

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
August 19, 2010
9:00 a.m.
1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Annual Meeting, July 15, 2010
- B. Regular Meeting, July 15, 2010
- C. Executive Session, July 15, 2010
- D. Board Training, July 16, 2010

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. Motion: To Adopt the Hawaii Public Housing Authority's Policy on the Use of Dwelling Units for Non-Dwelling and Other Purposes
- B. Motion: To Adopt the Hawaii Public Housing Authority's Policy on Public Testimony and Video Recording of Board Sessions
- C. Motion: To Adopt Board Resolution No. 29 Expressing Appreciation to Mr. Mark Buflo

V. REPORTS

- A. Executive Director's Report: July/August 2010 Status Report
 - 1. Accomplishments/Highlights for the month of July 2010

- a. Personnel: Filling of Vacant Positions
- b. Kalihi Valley Homes: Curfew Lifted on 7/28/10
- c. Meetings with Legislators and Tenant Associations
- d. Completed REAC Inspections and Cancellation of August Inspections by the Contractor
- e. Resolution of Banyan Street Manor Audit Finding(s)
- 2. Planned Activities – Highlights for the months of July/August 2010
 - a. Personnel: Recruitment(s)
 - b. Planning for Biennium Budget Request
 - c. Attend Kupuna Caucus to Discuss Intent of Grandchildren’s Bill
 - d. HPHA’s Financial and Single Audit Commencing
 - e. Update on Redevelopment at Kuhio Park Terrace, Request for Proposal for Legal Counsel and Owner’s Representative
- 3. Trends/Issues
 - a. Lanakila Homes, Future Phases for Modernization
 - b. Repairs at Mayor Wright Homes
 - c. Kalihi Valley Homes Curfew and Related Issues
- 4. Potential Risks
 - a. Large Capacity Cesspool Conversion Updates
 - b. Kuhio Park Terrace Collapse of the Incinerator and Possible Delay to Trash Chute Repairs
 - c. Personnel: Loss of Staff to Retirements, Resignations
- 5. Program Reports and Follow-Up from Previous Board Meeting(s)
 - a. House Rules for the Low Income Public Housing Program
 - b. Update on Tenant Monitor Program

VI. FOR INFORMATION/DISCUSSION

- A. For Information: 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 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 *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).

- B. 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 Development’s Strategic Plan for Fiscal Years 2010-2015

- C. For Discussion: Hawaii Public Housing Authority Board of Director's Roles and Responsibilities

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 the Board's Roles and Responsibilities

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

- E. For Discussion: Hawaii Public Housing Authority Personnel Issues

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2) to consider personnel issues where matters of privacy are involved, as well as section 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 personnel issues.

- F. For Discussion: Report on the Hawaii Public Housing Authority's Physical Assessment Sub-System Scores Based on an Audit Conducted by the Real Estate Assessment Center (REAC)

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

** Meals will be served to the board members and support staff as an integral part of the board meeting. **

If any person required special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori, Secretary to the Board at (808) 832-4690 by close of business two days prior to the meeting date.