HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
November 19, 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, October 15, 2009
B. Executive Sessions, October 15, 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 Ratify the Audited Financial Statements for Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2009 as submitted to the U.S. Department of Housing and Urban Development

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 related to the Banyan Street Manor Audit

B. Decision Making: To Approve a Revision to the Hawaii Public Housing Authority's Section 8 Administrative Plan To Allow Single Persons to Hold One Bedroom Vouchers Only if Zero Bedroom Units Are Not Available

C. Decision Making: To Grant the Department of Hawaiian Home Lands (DHHL) a Right-of-Entry for the Construction of a Sewer Line through Waimanalo Homes, Lot 146, for its Kumuhau Subdivision

D. Decision Making: To Approve the Energy Services Agreement with Ameresco, Subject to the Approval of the Department of the Attorney General and the U.S. Department of Housing and Urban Development

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 Energy Services Agreement with Ameresco.

V. REPORTS

A. Report of Task Force Committees

1. Human Resources Task Force Update on the Status of the Executive Director Search

2. Mixed Income Task Force Report on Potential Projects for Future Mixed-Income/Mixed Finance Development
3. Tenant/Tenant Relations Task Force Update on Resident Association Training

B. Report of the Executive Director

1. FY 2009 Budget to Actual Comparisons
2. Branch/Office Reports

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: *Larsen v. HPHA, et al.,* HCRC No. RE-0-0838; HUD No. 09-09-1203-8

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 *Larsen v. HPHA, et al.*, HCRC No. RE-0-0838; HUD No. 09-09-1203-8.

C. For Discussion: Hawaii Public Housing Authority Request for Approval from the Department of the Attorney General to Hire Outside Counsel for the Mixed Income Redevelopment at Kuhio Park Terrace/Kuhio Homes and the Master Development Agreement with Michaels Development Company

D. For Discussion: State Requirement for the Hawaii Public Housing Authority to Deposit Federal Capital American Recovery and Reinvestment Act Funds into an Account Under Control of the State

E. For Discussion: Strategic Vision and Goals for the Hawaii Public Housing Authority

F. For Discussion: Potential Site Visit to Pai`olu Kaiaulu Homeless Shelter by the Hawaii Public Housing Authority's Board of Directors

G. For Information: Update of Section 8 Management Assessment Program (SEMAP) Certification for the Hawaii Public Housing Authority

H. For Information: Congressional Appropriations for the Hawaii Public Housing Authority to Conduct Renovations in Federal Public Housing Sites

I. For Information: Update on the Hawaii Public Housing Authority's (HPHA) Furlough Calendar and the State's Reduction in Force

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.