HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
November 20, 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. Executive Session Meeting, September 16, 2008
C. Executive Session Meetings, October 16, 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. DECISION MAKING

A. Decision Making: Recognition of Punahele Resident Association as a duly elected resident association.

V. EXECUTIVE SESSION

A. Pursuant to sections 92-4, 92-5(a)(2), and 92-5(a)(4), Hawaii Revised Statutes, the Board of Directors may convene in executive session to discuss possible personnel action and to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as it relates possible personnel action regarding a former HPHA employee on employment related issues.

B. Pursuant to sections 92-4 and 92-5(a)(4), Hawaii Revised Statutes, the Board of Directors may convene in executive session to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as it relates to administration of the HPHA's homeless programs.

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, & 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. Legislative Briefing-November 5, 2008
E. Property Management & Maintenance Service Branch
F. Resident Community Meetings Status
G. Construction Management Branch
H. Homeless Programs
I. Personnel Office

Reports

1. Elevator Repair Report
2. Hearings-Results of Eviction Referral
3. Procurement Including Contract Status
4. Section 8 Subsidy Program Branch
5. Homeless Programs Branch
6. Personnel Issues

VII. FOR INFORMATION/DISCUSSION

A. Palolo Valley Homes: Discussion of the issue of public versus private management of Palolo Valley Homes.

B. Recap of the Tour of the Leeward Homeless Shelters conducted as a Special Board Meeting on November 19, 2008

C. Agency Outlook for 2009 including:
1. Continued emphasis on significant improvements in the benchmarks of the agency
    a. Number of Vacant Units
    b. Turnaround time
    c. Occupancy rates
    d. Accounts receivables and collections
    e. Evictions
    f. Homelessness
2. Improved financial management and reporting - across the board - budgeting, asset management, audit results, and interactions with state and federal agencies.
3. Resolution, with active Board participation, of waiting list issues, public vs. private management of projects, decentralization of authority for projects, automatic rent payments and deductions.
4. Aggressive action to privatize projects, while retaining affordable rental characteristics. Explore sale of units to residents/tenants.
5. Proceeding with mixed use development of one or more projects.
6. Increased resident assumption of responsibility for security and maintenance of projects, with improved communication and participation.
7. Additional development of agency employees - through training, recognition and motivation.
8. Shed non-core functions of the Agency - transfer Section 8 to City, divest the agency of vacant land, and non-public housing.
9. Improved management of the projects.

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.