HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
1002 North School Street, Building E  
Honolulu, Hawaii 96817  

September 19, 2013  
9:00 a.m.  

AGENDA  

I. CALL TO ORDER / ROLL CALL  

II. APPROVAL OF MINUTES  

A. Regular Meeting Minutes, August 15, 2013 (Pages 1-11)  
B. Executive Session Minutes, August 15, 2013 (not for public release)  

III. PUBLIC TESTIMONY  

Public testimony on any item relevant to this agenda 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 per agenda item.  

IV. FOR ACTION  

A. Motion: To Authorize the Executive Director to Grant a Temporary Construction Right of Entry at Hale Olaloa (Hilo) to the County of Hawaii and to Request Approval from the U.S. Department of Housing and Urban Development to Grant the County of Hawaii an Easement in the Same Area for the Kapi'olani Street Extension Project, Tax Map Key: (3) 2-4-056:021 (Pages 12-21)  

B. Motion: To Adopt Revisions to the Hawaii Public Housing Authority’s Statement of Procurement Policy, dated September 19, 2013 (Pages 22-52)  

C. Motion: To Adopt Further Amendments to following sections of Chapter 17-2028 “Federally-Assisted Housing Projects”, Hawaii Administrative Rules previously adopted by the Board: (Pages 53-15)  

Section 17-2028-22 (a)(1)(D) [Eligibility for admission and participation - not have an outstanding liability];
Section 17-2028-22(a)(1)(G) [Eligibility for admission and participation - not have been evicted from assisted housing by reason of drug-related criminal activity];

Section 17-2028-22(a)(1)(J) [Eligibility for admission and participation – not currently or during a three year period preceding …be engaged in drug related criminal activity or violent criminal activity or other criminal activity];

Section 17-2028-22(a)(1)(M) [Eligibility for admission and participation – not have a record of conduct or behavior];

Section 17-2028-22(a)(1)(N) [Eligibility for admission and participation – disclose tobacco use];

Section 17-2028-22(b) [Eligibility for admission and participation – applicant’s past performance in meeting financial obligations];

Section 17-2028-32 [Income Targeting];

Section 17-2028-34(a) [Local Preferences – priority groups];

Section 17-2028-36(a) [Waiting List];

Section 17-2028-59(b)(6) [Rental agreement termination – fails to disclose use]; and

Section 17-2028-59(b)(9) [Rental agreement termination – has been convicted of a felony];

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 attorney(s) on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities.

D. Motion: To Adopt Further Amendments to following sections of Chapter 17-2020 “Evictions – Practice and Procedure”, Hawaii Administrative Rules previously adopted by the Board: Section 17-2020-5(b), Grounds for termination of tenancy and eviction; Section 17-2020-11, Notice of Cause for Cases referred for eviction prior to June 28, 2002; Section 17-2020-12, Notice of Cause for Cases referred for eviction on or after June 28, 2002; Section 17-2020-13, Notice of Hearing; Section 17-2020-14, Request for Subpoena; and Section 17-2020-33, Curable and Non-curable violations, and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, Administrative Directive No. 09-01, and present them for public hearing (Pages 154-203)

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 attorney(s) on
questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities.

V. REPORTS

A. Executive Director’s Report Highlights: (Pages 204-248)
- HUD Assessment of the Property Management and Maintenance Services Branch (PMMSB) started on 8/12/13
- PMMSB continues purging of the federal public housing waitlist
- Capital Fund Certification and Operating Fund Submission due August 16th
- AMP 31 and AMP 33 planning community clean-up events
- PMMSB Implementation of Pre-Application Form
- Update on Choice Neighborhood Initiative Planning Grant
- Section 8 Lease Up Status
- Design and Construction Project Updates: Large Capacity Cesspools are closed or converted; AMPs are preparing for REAC inspections by HUD;
- Review of Financial Contracts & Procurements Executed During August/September 2013
- AG’s approval for vacated tenant accounts receivable write offs

VI. FOR DISCUSSION/INFORMATION

A. For Information: Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795) (Page 249)

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 Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise In Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795).

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori at (808) 832-4690 by close of business two days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.

September 19, 2013 – Regular Board Meeting