MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON THURSDAY, MARCH19, 2009,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Thursday, March 19, 2009 at 9:15 a.m.

The meeting was called to order by Chairperson Travis Thompson and, on roll call, those present and absent were as follows: ORDER/ ROLL CALL

PRESENT:
Chairperson Travis Thompson
Director Carol Ignacio
Director Clarissa Hosino
Director Kaulana Park
Director Linda Smith
Director Matilda Yoshioka
Director Rene Berthiaume
Director Sam Aiona
Director Sherrilee Dodson

Chad Taniguchi, Executive Director
Krislen Chun, Deputy Attorney General

EXCUSED:
Designee Henry Oliva
Director Eric Beaver

STAFF PRESENT:
Barbara Arashiro, Executive Assistant
Alan Sarhan, Chief Planner
Gary Marushige, Chief Financial Management Advisor
Stephanie Fo, Property Management and Maintenance Services Branch Chief
Shirley Befitel, Personnel Supervisor
Rick Sogawa, Acting Contracts & Procurement Officer
Michael Hee, Contracts Administration Section Chief
Sandra Miyoshi, Homeless Program Administrator
Dexter Ching, Section 8 Subsidy Branch Chief
Allan Sagayaga, Program Specialist
Taryn Chikamori, Secretary to the Board

OTHERS:
Fetu Kolio, Mayor Wright Homes resident
J. Buna, Attorney General's Office
Jesse Ponce de Leon, Kalakaua Homes resident
John Cregor, Attorney General's Office
Jun Yang, Faith Action for Community Equity (FACE)
Karl Mariboho, Kuhio Park Terrace resident
Leva Amalu, resident
Monique Ocampo, Nanakuli Homes resident
Nancy Young, Faith Action for Community Equity (FACE)
Paul Ruddell, AHHA
Roy Irei, T-Mobile
Roy Nakamura, Kalakaua Homes resident
Theresa Cummings, Mayor Wright Homes resident
Tim Garry, private resident
Troy Terazomo, T-Mobile [check spelling Terazono?]
Wilcox Choy, KMH LLP

Chairperson Thompson declared a quorum present. QUORUM

APPROVAL OF MINUTES REGULAR MEETING 02/19/09

Director Dodson moved, Director Ignacio seconded,

> That the minutes of the Regular Meeting held on February 19, 2009 be approved as circulated.

Director Yoshioka requested the sentence on page 25 which states "Director Yoshioka stated the facilitator Randy Francisco did a fantastic job." be moved to after the sentence which states "The residents had praises for management."

The amended minutes were unanimously approved.

PUBLIC TESTIMONY

Jesse Ponce De Leon, Kalakaua Homes resident, stated the financial staff position at Kalakaua is vacant, and Janice Mizusawa, Manager, has taken on the extra duties. Mr. De Leon stated that he comes to testify month after month and has never gotten a response from Hawaii Public Housing Authority (HPHA). Mr. De Leon stated he does not feel that private management is always better; there needs to be the right person managing the projects.

Chairperson Thompson asked if Mr. De Leon has received responses to his testimony from the HPHA. Mr. De Leon responded "he has not gotten any responses".

Fetu Kolio, Mayor Wright Homes resident, asked instead of asking the Legislature for more money, the HPHA should hire police officers to train residents on how to provide security. Mr. Kolio stated his neighbor has been beaten up twice between building one and three. Security has taken a report but nothing has been done. Mr. Kolio stated he feels that the tenant association needs to live by the same standards as the rest of the residents.

Chairperson Thompson stated there is an impeachment policy in the tenant association by-laws.

Director Ignacio asked if formal complaints have been made to management regarding the events that are taking place between buildings one and three. Mr. Kolio stated that security has taken reports.

Director Ignacio requested the following within the next week: 1) historical information that has taken place between buildings one and three; 2) the reports that have been made to management; 3) what action has or has not been taken; and 4) if the perpetrators are residents or not.

Tim Garry, private resident, stated the audit finding from last year is similar to this year's audit findings. The rent collections are going down, vacant units are still a problem, the deficit is going up, and eviction rate is low. Mr. Garry asked if the State procurement laws will be suspended for the American Recovery and Reinvestment Act.

Director Park arrived at 9:36 a.m. and Director Aiona arrived at 9:39 a.m.

Roy Nakamura, Kalakaua Homes resident, stated he has gone to the Ombudsman's office. He stated he feels that the HPHA needs to remove the Manager and Deputy Manager at Kalakaua Homes. He stated that the manager lied under oath, the deputy manager opened someone else's mail, and there is favoritism. Mr. Nakamura stated according to the rental agreement if a resident is arrested one time that is cause for eviction. Mr. Lopes has been arrested twice in one year and still has not been evicted.

Chairperson Thompson asked Mr. Nakamura if he has gotten a response from the Ombudsman's office. Mr. Nakamura stated he has not gotten a response from the Ombudsman's office.

Monique Ocampo, Nanakuli Homes resident, stated that the manager is doing much better. She stated that the Resident Advisory Board (RAB) supports the HPHA in collecting late fees and bounced check fees, however; the she feels that there should be a grace period of ten days. Ms. Ocampo stated that the HPHA should start providing security to the projects on Waianae coast.

Theresa Cummings, Mayor Wright Homes resident, stated that the tenant association participation funds have been delayed, so the tenant association decided to suspend all activities. The tenant association has just been informed that the association will be receiving the funds shortly and when the funds are received all activities will continue, as scheduled.

Director Ignacio asked if any training on accounting was given to the tenant association. Ms. Cummings responded that there has been no training.

Director Smith asked that the Board be informed on how much funds are given to each association.

Director Ignacio asked if the HPHA has given the tenant associations any guidelines on how the funds are to be spent. Ms. Cummings responded that the association has never been given any guidelines.

Karl Mariboho, Kuhio Park Terrace (KPT) resident, stated he feels the three minutes for public testimony is too short. He feels that the residents at KPT are being treated as third class citizens. Mr. Mariboho asked what HPHA is for, what does the Board do, and what is the Board going to do for me?

Director Ignacio asked what Mr. Mariboho feels are the specific problems at KPT. Mr. Mariboho stated the elevators and other problems.

Chairperson Thompson called a recess at 10:00 a.m. and reconvened at 10:05 a.m.

RECESS/ RECONVENED

Director Ignacio moved, Director Yoshioka seconded,

> To Accept the Financial Statements and Report of Independent Public Accountants Office of Management and Budget (OMB) Circular A-133 Single Audit for the Fiscal Year Ending June 30, 2008 contingent upon the Auditor's completion of the audit procedures pertaining to the Financial Data Submittal (FDS) submission.

TO ACCEPT THE FINANCIAL STATEMENTS AND REPORT OF INDEPENDENT PUBLIC ACCOUNTANTS OFFICE OF MANAGEMENT AND BUDGET (OMB) CIRCULAR A-133 SINGLE AUDIT FOR THE FISCAL YEAR ENDING JUNE 30, 2008 CONTINGENT UPON THE AUDITOR'S COMPLETION OF THE AUDIT PROCEDURES PERTAINING TO THE FINANCIAL DATA SUBMITTAL

Chairperson Thompson stated that six out of ten of the findings are the same as last year's audit. The corrections proposed this year were also made last year. He requested that the Financial Task Force meet on a monthly basis with the finance staff to report on progress made.

Wilcox Choy, KMH, LLP, stated that the single audit is mandated by federal law. The Office of Management and Budget (OMB) issues a circular called A133 which provides the auditor guidelines on how the single audit should be conducted.

Mr. Choy reported that part II of the audit is the report on HPHA's internal controls for financial reporting. This report shows how well records are maintained, and the controls over these records. Part III is HPHA's major federal programs. The HPHA has ten programs but only three of these programs were audited this time around. The A133 was used to decide which programs to audit. For each program there are up to 14 compliance requirements. The three programs that were audited were Section 8, Public Housing Capital Funds, Public and Indian Housing. The HPHA is not in compliance with the following two programs: 1) Public Housing Capital Fund program and 2) with the special requirements of the Public and Indian Housing

program. Part IV is the report on internal controls over HPHA's financial reporting process. This is the section that the HPHA has failed to correct from last year audit. Part V is the follow-up on last year's correction plan.

(FDS) SUBMISSION

Director Ignacio asked that the HPHA put the audit findings, action taken and date completed in a simple form.

Director Aiona asked if the Emphasys software not working. Gary Marushige, Chief Financial Management Advisor, stated the problem is not with the Emphasys software. Staff was not trained in using the software and is now being trained.

Mr. Choy cautioned that Emphasys is software and procedures still need to be created.

The motion was unanimously carried.

Director Yoshioka moved, Director Ignacio seconded,

EXECUTIVE SESSION

> To go into executive session at 10:28 a.m. 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 the sale of Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii.

The motion was unanimously carried.

The Board reconvened from Executive Session at 11:03 a.m.

RECONVENED

Director Park left at 11:03 a.m.

Director Dodson moved, Director Yoshioka seconded,

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO CONTINUE TO RENT ROOF TOP SPACE ON HAWAII PUBLIC HOUSING AUTHORITY PUBLIC HOUSING FACILITIES FOR WIRELESS PHONE ANTENNA AND OTHER COMMUNICATION FACILITIES

> To Authorize the Executive Director to Continue to Rent Roof Top Space on Hawaii Public Housing Authority Public Housing Facilities for Wireless Phone Antenna and Other Communication Facilities.

Mr. Taniguchi stated since 1995 the HPHA has had contracts with cellular companies to allow wireless phone antennae on the rooftops of ten projects. The income generated is $130,000 annually.

Director Dodson asked if the cellular company is responsible for educating the residents. Mr. Taniguchi stated yes, and the HPHA will also help educate the residents.

Director Smith stated that the Department of Accounting and General Services (DAGS) enters into these contracts for all other public buildings, and the HPHA should consult with DAGS.

Director Ignacio stated that she would like the HPHA to get residents feedback before entering into the contracts.

Michael Hee, Contracts Administration Section Chief, stated the U.S. Department of Housing and Urban Development has policies which require the HPHA to get public comments before entering into new contracts. The HPHA plans to meet with the residents and in the contract with the cellular company it would state that the company must assist the HPHA with the meetings.

Director Ignacio moved, Director Hosino seconded,

> To amend to the motion to the Board of Directors Authorizes the Executive Director to Rent Rooftop Space on the Hawaii Public Housing Authority Public Housing Facilities for Wireless Phone Antenna and Other Communication Facilities Contingent Upon 60% Acceptance by the Residents of that Project

Director Aiona asked if it could be contingent on approval from the Resident Association Board (RAB) or another entity because it may be difficult to get 60% approval from residents.

Director Hosino stated that the RAB should be involved in the process.

Director Yoshioka asked if all projects have associations. Director Hosino stated that all the projects with antennas on the rooftops have associations.

Mr. Taniguchi asked that the Board not allow the residents to make the decisions on policies such as this one. There has been technical data provided so the Board can make these decisions.

Director Smith stated she would like to support the Executive Director because there needs to be a relationship between landlord and tenant. The HPHA needs to educate and provide information to the residents, but the Board needs to make decisions on facts that are science-based.

Director Dodson stated it is almost impossible to get a 60% approval from any resident associations. This would put too much of a burden on the HPHA staff.

The amended motion unanimously failed.

Chairperson Thompson called for a vote on the original motion.

Ayes: Chairperson Thompson
Director Yoshioka
Director Smith
Director Berthiaume
Director Dodson

Nays: Director Aiona
Director Hosino
Director Ignacio

The motion failed.

Director Yoshioka moved, Director Berthiaume seconded,

> To Reappoint Mr. Douglas Kaya and Mr. Moses S. Lum Hoy to the Oahu Eviction Board for a Two-Year Term Expiring on March 31, 2011.

The motion was unanimously carried.

TO REAPPOINT MR. DOUGLAS KAYA AND MR. MOSES S. LUM HOY TO THE OAHU EVICT-ION BOARD FOR A TWO-YEAR TERM EXPIRING ON MARCH 31, 2011

Director Ignacio moved, Director Hosino seconded,

TO APPOINT MR. HUGH

To Appoint Mr. Hugh Haupu to the Maui Eviction Board for a Two-Year Term Expiring on March 31, 2011

HAUPU TO THE MAUI EVICTION BOARD FOR A TWO-YEAR TERM EXPIRING ON MARCH 31, 2011

The motion was unanimously carried.

Director Dodson moved, Director Berthiaume seconded,

To Adopt Board Resolution No. 15 to Ratify the Capital Fund Program Amendment (form HUD-52840-A) to the Consolidated Annual Contributions Contract (form HUD 53012) Due to an Increased Appropriation Under the American Recovery and Reinvestment Act

TO ADOPT BOARD RESOLUTION NO. 15 TO RATIFY THE CAPITAL FUND PROGRAM AMENDMENT (FORM HUD-2840-A) TO THE CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT (FORM HUD 53012) DUE TO AN INCREASED APPROPRIATION UNDER THE AMERICAN RECOVERY AND REINVESTMENT ACT

Barbara Arashiro, Executive Assistant, stated that the HPHA will be receiving $16.245 million from the federal stimulus money, called the American Recovery and Reinvestment Act (ARRA). The HPHA was required to execute a capital fund amendment within seven days in order to receive the funds. U.S. Department of Housing and Urban Development (HUD) required all public housing authority boards to ratify the amendment and pass a resolution agreeing to the requirements.

Chairperson Thompson asked if the HPHA can change projects without getting approval from the Board every time. Ms. Arashiro stated the HPHA needs to submit an annual statement which includes the list of projects and possible projects.

Ms. Arashiro stated the administrative fee will be only used if there are left over funds.

Chairperson Thompson asked what the guidelines for the administrative fees are. Ms. Arashiro stated the fee is restricted to ten percent of the total award.

Director Smith asked that a copy of the HUD's Office of General Counsel's email be forwarded to the Board and legal counsel.

Director Smith asked if condition L on the Capital Fund Program Amendment is a waiver of State procurement laws. Ms. Arashiro responded "yes, the ARRA makes federal procurement laws supersede the state law."

Director Berthiaume stated because amendment number four states that "the PHA shall continue to operate each development as low-income housing…for a period of twenty years" does that mean that HPHA needs to continue to operate the project or can the HPHA contract out management.

Chairperson Thompson stated that the Attorney General will need to answer this legal question. He asked if the HPHA had the amendment reviewed by the Attorney General's office. Mr. Taniguchi said "no."

Director Aiona asked if all the documents regarding the ARRA have gone to Mark Anderson of the Department of Business and Economic Development (DBED).

Director Smith stated that all departments have been informed that no one is to sign any document regarding the ARRA unless it has been reviewed by Mark Anderson.

The motion was unanimously carried.

Director Park returned at12:44 p.m.

EXECUTIVE SESSION

Director Yoshioka moved, Director Aiona seconded,

> To go into Executive Session at 11:55 a.m. 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 *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii* Public Housing Authority (Civil No. CV08-00578).

The motion was unanimously carried.

RECONVENED

The Board reconvened from Executive Session at 12:44 p.m.

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO TRANSITION THE KAUAI ASSET MANAGEMENT PROJECT (AMP) 38 FROM PRIVATE MANAGEMENT IN WEST KAUAI TO STATE MANAGEMENT (EAST KAUAI)

Director Dodson moved, Director Yoshioka seconded,

> To Authorize the Executive Director to Transition the Kauai Asset Management Project (AMP) 38 from Private Management in West Kauai to State Management (East Kauai)

Mr. Taniguchi stated Director Ignacio had previously requested for the staffing ratios. Mr. Taniguchi stated that the Kauai AMP meets the ratio because the neighbor islands also do their own applications.

Director Smith asked for 1) the salary of each position, 2) cost of sick and vacation leave, 3) cost of benefits, 4) cost of medical insurance, 5) retirement costs, and 6) office equipment, space and overhead costs.

Stephanie Fo, Property Management and Maintenance Services Branch Chief, stated the HPHA currently owns the office space and the equipment.

Director Berthiaume asked how the HPHA is hiring if there is a hiring freeze. Mr. Taniguchi stated the freeze is for State funded positions; these positions will be federal funded.

Chairperson Thompson stated the motion will be deferred to later in the meeting.

TO AUTHORIZE THE EXECUTIVI DIRECTOR TO ENTER INTO A CONTRACT WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR UTILIZATION OF HOMELESS PREVENTION RAPID RE-HOUSING FUNDS IN HAWAII, MAUI, AND KAUAI

Director Aiona moved, Director Berthiaume seconded,

> To Authorize the Executive Director to Enter into a Contract With the U.S. Department of Housing and Urban Development (HUD) for Utilization of Homeless Prevention Rapid Re-housing Funds in Hawaii, Maui, and Kauai

Director Dodson asked if this will need to go to Mark Anderson. Sandra Miyoshi, Homeless Program Administrator, stated yes but it has not gone to Mark Anderson yet because she just received the rules and procedures.

Ms. Miyoshi stated mortgage assistance will not be allowed under this program. Short-term assistance up to three months and medium rent assistance for a single client for up to 18 months will be allowed under the program.

Director Smith asked if the HPHA needs to fill out an application. Ms. Miyoshi stated the application was filled out with the consolidated plan which Hawaii Housing Finance Development Corporation (HHFDC) put together. The HPHA will need to amend the consolidated plan and submit it to HUD for approval; once HUD approves the consolidated plan it represents HUD's acceptance of the

application.

Director Smith asked if Ms. Miyoshi feel it would be more appropriate for the Director of Department of Human Services (DHS) to sign the contract because Homeless Programs will be under DHS. Ms. Miyoshi responded the problem with that is HUD requires the Governor's signature, but by statute the authority has been delegated to the HPHA executive director.

Director Berthiaume asked if the HPHA is using the funds for security deposits, will the HPHA be able to continue to use the funds when the deposits are returned. Ms. Miyoshi responded the funds would be returned to the provider, which in turn can use the funds on another client.

Director Ignacio asked if there will be an agreement with clients that if the HPHA helps with three month rental assistance that the clients will be able to continue to pay their rent after the three months. Ms. Miyoshi responded the clients are monitored every three months.

The motion was unanimously carried.

Director Ignacio moved, Director Dodson seconded

To Authorize the Executive Director to Budget a Portion of the Rent Supplement Assistance Funds for Personnel Costs in Preparation for the Budget for Fiscal Year 2009-2010.

TO AUTHORIZE THE EXECUTIV] DIRECTOR TO BUDGET A PORTION OF THE RENT SUPPLEMENT ASSISTANCE FUNDS FOR PERSONNEL COSTS IN PREPARATION FOR THE BUDGET FOR FISCAL YEAR 2009-2010

Mr. Taniguchi stated the budget for the state funded rental supplement program will be reduced for fiscal year 2009-2010.

Dexter Ching, Section 8 Subsidy Branch Chief, stated currently the HPHA receives $239,000 for salaries and benefits and $994,000 for other administrative costs and rent subsidies. Three positions will be eliminated by DHS as a result of mandatory budget cuts, which mean the HPHA will lose the $239,000. The HPHA is asking to take some of the $994,000 in rent subsidies to pay for the salaries of the three positions. In doing so the HPHA will need to reduce the amount going to rent subsidies.

Director Ignacio asked how many staff are currently running the program. Mr. Ching responded there are seven specialists, three clerical, and three supervisors serving the Section 8 and Rent Supplement programs.

Director Smith stated the HPHA is asking to reduce funds that would be used to help people pay their rent so government employees can be paid.

Director Smith asked what positions will be used. Mr. Ching responded the current positions funded by a combination of federal and state funds.

Mr. Taniguchi stated without the funds to pay for the staff then the $994,000 would not be used because there would be no staff to disburse the funds. Federal funds cannot be used to run state programs; this is a state program.

Director Smith asked why the three positions were eliminated. Ms. Arashiro responded because the positions were vacant and mandatory budget cuts are being required.

Director Dodson asked if the funds are not transferred what will happen. Mr. Ching responded all applications for state rent supplement will be stopped.

Director Smith asked if a service provider can do it. Mr. Taniguchi responded the HPHA will still need to pay the provider.

Director Ignacio asked what the ratio of workload is. Mr. Ching stated 80% is for Section 8 program (Federal) and 20% is for the rent supplement program (State).

Director Berthiaume stated that it does not feel right to take money from the rent supplement funds, but if the HPHA does not, then the funds can not be disbursed at all.

Director Ignacio asked how much funds are for federal rent supplement, and how much is for state rent supplement. Mr. Taniguchi stated $19 million for 1,800 families with an average monthly subsidy of $750 for the federal program; $1 million for 300 families with an average monthly subsidy of less than $200 for the state program.

Director Yoshioka asked what the standard case/staff ratio is. Mr. Ching stated the ratio is 1 staff for 324 cases. Director Yoshioka stated on Kauai it was 1 staff for 400 cases.

Chairperson Thompson called for a vote.

Aye: Director Dodson
Director Ignacio

Nye: Chairperson Thompson
Director Hosino
Director Ignacio
Director Berthiaume
Director Park
Director Yoshioka
Director Smith

Abstained: Director Aiona

The motion failed.

Director Smith stated she would like to see the cost difference between the State running the program versus a provider running the program.

TO ADOPT REVISIONS TO THE HAWAII PUBLIC HOUSING AUTHORITY'S STATEMENT OF PROCUREMENT POLICY

Director Aiona moved, Director Park seconded,

To Adopt Revisions to the Hawaii Public Housing Authority's Statement of Procurement Policy

Rick Sogawa, Acting Contracts & Procurement Officer, stated the major changes are 1) when the State Procurement Office (SPO) has granted an exemption, the HPHA will comply with Federal laws; 2) requires that staff be trained before any procurement activities; and 3) addition of the emergency pCard.

Mr. Sogawa stated the pCard holder has certain vendors/products that are restricted. In an emergency, the emergency pCard holder will have those vendors/products unrestricted.

Director Smith asked if there were any deletions to the procurement policy. Mr. Sogawa responded that there were no deletions.

Director Smith asked if the changes have been discussed with the SPO. Mr. Sogawa responded no, they have not.

Director Smith moved, Director Aiona seconded,

TO ADOPT THE HAWAII PUBLIC HOUSING AUTHO-

To Amend the Motion to Adopt Revisions to the Hawaii Public Housing Authority's Statement of

Procurement Policy Subject to Concurrence by the State Procurement Office (SPO)

The amendment was unanimously carried.

The motion as amended was unanimously carried.

RITY'S NON-DISCRIMINATION POLICY AND COMPLAINT PROCEDURES

Director Yoshioka moved, Director Ignacio seconded,

To Adopt the Hawaii Public Housing Authority's Non-Discrimination Policy and Complaint Procedures.

Chairperson Thompson asked why the HPHA does not incorporate by reference DHS's policy and procedures.

Shirley Befitel, Personnel Supervisor, stated the HPHA is using DHS's policy, but the change is in the complaint form. In the past, any employment discrimination would go directly to DHS; the HPHA did not see the complaint. The HPHA feels because the complaint is from the HPHA's employee, the HPHA should do its own investigation. The DHS is not communicating the complaint with the HPHA.

Director Smith asked who this process applies to. Ms. Befitel responded this applies to employees, people who apply for housing, and people who apply for a job.

Chairperson Thompson asked how an applicant finds out about the complaint procedures. Ms. Befitel stated once the procedure is in place the housing managers and administrative staff will be trained to inform the applicants and residents.

Director Ignacio stated it seems like the HPHA is creating a new procedure because the old procedures are not working well. The HPHA should look into fixing the old procedures.

Director Smith stated she feels it may be helpful to have Designee Olivia present for this discussion.

Chairperson Thompson stated the motion will be deferred to next month.

TO ACCEPT THE DEVELOPER REQUEST FOR PROPOSAL FOR THE MIXED INCOME REDEVELOPMENT OF KUHIO PARK TERRACE AND KUHIO HOMES

Director Dodson moved, Director Aiona seconded,

To Accept the Developer Request For Proposal for the Mixed Income Redevelopment of Kuhio Park Terrace and Kuhio Homes.

The motion was unanimously carried.

EXECUTIVE SESSION

Director Hosino moved, Director Berthiaume seconded,

To go into Executive Session at 2:06 p.m. 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 compliance with the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973,

and the Uniform Federal Accessibility Standard.

The motion was unanimously carried.

The Board reconvened from Executive Session at 3:00 p.m.

RECONVENED

Chairperson Thompson stated the Board will revisit the deferred motion

> To Authorize the Executive Director to Enter into a Contract With the U.S. Department of Housing and Urban Development (HUD) for Utilization of Homeless Prevention Rapid Re-housing Funds in Hawaii, Maui, and Kauai

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO TRANSITION THE KAUAI ASSET MANAGEMENT PROJECT (AMP) 38 FROM PRIVATE MANAGEMENT IN WEST KAUAI TO STATE MANAGEMENT (EAST KAUAI)

Ms. Fo reported that private management costs are as follows: 1) salary total is $242,400, 2) fringe benefits total is $93,808.80, 3) management fees are $106,922.76, 4) liability insurance is $3,828, 5) auto insurance is $2,700, 6) other expenses are $4,740, and 7) there is no office space cost; the grand total is $454,399.56.

Ms. Fo stated the State management costs are as follows: 1) salary total is correct this! $241,608, 2) fringe benefits total is $99,059.28, 3) liability insurance is $1,811, 4) projected liability insurance $850, and 5) there is no office space cost; the grand total is $343,328.28. Ms. Fo stated the total saving for the State would be $111,000.

Director Aiona stated he will be voting for this motion because of the great job Ms. Sandra Kouchi is doing, but all other projects will be on a case by case basis.

Director Dodson asked if the residents are in favor with the change. Director Yoshioka stated the HPHA has not met with the residents.

Director Dodson asked if the HPHA will be meeting with the residents. Ms. Fo stated that the HPHA will be meeting with residents and informing them of the transition plan.

Mr. Taniguchi stated if the Board approves the motion then the HPHA will start the recruitment process.

The motion was unanimously carried.

Director Park left at 3:13 p.m.

Director Dodson moved, Director Hosino seconded,

> To authorize the Hiring of a Consultant to Assess and Assist HPHA with the Establishment of Reasonable Projections, Recommendations or Schedules for Compliance with the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, and the Uniform Federal Accessibility Standards.

TO AUTHORIZE THE HIRING OF A CONSULTANT TO ASSESS AND ASSIST HPHA WITH THE ESTABLISHMENT OF REASONABLE PROJECTIONS, RECOMMENDATIONS OR SCHEDULES FOR COMPLIANCE WITH THE AMERICANS WITH DIS-

Chairperson Thompson stated this has been discussed in executive session as it pertains to KPT.

Director Berthiaume asked if this pertains to services. Krislen Chun, Deputy Attorney General, stated this pertains to converting the 115 units to comply with the American Disability Act (ADA).

Director Ignacio asked what will be the cost to hire a consultant. Ms. Arashiro stated it will be a Request for Qualifications (RFQ).

The motion was unanimously carried.

ABILITIES ACT, SECTION 504 OF THE REHABILITATION ACT OF 1973, AND THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS

Chairperson Thompson stated the Board will discuss the policy and strategy changes contained in the public housing agency's 5-year plan for fiscal years 2010 to 2014 and annual plan for the period July 1, 2009 through June 30, 2010.

FOR INFORMATION PHA PLAN

Director Hosino stated that it is unfair that late fees, bounced check fees, and etc. will be accessed on the first of the month. She stated she brought this to Mr. Taniguchi's attention and it has been decided that there will be a grace period of five working days.

Director Aiona asked when the Board will approve this plan. Chairperson Thompson stated after the public hearing on April 9, 2009.

Mr. Taniguchi stated the HPHA would like to apply for Moving-to-Work designation. The Moving-to-Work status will allow the HPHA to be more flexible on the HUD rules, on an experimental basis.

MOVING-TO-WORK

Chairperson Thompson asked what impact this will have on residents. Mr. Taniguchi stated there would be no impact on residents until the HPHA puts a plan together that is approved by the board and by HUD.

Chairperson Thompson asked what are some items in the plan are. Mr. Taniguchi stated some items implemented by other housing authorities are that non-elderly and non-disabled, able-bodied residents will be allowed to live in public housing for a maximum of five years and subject to flat rent. The Moving-to-Work program encourages non-elderly and non-disabled, able-bodied residents to work so they can move out to other affordable or market rent housing. Director Dodson stated this is modeled after Welfare-to-Work.

Mr. Taniguchi stated he would like to bring a "For Action" which will seek the Moving-to-Work status through legislation.

Chairperson Thompson informed Mr. Taniguchi to proceed with a plan.

There being no further items to be discussed,

ADJOURNMENT

Director Aiona moved, Director Berthiaume seconded,

That the meeting be adjourned at 3:30 p.m.

MATILDA YOSHIOKA
Secretary

Approved