HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
July 16, 2009
9:10 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, June 18, 2009
B. Special Meeting, July 8, 2009
C. Executive Sessions, June 18, 2009
D. Executive Session, July 8, 2009

III. 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.

IV. DECISION MAKING

A. Decision Making: To Approve the Hawaii Public Housing Authority's Goals and Objectives for FY 2009-2010

B. Decision Making: To Approve the Reapppointment of Ms. Radiant Chase to the Oahu Eviction Board; Mr. James DeMello and Ms. Eleanor Garcia to the Hilo Eviction Board; and Mr. Ross Oue to the Kona Eviction Board for a Two-Year Term Expiring on July 31, 2011

C. Decision Making: To Approve the Selection of Makua Alii and Paoakalani Federal Elderly Housing Project(s) for Elderly Only Designation, Subject to the Approval of the U.S. Department of Housing and Urban Development

D. Decision Making: To Consider Terms for Negotiations for the Sale of the Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii

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 and section 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 sale of Banyan Street Manor

E. Decision Making: 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 and 92-5(a)(2) to consider employment related matters affecting privacy as they relate to the Executive Director and section 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.

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. FY 2009 Budget to Actual Comparisons
B. Property Branch
   1. Rent Collection
   2. Island Overview
   3. AMP Overview
C. Construction Services Elevator Repairs, Modernization
D. Hearings Office Evictions
E. Contracts & Procurement Office Contracts
F. Section 8 Subsidy Programs Report
G. Homeless Programs Report
H. Personnel Report

VI. FOR INFORMATION/FOR DISCUSSION

A. For Information: Report on Request from Oceanic Time Warner Cable and the Proposed Termination of Cable Services Due to Security Concerns

B. For Information: Update on Transition to State Management at Asset Management Project 38 (Kauai) and Recent Monitoring Findings by the U.S. Department of Housing and Urban Development

C. For Discussion: Staffing Plans for the Hawaii Public Housing Authority for FY 2009-2010

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 the staff furloughs

D. 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).

E. 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.

F. For Information: Update on the Office of the Legislative Auditor's Financial and Management Audit of the HPHA's Maintenance Contracts, and Management of Asset Management Project 30 (Aiea) and Asset Management Project 44 (Waianae)

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 832-4690 by close of business two days prior to meeting date.