

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
SPECIAL BOARD OF DIRECTORS MEETING
January 26, 2007
9:00 a.m.
1002 N. School Street, Bldg. L
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. DISCUSSION AND/OR DECISION MAKING

1. Review Mission Statement Using U. S. Department of Housing and Urban Development (HUD) Mission Statement.
2. Board Organization Aligned With Program.
3. Board Organization Aligned With Function.
4. Board Member Background and Interest as Related to Task Groups.
5. Task Groups Appointed by Chairman.

III. EXECUTIVE SESSION

The Board of Directors of the Hawaii Public Housing Authority (HPHA) anticipates convening in executive session, pursuant to Sections 92-5(a)(4), Hawaii Revised Statutes, to consult with the Board's attorney on questions and issues pertaining to personnel matters and the Board's powers, duties, privileges, immunities, and/or liabilities as it relates to the organization of the Board into task groups which support the HPHA's activities.

IV. 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) 832-3818 by close of business two days prior to meeting date.

Public Housing Mission Statement

Our aim is to ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants.

In order to achieve this mission, we will:

- Recognize the residents as our ultimate customer
- Improve PHA management and service delivery efforts through oversight, assistance, and selective intervention by highly skilled, diagnostic, and results-oriented field personnel
- Seek problem-solving partnerships with PHA, resident, community, and government leadership
- Act as an agent for change when performance is unacceptable and we judge that local leadership is not capable or committed to improvement
- Efficiently apply limited HUD resources by using risk assessment techniques to focus our oversight efforts

BY-LAWS

Develop and Maintain Public Housing

- Develop - FED says not by Government
Encouraging development affordable for sale and affordable for rent HHFDC
- Maintain - Own
Facilitate

Ensure more homeless persons and families are being served and transitioned into permanent Housing

- Board spend more time on ¶ 2
- Basic Report to Board Every Month

MISSION

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

- Ensure safe, decent affordable housing
- Create opportunities for residents self sufficiency and economic independence
- Assure fiscal integrity
- Good landlord
- Services for those in permanent housing
- Services for those not in housing

TASK FORCE COMMITTEE TASKS

I. HOMELESS

Homeless → Emergency Shelter → Transitional Shelter

Transitional:
Services Public Housing
 Rental Housing Section 8
 Rental Housing – Rent Supplement

Private Rental Housing
Homeownership → Set up

II. OPERATIONS

1. Units in good repair
2. Occupancy rates up
3. Process Section 8 to use all monies
4. Monitor service provider contracts
5. Ensure enough dollars
6. Build and operate shelters
7. Counties role
8. Processes
 - Property Management
 - Outsource or State employees
9. Improve Unit
 - Turnaround process
 - Rules and process
 - Around offer and Acceptance (for the units that are ready)
 - Put in other qualified operators' hands
 - 864 units of State Public Housing – who will maintain as affordable
 - Financial losses are not sustainable and others can do it better than we do it
10. Construction Management Branch
 - Achieve effective construction management process
 - Know the process & know the weak spots

III. PERSONNEL

1. Change hiring process
2. Modify the screen so that more get interviewed
3. Use all vehicles available to increase referrals to the HPHA
4. Culture of Staff – fill positions: Executive Director, Public Information Officer, Planning & Evaluation, Finance Management Officer, Accounting Staff, and Operations.
5. Fill positions: Executive Director, Public Information Officer, Planning & Evaluation, finance Management Officer, Accounting Staff, and Operations.

IV. INFORMATION TECHNOLOGY

1. Information Technology Master Plan
2. Funding
3. Implement
4. Evaluate
5. Possible – Outsource

V. FINANCE

1. Resources
Focus on Financial Management
 - Budget by Branch Head
 - Report Results/Budget by Branch
 - Short finance personnel - adjust screening
 - Need finance reports to identify what we need from Legislature
2. Operating
 - Project Based Accounts – 7/1/07 Is funding adequate to support Contracted Management
 - Asset Management – 1/1/08
 - Plan & execute large scale change process

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