documents will provide that the Authority will be repaid a portion of such Multi-Phase Costs advanced with the Closing of each Development Phase, such that the total amount is repaid within ten Development Phases or fewer if the Master Plan is amended to include a smaller number of Development Phases.

The Multi-Phase Predevelopment Loans shall be repaid pursuant to the terms of the applicable multi-phase loan agreement and note executed in connection therewith (“Multi-Phase Predevelopment Loan Documents”).

The Phase-Related Predevelopment Loans shall be repaid pursuant to the terms of the applicable predevelopment loan agreement and note executed in connection therewith (“Phase–Related Predevelopment Loan Documents”) that, with the consent of the Authority, may be converted to a construction/permanent loan.

The Authority will provide the Developer or Owner with no more than fifty percent (50%) of eligible third-party Predevelopment Costs under the Phase–Related Predevelopment Loan Documents.
The Authority will provide funds, if any, pursuant to Phase-Related Predevelopment Loan Documents only for eligible third-party costs incurred by the Developer or Owner for work in accordance with budgets approved by the Authority.

For purposes of the Phase-Related Predevelopment Loan, no funds received by the Developer or Owner pursuant to Phase Related Predevelopment Loan Documents shall be used to pay the Developer’s or Owner’s overhead costs or for the cost of the Developer’s legal counsel prior to a Closing.

Costs incurred by Affiliates of the Developer will not be considered for funding from a Phase-Related Predevelopment Loan. Substantially completed Forms of Phase-Related Predevelopment Loan Documents were attached to the Amended MDA as Exhibit F.

As this is a legal document in negotiations, Executive Assistant Arashiro recommended that 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 motion.

Executive Director Ouansafari added that the monies are subject to availability from the Legislature. This motion will only allow for what is appropriated consistent with Section 3.3 general authority obligations and the reinstated MDA.

**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 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 motion

> The motion to go into executive session was unanimously approved.

The Board entered Executive Session at approximately 10:09 a.m.

(Director Sparlin joined to the meeting during executive session.)

The Board reconvened at approximately 10:16 a.m.

Chairperson Hall reported that the Board deliberated any items of concern the authority of persons designated by the Board to negotiate the acquisition of public property.

(Designee Campos left the meeting at approximately 10:17 a.m.)
The motion was unanimously approved.

**Board Development Task Force Report**

Director Taniguchi reported that there were no new updates. The Development Task Force (DTF) anticipates to provide their recommendations at the next Board meeting, and if there aren’t any objections the DTF will commence end at that time.

Chairperson Hall thanked the DTF for their efforts.

**School Street Schematic Task Force Report**

Chairperson Hall reported that the School Street Schematic Task Force comprises of himself, Director De Mello and Director Larson. Overall, they found the proposed design to be complimentary of its surroundings, allowing consideration for storage (which is essential for elderly housing) and the design of the elevator lobbies allowed for informal gatherings.

Chairperson Hall noted the challenging terrain, so the School Street Schematic Task Force insisted that the footpaths comply with ADA requirements at a minimum. They addressed some comments that were received which included insufficient washers and dryers and the route for trash removal.

The School Street Schematic Task Force was pleased with the mezzanine/activity space that would sit directly above the parking structures, which allows for outdoor space for the residents. They found the parking to be sufficient, including ample spaces for bicycles. The design also took into consideration the access to N. School Street making sure the entrance is aligned with the existing traffic light between the HPHA property and Hale Po’ai, while also preventing backflow of traffic onto School Street. Overall, the task force was satisfied with the design that was provided.

Director Larson stated that she found it helpful to have discussions early on and felt it would be beneficial to continue incorporating Board input into the designs for future major development projects. She was impressed with the School Street design and was glad that a lot of concerns that were mentioned previously were implemented into the design. Director Larson found the design to not only be complimentary to the housing, but also provided the ability to keep the residents healthy through the various services that would be on site.

Chairperson Hall thanked the HPHA Board members for allowing the School Street Schematic Task Force to express the collaborative concerns and remains hopeful for a successful project. As no further discussion or recommendations were needed, Chairperson Hall officially concluded the School Street Schematic Task Force.
Director Larson recommended establishing a committee similar to this one for KPT in the future.

Executive Director Ouansafi stated that HPHA plans to ask the Chairperson to appoint a Task Force committee for the KPT redevelopment when the time is appropriate.

Director Katsuda asked if the potential residents would be able to review the design.

Executive Director Ouansafi confirmed that more than ten meetings occurred and the design was a result of all the feedback received.

Chairperson Hall added that Director De Mello was a member of the School Street Schematic Task Force and his role was to speak as a resident representative.

**Executive Director’s Report**

Chairperson Hall was pleased to see that the School Street financing bill was passed by the Legislature. He applauded Executive Director Ouansafi and Chief Planner Park for their hard work.

Executive Director Ouansafi confirmed that the House Finance Budget was voted on, and he was grateful that $40M from the Rental Housing Revolving Fund for the HPHA’s School Street Senior Affordable Housing Development Project, $10M for Capital Improvement Projects, and $500,000 for the Rent Supplement Program were included in the Governor’s 2021 Biennium Budget for HPHA and approved by the House Finance.

Director Larson sought more information on the impact of SB 40.

Executive Director Ouansafi reported that SB 40 merely affects Hawaii Housing Finance & Development Corporation and has no impact to HPHA. He further added that SB 40 died in committee.

Chairperson Hall commented on the development tracker and was curious if Kalaeloa would be the first project available for new units. As he reviewed the projected housing schedule for new housing within the next five years, he acknowledged that the projects outcome is subject to funding and encouraged the Board to show their continued support.

Chairperson Hall was pleased that the milestones for Kuhio Park Terrace were listed in the development tracker, which included the predevelopment budget and loan that was discussed that today’s meeting. At the end of the development tracker, he also noted that the linear schedule of milestones for predevelopment indicated a timeframe of 60 months (5 years) before approaching the construction phase. Chairperson recognized
the challenges of receiving funds and thanked Executive Director Ouansafi for his efforts.

Executive Director Ouansafi reported that the Kalaeloa project would be ready in approximately two months.

Director Katsuda moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 10:33 a.m.

MINUTES CERTIFICATION:

Minutes Prepared by:

Jennifer K. Menor
Secretary to the Board

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on April 15, 2021 [ ] As Presented [ X ] As Amended

Director Roy Katsuda
Board Secretary

APR 15 2021

Apr 15, 2021