HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
January 15, 2008
9:00 a.m.
1002 N. School Street, Bldg. E
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting, October 16, 2008
B. Regular Meeting, November 20, 2008
C. Regular Meeting, December 19, 2008
D. Executive Session Meeting, December 18, 2008

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. PRESENTATION

A. Presentation by Urban Housing Communities, LLC of an unsolicited proposal for the revitalization of Kuhio Park Terrace and Kuhio Homes.

V. DECISION MAKING

A. Decision Making: To Appoint Mr. Melvin M. Kawahara to the Hilo Hearings Board for a Two-Year Term Expiring on January 31, 2011.

B. Decision Making: To Authorize the Executive Director to Proceed to Issue a Request for Proposals for a Consultant to Assist the HPHA in Reviewing and Updating Preliminary Feasibility Analysis for Mixed Income Redevelopment at Kuhio Park Terrace and Kuhio Homes and to draft a developer Request for Proposal.

C. Decision Making: To Ratify HPHA's Fiscal Plan for the Remainder of the Fiscal Year Ending June 30, 2009.

D. Decision Making: Whether or not to Ratify the HPHA Policy Requiring Visitors to Kalihi Valley Homes (KVH) and Other Public Housing Projects to provide a drivers license or other Identification for retention by security while on the premises.

E. Decision Making: To Authorize the Executive Director to Pursue Elderly Families Only Designation for Targeted Federal Public Housing Project(s).

F. Decision Making: Whether or Not to Pursue the Establishment of Ombudsman Position for Hawaii Public Housing Authority (HPHA).

VI. 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

Highlights

A. FY 2009 Budget
B. Fiscal Management Office
C. Mixed Income Redevelopment Update
D. Property Management & Maintenance Service Branch
E. Resident Community Meetings Status
F. Construction Management Branch
G. Personnel Office

Reports

1. Listing of Construction Management Services Projects
2. Status of the Economic Stimulus Request for the President-Elect
3. 2010-11 CIP request Listing of Projects
4. Hearings-Results of Eviction Referral
5. Procurement Including Contract Status
6. Section 8 Subsidy Program Branch
7. Homeless Programs Branch
8. Personnel Issues

VII. FOR INFORMATION/DISCUSSION

A. Discussion on Transitioning all Public Housing Projects on Kauai From Private Management to State Management.

B. 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 in to 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).

The Chairperson may appoint an Executive Litigation Task Force to act as a liaison with the Attorney General's office for the purposes of the litigation in *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).

C. Process for Performance Monitoring and Appraisals of Asset Management Project (AMP) Managers

D. Status of Contract with Ameresco for an Energy Performance/Investment Grade Audit of Federal Housing Projects.

E. Status on the Request for Proposal (RFP) to Hire a Consultant to Assist Hawaii Public Housing Authority (HPHA) with Reviewing and Updating a Preliminary Feasibility Analysis for Mixed Income Redevelopment and to help Design a Developer Request for Proposals or Request for Qualifications.

F. Discussion of Security Measures Employed by the Hawaii Public Housing Authority and Security Efforts to be Considered for Future Implementation

VIII. ADJOURNMENT

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.