

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
February 17, 2011
9:00 a.m.**

**1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

Kuhio Park Terrace Meeting, January 20, 2011
Regular Meeting, January 20, 2011
Executive Session, January 20, 2011

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 Reappointment of Mr. Douglas Kaya to the Oahu Eviction Board, Mr. Melvin Kawahara to the Hilo Eviction Board, and Ms. Valerie Robertson to the Kona Eviction Board For a Two Year Terms Expiring on March 31, 2013, January 31, 2013, and February 28, 2013 respectively
- B. Motion: To Adopt Changes to the Proposed Sale of Banyan Street Manor to Allow the Hawaii Public Housing Authority to Remain the Lessor of Said Property with the City and County of Honolulu, and to Authorize the Executive Director to Take All Actions Necessary and Related Actions
- C. Motion: To Adopt Board Resolution No. 42, Authorizing the Executive Director to Establish Rents Over a Period of Three to Five Years That Will Bring the State Low-Income Housing Into Conformance with §356D-43, HRS Regarding Fiscal Self-Sufficiency and to Explore Whether Section 8 Vouchers are Available For State Housing

- D. Motion: To Authorize the Executive Director to Submit a Request to the Legislature for Operating Subsidy for the State Public Housing and State Elders Program

V. REPORTS

- A. Board Task Force Reports: None pending
- B. Executive Director and Staff Reports: January/February 2011 Status Report
 - 1. Accomplishments/Highlights for the month of January 2011
 - a. Status of ARRA expenditures and project updates
 - b. Lanakila Clean-Up
 - c. HPHA Testimony on Senate and House Bills
 - d. Submitted Annual Report to Legislature
 - e. Kuhio Park Terrace (KPT) Redevelopment Project:
 - Conference Calls with Lenders and Working Groups,
 - Completed Several Evidentiaries and Submitted to Department of Housing and Urban Development on KPT Redevelopment: Rental Term Sheet, Demolition/Disposition Application
 - Relocation Presentations
 - g. Department of Health closed enforcement action at Kauhale Ohana
 - 2. Planned Activities – Highlights for the months of January/February 2011
 - a. Kuhio Park Terrace (KPT) Redevelopment Project
 - b. Settlement Agreement Between United Public Workers and State of Hawaii to end Furloughs March 1, 2011
 - c. Draft Report on Single Audit Findings
 - 3. Trends/Issues/Potential Risks
 - a. Possible Delay in Elevator Modernization Project
 - b. Legislative Session
 - 5. Program Reports
 - a. Property Management Branch
 - b. Fiscal Management Office
 - c. Construction Management Branch
 - d. e. Hearings Office
 - e. Compliance Office
 - f. Contract and Procurement Office
 - g. Personnel Office
 - h. Information Technology Office

VI. FOR DISCUSSION

- A. For Discussion: Update on Kuhio Park Terrace (KPT) Settlement Agreement for 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 Discussion: Update and Status of the Mixed Finance Redevelopment at Kuhio Park Terrace (KPT) and Kuhio Homes with the Michaels Development Company; and HPHA's Administrative Budget for the Redevelopment at Kuhio Park Terrace

- C. For Discussion: Report on Procurement and Contract Actions Requiring Board Guidance

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 Procurement and Contract Actions

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

If any person requires 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.