

**MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BUILDING E,
ON THURSDAY, AUGUST 19, 2010
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII**

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Thursday, August 19, 2010 at 9:00 a.m.

The meeting was called to order by Chairperson Travis Thompson and on roll call, those present and excused were as follows:

PRESENT: Chairperson Travis Thompson
Director Rene Berthiaume
Director Clarissa Hosino
Director Carol Ignacio
Designee Henry Oliva
Director Linda Smith
Director Matilda Yoshioka
Executive Director, Denise Wise
Deputy Attorney General, Krislen Chun

EXCUSED: Vice-Chair Eric Beaver
Director Sam Aiona
Director Sherrilee Dodson
Director Roger Godfrey

STAFF PRESENT: Barbara Arashiro Executive Assistant
Shirley Befitel Personnel Supervisor
Mark Buflo Acting Fiscal Management Officer
Becky Choi Acting State Housing Development Administrator
Stephanie Fo Property Management and Maintenance
Services Branch Chief
Rick Sogawa Acting Contract and Procurement Officer
Alan Sarhan Chief Planner
Taryn Chikamori Secretary to the Board

OTHERS: Loretta Cheang Kalakaua resident
Tim Garry private resident
Robert Hanna private resident
Mario Loa Kalakaua resident
Peiheng Li Kalakaua resident

Roland Lum	Kalakaua resident
Lois McKeon	Kalakaua resident
Bonnie Ok	Kalakaua resident
Sayako Okahashi	Kalakaua resident
Nora Oliphant	Kalakaua resident
Margaret Nakamura	Kalakaua resident
Roy Nakamura	Kalakaua Homes resident
Martha Petteford	Kalakaua resident
Sisan Suda	Micronesians United
Laura Santiago	Kalakaua resident
Daofong Tao	Kalakaua resident

Proceedings:

Chairperson Thompson declared a quorum present.

The business of the Board proceeded with a motion entered by Director Hosino to approve the minutes of the Annual Meeting for the Hawaii Public Housing Authority held on July 15, 2010 and seconded by Director Ignacio.

Director Ignacio stated the annual meeting minutes read she was excused and stated she was present for the annual meeting and would like the record to reflect that she was present.

The minutes were unanimously approved as amended.

The Board Secretary referred to the minutes and noted that Director Ignacio was not present. The minutes reflected that Director Ignacio did not arrive until 9:45 am., which was after the Annual Meeting.

The Board proceeded with a motion entered by Director Hosino to rescind the minutes as amended of the Annual meeting held on July 15, 2010 and seconded by Director Ignacio.

The amended minutes were unanimously rescinded.

The business of the Board proceeded with a motion entered by Director Hosino to approve the minutes of the Annual Meeting held on July 15, 2010 and seconded by Director Ignacio.

The minutes were unanimously approved as presented.

The business of the Board proceeded with a motion entered by Director Smith to approve the minutes of the Regular Meeting held on July 15, 2010 and seconded by Director Ignacio.

The minutes were unanimously approved as presented.

The business of the Board proceeded with a motion entered by Director Hosino to approve the minutes of the Board Training Meeting held on July 16, 2010 and seconded by Director Smith.

The minutes were unanimously approved as presented.

Public Testimony:

The Board received public testimony from Mr. Tim Garry, private resident. Mr. Garry requested an audit/or report of the transitional program that was recently concluded at Puahala Homes. Mr. Garry stated the program ended two months ago and only one unit is currently being occupied. He stated that there was evening and late evening activity and that the vacant units are being vandalized. He stated that there is neither a resident manager or known number to contact at the HPHA to report any incidences.

Mr. Robert Hanna, private resident, expressed concern that the community room at Kalakaua Homes is only used between the hours of 8 a.m. to 12 p.m. by the Meals on Wheels Program and he understood that no one else is allowed to use the room for any other purpose.

Mr. Roy Nakamura, Kalakaua Homes resident, reported that he was told that residents are not allowed to use the community room because the Hawaii Public Housing Authority (HPHA) has a 24/7 contract with Meals on Wheels, thereby rendering the room unavailable for other programs. He was not clear why that was and questioned how the room could be made available for other programs.

For Action:

Motion: To Adopt the Hawaii Public Housing Authority's Policy on the Use of Dwelling Units for Non-Dwelling and Other Purposes.

Director Ignacio moved and Designee Oliva seconded.

Staff reported that the U.S. Department of Housing and Urban Development (HUD) may allow the HPHA to deprogram units for three purposes:

- 1) use by duly elected resident councils for office space and meeting;
- 2) occupancy by a police officer; and
- 3) use to promote economic self-sufficiency and anti-drug activities, e.g., Weed and Seed programs.

Staff stated this was being referred to the Board as a policy matter to ensure there are definitive criteria for deprogramming units. Staff has reviewed units that are currently listed as deprogrammed and determined that at least 60% of the units deprogrammed did not meet the HUD criteria for continued operating subsidy.

Discussion ensued and the Board asked staff to provide clarification concerning police officers occupying units. Staff responded that should a police officer occupy in the capacity of police officer vs. private resident, that there are lease conditions stating expectations of their occupancy.

The Board asked Staff when will the deprogrammed units be reviewed and properly classified. The timeline is 90 days.

There was no further discussion and Chairperson Thompson called the question.

The motion was unanimously carried.

Motion: To Adopt the Hawaii Public Housing Authority's Policy on Public Testimony and Video Recording of Board Sessions.

Director Ignacio moved and Director Smith seconded.

Staff stated that during the July Board Retreat, the Board requested that staff research and if appropriate draft a policy for review regarding public testimony and video recording of meetings.

Discussion ensued and the Board requested from staff further clarification regarding videotaping of meetings. Specifically, if there is a difference or consideration given between a private citizen video taping a meeting and the media? And if so, are there definitions to ensure clarity? The Board stated that they wish to ensure that should parties be allowed to video tape meetings that there be some assurance that editing may occur thus taking the meeting out of context.

Board counsel responded that Chapter 92 may not address this issue and further research may be required.

The Board suggested that staff may research other agencies to compare policies.

Director Ignacio moved, and Director Yoshioka seconded that the motion be deferred until the next meeting.

The motion to defer was unanimously carried.

Motion: To Adopt Board Resolution No. 29 Expressing Appreciation to Mr. Mark Buflo

Director Smith moved and Director Hosino seconded.

Chairperson Thompson stated on behalf of the Board he expressed his appreciation to Mr. Buflo. It was acknowledged by the Board that the past year has been challenging and that Mr. Buflo has tirelessly worked to provide the Fiscal Office with focus and direction.

The motion was unanimously carried.

Chairperson Thompson called a recess at 10:03 a.m. and reconvened at 10:15 a.m.

Discussion:

Executive Director's Report:

Ms. Becky Choi was introduced to the Board and she will be the acting Construction Management Branch Chief until the position is filled. The vacancy is a result of Lydia Camacho's resignation.

Chairperson Thompson stated HUD expressed some concerns regarding the American Reinvestment and Recovery Act (ARRA) requirement that 60% of the funds must be expended by the March 17, 2011. That would mean the HPHA would have to expend approximately \$10mm by the deadline. Staff stated that the HPHA will make the March 17, 2011 deadline.

Staff reported that the HPHA held a meeting with the Kalihi Valley Homes (KVH) residents regarding lifting the curfew. The meeting was attended by approximately 100 residents and the HPHA provided interpreters so that all residents had the opportunity to provide feedback if they wished. All residents were supportive of the curfew and believed it made their community a safe place. HPHA will follow up with residents in six weeks.

The Board requested that there be follow-up on the Puahala Transitional Housing Program and it was suggested that Sandy Miyoshi be invited to attend. Designee Oliva stated he would contact Ms. Miyoshi.

For Information: Presentation by Michael S. Flores, Director of the Office of Public Housing, Hawaii Field Office on the U.S. Department of Housing and Urban (HUD) Development's Strategic Plan for Fiscal Years 2010-2015.

Mr. Flores introduced Mr. Gordon Furutani and Ms. Marie Miguel-Cortez of the local HUD office.

Mr. Flores reported that HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all. Mr. Flores reported the five goals to achieve the mission are: 1) strengthen the nation's housing market to bolster the economy and protect consumers; 2) meet the need for quality affordable rental homes; 3) utilize housing as a platform for improving quality of life; 4) build inclusive and sustainable communities free from discrimination; and 5) transform the way HUD does business.

Motion: To go into executive session at 12:05 p.m. pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes, to consult with the Board attorneys on questions and issues related to the Board's powers, duties, privileges, immunities and liabilities as related to the *McMillion v. Hawaii Public Housing Authority*, and *Faletogo v. Hawaii Public Housing Authority*.

Director Yoshioka moved and Director Hosino seconded.

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:46 p.m.

Chairperson Thompson reported that the Board received a status report on the KPT lawsuit.

FMO report:

Staff informed the Board that the HPHA was now under audit. Staff also reported that during the audit, weekly meetings have been set with the auditors. The purpose of the weekly meetings is to ensure that communication is consistent and in the event findings are issued that they be discussed at the meetings. This will allow staff the opportunity to address the issues identified quickly and develop corrective action plans in a timely fashion.

The Board asked staff how the budget and monitoring will be conducted, specifically the AMPs and will the budget be included in performance evaluations. Staff informed the Board that budget staff has been visiting the AMP managers to discuss their budgets and explain the line items. This is the first time this has been done and the reception by the AMP managers has been positive. Once the AMP managers have been oriented to the budget process, they will be receiving budget reports and it will be included in performance plans and evaluations.

Chairperson Thompson asked that the Finance Task Force meet to review the budget documents and to review the HPHA's CIP project funds requests. There will be a report at the next Board meeting.

Property Management and Maintenance Services Branch Report:

Staff reported that nine of the sixteen AMPs were inspected by REAC in July. The remaining AMPs were scheduled for REAC inspections in August. The August inspections have been postponed due to illness of the inspector. HPHA is awaiting information on whether the inspections will proceed in the following month or they may need to be rebid for a new inspector.

The Board inquired how was HPHA managing the staffing situation with PMMSB, given the spate of recent retirements and resignations. Staff reported that Director Smith has coordinated a meeting with the, Department of Human Services, Chief of staff, Budget and Finance (B & F), and Department of Human Resources Development (DHRD). This meeting should provide the support necessary to fill critical positions.

Contract and Procurement Office (CPO):

Chairperson Thompson asked what the contract is for SMS for. Mr. Sogawa responded the contract is shared 50% with Hawaii Housing Finance Development Corporation (HHFDC) for

analysis of impediments statewide. Ms. Wise reported that this is a requirement for the HUD consolidated plan which is required to be updated every five years.

For Discussion: Legislative Proposals for the Fiscal Biennium (FY 2011 – 2013) for the Hawaii Public Housing Authority

Staff reported that the HPHA has identified the following items for consideration to the legislature:

- 1) requesting State CIP funds to bring public housing to a safe level;
- 2) the criminal trespass on public housing property; and
- 3) the open liquor containers in common areas of public housing.

These items have been initially identified and two of them are reintroductions from previous legislative sessions.

The Board asked staff to research various organizational structures used by other Public Housing Authorities. The intention is to develop a less cumbersome structure that would allow staff to respond more appropriately and timely to changes. The fact that the HPHA is almost 96% federally funded makes it a unique agency within the State's structure. Discussion ensued and the Board suggested that staff look at how the Research Corporation of the University of Hawaii (RCHU) is structured.

For Information: Update and Prospective Proposal on Actions to Manage Feral Cat Colonies on Hawaii Public Housing Authority Property(ies).

Please check with Alan on the name of the agency. I gave him my materials

Staff reported the HPHA was approached by a nonprofit organization titled Catfriends. They were inquiring on possible use of office space. They are a low cost spay and neuter clinic that works only with cats. Currently the clinic does not have a permanent location and they move from location to location. They are seeking a permanent location. No commitments have been made and more information is being requested of Catfriends.

Director Smith left at 2:00 p.m.

Chairperson Thompson called a recess at 2:02 p.m. and reconvened at 2:08 p.m.

Chairperson Thompson stated the For Discussion item: Hawaii Public Housing Authority Board of Director's Roles and Responsibilities will be deferred.

For Discussion: Hawaii Public Housing Authority Personnel Issues

Motion: To go into executive session at 2:09 p.m. pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes, 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 personnel issues.

Director Ignacio moved and Director Hosino seconded.

The motion was unanimously carried.

The Board reconvened from Executive Session at 2:42 p.m.

Chairperson Thompson reported the Board discussed personnel issues in executive session.

With no further business for the board to conduct Chairperson Thompson called for a motion to adjourn.

Director Hosino, moved and Director Yoshioka seconded.

That the meeting be adjourned at 2:43 p.m.

Support: The motion was unanimously carried.

MINUTES CERTIFICATION

Minutes Prepared by:

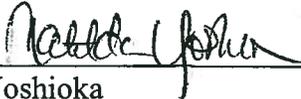


Taryn Chikamori
Secretary to the Board/Recording Secretary

SEP 16 2010

Date

Approved by the HPHA Board of Directors at their Regular Meeting on
September 16, 2010



Matilda Yoshioka
Director/Board Secretary

SEP 16 2010

Date