HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
October 16, 2008, 2008
9:00 a.m.
1002 N. School Street, Bldg. E
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting, September 18, 2008
B. Special Meeting, October 6, 2008
C. Executive Session Meetings, September 18, 2008

III. SERVICE AWARDS

Awards ceremony to recognize employees with service awards

IV. 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.

V. DECISION MAKING

A. Decision Making: Approval to Sell Vacant Parcel, TMK 1-3-9:009-000, located at 2890 Hana Highway in Hana, Maui.

B. Decision Making: Approval to Adopt Amendments to the Admissions and Continued Occupancy Policy to clarify that split-family transfers shall not be allowed.

C. Decision Making: Approval to Authorize the Executive Director to Hire a Consultant to Assist HPHA with Conducting a Preliminary Feasibility Analysis for Mixed Income Redevelopment and to Help Design a Developer Request for Proposals or Request for Qualifications.

The Board may go in to 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 mixed income development.

VI. REPORTS

A. Report of Task Force Committees
- Finance / Audit/Asset Management – T. Thompson, E. Beaver & L. Smith
- Human Resources / Personnel – H. Oliva, C. Ignacio & M. Yoshioka
- Tenant / Tenant Relations – C. Hosino, M. Yoshioka & S. Dodson
- Homelessness – K. Park, C. Ignacio & R. Berthiaume
- Public Housing Operations – M. Yoshioka, C. Hosino, C. Ignacio & S. Dodson
- Mixed Income Projects – E. Beaver, R. Berthiaume, & S. Dodson

B. Report of the Executive Director Program/Project Updates

Highlights

A. FY 2009 Budget
B. Fiscal Management Office
C. Homeless Programs
   - Status of Lease Agreement with the Department of Hawaiian Homes Lands (DHHL) for the Villages of Maili
D. Administrative Policy Implementing the Violence Against Women Act (VAWA)
E. Training

Reports

1. Contracts & Procurement
2. Personnel
3. Hearing Office
4. Section 8 Subsidy Branch
5. Monthly Property Management Reports
6. Repair, Maintenance, and Construction Reports

VII. FOR INFORMATION/DISCUSSION

A. Update on the Status of the Sale of Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii.

B. Performance measures for agency and the Executive Director.

C. Agency Outlook for 2009 including:
   1. Continued emphasis on significant improvements in the benchmarks of the agency
      a. Number of Vacant Units
      b. Turnaround time
      c. Occupancy rates
      d. Accounts receivables and collections
      e. Evictions
      f. Homelessness
   2. Improved financial management and reporting - across the board - budgeting, asset management, audit results, and interactions with state and federal agencies.
   3. Resolution, with active Board participation, of waiting list issues, public vs. private management of projects, decentralization of authority for projects, automatic rent payments and deductions.
   4. Aggressive action to privatize projects, while retaining affordable rental characteristics. Explore sale of units to residents/tenants.
   5. Proceeding with mixed use development of one or more projects.
   6. Increased resident assumption of responsibility for security and maintenance of projects, with improved communication and participation.
   7. Additional development of agency employees - through training, recognition and motivation.
   8. Shed non-core functions of the Agency - transfer Section 8 to City, divest the agency of vacant land, and non-public housing.
   9. Improved management of the projects.

VIII. ADJOURNMENT

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