

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
September 16, 2010
9:00 a.m.
1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. CONSENT AGENDA

(All items under the consent agenda will be approved collectively unless a director requests a specific item be moved to the Discussion portion of the agenda.)

A. Approval of minutes

Regular Meeting, August 19, 2010
Executive Session, August 19, 2010

B. Executive Director and Staff Reports

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 Approve the Appointment of Ms. Arleila Andrade to the Kona Eviction Board for a Two-Year Term Expiring on September 31, 2012
- B. Motion: To Approve a Non-Exclusive Utility Easement at Puuwai Momi to the Hawaiian Electric Company
- C. Motion: To Adopt the Hawaii Public Housing Authority's Policy on Public Testimony and Video Recording of Board Meetings
- D. Motion: To Authorize the Executive Director to Resubmit an Application to the U.S. Department of Housing and Urban Development for the

Demolition/Disposition of Six (6) Vacant Units at the Lanakila Homes project in Hilo, Hawaii

- E. Motion: To Authorize the Executive Director to Execute the Settlement, Release, Indemnification and Assignment Agreement in the Matter of McMillon et al. v. State of Hawaii and Hawaii Public Housing Authority (Civil No. CV08-00578) and Third Party Defendants, Urban Management Corporation dba Urban Real Estate Company, Subject to Approval by the U.S. Department of Housing and Urban Development

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).

V. REPORTS

- A. Board Task Force Reports
1. Report of the Finance Task Force Related to the HPHA's CIP Biennium Budget Request
- B. Executive Director and Staff Reports: August/September 2010 Status Report
1. Accomplishments/Highlights for the month of August 2010
 - a. Met with team from the Seawinds development. Issues include tapping into the HPHA's electrical; recordation of the lease was never done and other outstanding project issues.
 - b. Addressing staffing and personnel issues; temporary supervision of Applications and Central Maintenance
 - c. Met with Legal Aid Society of Hawaii regarding several processes within the HPHA and to open a dialogue with LASH
 - d. Met with HUD regarding ARRA projects
 - e. Met with Robert Garrett, Director of Inspector Administration regarding REAC inspections
 - f. Continue working with KMH, LLP on HPHA's financial and single audit
 2. Planned Activities – Highlights for the months of August/September 2010
 - a. Meeting scheduled with Representative Karl Rhoads to discuss lack of hot water at Mayor Wright Homes
 - b. Drafting CIP Biennium budget request

- c. Complete procurements for legal counsel for the KPT redevelopment project and owners representative and continue meeting with Michaels Development Company
 - d. Prepare RFP for consultant to assist in HUD's Neighborhood Choice planning grant submission.
 - e. Assess and review Grievance Hearing process and if needed, make revisions.
 - f. Visit Kauai properties at end of September/October.
 - g. Research and resolve vacant unit count differences within PIH Information Center (PIC) system. The PIH Information Center (PIC) allows Housing Authorities (HAs) to electronically submit information to HUD.
 - h. Review Applications' section processes and revise and/or streamline accordingly.
- 3. Trends/Issues
 - a. Staffing issues
 - 4. Potential Risks
 - a. Staffing issues may cause project delays
 - b. Large Capacity Cesspools EPA grant out of compliance with reporting requirements
 - c. Mayor Wright Homes failing hot water solar system replacement plan
 - 5. Program Reports and Follow-Up from Previous Board Meeting(s)
 - a. Property Management and Maintenance Services Branch
 - b. Construction Management Section
 - c. Fiscal management Office
 - d. Compliance Office
 - e. Contract and Procurement Office
 - f. Hearings Office
 - g. Information and Technology Office
 - h. Personnel Office
 - i. Planning and Evaluation Office

VI. FOR INFORMATION/DISCUSSION

- A. For Discussion: Update on the Kalihi Valley Homes Rock Fall and Letter of Demand to the Honolulu Board of Water Supply (AG's)

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 letter of demand to the Honolulu Board of Water Supply

- B. For Discussion: Update on the Status of the Collapsed Retaining Wall at Kalihi Valley Homes and Letter of Demand to Rainforest G Construction

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 Letter of Demand to Rainforest G Construction

- C. For Information: Report and Evaluation of Program Outcomes for the Transitional Homeless Shelter Program at Puahala Homes by the Department of Human Services

- D. For Discussion: Progress on the Hawaii Public Housing Authority's Draft Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature

- E. 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

- F. For Info: Hawaii Public Housing Authority Calendar of Key Deadlines and Recurring Dates

** 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) 832-4680 by close of business two days prior to the meeting date.