

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A
HONOLULU, HAWAII 96817
ON THURSDAY, AUGUST 17, 2023
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held their Regular Board Meeting at 1002 North School Street, on Thursday, August 17, 2023. The Board meeting was conducted by video conference via Zoom.

The public was able to participate in the meeting via Zoom or telephone by calling in. The meeting was also open to the public for in person participation at 1002 N. School Street, Building A (redirected from Building L), Honolulu, HI 96817. No Board members were physically present at this location. It was announced that if the HPHA lost internet or Zoom connection during the meeting, the meeting would be recessed and reconvened pursuant to instructions in the posted agenda.

Chairperson Hall stated that Board would accept public testimony on any item relevant to the agenda during the public testimony portion of the meeting and at the time the agenda item is called for discussion.

At approximately 9:20 a.m., Chairperson Hall called the meeting to order, held a roll call and declared a quorum present. Those present were as follows:

PRESENT: Director Robert Hall, Chairperson
(Via Zoom) Director Leilani Pulmano, Vice Chairperson
 Designee Joseph Campos II
 Director George De Mello
 Director Susan Kunz
 Director Betty Lou Larson
 Director Todd Taniguchi

Deputy Attorney General Linda Chow
Deputy Attorney General Klemen Urbanc

EXCUSED: Director Roy Katsuda, Secretary
 Director Christyl Nagao

STAFF PRESENT: Hakim Ouansafi, Executive Director
(Via Zoom) Barbara Arashiro, Executive Assistant
 Bennett Liu, Chief Financial Officer
 Rick Sogawa, Contracts and Procurement Officer
 Becky Choi, State Housing Development Administrator
 Benjamin Park, Chief Planner

Ryan Akamine, Chief Compliance Officer
Nelson Lee, IT Supervisor
Nicolas Ayabe, Property Management Program Specialist
Dallis Ontiveros, Housing Information Officer
Andrew Tang, Housing Development Specialist
Lindsey Ramolete, Secretary to the Board

OTHERS PRESENT (via Zoom/teleconference):

Kevin Ho, HUD
Scott Jepsen, EJP Consulting Group
Moe Mohanna, Highridge Costa
Theresa Ng
Katie Pierce, HUD
Jesse Wu, HUD
Participant identified as “ChunKB”
Participant identified as “Case Reatty1”

Public Testimony

Individuals were allowed to submit written testimony no later than 24 hours prior to the scheduled meeting, which would be distributed to the Board members. The public was instructed to submit written testimony via email to lindsey.n.ramolete@hawaii.gov or by U.S. mail to P.O. Box 17907, Honolulu, HI 96817. The public was also allowed to participate via Zoom or teleconference by using the “Raise Hand” feature in Zoom, or by simply announcing/identifying themselves and the item they want to testify about during the public testimony portion of the meeting. Individuals were also allowed to provide audiovisual oral testimony by using the “Raise Hand” feature in Zoom, clicking the “Unmute” icon to talk, and clicking the “Start Video” icon to turn the camera on.

Chairperson Hall stated that the Board would accept public testimony on any item relevant to the agenda at this time or at the time the agenda item is called for discussion. 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.

No public testimony was submitted or given.

Approval of Minutes

Director DeMello moved,

To Approve the Regular Meeting Minutes of June 28, 2023

Chairperson Hall stated that the Board would accept public testimony on this item. No public testimony was given.

The minutes were approved as presented.

Discussion and Decision Making

Director Larson moved,

To: (1) Adopt Proposed Changes to the Hawaii Public Housing Authority's (HPHA) Chapter 17-2028, Hawaii Administrative Rules, entitled "Federally-Assisted Public Housing Projects," as follows:

- (1) Amend Sections 17-2028-34, 17-2028-39, 17-2028-52, 17-2028-60, 17-2028-82, 17-2028-91, and 17-2028-92 To Make Technical, Non-Substantive Changes; and**
- (2) Adopt Subchapter 4.1 [Over-Income Families] Which Consists of Sections 17-2028-60.01 to 17-2028-60.03, To Establish the Authority's Policy for Over-Income Families Residing in Federal Public Housing Projects; and**
- (2) Authorize the Executive Director to Conduct a Public Hearing and Undertake All Other Actions Necessary Under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 18-02 to Implement the Revision of the Hawaii Administrative Rules, entitled "Federally-Assisted Public Housing Projects," Including Making Non-Substantive Revisions to Formatting as May Be Required**

Chairperson Hall stated that the Board would accept public testimony on this item. No public testimony was given.

Executive Director Ouansafi asked for a moment of silence to honor those who have suffered or lost their lives as a result of the fire in Maui.

Executive Director Ouansafi reported that on February 14, 2023, the U.S. Department of Housing and Urban Development (HUD) published a Final Rule which implemented new public housing over-income provisions in Section 103 of The Housing Opportunity Through Modernization Act (HOTMA). Title I of HOTMA contains 14 sections that affect the public housing and Section 8 rental assistance programs.

The federal regulations set forth under Section 103 of HOTMA requires all public housing agencies to impose continued program participation limits for families exceeding an income limitation set at 120 percent of the area median income (AMI) for the applicable family size.

The proposed amendments to Chapter 17-2028 Hawaii Administrative Rules would establish the HPHA's policy for managing the tenancy of over-income families. Besides

technical, non-substantive changes, HPHA will allow families a 24 consecutive month grace period starting on the day of the initial discovery of a family's over-income status. If an over-income family's annual income falls below the income limitation at any time during the grace period, the family is entitled to a new 24 consecutive month grace period going forward.

If an over-income family's annual income remains above the income limitation for longer than the 24 consecutive months, HPHA shall move to terminate the family's tenancy within the six months following the expiration of the grace period. The family shall remain as public housing participants and is required to abide by all program requirements until the termination of their tenancy is complete.

HPHA shall notify the family in writing, of their over-income status first upon its initial discovery, again after 12 months of the grace period elapses, and for a final time after the grace period expires. The family will also have an opportunity to request a grievance hearing to dispute the over-income finding.

Once approved by the Board of Directors, HPHA must request permission from the Governor to take the proposed draft to public hearing with 30 days notice.

After making any technical, non-substantive changes HPHA will transmit the proposed draft to the Governor for final approval around October 19, 2023.

If substantive amendments are proposed, the revised rules will be presented to the Board of Directors for additional review and approval.

The motion was unanimously approved.

Director Pulmano moved,

To Rescind the June 28, 2023, Approval to Increase the Maximum Rent Supplement Payment Amount to \$1,000 and Maintain the Original \$500 Maximum Rent Supplement Payment Amount to the Hawaii Public Housing Authority's Chapter 17-2033, Hawaii Administrative Rules, entitled "Rent Supplement Program", including rescission of proposed amendments as follows:

- 1. Section 17-2033-13 [Eligibility for Participation] – to Adjust the Maximum Rent Supplement Payment Amount to \$1,000;**
- 2. Subsection 17-2033-31 [Rent Supplement Payments] – to Adjust the Maximum Rent Supplement Payment Amount from \$500 to \$1,000; and**
- 3. Section 17-2033-44 [Rent Supplement Agreement] to:**
 - (a) Adjust the Maximum Rent Supplement Payment Amount to \$1,000; and**

(b) Adjust the Reduced Rent Supplement Payment Amount to \$900 in the Event of Insufficient Funds to Sustain the Program

Chairperson Hall stated that the Board would accept public testimony on this item. No public testimony was given.

Executive Director Ouansafi reported that in June, the Board authorized the HPHA to conduct a public hearing and undertake all other actions necessary to implement revisions to Chapter 17-2033, Hawaii Administrative Rules, entitled "Rent Supplement Program".

Subsequent discussions between state legislators and the HPHA resulted in the need to keep rent supplement payment amount at \$500 and to report back to the Legislature if an increase is warranted during the 2024 Legislative Session.

The remaining proposed amendments to the rules previously adopted by the Board will be taken to public hearing. Following approval from the Governor on the proposed amendments, the HPHA will give 30- days public notice and hold a public hearing.

After the public hearing, the HPHA will transmit the proposed draft to the Governor for final approval around September 29, 2023. If substantive amendments are proposed, the HPHA will return to the Board for approval.

Director Larson asked when the programs will be implemented.

Executive Director Ouansafi reported that residents should start receiving subsidies in the next few months.

Chairperson Hall inquired when the funds would lapse and expressed concerns over the staff being overwhelmed with matters in Maui. He was curious how the funds were going to be dispersed.

Executive Director Ouansafi stated that the funds need to be encumbered by June 30, 2023. He added that the funds are six times what the HPHA usually receives, and the HPHA will contract with a nonprofit agency to distribute the money quickly. Executive Director Ouansafi expressed that the goal is to get the money to residents as soon as possible. He also noted that the entire Rent Supplement Program is being managed by one staff member.

The motion was unanimously approved.

Director Pulmano moved,

To: (1) Amend the Hawaii Public Housing Authority's "Reasonable Accommodation and Modification Policies & Procedures for Hawaii Public

Housing Authority (HPHA),” dated April 18, 2019, to Include Revisions that Require the HPHA to:

- a) Clarify the Policy and Procedures for Processing Reasonable Accommodation and Modification Requests;**
- b) Clarify Reasons for Approving, Inactivating, and Denying Reasonable Accommodation and Modification Requests;**
- c) Clarify the Policy and Procedures for Reconsiderations, Appeals and Grievances Regarding Reasonable Accommodation and Modification Request Decisions; and**

(2) Authorize the Executive Director to Implement the HPHA’s revised “Reasonable Accommodation and Modification Policies & Procedures for Hawaii Public Housing Authority (HPHA).”

Director Pulmano moved,

To Amend the Agenda to match the language of the For Action to state:

To: (1) Replace the Hawaii Public Housing Authority’s “Reasonable Accommodation and Modification Policies & Procedures for Hawaii Public Housing Authority (HPHA),” dated April 18, 2019, to Include Revisions that Require the HPHA to:

- a) Clarify the Policy and Procedures for Processing Reasonable Accommodation and Modification Requests;**
- b) Clarify Reasons for Approving, Inactivating, and Denying Reasonable Accommodation and Modification Requests;**
- c) Clarify the Policy and Procedures for Reconsiderations, Appeals and Grievances Regarding Reasonable Accommodation and Modification Request Decisions; and**

(2) Authorize the Executive Director to Implement the HPHA’s revised “Reasonable Accommodation and Modification Policies & Procedures for Hawaii Public Housing Authority (HPHA).”

The motion to amend the agenda was unanimously approved.

Chairperson Hall stated that the Board would accept public testimony on this item. No public testimony was given.

Executive Director Ouansafi reported that in administering and managing federal and state public housing programs, the HPHA strives to fully comply with all laws, rules, and regulations, including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, and the Hawaii Revised Statute Chapter 515.

The HPHA proposed changes to its Reasonable Accommodation and Modification Policy & Procedures to provide its residents, applicants, program participants, and employees with a clearer understanding of the policy and procedures.

Revisions to the HPHA's current policy include:

1. A clearer description of the process of evaluating reasonable accommodation and/or modification requests,
2. A clearer explanation of the grounds for approving, inactivating, and denying reasonable accommodation and/or modification requests,
3. A description of the procedure for an affected person to appeal and/or grieve a decision regarding a request for reasonable accommodation and/or modification,
4. Clarification of the timing and opportunity to present additional information in support of an appeal or reconsideration of a request for reasonable accommodation and/or modification decision where circumstances change,
5. Providing information for an individual to file a fair housing discrimination complaint and/or a report of discrimination, and
6. Providing an alternative for low-income public housing residents on the transfer waitlist for an approved reasonable accommodation transfer to accept a Section 8 Housing Choice Voucher where an appropriate housing unit was offered but declined.

All employees in all Branches/Offices will be provided a copy of the revised policy and procedures, and Managers/Supervisors will be required to ensure that the new policy is communicated to all staff no later than September 17, 2023.

The HPHA will also present these changes to employees at the fair housing training sessions to be scheduled in the upcoming months.

The Attorney General's office was consulted, and the proposed changes were approved as to form and content.

The motion was unanimously approved.

For Information:

Presentation by Highridge Costa

Executive Director Ouansafi reported that the Board approved Highridge Costa as the master developer for the Ka Lei Momi project to create 10,000 additional units. He introduced Mr. Moe Mohanna, the President of Highridge Costa.

Mr. Mohanna thanked Executive Director Ouansafi and the Board for the opportunity to give a presentation on Highridge Costa. He reported that he and the Highridge Costa team have been working with Executive Director Ouansafi, HPHA staff, and the Attorney General's office on agreements to move the Ka Lei Momi project forward.

Mr. Mohanna informed the Board that Highridge Costa is an affordable housing and workforce housing developer, owner, and operator, that has been in business for over 30 years. The company has worked across the nation in about 33 states, and have developed, invested, and partnered in over 30,000 affordable rental housing communities and has worked with various state and local agencies. Mr. Mohanna stated that Highridge Costa is a ground up developer, except for a few historic rehabs, that focuses on changing lives instead of counting units or communities that have been completed. Highridge Costa works with the community, including local nonprofits and local partners, to ensure sensitivity to local cultural issues. Highridge Costa has expertise in low-income housing tax credits and tax-exempt bonds, and all developments with Highridge Costa are developed so they are financially feasible, can stand alone for the life of the project, and can be well maintained.

Mr. Mohanna reported that Highridge Costa has national and local experience. He discussed their developments throughout County of Hawaii, City and County of Honolulu, and County of Maui within the past 6 years for family and senior housing. Mr. Mohanna reported that Highridge Costa has a local partner on Oahu and presented an organization chart of Highridge Costa team members. Highridge Costa has a variety of consultants and partners to ensure that the workload is spread equally. Mr. Mohanna assured the Board that Highridge Costa is accustomed to dealing with large volumes and making sure that efforts are progressing in a timely manner.

Mr. Mohanna presented a map of targeted sites and alternate sites of the Ka Lei Momi project. He reported that the plan is to have the existing units deemed obsolete through HUD to allow for the relocation of current residents and then redevelopment of the site. Mr. Mohanna reported that Mayor Wright Homes currently has 364 units, and the target is to create 2,450 units at the site. Highridge Costa is currently working with various consultants and architects for civil and infrastructure of Mayor Wright Homes. Mr. Mohanna stated that the alternate sites are also being assessed. He expressed that redevelopment will be done with smart design and smart density, and Highridge Costa will work with residents, the community, HPHA staff and consultants to deliver functional housing.

Chairperson Hall thanked Mr. Mohanna for the presentation and was impressed with Highridge Costa's background.

Director Larson asked if Highridge Costa was going to be part of the rebuilding process for the homes lost in the fires on Maui.

Mr. Mohanna expressed that Highridge Costa is willing to assist HPHA in any capacity possible but deferred to Executive Director Ouansafi.

Executive Director Ouansafi reported that Highridge Costa was selected for the nine (9) sites identified in the RFQ, or the alternate sites to create the 10,000 additional units. He added that he has gone to Maui and started to look at other potential sites to increase density, and it will be a different procurement process to build and replace those burned units. Kahekili Terrace was a site that is being evaluated by Highridge Costa.

Mr. Mohanna reported that Kahekili Terrace was being evaluated and that he and Executive Director Ouansafi had both toured Maui to see how Highridge Costa could be of help. Highridge Costa is also accelerating construction for its affordable senior community in Kihei and accelerating permits for the construction of family units in Wailuku. Mr. Mohanna felt that he had a moral obligation to help displaced residents in any way possible, both professionally and personally.

Director Pulmano sought more information on the Ka Lei Momi timeline.

Mr. Mohanna stated that Mayor Wright Homes is under a master development agreement and there are ongoing design studies, environmental studies, traffic studies, and NEPA. The other eight (8) properties under the Ka Lei Momi project are under a master planning agreement, and consultants are working on massing studies to better understand the number of units that can be accommodated by a site, including water, electrical, and environmental assessments. Consultants are giving timelines of when these studies can be completed. After those studies are completed, there will be a determination on the order each site will be developed, which areas of each site there will be demolition, resident relocation, and then redevelopment. Mr. Mohanna discussed different financing programs to serve the spectrum of need from below 30% AMI to 140% AMI.

Director Pulmano summarized Mr. Mohanna's steps into the following phases and asked if she understood correctly: 1) master planning for Mayor Wright Homes and other properties, 2) engineering feasibility study, 3) master project schedule and implementation, and 4) financial feasibility.

Mr. Mohanna confirmed that the steps Director Pulmano stated were accurate and added that the master planning and infrastructure assessments are being done concurrently. He stated that Highridge Costa has a specific timeline that is being worked on now that all proposals have been received.

Director DeMello expressed gratitude to Mr. Mohanna for not using the term "project" when referring to the public housing communities and appreciated that Mr. Mohanna captured what a family would live in. As a tenant representative, Director DeMello recognizes they are a community like anywhere else.

Mr. Mohanna expressed that Highridge Costa is not about building projects, but about changing lives.

Director Taniguchi thanked Mr. Mohanna for the presentation. He commented that in the past, resourcing has been a problem. Director Taniguchi recommended that in the reports being given to the HPHA for scheduling and planning, that the reports also indicate the resources being assigned to those tasks. He recognized that attention is rightfully being diverted to Maui and wanted to ensure that Highridge Costa is not lacking resources.

Mr. Mohanna stated that one most constraining factor is allocations from the State, HHFDC or the Legislature. Mr. Mohanna stated that will be part of the schedule. Concerning Maui, Highridge Costa has worked in places where wildfires ravaged communities, such as northern California, and in that situation the federal government made a separate allocation of tax credits. Mr. Mohanna stated that Highridge Costa has gone to the Governor's office for a separate allocation of tax credits, and this will also be raised with the HHFDC.

Director Pulmano was curious of the role of Highridge Costa, whether it is the developer, long-term holder, or manager. She asked if Highridge Costa and the HPHA are going to be the general partner, and if the limited partner is the equity partner.

Mr. Mohanna stated that Highridge Costa is not a property management company and would hire a third-party property management company. Mr. Mohanna added that Highridge Costa and the HPHA will be the general partner for the tax credit units and that HPHA's non-profit will be the owner for the 501C3 bonds, and the for-sale units will be under a 99-year lease structure.

Director Pulmano summarized what she understood, that under the low-income tax credit, Highridge Costa holds an ownership position with the HPHA. She added that under tier 2 funding and attainable housing, Highridge Costa will be the developer, and HPHA will have ownership of the ground of the property.

Mr. Mohanna explained that under the 501C3 funding, HPHA will own the ground and the property, and under sale property, HPHA will own the ground of the property.

Director Larson asked that a copy of the presentation be sent to the Board.

Executive Director Ouansafi stated that the presentation will be provided to the Board.

Chairperson Hall commented that the Ka Lei Momi project is a big step for any agency in Hawaii, and there are a lot of emotions among the Board members. He stated that the Board approved Highridge Costa as the master developer, and they went in with trust and hope to get as much as possible for the residents of Hawaii. Chairperson Hall asked if the RFP allows the HPHA to look at other properties if things do not seem to work out during the financial process.

Executive Director Ouansafi stated that the RFQ of the Ka Lei Momi project only allows for targeted properties or alternate properties to be used and all other properties will require a separate procurement process.

Chairperson Hall understood and explained that he wanted to see how flexible the HPHA could be in getting more units made, as additional funding is being given to properties along the rail line. He asked if the Highridge Costa is allowing public housing residents to get employment so they can get through to the next level of housing and sought more information about financial planning to help public housing residents to buy homes maybe someday in the private sector. Chairperson Hall was curious about the continued maintenance of the properties with what is going on.

Mr. Mohanna stated financial planning is an important focus of Highridge Costa, and there are programs in the mainland to assist people in budgeting and financial planning as their economic conditions improve. He added that there has been success with these programs and some people have been able to move to home ownership. Concerning maintenance, Highridge Costa has made that a successful part of its business using budgets and smart design. He stated that the third-party management companies determine the budgets, and the housing authorities and Highridge Costa hold them to set standards.

Chairperson Hall asked Mr. Mohanna for regular updates going forward and thanked him for the presentation given at the meeting.

Mr. Mohanna thanked the HPHA and the Board members for their support. He stated he will move forward with transparency and wants the Board to be involved.

Chairperson Hall thanked the HPHA team and legal staff for all the work that has been done thus far.

Executive Director's Report

(Designee Campos left the meeting at approximately 10:30 a.m.)

Director Larson referred to page 326 of the Board packet regarding the sea level rise adaptation and was glad that the HPHA is looking at that and asked that the HPHA give ongoing reports on how sea level rise will impact developments in the future.

Executive Director Ouansafi stated that future reports concerning sea level rise will be provided to the Board.

Chairperson Hall requested an update on the Maui wildfires.

Executive Director Ouansafi reported that HPHA has made arrangements for every displaced tenant on Maui to stay at the Kaanapali Outrigger Beach Hotel in Lahaina,

which have been paid for 30 days following the wildfires. Tenants are provided meals and the HPHA is coordinated transportation to get tenants to the hotel. While some tenants have already checked in, others will be checking in the next few days. The HPHA has started the process of identifying new units and are working overtime to make ready units available for relocation. FEMA will do assessments for additional months, and all tenants have also been asked to apply for FEMA. From the first day of the wildfires, HPHA began contacting all Maui tenants, and unfortunately two (2) persons cannot be accounted for. One tenant went to the hospital and remains in the hospital at this time. The HPHA has begun conversations with tenants about where they would like to relocate to, such as moving to another island. Approximately six (6) families have expressed interested in moving to Oahu, and HPHA will cover those relocation costs. The HPHA's priority is taking care of the tenants and making sure within the first 30 days they have a comfortable bed, hot showers, and meals. The HPHA plans to move tenants to appropriate housing within 30 days. A variety of waiver requests have been sent to the U.S. Department of Housing and Urban Development (HUD), including a request to waive past rent due for tenants who lost everything. Approximately seven (7) or eight (8) identified units for relocation will be completed in the next week or so, and the HPHA is also working with the Red Cross on furnishing those units. Executive Director Ouansafi reported that the HPHA is constantly checking on those tenants and making sure they have what they need.

Director Pulmano thanked Executive Director Ouansafi for getting the HPHA to reach out to all tenants quickly. She sought more information about support services for tenants outside of housing, such as unemployment, FEMA disaster relief, and mental health services.

Executive Director Ouansafi stated that FEMA and the Red Cross have representatives at the Kaanapali Outrigger Beach Hotel in Lahaina. All tenants were asked to check in with the Red Cross when they arrived at hotel. Red Cross has also been made aware that the HPHA will provide them with information concerning housing. Red Cross will provide services to tenants including help with unemployment, disaster relief, and mental health services. The HPHA also has a detailed list of tenants, including information on pets and reasonable accommodations.

Director Larson asked if the projects on Maui were insured and was curious about the HPHA's ability to redevelop those projects.

Executive Director Ouansafi expressed gratitude to HUD for communicating with the HPHA daily. Executive Director Ouansafi confirmed that the projects were insured and that the insurance covers the fire. The insurance was through the State's Risk Management Office (RMO). HPHA has been in communication with RMO and will also work on applying with FEMA. The HPHA is applying for tenant protection vouchers from HUD to help displaced tenants. Executive Director Ouansafi believed that the discussion of property damage will come many months from now, as there still needs to be discussion on the master planning process for Lahaina. He added that the HPHA's

main focus right now is getting tenants relocated, and redevelopment will probably begin at earliest in three (3) years.

Director Larson appreciated the HPHA's priority on Maui tenants.

Chairperson Hall asked how the HPHA staff on Maui were doing. He expressed appreciation for the updates and that the HPHA is keeping track of the families and suggested that as the HPHA goes through these emergency proclamations and emergency processes, that any necessary approvals be moved forward with special meetings to expedite processes. Chairperson Hall also asked for an update on the redevelopment of School Street.

Executive Director Ouansafi reported that all Maui staff and their loved ones are healthy and safe. He stated that the daughter of a Maui staff person lost her home in the wildfires. HPHA is following up with all staff every day. He stated two groups here on Oahu are also assisting Maui staff. One group is making sure that tenants are cared for, and another group is taking care of the paperwork. The HPHA also created a website the day after the wildfires occurred and the website is updated every day with information relevant to the wildfires. Executive Director Ouansafi stated the HPHA continues to push forward with the RHF for the redevelopment of School Street. An extension was approved by the HHFDC for funding and demolition permits are ready. The RHF has a new team member, and the HPHA has been receiving prompt responses from the RHF. The CEO of the RHF has also assured the HPHA that they will be redeveloping School Street.

Chairperson Hall thanked the HPHA for their hard work.

Executive Director Ouansafi acknowledged and thanked all HPHA staff for their continued efforts. He thanked Executive Assistant Arashiro for cutting her vacation short when the wildfires occurred. He expressed gratitude for the hard work put in by Deputy Attorney Generals Linda Chow and Klemen Urbanc. He also thanked Scott Jepsen with EJP Consulting and Megan Glasheen from Reno & Cavanaugh for reaching out to the HPHA when the Maui wildfires occurred and for all their advice.

Chairperson Hall noted that the Maui wildfires have shown the resilience of the local people. He noticed the way that the media automatically takes up the spirit of aloha. He recognized that people lost everything and are still going out of their way to help others in whatever capacity they can. Chairperson Hall expressed being proud to be part of the HPHA team and the Board that exemplifies and shares the aloha spirit.

Director Pulmano moved,

To Adjourn the Meeting

The motion was unanimously approved.

The meeting adjourned at 11:20 a.m.

MINUTES CERTIFICATION:

Minutes Prepared by:

for Jennifer M. Ten

Lindsey N. Ramolete
Secretary to the Board

SEP 21 2023

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on September 21, 2023 [☒] As Presented [☐] As Amended

Leilani Pulmano

Sep 21, 2023

Director Leilani Pulmano
Board Secretary

Date