

BOARD: Hawaii Public Housing Authority

ADDRESS: 1002 North School Street, Building A Boardroom
Honolulu, HI 96817

WEBSITE: <http://www.hpha.hawaii.gov> E-MAIL:

TELEPHONE: (808) 832-4694 FAX: (808) 832-4679

NOTICE OF CONTINUANCE OF MEETING
ORIGINALLY CONVENED ON AUGUST 16, 2018, AT 9:00 A.M.
See attached agenda for original meeting

TO BE CONTINUED TO:

DATE: August 20, 2018

TIME: 10:30 A.M.

PLACE: 1002 NORTH SCHOOL STREET, BUILDING A BOARDROOM
HONOLULU, HI 96817

Public testimony will be allowed in the manner described and on the items shown on the attached agenda as being continued.

Public testimony has concluded and no further testimony will be allowed on the items described in the attached agenda. The board will discuss, deliberate, decide, and/or act upon the items described in the attached agenda.

This notice has been physically posted at the following location(s):

Board Office

Meeting Site

This notice has been electronically posted at
<http://www.hpha.hawaii.gov/boardinfo/packets.htm>.

(This notice is not subject to the filing requirements of HRS Sec. 92-7.)

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
Thursday, August 16, 2018
9:00 a.m.**

AGENDA

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

- A. HPHA Annual Meeting Minutes, July 19, 2018
- B. Regular Meeting Minutes, July 19, 2018
- C. Executive Session Minutes, February 15, 2018 (not for public distribution)

IV. DISCUSSION AND/OR DECISION MAKING

- A. To Adopt Resolution No. 18-03 Approving the Section Eight (8) Management Assessment Program (SEMAP) Certification for Fiscal Year July 1, 2017 to June 30, 2018 and to Authorize the Executive Director to Undertake All Actions Necessary to Submit the SEMAP Certification to the U.S. Department of Housing and Urban Development
- B. To Adopt Proposed Rules under the Governor's Emergency Proclamation, dated May 3, 2018, and Supplemental Proclamations dated May 9, 2018, June 5, 2018, and August 3, 2018, Entitled "Emergency Rules Relating to Preferences for the Hawaii County Waiting List", Which is Substantially Based on Chapter 17-2028, Hawaii Administrative Rules (HAR) Entitled "federally-Assisted Public Housing Program", and Sets Forth the Requirements for Preference Eligibility on a Priority Basis for Applicants on the Hawaii County Wait List Throughout the Disaster Emergency Relief Period; and to Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Emergency Rules Relating to

Preferences for the Hawaii County Wait List, Including Promulgating Rules Pursuant to Section 91-3, Hawaii Revised Statutes

- C. To Adopt Proposed Changes to the Hawaii Public Housing Authority's chapter 17-2033, Hawaii Administrative Rules, entitled "Rent Supplement Program" and Authorize the Executive Director to Conduct Public Hearings and Undertake All Other Actions Necessary under Chapter 91, Hawai'i Revised Statutes, and Administrative Directive No. 18-02 to Implement the Revision of Hawaii Administrative Rules, entitled "Rent Supplement Program", including Making Non-Substantive Revisions to Formatting as May be Required, to:
- (1) Amend Section 17-2033-25 [Ineligible Applicant - to include that an applicant determined to be ineligible for participation would be notified in writing of the denial];
 - (2) Amend Section 17-2033-31 [Rent Supplement Payments:
 - (a) clarifying that rent supplement payments will be made as long as the family is in compliance with the program's obligations];
 - (b) clarifying that the maximum allowable monthly rent supplement payment may be reduced per Section 17-2033-44;
 - (3) Amend Section 17-2033-33 [Reexamination - to include that the tenant's allocable share of monthly rent may be adjusted retroactively to the date a tenant's income changes];
 - (4) Amend Section 17-2033-44 [Rent Supplement Agreement-Termination – Clarifying that the HPHA may prorate the amount of rent supplement paid on behalf of a tenant based on available funding];
 - (5) Amend Section 17-2033-44 [Rent Supplement Agreement – Termination:
 - (a) provide for 30 days written notice to the tenant when the HPHA intends to prorate, suspend, or terminate rent supplement payments due to lack of available funds,
 - (b) allow the HPHA to reduce the maximum amount of rent supplement;
 - (c) allow the HPHA to establish a proration amount to be applied equally to all tenants; and
 - (d) suspend requirements for an annual reexamination if a family is suspended from the program
 - (6) Amend to include Exhibit B, entitled "Insufficient Funds – Reduction, Proration, and Suspension", to provide examples of reduction, proration, and suspension
- D. To: 1) Approve Applications to the U.S. Department of Housing and Urban Development (HUD) for Conversion of the Federal Public Housing Properties Mayor Wright Homes (TMK: 1-7-029-003-0000), KPT Towers I, LLC (TMKs: 1-3-039-007-0000,1-3-039-009-0000), and Kuhio Park

Terrace Low Rise/Kuhio Homes (TMKs 1-3-039-008-0000; 1-3-039-006-0000) to Rental Assistance Demonstration (RAD) Properties; and 2) To Authorize the Executive Director to Undertake All Actions Necessary to Submit the Application to HUD ****to be continued**

- E. To Appoint Sylvianne Young and Douglas Kaya to the State Eviction Board as Regular Board Members, George W. Smith, Jr., to the State Eviction Board as a State Resident Board Member and Lanialoha Laloulu to the Oahu Eviction Boards as a Floating Resident Board Member, for a Four-Year Term beginning September 1, 2018 and ending August 31, 2022.

- F. To Approve the Mediation Settlement Agreement in Fetu Kolio v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority (HCRC No. RE-O-1172; HUD No. 09-18-2726-08) and to Authorize the Executive Director to Take All Actions Necessary to Carry Out the Agreement

The Board will go into executive session pursuant to Hawaii Revised Statutes sections 92-4 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 matter.

- G. To Discuss the Employment Contract of the Hawaii Public Housing Authority's Executive Director Hakim Ouansafi

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) to consider the evaluation of an officer for consideration of matters affecting privacy will be involved, and/or 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to this agenda item.

- H. Background and Update on the Hawaii Public Housing Authority's Properties Located on Formerly Used Defense Sites (FUDS) in the Waikoloa Maneuver Area (WMA), Island of Hawai`i

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 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 matter.

- I. Status Update on Redevelopment Projects Mayor Wright Homes (Tax Map Key: 1-7-029-003-0000), Kuhio Park Terrace Low Rise/Kuhio Homes (Tax Map Keys 1-3-039-008-0000; 1-3-039-006-0000; and 1-3-039-003-0000) and School Street Administrative Offices (Tax Map Key: 1-6-009-003-0000) ****to be continued**

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 103D-105 to discuss, deliberate or make a decision on information that must be kept confidential, 92-5(a)(3) to deliberate concerning the authority of persons designated by the Board to negotiate the acquisition of public property, and/or 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to the Redevelopment Projects Mayor Wright Homes, Kuhio Park Terrace Low Rise/Kuhio Homes and HPHA's School Street Administrative Offices.

V. REPORTS

Executive Director's Report:

- Financial Report for the Month of June 2018 Financial Report is provided to the board in the monthly packet.
- The Report on Contracts Executed During July 2018 and Planned Solicitations for August/September 2018 are provided to the Board in the monthly packet. No formal report is planned.
- Public Housing Occupancy/Vacancy Report; Federal Public Housing; Eviction Hearings for the Month of July 2018.
- Obligation and Expenditure Status for Design and Construction Projects Funded Under the Federal Capital Fund Program (CFP) and the State Capital Improvement Program (CIP).
- Section 8 Subsidy Programs Voucher: Voucher Lease-up and Pending Placements; Update on Rent Supplement Program.

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Jennifer Menor at (808) 832-4694 by close of business three days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.