HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
May 21, 2009
9:00 a.m.
1002 North School Street, Building E
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting, April 16, 2009
B. Executive Sessions, April 16, 2009

III. EMPLOYEE RECOGNITION

IV. PUBLIC TESTIMONY

Public testimony on any agenda item 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.

V. DECISION MAKING

A. Decision Making: To Authorize the Executive Director to Hold Public Hearings on Proposed Changes to the Hawaii Administrative Rules to Prohibit the Admission of Registered Sex Offenders and Persons Convicted of Manufacturing, Producing or Distributing Methamphetamines in State Public Housing

B. Decision Making: To Approve to Continue Listing the Hana Parcel (TMK 2-1-3-9:9), located at 2890 Hana Highway, at the Current Asking Price, Until the Completion of a Formal Appraisal

C. Decision Making: To Approve a Change to the Definition of "At-risk Homeless" and Other Housekeeping Corrections in §17-2026 Hawaii Administrative Rules, Homeless Programs

V. REPORTS

A. Report of Task Force Committees
- Finance / Audit/Asset Management – T. Thompson, E. Beaver & L. Smith
- Human Resources / Personnel – H. Oliva, C. Ignacio & M. Yoshioka
- Homelessness – K. Park, C. Ignacio & R. Berthiaume
- Public Housing Operations/Tenant/Tenant Relations – C. Hosino Yoshioka, C. Ignacio & S. Dodson
- Mixed Income Projects – E. Beaver, R. Berthiaume, K. Park & S. Dodson

B. Report of the Executive Director Program/Project Updates

A. Status of the FY 2010 Budget
B. FY 2009 Budget to Actual Comparisons
C. Property Branch
1. Rent Collection

2. Island Overview
3. AMP Overview
4. Vacant Units After 7/1/08
5. Vacant Units Before 7/1/08
6. Public Testimony Follow-ups

D. Construction Services Elevator Repairs, Modernization
E. Hearings Office Evictions
F. Contracts & Procurement Office Contracts
G. Section 8 Subsidy Programs Report
H. Homeless Programs Report
I. Personnel Report

VI. FOR INFORMATION/FOR DISCUSSION

A. For Information: Kuhio Park Terrace (KPT) Lawsuits: *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) *and McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578)

The Board may 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 *Faletogo et al. v. Hawaii Public Housing* Authority (Civil No. 08-1-2608-12) *and McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578).

B. For Information: Performance Evaluation of the Executive Director and Possible Personnel Action Related Thereto. Evaluation to Cover Performance to Date.

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2), and 92-5(a)(4), the Board of Directors may convene in executive session to evaluate the performance of the Executive Director and possible personnel actions related thereto.

C. For Information: Update on Administrative Judgment regarding Banyan Street Manor

The Board may 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 Administrative Judgment regarding Banyan Street Manor.

D. For Information: Update on Compliance with the Consent Agreement and Final Order with the U.S. Environmental Protection Agency Relating to the Conversion of Large Capacity Cesspools

The Board may 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 Compliance with the Consent Agreement and Final Order with the U.S. Environmental Protection Agency Relating to the Conversion of Large Capacity Cesspools.

E. For Information: Update on the Status of Kahikolu Ohana Hale O Waianae Homeless Shelter

The Board may 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 Kahikolu Ohana Hale O Waianae Homeless Shelter.

F. For Information: Update on Progress of Energy Performance Contractor, Ameresco, in the Preparation of an Investment Grade Audit of the Hawaii Public Housing Authority's Federal Public Housing Projects

G. For Information: Update on the Request for Proposals (RFP) to Select a Mixed Income Redevelopment Partner for Kuhio Park Terrace/Kuhio Homes

H. For Information: Update on Legislative Actions During the 2009 Legislative Session that Affect the Hawaii Public Housing Authority, including:

1. H.B. No. 200 – H.D. 1, S.D. 1, C.D. 1 - Relating to the State Budget
2. H.B. No. 1364 – H.D. 1, S.D. 1, C.D. 1 - Relating to Budget
3. H.B. No. 1692 – H.D 2, S.D. 2, C.D. 1 - Relating to Housing
4. S.B. No. 1160 – S.D. 2, H.D. 2, C.D. 1 - Relating to the Hawaii Public Housing Authority
5. S.B. 1677 – S.D. 1, H.D. 2, C.D. 1 – Relating to Lands Controlled by the State
6. H.C.R. No. 282 – H.D. 1 - Urging the Hawaii Public Housing Authority to Increase the Minimum Rent Schedule
7. S.C.R. No. 31 – S.D. 2, H.D. 1 - Requesting the Auditor to Conduct a Management and Financial Audit of the Hawaii Public Housing Authority's Maintenance Contract
8. H.C.R. No. 94 – H.D. 1, S.D. 1 - Requesting the Auditor to Conduct a Review of the Performance of the Management Projects (Known as AMP 30 and AMP 44) to Compare the Performance of State Operated and Privately Operated Public Housing Properties; and to Determine the Relative Contributions of Funding Levels, Mismanagement, and Tenant and Visitor Actions to the Failure to Meet Performance Standards for These Properties

I. For Information: Update on Capital Repair/Renovation Projects

J. For Information: Update on U.S. Department of Housing and Urban Development Technical Assistance Contractor MD Strum Housing Services Inc.

K. For Discussion: Strategic Vision for the Hawaii Public Housing Authority