MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON THURSDAY, SEPTEMBER 18, 2008,
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, September 18, 2008 at 9:06 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 Eric Beaver
Director Kaulana Park
Director Linda Smith
Director Matilda Yoshioka
Director Rene Berthiaume
Director Sam Aiona
Director Sherrilee Dodson

Executive Director, Chad Taniguchi
Deputy Attorney General, Krislen Chun

EXCUSED:
Designee Henry Oliva

STAFF PRESENT:
Barbara Arashiro, Executive Assistant
Clifford Laboy, Program Specialist
Dexter Ching, Section 8 Subsidy Program Branch Chief
Glori Inafuku, Housing Compliance Office & Evaluation Specialist
Marcel Audant, Acting Construction Management Chief
Patti Miyamoto, Chief Compliance Officer
Sandra Miyoshi, Homeless Program Administrator
Taryn Chikamori, Secretary to the Board

OTHERS:
Fetu Kolio, Mayor Wright Homes resident
Jean Peters, Kalakaua Homes resident
Jesse Ponce de Leon, Kalakaua Homes resident
John Kauwenaole, Honolulu Police Department Weed & Seed Program
Kim Laugley, Office of Senator Donna Merchado Kim
Monique Ocampo, Resident Advisory Board (RAB)
Panos Prevedouros, University of Hawaii Professor
Roy Nakamura, Kalakaua Homes resident
Russ Saito, Department of Account and General Services
Sharlene Chang, Kalakaua Homes resident
Tim Garry, private resident

Chairperson Thompson declared a quorum present. QUORUM

APPROVAL OF MINUTES REGULAR MEETING 08/21/08

Director Beaver moved, Director Dodson seconded,

> That the minutes of the Regular Meeting held on August 21, 2008 be approved as circulated.

Director Smith asked that on page 264 the third sentence that states "The Council predicted that at the end of fiscal year 2008 the State would not get $247.9 million and for fiscal year 2009, the State would not get $403.7 million in revenue." be changed to "The Council predicted that at the end of fiscal year 2008 the State would not get $247.9 million for fiscal year 2009 and the State would not get $903.7 million in revenue over the FY '09 -'11 period."

The motion was unanimously carried as amended.

PUBLIC TESTIMONY

Fetu Kolio, Mayor Wright Homes resident, stated he has formed an Adopt-A-Block in his neighborhood which cleans up the neighborhood quarterly. The community has a banner that says "Weed & Seed" and management told him that he needs to take the banner down. Mr. Kolio stated that witnesses are attending the grievance process to help curb the problem residents, but security is not attending which makes the grievance process moot.

Tim Garry, private resident, stated that Hawaii Public Housing Authority (HPHA) should look into selling some properties because the HPHA is in a deficit. the HPHA should use the profit to build new housing which would do two things: 1) enhance the community; and 2) brand new up-to-date units. Mr. Garry stated that a third of the people in public housing have been in public housing for 10 years or more. He suggested that the HPHA consider a time limit on occupancy for residents.

Roy Nakamura, Kalakaua Homes resident, stated that the management at Kalakaua Homes has told lies about him. Mr. Nakamura said that Lester Lopes' temporary restraining order (TRO) is bogus. Mr. Nakamura stated he attended a grievance hearing where the management lied and now he has received an eviction notice. He stated that management needs to change.

Chairperson Thompson asked that a staff work with Mr. Nakamura. Chad Taniguchi, Executive Director stated that Stephanie Fo, Acting Property Management and Maintenance Services Branch Chief, is working with Mr. Nakamura.

Chairperson Thompson requested feedback at the next meeting.

Sharlene Chang, Kalakaua Homes resident, stated that Lester Lopes, a Kalakaua Homes resident, has been making trouble for other residents from 2005-2007. Ms. Chang put a TRO on him because management did not take care of the complaints.

Director Smith stated that because Ms. Chang and Mr. Nakamura's issues are similar, staff should investigate and report back to the Board.

Jean Peters, Kalakaua Homes resident, asked when complaints are turned in, what is the procedure. Can the tenants do an evaluation on management? Ms. Peters also asked for the minutes that were taken at the Resident Community Meeting.

Panos Prevedouros, University of Hawaii Professor, stated he believed that the homelessness at Kapiolani Park is just the beginning. He felt that with the shrinking economy, reduced tourism, and anticipated cuts in private and public

budgets will make this an explosive issue. He believes it is essential to have a central agency to coordinate all the efforts to combat the homeless problem.

Director Smith stated the City and County of Honolulu has plans to sell its affordable housing and asked Mr. Prevedouros for his thoughts on the City's plans. Mr. Prevedouros stated that the City should fix, instead of sell its housing units. He elaborated, however, that if the City is forced to sell, then the City should maintain the fee on the properties so in the long term the property remains affordable.

Monique Ocampo, Resident Advisory Board (RAB), stated the reason the homelessness started is because at the Institute for Human Services (IHS) the showers had water problems and the showers were cleaner at Ala Moana Park. Ms. Ocampo requested that the HPHA not make Waianae a "safe haven for the homeless." She encouraged the HPHA to spread the shelters around the island.

Director Smith asked if Ms. Ocampo would be able to support the HPHA in getting funds from the Legislature in getting funds for a homeless shelter in downtown.

Director Beaver moved, Director Dodson seconded,

To Approve the Implementation of an Interim Policy for HPHA Regarding the Violence Against Women's Act (VAWA) of 2005.

APPROVE THE IMPLEMENTATION OF AN INTERIM POLICY FOR HPHA REGARDING THE VIOLENCE AGAINIST WOMEN'S ACT (VAWA) OF 2005.

Glori Inafuku, Housing Compliance Office & Evaluation Specialist, stated the policy was created to protect the rights of victims of domestic violence. This policy also gives victims protection against eviction if there is domestic violence disturbance in the home.

Director Ignacio asked what happens if the victim allows the perpetrator back into the home. Ms. Inafuku stated it varies based on the situation. If the perpetrator is another member of the household then he/she should be evicted from the household and they would not be added back into the household.

Director Berthiaume asked is this for federal and State public housing. Ms. Inafuku confirmed that the VAWA applies to federal and State public housing.

Director Hosino asked if a domestic violence victim moved into public housing would they be allowed to add the perpetrator whom was convicted of the domestic violence. Ms. Inafuku stated the add-on would need to go through the screening of the suitability process.

Director Hosino questioned when did the HPHA begin doing suitability check. Ms. Arashiro stated she does not know when the policy started.

Chad Taniguchi, Executive Director, stated that if the Board is uncomfortable with passing the policy it can be postponed to another month.

Director Aiona stated that this act is not regarding the internal policies and procedures; it is about giving victims of domestic violence rights. He feels the Board should pass the policy and staff should come to the Board next month with internal policy and procedures on how to carry out the VAWA.

Director Smith stated that this act is stating that if someone applies for housing and asks for domestic violence preference they would need documentation. Director Smith questioned whether the Board should amend the "For Action" next month stating that if the victim allows the perpetrator back into his/her home, and there is still legal action, the victim could forfeit his/her right to public housing.

Director Smith moved, Director Dodson seconded,

> That the "For Action" be passed with the proviso that recommended changes be brought back with the amendments as stated above.

The motion was unanimously carried.

Director Smith asked that there be a legal check to ensure that the HPHA be allowed to make the changes under the law.

PLAN TO IMPROVE SECURITY AT PUBLIC HOUSING

Chairperson Thompson stated the Board will be moving onto Plan to Improve Security at Public Housing.

Mr. Taniguchi introduced Sergeant John Kauwenaole, Honolulu Police Department (HPD) and Cliff Laboy, Program Specialist.

Mr. Taniguchi stated that HPHA met with the Prosecutor's Office that had representation from all the islands and the HPD regarding with the implementation of ACT 34. ACT 34 prohibits drinking in public housing in common areas. The HPD stated at the meeting that the HPHA needs to try and solve the problems and use the HPD as the last resort.

Mr. Laboy stated that the pilot program started with the project which had the most crime. The HPD statistic reports are showing that the crime rate is going down. There are two projects that have ample security coverage. Besides the HPD's reports, the security companies have been submitting reports. As of September 2007, the HPHA has received over 4,000 incident reports to date.

The HPHA has taken care of some of the security issues at Makamae by cutting down trees, installing fencing, and adding one security guard.

Kaahumanu Homes and Kamehameha Homes have security guards that rove and cover both projects. The crime rate has gone up in those projects because the recreation center is across the street and when there are fights the teens come onto the property. When the HPD is called, it is reported as on the HPHA property.

Director Park arrived at 10:12 a.m.

Director Smith asked what can be done to help expand the program. Mr. Laboy stated the HPHA needs to lobby the Legislature for more security funds. Mr. Laboy also handed out a list of other items that would help curb the crime rate.

Director Hosino asked whether the HPHA's lease includes a curfew. Sergeant Kauwenaole stated the curfew law only applies to non-HPHA property. The curfew law is 15 years old or younger. If the HPHA is going to apply this to public housing, the HPHA will need to include a security force to enforce the rule. Mr. Laboy stated that the current the HPHA lease states that "minors should be indoors and control the noise".

Mr. Laboy suggested that the HPHA should consider a curfew (i.e. Have all residents be indoors from 10:00 p.m. – 7:00 a.m.) until the HPHA can figure out who is making the trouble. He stated he has more ideas and is ready to talk with the Board when they are ready. Chairperson Thompson asked Mr. Taniguchi to add this to the next agenda.

Mr. Laboy stated that all the projects on the pilot program are using Ali`i Security with the exception of Kuhio Park Terrace (KPT) which has their own in –house security. There are some issues with Ali`i Security, but many of the issues are because there is not enough security coverage.

Director Ignacio stated that the public is testifying that security is part of the problem. They do not show up to grievance hearings, they see the violation but they turn the other way.

Director Smith questioned why is it that when a resident in a private condo calls the HPD, the HPD will check out the issue. If a resident from public housing calls the HPD, the HPD does not come. Sergeant Kauwenaole stated that if it is for noise, then that is the HPHA rule, not law. In all cases the HPD should go to the project and at the very least investigate what the complaint is.

Director Aiona questioned whether there was a direct correlation between the crime statistics and how well the Manager was performing. Sergeant Kauwenaole responded that he did not believe the HPHA should conclude that high crime stats equated to having a bad manager. Sergeant Kauwenaole stated that the HPD statistics may spike because the HPD is conducting sweeps of certain areas.

Director Beaver asked whether the staff is working with residents on training them on what problems the resident calls security and which incidents the residents call the HPD. Sergeant Kauwenaole stated that the HPD started attending about two years ago resident association meeting to teach the residents how to do community patrol and how to report situations.

Director Hosino asked whether the two properties where police officers live show decreased crime rates. Mr. Laboy stated that it does not help if the police vehicle is parked in the stall, the officer needs to be patrolling so the residents knows that the HPD is watching.

RECESS
RECONVENED

Chairperson Thompson called a recess at 10:48 a.m. and reconvened at 11:00 a.m.

APPROVAL TO ENTER INTO LEASE AGREEMENT WITH DEPARTMENT OF HAWAIIAN HOME LANDS FOR SIX ACRES OF LAND IN WAIANAE FOR USE AS HOMELESS TRANISTIONAL SHELTER FOR FAMILIES

Director Beaver moved, Director Berthiaume seconded,

> To Approve to Enter into Lease Agreement with Department of Hawaiian Home Lands for Six Acres of Land in Waianae for Use as Homeless Transitional Shelter for Families.

Russ Saito, State Comptroller, Department of Accounting and General Services (DAGS), reviewed the design of the Villages of Ma'ili.

Mr. Saito explained that there is a commercial grade kitchen that a provider can use to help generate income. There is a preschool and there will be a child receiving home for foster children. The preschool will be contracted by the HPHA and funded by the Office of Hawaiian Affairs (OHA). The receiving home is privately funded and the HPHA will not provide any funds or services.

Chairperson Thompson asked what the HPHA's role is. Ms. Saito stated that HPHA will hire the service provider of the shelter.

Chairperson Thompson asked about the source of the funds to pay the service provider. Director Dodson stated there is a budget for the HPHA's Homeless Branch.

Chairperson Thompson asked whether the HPHA will receive additional funds to provide this service. Mr. Saito responded that the funds are available to contract for the services.

Director Berthiaume stated that the HPHA has use of the land at no cost, but at the end Department of Hawaiian Home Lands (DHHL) will receive all the structures and land that is worth a lot of money. Director Berthiaume asked "Will

the Native Hawaiians who get use of the property after need to pay and where would the money go?" Director Park stated that they would have to pay a mortgage and money would return to the trust.

Director Beaver asked whether Stanford Carr and the DAGS entered into a construction contract. Mr. Saito responded that the property is already developed and that Stanford Carr committed to doing this project for no profit. He added that only the subcontractors got paid by the State.

Director Beaver questioned why the DAGS weren't working with the service provider. Mr. Saito responded that the shelter will be serving the homeless, which falls under the HPHA's Homeless Program Branch (HPB). He added that the HPHA has experience working with service providers that provide homeless services.

Director Aiona asked whether the new facilities will be an emergency or transitional shelter. Mr. Saito stated it was originally planned as an emergency/transitional shelter, but it will now only be a transitional shelter because there are two other emergency shelters nearby.

Chairperson Thompson asked for the definition of transitional housing. Director Park stated it is a two year stay. With an 860 units turned over in two years over ten years that will equal to 43,000 people.

Mr. Saito stated that the Governor has issued an emergency proclamation to help provide emergency, transitional and affordable housing. The focus will now be on affordable housing.

Director Smith stated the State has 2,000 units already built and the plan over the next five years to 8,300 units completed.

EXECUTIVE SESSION

Director Dodson moved, Director Ignacio seconded,

> To go into Executive Session at 11:50 a.m. pursuant to sections 92-4, 92-5(a)(2), and 92-5(a)(4), Hawaii Revised Statutes, the Board may vote to convene in executive session to discuss personnel issues and to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities in light of Entering into Lease Agreement with Department of Hawaiian Home Lands for Six Acres of Land in Waianae for Use as Homeless Transitional Shelter for Families.

The motion was unanimously carried.

RECONVENED

The Board reconvened from Executive Session at 12:27 p.m.

Director Park left at 12:27 p.m.

Chairperson Thompson stated that the Board is concerned those there maybe problems with the lease. He asked about the consequences of the Board deferring action until a future meeting.

Director Ignacio stated she heard Director Park state that the lease is being drafted at the DHHL, and now Mr. Saito is stating that the lease is drafted and at the Attorney General's Office for review.

Director Aiona stated the Board would like to review the lease before giving authorization to the Executive Director permission to sign the lease.

Director Ignacio asked for the date of the planned opening of the facilities. Mr. Saito stated October 15, 2008.

Chairperson Thompson stated what will happen if the HPHA does not sign the lease. Mr. Saito stated that if the HPHA does not sign the lease then because of the contracts with the federal government, DAGS will have to go through all the bureaucracy with the federal government to get a right of entry.

Director Ignacio asked why public money was used to construct a homeless shelter on property without a lease agreement. Director Smith stated that rights of entry are common in the private and public sector before you transfer the land.

Director Dodson moved, Director Berthiaume seconded,

> To defer the Motion to Approve to Enter into Lease Agreement with Department of Hawaiian Home Lands for Six Acres of Land in Waianae for Use as Homeless Transitional Shelter for Families.

The motion was unanimously carried.

Director Beaver moved, Director Berthiaume seconded,

EXECUTIVE SESSION

> To go into Executive Session at 1:00 p.m. pursuant to Sections 92-4, 92-5(a)(2), and 92-5(a)(4), the Board of Directors may convene in Executive Session to

The motion was unanimously carried.

RECONVENED

The Board reconvened from Executive Session at 2:20 p.m.

EXECUTIVE DIRECTOR'S REPORT/FY 2009 BUDGET

Chairperson Thompson stated that the sale of HHA Wilikina Apartment Project, Inc. (Wilikina) needs to be factored into the budget because the prospects of getting $2.9 million from the Legislature are slim.

Director Smith asked for information on when the HPHA will get the proceeds from the sale of Wilikina and whether it will be the whole amount or partial amount.

ELEVATORS

Chairperson Thompson stated that the elevators need to be a focus. Design start has remained the same but construction start has been pushed nine months back. Mr. Taniguchi stated there may be a problem that he feels should be discussed in Executive Session.

Chairperson Thompson stated that the turn around time on Kalihi Valley Homes is 9.8 years. Mr. Taniguchi stated that if you take 3,588 divided by 4 units there will 897 day which is two and a half years, which is the time it is taking to turn around these long term vacant units. Chairperson Thompson stated if this is the average, then the header does not clearly state that this is the average.

Chairperson Thompson stated on page 39 it says "average families housed" showed that the HPHA housed 300 families and with 6, 000 units. Mr. Taniguchi stated these are new families housed during the year. Chairperson Thompson asked that the title be change to say "New Families Housed."

Director Smith asked whether the reports were new Emphasys reports. Mr. Taniguchi stated that the reports are being generated out of Emphasys. Director Smith asked for training on how to read and understand the report. Mr. Taniguchi asked if staff should have training at the next Board meeting. Chairperson Thompson responded that rather than training, Mr. Taniguchi should understand

the reports, correctly label them and inform the Board on what each report means.

COLLECTION OF RENT

Director Berthiaume asked on page 46 and 47 the uncollected rent went up and he thought the HPHA was getting a handle on this. Mr. Taniguchi stated he does not know the reason. Chairperson Thompson stated that staff needs to understand and explain the information.

Chairperson Thompson stated that reports keep changing so the Board is having a hard time reading the reports.

Chairperson Thompson asked if the Board should tell Mr. Taniguchi what is missing or what is needed especially when it is handed out at the meeting.

Director Dodson stated it is difficult when items are handed out at the meeting. She commented it's hard to read the new information and focus on what is being discussed at the same time.

Mr. Taniguchi stated he will look into fewer reports and more quality reports. Director Smith stated that Board members who would like to make suggestions should direct them to Chairperson Thompson.

Mr. Taniguchi stated that the budget comparison report was done on the Emphsys system for the first time. The report is also broken down by Asset Management Projects (AMPs).

MD Strum is working on an accrual basis system versus cash basis (which is the system HPHA is currently accounting under).

Director Smith asked for a status report on the sale of property in Hana. Mr. Taniguchi stated Michael Hee, Contracts Administration Section Chief, is preparing an Invitation for Bids (IFB) to hire a broker.

ADJOURNMENT

There being no further items to be discussed,

Director Aiona moved, Director Hosino seconded,

That the meeting be adjourned at 3:07 p.m.

MATILDA YOSHIOKA
Secretary

Approved