HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E
HONOLULU, HAWAII 96817
ON THURSDAY, MARCH 21, 2013
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Board Meeting at 1002 North School Street, on Thursday, March 21, 2013 at 9:00 a.m. The meeting was called to order by Chairperson Gierlach and upon the call to order, those present were as follows:

DIRECTORS PRESENT:
Director David Gierlach, Chairperson
Director Matilda Yoshioka, Vice-Chair
Director Jason Espero, Secretary
Director Roger Godfrey
Director Debbie Shimizu
Director Trevor Tokishi
Designee Wilfredo Tungol
Director George Yokoyama

Deputy Attorney General, Jennifer Sugita

DIRECTORS EXCUSED:
Director Desiree Kihano

STAFF PRESENT:
Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Clarence Allen, Acting Chief Financial Management Advisor
Kiriko Oishi, Chief Compliance Officer
Rick Sogawa, Contracts & Procurement Officer
Becky Choi, State Housing Development Administrator
Benjamin Park, Planner
Stephanie Fo, Section 8 Subsidy Program Branch Chief
Joanna Renken, Public Housing Supervisor
Ashley Dennis, Housing Compliance and Evaluation Specialist
Rochelle Akamine, Resident Services Program Specialist
Diane Johns, Property Management Specialist
James Fernandez, Property Management Specialist
Taryn Chikamori, Secretary to the Board

OTHERS:
Augafa Ene, Mayor Wright Homes Resident
Angie Doi, Child and Family Service
Mika Haberlin, Hawaii State Coalition Against Domestic Violence

Holly Holowach, Holomua Na Ohana/Weinberg Village Waimanalo
Colin Kippen, Governor's Coordinator on Homelessness
Fetu Kolio, Private Resident
Marci Lopes, Parents and Children Together
Sophina Placencia, Waianae Community Outreach
Michelle Rocca, Hawaii State Coalition Against Domestic Violence
Matt Taufetee, Peacemakers
Tanya Tehotu, Waianae Community Outreach
Dallas Walker, Waikiki Health Center Program Manager
Jesse Wu, U.S. Department of Housing and Urban Development, Director
Jun Yang, City & County of Honolulu

Proceedings:

Chairperson Gierlach declared a quorum present.

Director Espero moved,

To approve the Regular Meeting Minutes of February 21, 2013.

The minutes were unanimously approved.

Public Testimony

Mr. Colin Kippen, Governor's Coordinator on Homelessness and Chairperson of the Hawaii Interagency Council on Homelessness (HICH) testified against item IV. D. To Amend the Section 8 Housing Choice Voucher Program's Administrative Plan and Chapter 15-185-25 Hawaii Administrative Rules to Remove Waitlist Preferences. He stated that in order to solve the homeless problem all public and private agencies need to work together. Mr. Kippen commented that eliminating waitlist preferences would hurt the people who need the help the most. He asked that the Hawaii Public Housing Authority (HPHA) and the HICH work together and have an informed conversation regarding the removal of the preferences. He also stated that the Governor has proposed a bill that will add the HPHA Executive Director to the HICH. He commented that he believed that the HPHA's Executive Director does not want to participate in the HICH.

Director Tungol asked what about the status on the bill. Director Shimizu responded that Senate Bill 94 passed Representative Cabanilla's committee and has advanced to the Finance Committee. She commented that the requirement to have the HPHA's Executive Director as a member of the HICH was removed from the bill by Representative Cabanilla.

Ms. Sophina Placencia, Waianae Community Outreach, testified against removing waitlist preferences. She stated that if the preference is removed it would exacerbate the homeless issue and keep people from moving on to fair market rental and to homeownership. She feels that there should be better collaboration between the HPHA and the local service providers.

Mr. Dallas Walker, Waikiki Health Center Program Manager, testified against removing the wait list preferences. He acknowledged that while the preference list is abused, removing the preferences would still be harmful to the people who need public housing the most. Many homeless people are getting back on their feet and on the road to recovery. He feels that removing the preference would hurt the people who need public housing the most.

Ms. Michelle Rocca, Hawaii State Coalition Against Domestic Violence, testified that she is opposed to the removal of preferences in public housing. She stated that the lack of public housing would be devastating to domestic violence survivors. Domestic violence survivors have difficulty securing housing because of the violence that they are experiencing. She stated that domestic violence is the leading cause of homelessness.

Chairperson Gierlach asked Ms. Rocca and the previous testifiers to clarify their opposition to the matter before the Board which related to Section 8, not public housing as many of the testifiers had referenced. Ms. Rocca responded that she still opposed the motion.

Mr. Fetu Kolio, private resident, passed out a letter to the Board which he submitted to management back in November 2012. He stated he would like to explain the letter and he feels he is being retaliated against because the HPHA is forcing his spouse to transfer to another project when she has not done anything wrong. He asked that the harassment stop. He stated his wife needs a ground floor unit because of her disability and the HPHA wants her to transfer to Kalihi Valley Homes (KVH) which has stairs. (A review of the letter indicates that the letter was not related to his wife or her housing at Mayor Wright Homes.)

Holly Holowach, Holomua Na Ohana/Weinberg Village Waimanalo, testified against removing the waitlist preferences. She understands that public housing is for everyone, but the homeless in her shelter need a place to transition to. She believes that homeless who have participated in her program make better tenants. Her program teaches them that public housing is just a stepping stone to a better place.

Jun Yang, City & County of Honolulu (C & C), stated that the C & C, State, and partners in the business community need to work together to find shelters for the homeless and help them transition into affordable housing, which is lacking in the State.

Director Yoshioka asked Mr. Yang if the C & C of Honolulu has similar preferences. Mr. Yang responded that he is not sure. Executive Director Ouansafi responded that the C & C does not have a homeless preferences, as the HPHA does.

Tanya Tehotu, Waianae Community Outreach, stated that she is opposed to item IV. D. To Amend the Section 8 Housing Choice Voucher Program's Administrative Plan and Chapter 15-185-25 Hawaii Administrative Rules to Remove Waitlist Preferences. She stated that she has experienced homelessness first hand. She sold everything except the clothes on her back and her car, so her family had somewhere to sleep. She stated that luckily back in 2002, she was able to rent a two bedroom unit for $525. The only place you can live now for that price would be in a shelter. She stated that removing the preferences would increase the time a family is homeless. Public housing is a stepping stone for the homeless to afford fair market rent and transition to homeownership. The providers would like to meet with the HPHA to discuss options.

Director Tokishi asked Mr. Kippen if he was willing to compromise and allow a percentage to the preferences and a percentage to the regular waitlist. Mr. Kippen responded that this is why he feels the HPHA should meet with the HICH and homeless providers to have an informed discussion.

Chairperson Gierlach asked if there was anyone else who would like to testify and seeing none the public testimony section was closed.

At the request of Executive Director Ouansafi and with the Board's consent, Chairperson Gierlach took the Board items out of order to discuss item IV. D. on the agenda "Motion: To Amend the Section 8 Housing Choice Voucher Program's Administrative Plan and Chapter 15-185-25 Hawaii Administrative Rules to Remove Waitlist Preferences and to Authorize the Executive Director to Take All Actions Necessary to Implement the Amendment, including Holding Public Hearings".

For Action:

Director Tokishi moved,

> **To Amend the Section 8 Housing Choice Voucher Program's Administrative Plan and Chapter 15-185-25 Hawaii Administrative Rules to Remove Waitlist Preferences and to Authorize the Executive Director to Take All Actions Necessary to Implement the Amendment, including Holding Public Hearings.**

Executive Director Ouansafi thanked everyone for testifying. He stated that the staff did not arbitrarily come up with decision. He also clarified that the motion is to remove the preferences for Section 8, not public housing (as many of the previous testifiers had indicated in their testimony.)

Executive Director Ouansafi clarified that the application of the preferences would not affect anyone who applies now because the Section 8 waitlist has been closed since 2006. He stated that the four counties do not have preferences. The HPHA needs to

provide housing for everyone who needs it, including the homeless. There are many people who are struggling and about to become homeless. Some lose their housing and ruin their credit just to be given the preference. The waitlist currently has approximately 2,488 families.

Chairperson Gierlach asked if the HPHA has been issuing new vouchers. Executive Director Ouansafi responded the HPHA has been issuing vouchers, but only to people who have been on the waitlist since 2006.

Executive Director Ouansafi commented that the Homeless Programs Branch was removed from the HPHA because the U.S. Department of Housing and Urban Development (HUD) specifically required it be removed. He clarified that staff feel that the Section 8 assistance should be accessible to all low income families in need, not just the homeless. There are families with 8, 9, and 10 people living cramped in one house. By maintaining the preferences, the HPHA is sending a message to those families that in order to obtain a preference, you have to become homeless.

Executive Director Ouansafi reported that during his meetings, one organization confirmed that often times the wife in the house will stay with relatives and the husband will stay at the homeless shelter just to qualify for the preference. In other situations, the message is that HPHA is forcing people to quit their jobs and become homeless in order to receive a preference for a section 8 voucher.

Executive Director Ouansafi stated that the HPHA testified in favor of all the homeless bills including the HICH bill. The HPHA stands ready to assist and be part of the homeless solution.

Executive Director Ouansafi also stated that, unlike section 8, the public housing waitlist is still open and has preferences. He recommended that if the C & C is still accepting section 8 applications, perhaps they should add the preferences that they testified in support of. He reiterated that every low income applicant that applies for a Section 8 voucher needs the housing assistance.

Director Shimizu stated that the January 2013 minutes says "Director Shimizu asked if the HPHA is planning to eliminate the preferences for Section 8. Executive Director Ouansafi responded that the preferences will not be eliminated. Currently, all new vouchers go to the preference list. There are hard working families with no preference who has been on the waitlist for years. The change is to allow a percentage of the vouchers for the preference list and a percentage of the vouchers for the regular waitlist for fairness to all applicants."

Executive Director Ouansafi stated that based on his recollection he was talking about public housing and he does not recall discussing the vouchers.

Director Shimizu asked if the policy would still exist even after the waitlist is reduced. Executive Director responded that the policy would continue and that reducing the

waitlist could take as long as 10 to 15 years, if preferences continue. He commented that the Board could revisit the issue then.

Director Shimizu asked if the HPHA is open to having a discussion with HICH, C & C and private agencies. Executive Director Ouansafi stated that he is open to discussions.

Designee Tungol asked how many vouchers the HPHA has. Executive Director Ouansafi stated that the HPHA has a total of 3,000 vouchers, but due to available funds less than 2,000 vouchers are issued.

Designee Tungol stated that he is concerned that public housing and Section 8 will have different rules. The reason for the preferences is because certain people have a more pressing need for shelter.

Executive Director Ouansafi stated that the preference made sense when the Homeless Branch was part of the HPHA. The Homeless Branch has now been placed with the Department of Human Services (DHS) because the priorities are different.

Director Yoshioka asked if the applicant receives the preference when their name comes up. Executive Director Ouansafi responded that when an applicant's name comes up the HPHA is required to verify that the applicant still qualifies for the preference. If they do not continue to qualify for the preference, the HPHA moves on to the next applicant

Director Yoshioka was concerned that removing the waitlist preferences would take away the preferences from applicants who were under the assumption they would have a preference if they were homeless.

Director Yoshioka asked if an applicant's name comes up and they are not homeless does their name go to the bottom of the waitlist. Executive Director Ouansafi responded that the applications will stay in date and time order. The HPHA will contact the next applicant in line and verify if they qualify for the preference. The process repeats until the HPHA finds an applicant who qualifies for a preference.

Chairperson Gierlach summarized that he believes the staff feels that having the preferences create an incentive to become or remain homeless. Chairperson Gierlach asked if the item is deferred whether it impact the submission of the 5-year plan. Executive Director Ouansafi responded that it should not affect the submission of the 5-year plan.

Director Espero stated that the preference list is not only for homeless people, but also includes victims of domestic violence, veterans, veteran's spouses, working families, and those unable to work because of age. Excluding preferences for these applicants will also put burden on them and make it difficult for them to continue on with their lives. He feels that the fact that the HPHA has these preferences shows that the HPHA cares

about the most needy and vulnerable people. Director Espero feels that there needs to be more discussion on the issue.

Executive Director Ouansafi clarified that veterans are able to apply for vouchers under the VASH program. He also suggested that the elderly and victims of domestic violence may consider applying for public housing because they can get shelter quicker.

Director Yokoyama asked the Executive Director if he is comfortable with removing the preferences. Executive Director Ouansafi responded that he is comfortable with removing the preferences. He has discussed the issue with staff and other high performing housing agencies and none of those agencies continue to maintain local preferences for their waitlists. Director Yokoyama affirmed that he has confidence in Executive Director Ouansafi's management of the programs and urged the Board to support his recommendation.

Designee Tungol asked why the HPHA has the preferences. Executive Assistant Arashiro responded that HUD previously had encouraged preferences. The HPHA's understanding is that when HUD removed the preferences and all the public housing authorities followed suit and removed their local preferences. The local HUD office also recommended that the HPHA meet with the C & C of Honolulu (a high performing agency) and to determine what practices the HPHA can replicate to become a high performing agency.

Director Tokishi asked if the HPHA can sunset the rule. Deputy Attorney General Sugita stated that the Board can specify an exact amount of people, but not the years because it is an Administrative Rule change.

Executive Director Ouansafi reported that the HPHA discussed the proposed rule change with the Resident Association Board (RAB). The RAB agreed with the change and the public at large agreed with the change during the comment period. The proposed rule change will still need to go through the public hearing process.

Director Godfrey asked if there is a lot of opposition at the public hearing what happens. Executive Director Ouansafi stated that the staff would bring the proposal back to the Board for deliberation and reconsideration.

Chairperson Gierlach stated that he feels that the waitlist has been closed for 8 years and the preferences are an administrative burden. He feels that the HPHA needs to help as many people as possible and more conversation will make people feel better, but not help the situation the HPHA is in.

The motion was not approved by the vote of:	Ayes:	Chairperson Gierlach Director Yokoyama
	Nays:	Director Espero Director Godfrey

Director Tokishi
Designee Tungol
Director Yoshioka
Director Shimizu
~~Abstained: Director Shimizu~~

Chairperson Gierlach called for a recess at 10:20 a.m. and reconvened at 10:35 a.m.

For Action:

Director Tokishi moved,

> **To Adopt the Hawaii Public Housing Authority's Five Year and Annual Plan for the Fiscal Period 2013-2014 and to Authorize the Executive Director to Submit the Plan to the U.S. Department of Housing and Urban Development.**

Executive Director Ouansafi reported that the PHA plan was adopted on January 17, 2013. The HPHA held public hearings on each County on March 11, 2013 and numerous discussions were held with the RAB. The PHA plan needs to be submitted to HUD by April 17, 2013.

Chairperson Gierlach asked whether the Board's previous action, which defeated the motion to remove the Section 8 preferences, would prohibit the HPHA from submitting the plan as proposed. Executive Director Ouansafi responded that the HPHA could still submit the plan as drafted. The PHA Plan is aspirational and is a plan of what the HPHA would like to do, but may not necessarily mean the HPHA will implement.

The motion was unanimously approved.

For Action:

Director Espero moved,

> **To Accept the Hawaii Public Housing Authority's Single Audit Findings and Management Responses for the Period July 1, 2011 to June 30, 2012 and to Authorize the Executive Director to Submit the Audit to the U.S. Department of Housing and Urban Development and the Federal Audit Clearinghouse.**

Director Tokishi reported to the Board on behalf of the Finance Task Force that they did not feel they had enough time to review all of the findings in detail and that staff should prepare a detailed plan to report to the Board the progress being made on a monthly

basis. He stated that this needs to be a priority as this is part of the Board's responsibility to monitor this progress.

Director Tokishi recommended that the staff put together a dashboard on priorities/progress for the Board to see the progress at a glance. He commented that the Board has a responsibility to know what is going on. Admittedly, all errors will not be corrected overnight, but he feels that the HPHA should continue making progress.

Director Godfrey commented that many times the Board is presented with the same findings and the same responses year after year, and would just like to see progress and commitment made to implement the corrective actions.

Chairperson Gierlach responded that he and Executive Director Ouansafi testified in front of Representative Cabanilla's committee on a bill that would allow the HPHA flexibility in determining salary for key positions. Hopefully, this will allow the HPHA to hire competent and qualified people. He added that Executive Director Ouansafi also very smartly identified that we have approximately six positions where we need more flexibility in the salary to attract a certain level of talent to HPHA.

Director Godfrey agreed that HPHA needs to be able to hire competent staff in the fiscal office.

Executive Director Ouansafi did want to recognize the Fiscal Management Office (FMO) for the improvements that were made over the last year. He stated that the staff are already working on a detailed plan and that the Compliance Office is the lead to develop a plan and monitor the progress on the corrective actions.

Director Yoshioka complimented the HPHA on providing financial reports because previously the Board were not provided monthly financial reports. While she is still concerned that on page 26 it states "lack of reliable financial statements", there has been some progress made in the area of fiscal reporting. Being able to hire the positions will be important to HPHA's progress.

Executive Director Ouansafi also clarified that this single audit report has fewer findings than in previous years. The staff will continue to establish the detailed corrective action plan and will provide the Board with regular reports on its progress.

The motion was unanimously approved.

Director Shimizu left the meeting at 11:00 a.m.

For Action:

Director Espero moved,

To Amend the Federal Public Housing Program's Admissions and Continued Occupancy Policy and the Section 8 Housing Choice Voucher Program's Administrative Plan to Adopt Temporary Compliance Assistance Guidelines, and to Authorize the Executive Director to Undertake All Steps Necessary to Effect Such Changes.

Executive Director Ouansafi reported that on January 22, 2012 HUD allowed the public housing agencies some flexibility in administering the Section 8 and public housing program. The HPHA would like to take advantage of the opportunity to reduce administrative burdens in the Section 8 program.

The two choices the HPHA are proposing to implement are: 1) families that have assets of $5000 or less can provide a self-certification for their assets (in place of the third party verification); and 2) to streamline the annual reexamination for elderly families because of their fixed incomes.

Executive Director Ouansafi reported that the proposed changes are only valid until March 2014 or until revoked by HUD.

Director Yoshioka questioned whether the $5,000 threshold was a HUD requirement. Executive Director Ouansafi clarified that the change in the threshold was not a HUD requirement, but was an option available to HPHA. He also clarified that HUD identified the $5,000 dollar amount in their notice.

The motion was unanimously approved.

For Action:

Director Espero moved,

To Authorize the Executive Director to Review the Allowable Uses and Operations of all Community Facilities Owned by the Hawaii Public Housing Authority Statewide and Take All Action Necessary to Ensure that the Facilities are not Underutilized and/or Operating at a Deficit.

Executive Director Ouansafi reported that currently the HPHA owns and operates several community facilities statewide. They have different leases and some are running at a loss or are underutilized.

Executive Director Ouansafi requested that the Board go into Executive Session because there are legal issues that he would like to discussed by the Board and the HPHA's counsel.

Director Yoshioka asked what the definition of a community facility is. Executive Director Ouansafi responded that community facilities are owned and/or operated by the

HPHA that are rented to non-profit organizations. All of the community facilities are within the HPHA properties.

Director Yoshioka asked whether the community at Pomaikai is an example of an HPHA-owned community facility. Executive Director Ouansafi confirmed that to the best of his knowledge the facilities are owned by HPHA.

With the Board's concurrence, Chairperson Gierlach stated that the Board will defer Executive Session to later in the meeting.

Executive Director's Report:

Executive Director Ouansafi reported on issues that the HPHA staff have been working on over the last month (in response to concerns by the Finance Task Force over the perceived delay in preparing responses to the single audit findings):

1. Tracking legislations and preparing testimony; attending committee hearings and decision making sessions; meeting with individual Legislators; responding to legislative inquiries.
2. Reviewing findings and preparing responses to single audit for FY 2011-2012; Preparation of the Financial Data Schedules for submission to HUD.
3. Analysis of fiscal impact of sequestration on HPHA's Public Housing and Section 8 program and administrative operations.
4. Revisions to Hawaii Administrative Rules, Section 8 Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continued Occupancy Policy; Ongoing meetings with staff and the AGs to complete revisions.
5. Continue working on the Section 504 self-evaluation and transition plan, required by HUD to ensure that HPHA is making progress towards compliance with accessible properties.
6. Holding public hearings on the PHA Plan on all islands; reviewing comments and preparing responses; preparing the PHA Plan for final approval of the Board.
7. Project management of the implementation of the Emphasys Elite system; including discovery sessions and testing; Training for section 8, financial suite, fixed assets, procurement modules. Address problems with the rent billing module, review every tenant billing file, bank codes, and rent amounts.
8. Reconciliation of the wall-to-wall materials inventory and fixed asset report.
9. Addressing routine operational issues in the administrative offices: auditing small purchases; ensuring mandatory trainings are completed; monitoring overtime and temporary assignments; preparing procurements/solicitations for large purchases (e.g., refrigerators); reviewing negotiated consultant fees and executing contracts.

Executive Ouansafi stated that the major programs have been working on:

1. Responding to HUD regarding decision on Faircloth Limit for public housing inventory; conducting research to prepare an appeal to recent decision limiting the number of HPHA's units.

2. Preparing/reviewing HUD submittals for the Choice Neighborhood Planning grant; attending Steering Committee and Task Force meetings; Reviewing proposals for needs assessment; set-up webpage.
3. Preparing 2013-2014 operational budgets.
4. Pilot program for public housing and section 8; preparing for union consultation; meeting with staff, etc.
5. Preparing for HUD visit to conduct Section 8 Management Assessment Program certification for last year.
6. Continuing to receive and review title reports; Correct title reports with the Bureau of Conveyances, work with the Attorney General's Office on the filing of the Declaration of Trust with HUD.
7. Implementation of the no smoking policy notice, including fielding calls, cessation training, and executing lease addendums; secured $40,000 from the Department of Health for educational materials and signage.
8. Addressing backlog of recertifications for public housing program.
9. Inventory of backflow preventors; updating inspections; secured training and now have 2 certified backflow inspection staff.
10. Continuing with design and construction activities.
11. Addressing operation issues and emergencies.

Chairperson Gierlach asked where the Choice Neighborhood Planning Grant will be used. Executive Director Ouansafi reported it will be used at the Kuhio Homes and Kuhio Park Terrace low-rise units and used for the neighborhood housing, education and student task forces.

Director Yoshioka asked why the HPHA is conducting the title search. Executive Director Ouansafi reported that the HPHA was required to submit title reports and Declaration of Trusts to HUD in 2011 on all HPHA properties.

The HPHA issued several competitive solicitations but did not receive any bids, so the HPHA needed to request an exemption State Procurement Office (SPO). At this time all properties are under review and Deputy Attorney General John Wong is assisting the HPHA in preparing to make changes to the title report and completing the Declaration of Trust.

Executive Director Ouansafi reported that the occupancy rate is as follows:

- AMP 32/33 - 98%;
- AMP 33 - 98%;
- AMP 34 - 99%;
- AMP 35 - 99%;
- AMP 46 - 94%; and
- AMP 40 - 97%.

Within the last month, the HPHA moved in 13 new families on Kauai and 17 units are ready to rent. Executive Director Ouansafi also reported that from February 20 to

March 20 the HPHA moved in 54 families into Federal units and 9 families into State units.

Executive Director Ouansafi reported that the HPHA will be hiring a consultant to review the HPHA's method of calculating the utility allowances to determine whether it is more beneficial to establish project specific utility rates, rather than island wide rates. The HPHA is potentially paying about $4 million more, than we should be paying. For example, the consultant mentioned that the HPHA was allowing 1000 kilowatt (kw) to 1200 kw allowances, when the HPHA could have only been giving 400 kw utility allowances.

Director Yokoyama asked for an update on Lanakila Homes. Executive Director Ouansafi responded that the HPHA is securing an infrastructure consultant and will being going out for bid soon. He reported that we are anticipating breaking ground this year. He reported that $10 million has been released and HPHA requested another $11 million. The construction will be split into four bid packets to speed up construction.

Director Yoshioka noted that Senator Wakai requested a tour of Kuhio Park Terrace and commented that she would also like to see the completed property. Executive Director Ouansafi responded that the HPHA will be having a tour once the work has been completed.

Executive Director Ouansafi reported that he met with Ed Moses, Regional Director for Region IX, who complimented the HPHA on its progress.

Executive Director Ouansafi reported that Michael Flores, Director of the Office of Public Housing retired and he introduced Mr. Jesse Wu, the new Director of the Office of Public Housing.

Mr. Wu greeted the Board and the HPHA staff. Mr. Wu was most recently a Vice President with Stanford Carr Development and he described his affordable housing background. He commented that the occupancy rate is over 93% is a success for HPHA. He is also interested in discussing with HPHA available opportunities to leverage resources.

Chairperson Gierlach asked if the HPHA has a consultant for redevelopment at Mayor Wright Homes. Executive Director Ouansafi responded that the HPHA is talking to two consultants.

Director Tokishi asked why the protective services were higher because of the "increased need for unbudgeted security services", but in line with last year so why was it not budgeted. Executive Director Ouansafi responded that the HPHA had anticipated that with the changes made in security features, the additional services would not be necessary, but the properties did not stabilize quick enough.

Executive Assistant Arashiro reported that there was a lot of activity at Mayor Wright Homes (MWH), but because the repairs to the perimeter fence and the increased lighting some of the activity has been moving to other properties.

Executive Director Ouansafi reported that some of the unwanted activity went from MWH to Kaahumanu Homes, then to Kalihi Valley Homes (KVH) and now they are fighting at Kamehameha Homes. According to the Honolulu Police Department (HPD) and the U.S. Attorney reports of the activities have gone down, but we are still requesting services when necessary. Executive Director Ouansafi reported the security budget will be added back into next year's budget.

Chairperson Gierlach stated the Board will be deferring the Kolio matter.

Director Yoshioka moved at 11:30 a.m.,

Motion: **To 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:**

1. **Executive Session Minutes, January 17, 2013**

2. **Authorize the Executive Director to Review the Allowable Uses and Operations of all Community Facilities Owned by the Hawaii Public Housing Authority Statewide and Take All Action Necessary to Ensure that the Facilities are not Underutilized and/or Operating at a Deficit**

The motion was unanimously carried.

The Board reconvened from Executive Session at 11:50 a.m.

Chairperson Gierlach reported that the Board approved the Executive Session minutes of January 17, 2013.

During Executive Session, the Board also unanimously approved item V. E. to authorize the Executive Director to review the allowable uses and operations of all community facilities owned by the Hawaii Public Housing Authority statewide and take all action necessary to ensure that the facilities are not underutilized and/or operating at a deficit.

With no further business for the Board to conduct, the meeting adjourned at 11:52 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

Taryn T. Chikamori — APR 18 2013

Taryn T. Chikamori
Secretary to the Board

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on April 18, 2013: [ ] As Presented [✓] As Amended

J Espero — APR 18 2013

Jason Espero
Director/Board Secretary

Date