

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
January 20, 2011
10:15 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, December 16, 2010
Executive Session, December 16, 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 Authorize the Executive Director to Take All Steps Necessary, Including Legal Action to Obtain Reasonable Reimbursements from the Board of Water Supply for Damages Caused by the Rock Fall at Kalihi Valley Homes**

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 reimbursements from the Board of Water Supply for damages caused by the rock fall at Kalihi Valley Homes

- B. Motion: To Adopt Board Resolution No.41, the Hawaii Public Housing Authority's Statement of Non-Recourse at Kuhio Park Terrace and Kalihi Valley Homes Against the United States 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 the Statement of Non-Recourse Against the United States Department of Housing and Urban Development

V. REPORTS

- A. Report of the Finance Task Force on the financial audit as requested by the Chair at the December 16, 2010 meeting
- B. Executive Director and Staff Reports: December 2010/January 2011 Status Report
 - 1. Accomplishments/Highlights for the month of December 2010
 - a. Met with the Interim Director of the Department of Human Services, Ms. Patricia McManaman and Deputy Director Pankaj Bhanot to discuss the HPHA and the challenges and opportunities.
 - b. Hosted Assistant Secretary HUD PIH, Sandra Henriquez, Region IX HUD Administrator Ophelia Basgal, and Advisor to the Assistant Secretary, Jennifer Jones at Kuhio Park Terrace and the HUD local field office attended.
 - c. Central Maintenance personnel lead continues to work on the Lanakila parcel on the Big Island.
 - d. Continue to participate in weekly conference calls with the lenders and a second one comprised of all the working groups for the KPT redevelopment project. Submitted Rental Term Sheet (RTS) to HUD. Submitted demo/dispo. application to HUD for KPT project.
 - d. See CMS section for MWH update on hot water situation.
 - e. Participated in Senate WAM briefing presented by DHS.
 - f. Issued RFI for Project Based Section 8 Vouchers and had several interested parties.
 - g. Issued RFP for Project Based Section 8 Vouchers and held informational session on January 10th.
 - h. Addressing improper discharge of water into storm drains at Kauhale Ohana
 - 2. Planned Activities – Highlights for the months of December 2010/January 2011
 - a. Participate in weekly Michael's Development conference calls and continue to produce due diligence items
 - b. Continue to interview candidates to fill open positions
 - c. Issue RFP for Owner's Representative
 - d. Begin budget restatement process for Board review and approval
 - e. Complete all field work for single audit requirements
 - f. Continue to work on Applications process and waitlist issues with end result being refinement of the process and/or overhaul by end of 1Q2011

- g. Contract for assessment of compliance with fair housing and ADA rules
- 3. Trends/Issues
 - a. Re-establishment of the Resident Services Section
 - b. Financial and single audit of the HPHA by KMH, LLP
 - c. Discussions with the new administration regarding furloughs
- 4. Potential Risks
 - a. Status and delays to the elevator modernization project
 - b. Department of Health investigation of illegal discharge into storm drains
 - c. HPHA budget for the KPT redevelopment project
- 5. Program Reports
 - a. Property Management Branch
 - b. Construction Management Branch
 - c. Fiscal Management Office
 - d. Contract and Procurement Office
 - e. Hearings Office
 - f. Information Technology Office
 - g. Personnel Office

VI. FOR INFORMATION/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: Proposed Changes to the Hawaii Public Housing Authority’s Five Year and Annual Plan for Fiscal Year July 1, 2011 to June 30, 2012
- D. For Discussion: Update on the Sale of Banyan Street Manor, 1122 Banyan Street, Honolulu, Oahu, Hawaii and identified as Tax Map Key No. (1) 1-7-031-029

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 Sale of Banyan Street Manor, 1122 Banyan Street, Honolulu, Oahu

- E. For Discussion: Policy Discussion on Agency Goals, Financial Outlook, Performance Standards, Asset Management and Energy Performance Contracting

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 Energy Performance Contracting

- F. For Discussion: Master Plan/Schedule for Demolition and Modernization at Lanakila Homes, Hilo, Hawaii

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.