HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
August 20, 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. Annual Meeting, July 16, 2009
B. Regular Meeting, July 16, 2009
C. Executive Sessions, July 8, 2009
D. Executive Sessions, July 16, 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 Reappoint Ms. Ludvina Takahashi and Mr. Gary Mackler to the Kauai Eviction Board, Mr. George DeMello to the Hilo Eviction Board, and Mr. Mark Nishino to the Maui Eviction Board for Two-Year Terms Expiring on August 31, 2011

B. Decision Making: To Adopt Board Resolution No. 19, Relating to the Statement of Procurement Policy Governing the Federal Capital Fund Stimulus Grant

C. Decision Making: To Adopt Board Resolution No. 20, Approving the Section 8 Management Assessment Program (SEMAP) Certification of Standard Performer for the Fiscal Year Ending June 30, 2009

D. Decision Making: To Approve the Hawaii Public Housing Authority's Request to the Governor for a Waiver to Fill Federally Funded Staff Positions

E. Decision Making: To Adopt the Hawaii Public Housing Authority's Goals and Objectives for Fiscal Year 2009-2010

F. Decision Making: To Approve the Selection of a Development Partner for Hawaii Public Housing Authority's Mixed Income/Mixed Finance Redevelopment Project at Kuhio Park Terrace and Kuhio Homes

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 Redevelopment of Kuhio Park Terrace and Kuhio Homes

G. Decision Making: To Accept the Audited Financial Statements for Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2007 and Fiscal Year 2008.

H. 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.

I. Discussion and Decision Making: Related to the Decision of the Executive Director to Discontinue Employment of Seven Employees of the Hawaii Public Housing Authority and Whether the Decision Should be Affirmed or Rescinded.

The Board may go into executive session pursuant to sections 92-4 and 92-5(a)(2) to consider employment related matters where consideration of matters affecting privacy are involved and section 92-5(a)(4) to confer with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to these personnel issues.

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, S. Aiona & R. Berthiaume
- Public Housing Operations/Tenant/Tenant Relations – C. Hosino Yoshioka, C. Ignacio, S. Aiona & S. Dodson
- Mixed Income Projects – E. Beaver, R. Berthiaume, K. Park, S. Aiona & S. Dodson
- Goals and Objectives – L. Smith, C. Hosino & R. Berthiaume

B. Report of the Executive Director Program/Project Updates

1. FY 2009 Budget to Actual Comparisons
2. Property Management and Maintenance Services Branch
   a. Rent Collection
   b. Island Overview
   c. AMP Overview
3. Construction Management Services
   a. Capital Program Obligations
   b. Elevator Repair Report
   c. Elevator Modernization Report
   d. Update on Progress of Energy Performance Contractor, Ameresco
4. Hearings Office Evictions
5. Contracts & Procurement Office Contracts
6. Section 8 Subsidy Programs Report
7. Homeless Programs Report
8. 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: 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.

C. For Information: Hawaii Public Housing Authority 2009 Annual Compliance Review Report for Performance Based Contract Administration

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.