

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
February 18, 2010  
9:00 a.m.  
1002 North School Street, Building E  
Honolulu, Hawaii 96817**

**AGENDA (AMENDED)**

**I. CALL TO ORDER / ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. Regular Meeting, January 21, 2010 (pp )
- B. Executive Sessions, January 21, 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. Decision Making: To Adopt Board Resolution No.23 Expressing Appreciation to Chad K. Taniguchi, Executive Director
- B. Decision Making: To Appoint Mr. Keith Biho to the Hilo Eviction Board for a Two-Year Term Beginning March 1, 2010 and Expiring on March 1, 2012
- C. Decision Making: To Adopt Board Resolution No. 24 Statement of Non-Discrimination Policy and Revisions to the Hawaii Public Housing Authority's Policy on Reasonable Accommodations and Modifications
- D. Decision Making: To Accept the Audited Financial Statements of the Hawaii Public Housing Authority for the Fiscal Year Ending June 30, 2009
- E. Decision Making: To Approve the Hawaii Public Housing Authority's Annual Public Housing Agency (PHA) Plan for Fiscal Year 2010 – 2011 as Published, Subject to Comments at the March 15, 2010 Public Hearing
- F. Decision Making: To Accept the Proposed Energy Conservation Measures and to Authorize the Executive Director to Undertake All Actions Necessary to Execute an Energy Services Agreement with Ameresco
- G. Decision Making: To Authorize the Executive Director to hold Public Hearings on Proposed Changes to the Hawaii Public Housing Authority's 2009-2010 Capital Fund Plan
- H. Decision Making: To Authorize the Executive Director to Issue a Pre-Development Loan to The Michaels Development Company for the Redevelopment at Kuhio Park Terrace and Kuhio Homes and Undertake All Action Necessary to Implement the Loan

- I. Decision Making: To Authorize the Executive Director to Enter into a Lease and Sale Option Agreement with The Michaels Development Company for Kuhio Park Terrace and Kuhio Homes
- J. Decision Making: To Temporarily Transfer the Hawaii Public Housing Authority's Homeless Programs Branch Staff and Programs to the Department of Human Services
- K. Decision Making: Relating to the Term of the Current Executive Director

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 term of the current Executive Director.

## V. REPORTS

- A. Board Task Force Reports
  - Finance Task Force (Discussions with staff to cover audit and MD&A)
  - Mixed Income Task Force (Discussion topics: Energy Conservation Measures for EPC; KPT Redevelopment master development agreement, capital fund financing, and option to enter into long term ground lease)
  - Human Resources Task Force (Discussions with staff to include identifying critical positions to fill)
- B. Executive Director's Report: January 2010 Highlights
  - REAC Inspections & Passing Scores
  - Asset Management Training
  - Settlement Agreement with HUD on Banyan Street Manor
  - Sale of Banyan Street Manor
  - Rockfall at Kalihi Valley Homes
  - Program Reports

## 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: Update on the Audit of the Hawaii Public Housing Authority by the Office of the Legislative Auditor

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 audit of the Hawaii Public Housing Authority by the Office of the Legislative Auditor.

- C. For Information: Update on the Operating Subsidy from the U.S. Department of Housing and Urban Development for the Operation of the Federal Low Income Public Housing Program
- D. For Information: Update on Legislative Bills Affecting the Hawaii Public Housing Authority

- E. For Information: Update on the Status of the U.S. Department of Housing and Urban Development's Corrective Action Order Against the Hawaii Public Housing Authority

**\*\*Meals will be served to the board members 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) 832-4680 by close of business two days prior to the meeting date.