MINUTES OF THE CONTINUED SPECIAL MEETING
FROM FEBRUARY 15, 2008
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON FRIDAY, FEBRUARY 29, 2008,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their continued Special Meeting at 1002 N. School Street, on Friday, February 29, 2008 at 9:00 a.m.

ORDER/ ROLL CALL

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

PRESENT:
Chairperson Travis Thompson
Director Eric Beaver
Director Rene Berthiaume
Director Sherrilee Dodson
Director Carol Ignacio
Director Clarissa Hosino
Director Kaulana Park
Director Linda Smith
Designee Henry Oliva
Director Matilda Yoshioka

Executive Director, Chad Taniguchi
Deputy Attorney General, Diane K. Taira
Deputy Attorney General, Krislen Chun

EXCUSED:
Director Anne Marie Beck

STAFF PRESENT:
Barbara Arashiro, Acting Contracts & Procurement Officer
Dexter Ching, Section 8 Subsidy Program Branch Chief
Derek Fujikami, Building Engineer V
Derek Kimura, Property Management and Maintenance Services Branch Chief
Chu Lee, Fiscal Officer I
Sandra Miyoshi, Homeless Programs Branch Administrator
Lili Funakoshi, Hearings Officer
Taryn Chikamori, Secretary to the Board

OTHERS:
Ace Tufu, Honolulu Community Action Program (HCAP)
Aldora Kahele, KPCC
Alisha Leisek, Senator Chun Oakland's Office
Amber Kekahu, Puahala Homes resident
Beatice Kobayashi, private resident
Cloms Melson, Puahala Homes resident
Corinne Ching, State Representative
David Yaw, Resident Advisory Board
Doran Porter, Affordable Housing Alliance
Emily Viglielmu, Representatve Karl Rhoads Office
Faia Fua Ioane, Puahala Homes resident
Hideo Kobayashi, private resident
Jolene Cruz, Puahala Homes resident
Ken Harding, private resident
Lani Rivera, Puahala Homes resident
Linda Vehemente, Puahala Homes resident
Loy Kuo, private resident
Melanie Ape, Puahala Homes resident

Monique Ocampo, RAB
Monte Kalama, Puahala Homes resident
Norhana Schumacher, Puahala Homes resident
Robert Stubbs, private resident
Roland Louie, private resident
Roy Matsunaga, private resident
Sharon Kekahu, Puahala Homes resident
Shawnee Kalama, Puahala Homes resident
Theresa Cummings, RAB
Tim Garry, private resident
Tuamua Ionae, Puahala Homes resident
Vanbure Rodrigues, private resident
Vickie Milo, Puahala Homes resident

QUORUM

Chairperson Thompson declared a quorum present.

BOARD POLICY FOR TENANTS AT PUAHALA HOMES

Chairperson Thompson asked for any new testimony.

Loy Kuo, private resident, stated he is opposed to the idea of converting 2 building of the Puahala Homes to homeless shelters. He also wanted to clarify that Neighborhood Board 14 did not take any action on the matter. People are saying this decision is good for the children; if this is true then the principal at Lanikila Elementary School should be consulted. After speaking to the principal she informed him that her concern is that the influx of students will hinder the services that the school can provide to the other students.

Director Dodson asked what and where did you hear about the Puahala Homes decision. Mr. Kuo stated initially he read about it in the newspaper and then Director Smith and Sandra Miyoshi, Homeless Programs Branch Administrator came to the neighborhood meeting and discussed it further.

Chairperson Thompson stated the testimony is now closed and the board will deliberate on the decision.

Chairperson stated on October 18, 2007 a proposal was brought before the Board stating facts which were as follows 1) Puahala Homes is a state public facility, 2) approximately 30 units were vacant, 3) the wait list for state projects was approximately 9,400 as of the August 1st, and 4) the Next Step task force looked at 30-40 private and public sites.

Chairperson stated the Board has authority to remove units from state public housing inventory.

Director Dodson stated in the previous discussion the Board talked about the concerns of the residents and that HPHA wanted to keep them informed. She stated HPHA knew they had until June 30, 2008 to get the information out and asked when and why did things become rushed.

Chad Taniguchi, Executive Director stated Hawaii Public Housing Authority (HPHA) wanted to target July 1, 2008. This would have given HPHA 8 months to talk to the community. HPHA held a meeting in early December 2007. There were many questions and the Next Step manager was not available to speak at that meeting. One question was whether the transitional shelter will be extending longer than 2 years and whether it will extend to other public housing projects. In December the information was only given to the Puahala residents and not extended to neighborhood boards or the community. In January 2008 there was a push to have units repaired quickly and have families move in quickly instead of July 2008. Prison inmates became available to help fix the units faster than planned.

Director Dodson stated that goes against what the intent was, which was to take

HPHA's time and have HPHA notify the community. Why did it have to be speeded up? Director Smith referred to a printed set of question and answers developed and was passed out during a February 2008 resident meeting. Director Smith stated there was a limited amount of money available to help repair the units. The Public Safety Department offered to help with no cost labor to repair these units. Because of the lead time there were 2 opportunities in January for the inmates to come and start repairs.

Mr. Taniguchi stated that his previous answer to Director Dodson's question of why implementation was rushed was indirect, and his answer now will be direct. On October 18, 2007 the board was asked when the transitional shelters will start at Puahala. The response was July 1, 2008. Mr. Taniguchi stated he intended to start transitional shelter occupancy on July 1, 2008, and take the necessary time to inform and discuss with Puahala residents. Directors who were proponents of using Puahala for transitional shelter had stated in conversations that even if the Board approves use of Puahala for transitional shelter, Next Step will keep looking for another location and Puahala Homes will be a last resort. However, several directors wanted to move the start to January or February and got involved in the implementation by using Public Safety inmates.

Director Dodson stated the reasons she was in favor of this idea was because 1) the units were vacant and weren't being fixed and 2) HPHA didn't have the money or the manpower to fix the units. Mr. Taniguchi said the foregoing was not true. There is enough money to fix the vacant units and it will be done by June 30, 2008. The 2007 Legislature gave HPHA $3 million to fix A & B vacant units. 207 units statewide will be fixed by June 30, 2008. Norman Ho, previous Property Management and Maintenance Branch Chief, suggested it would take about a year from April or May 2007 for the units to be fixed, therefore he recommended that for one year from April or May 2007 the units be used for temporary homeless shelter. His timing prediction was accurate; the units will now be fixed for public housing occupancy by June 30, 2008. Mr. Taniguchi stated the application staff has created pools of applicants ready to move in.

Director Dodson stated another reason why she approved the decision was it would be a partnership that would be great publicity for HPHA. Her concern was why it was rushed. If this was done right HPHA would have gone out to the community, to the neighborhood boards, and to the schools to explain to them why the Board thought it was a good idea and if the community still had concerns then the Board would have to look at their decision. Mr. Taniguchi stated the rush was because of the desire of several Directors to put families into the units in January or February.

Doran Porter, Affordable Housing and Homeless Alliance (AHHA), has the contract to run the Next Step Shelter. He stated that AHHA had a comprehensive plan to inform the community. There were several factors that came up that altered that plan. The urgency came up because he never thought July 1, 2008 was the deadline. He thought HPHA was moving ahead to make the transition. The Next Step shelter has a transitional plan that they have to follow to move families to the next location. The maximum number of children is 17.

Director Beaver asked whether the community is okay with HPHA continuing dialogue with the community which should include specifics on the families, rules, and plans then come back in the future to decide whether or not to go ahead with the decision the Board made in October 18, 2008 meeting.

Director Ignacio thought the community outreach was done before the vote was taken. She believes that this is the area the Board went wrong, but the comments from the public regarding criminal activity are not a valid reason for rescinding the previous decision. After going back ten years she found there is more drug use and criminal activity in public housing then any other homeless shelter. If the community is still against the Board's decision because the Board didn't do the due diligence then she will still vote against the decision but please do not base your decision on false information about criminality of homeless people.

Director Berthiaume said the state decided about 15 years ago to put homeless villages around the island. In Haleiwa the community was against the decision at first but after hearing more information the community embraced the idea.

Director Park said the July 1, 2008 deadline is regarding funding. During the February residents' meeting he felt most questions were answered. The biggest problem he felt was the breakdown in communication.

Director Beaver moved, seconded by Director Dodson,

> That the Board change the current policy at Puahala Homes by rescinding the previous motion approved on October 18, 2007, of the removal of 14 units at Puahala Homes from the state public housing inventory for use by the Homeless Programs Branch as a transitional homeless shelter for a period not to exceed two years.

Chairperson Thompson quoted HPHA's by-law's Statement of Mission and Purpose: "the Legislature has declared Hawaii's greatest housing need is housing for those earning below 50% and 50% to 80% of the median family income. The Legislature has found the public purpose to help the unsheltered, homeless population or those whose primary night time resident that is public or private place not ordinarily used as a regular sleeping accommodation."

Director Beaver asked is there a priority for homeless people over public housing applicants.

Director Yoshioka moved, Director Hosino seconded,

> To move into Executive Session pursuant to HRS 92-5 to consult to with the Board's attorneys on questions and issues pertaining to the Board's powers, duties and privileges, immunities and liabilities.
>
> The motion was unanimously carried. The Board met in Executive Session at 9:46 a.m.

The Board moved out of Executive Session at 10:11 a.m.

EXECUTIVE SESSION

Chairperson Thompson stated that according to the Deputy Attorney General there is no Legislative priority for homeless people over public housing applicants. The Board needs to balance the needs of homeless people and public housing applicants.

Director Beaver moved, seconded by Director Dodson,

> To amend the motion to defer the decision to rescind the October 18, 2008 decision to June 2008's Board meeting subject to HPHA's staff and the providers continue dialogue with the community.

Chairperson Thompson stated that 14 units were removed from public housing but the repairs and maintenance would continue for what ever purpose. Director

Dodson stated that the units will remain vacant until a final decision is made.

Director Ignacio asked who will ensure that the outreach to the community is carried out.

Chairperson Thompson appointed Director Berthiaume, Director Hosino and Director Park. Director Park declined the appointment but did state that he and the Homelessness Task Force committee members will be part of the community outreach effort.

Chairperson Thompson called for a vote on the amendment of the motion.

The motion was carried.

Aye: Chairperson Travis Thompson
Director Eric Beaver
Director Rene Berthiaume
Director Sherrilee Dodson
Director Carol Ignacio
Director Kaulana Park
Director Linda Smith
Designee Henry Oliva
Director Matilda Yoshioka

Nay: Director Hosino

Chairperson Thompson stated the Board will now vote on the motion as amended:

> To defer the decision to rescind the decision to June 2008's Board of Directors meeting subject to HPHA's staff and the providers continue dialogue with the community and to defer action on changing the current policy at Puahala Homes by rescinding the previous approved on October 18, 2007, of the removal of 14 units at Puahala Homes from the state public housing inventory for use by the Homeless Programs Branch as a transitional homeless shelter for a period not to exceed two years.

The motion was unanimously carried.

RECESS RECONVENED

Chairperson Thompson declared a recess at 10:35 a.m. The meeting reconvened at 10:40 a.m.

EXECUTIVE SESSION

Director Dodson moved, Designee Oliva seconded,

> To move into Executive Session to hiring of an Executive Assistant.

The motion was unanimously carried. The Board met in Executive Session at 10:41 a.m.

The Board moved out of Executive Session at 11:40 a.m.

HIRING OF BARBARA ARASHIRO AS THE

Director Dodson moved, Director Yoshioka seconded,

> That the Board of Directors hire Barbara Arashiro as the Executive Assistant.

The motion was carried.

EXECUTIVE ASSISTANT

Aye: Chairperson Thompson
Director Eric Beaver
Director Rene Berthiaume
Director Sherrilee Dodson
Director Clarissa Hosino
Director Carol Ignacio
Director Matilda Yoshioka

Nay: Designee Henry Oliva
Director Kaulana Park
Director Linda Smith

There being no further items to be discussed,

ADJOURNMENT

The meeting be adjourned at 11:42 a.m.

MATILDA YOSHIOKA
Secretary

Approved