

HAWAII PUBLIC HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING  
OF THE HAWAII PUBLIC HOUSING AUTHORITY  
HELD AT 1002 N. SCHOOL STREET, BLDG. L  
ON FRIDAY, MAY 11, 2007,  
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Friday, May 11, 2007 at 11:00 a.m.

The meeting was called to order by Vice-Chairperson Travis Thompson and, on roll call, those present and absent were as follows:

CALL TO  
ORDER/  
ROLL CALL

PRESENT: Director Travis O. Thompson, Vice-Chairperson  
Director Eric Beaver  
Director Clarissa Hosino  
Director Kaulana Park  
Director Linda Smith  
Director Matilda Yoshioka  
Designee Henry Oliva

Interim Executive Director Patti Miyamoto  
Deputy Attorney General, Diane K. Taira

EXCUSED: Director Carol Ignacio

STAFF PRESENT: Barbara Arashiro, Acting Contract & Procurement Officer  
Shirley Befitel, Special Assistant, Personnel  
Dexter Ching, Section 8 Subsidy Programs Branch Chief  
Pamela Dodson, Executive Assistant  
Derek Fujikami, Construction Mgmt. Unit 2 Chief  
Lili Funakoshi, Hearings Officer  
Michael Hee, Contract Administration Section Chief  
Norman Ho, Property Mgt. & Maint. Svcs. Branch Chief  
Glori Inafuku, Acting Compliance Officer  
Mitchell Kawamura, Construction Mgmt. Unit 1 Chief  
Clifford Laboy, Program Specialist and Tenant Services  
Sandra Miyoshi, Homeless Prog. Branch Administrator  
Edmund Morimoto, Construction Mgmt. Section Chief  
Gary Nakatsu, Data Processing System Analyst  
Vernon Pang, Project Engineer  
Dionicia Piiohia, Secretary to Board

OTHERS: Lisa Groulx, Recorder  
Larry Jones, MDStrum Housing Services, Inc.  
Juan Patterson, MDStrum Housing Services, Inc.

Vice-Chairman Travis Thompson declared a quorum present.

QUORUM

Director Smith moved, seconded by Designee Oliva,

That the minutes of the Regular Meeting held on March 26, 2007 be approved with two corrections on page 100, top of page, first line the word "~~relaxed~~" to "related" and fourth paragraph first sentence the word "~~punching~~" to "putting".

APPROVAL  
OF MINUTES  
REGULAR  
MEETING  
3/26/07

The motion was unanimously carried.

Designee Oliva moved, seconded by Director Hosino,

APPROVAL

HAWAII PUBLIC HOUSING AUTHORITY

That the Regular Meeting Minutes of April 10, 2007 be deferred until the next meeting when the Board members have a chance to review the minutes.

OF MINUTES  
REGULAR  
MEETING  
4/10/07

The motion was unanimously carried.

Vice-Chairman Thompson declared the nominations open for the position of Chairperson. It was clarified by the Deputy Attorney General Ms. Diane Taira that ex-officio Board members are not able to serve as officers as stated in the statute.

ELECTION OF  
OFFICERS –  
ELECTION OF  
CHAIRPERSON

Director Yoshioka moved, seconded by Designee Oliva,

That Director Travis O. Thompson be nominated as Chairperson.

Vice-Chairperson Thompson is concerned about a neighbor island person being the Chairperson and asked Mr. Charles Sted, former Board Chair, to comment. Mr. Sted stated that it is handy to be here and available at times. Ms. Taira added that in the absence of the Chair, the Vice-Chairperson can sign documents for the Chair or a faxed signature is appropriate when signatures are necessary.

Vice-Chairperson Thompson accepted the Chairperson position.

The motion was unanimously carried.

Director Hosino moved, seconded by Director Yoshioka,

That Director R. Eric H. Beaver be nominated as Vice-Chairperson.

ELECTION  
OF VICE-  
CHIARPERSON

Director Beaver stated that he will do his best to help where he can and would be honored to serve.

The motion was unanimously carried.

Director Hosino moved, seconded by Designee Oliva,

That Director Matilda A. Yoshioka be nominated as Secretary.

ELECTION OF  
SECRETARY

Director Yoshioka accepted the position and thanked the Directors.

The motion was unanimously carried.

The Chair proposed that Resolution No. 06 Expressing Appreciation To Mr. Charles A. Sted be adopted as introduced and presented to Mr. Sted. The votes on roll were as follows:

RESOLUTION  
NO. 06  
EXPRESSING  
APPRECIATION  
TO MR.  
CHARLES A.  
STED

AYES: Director Beaver  
Director Hosino  
Director Park  
Director Smith  
Director Yoshioka  
Designee Oliva

NAYS: None

RESOLUTION NO. 06

EXPRESSING APPRECIATION TO MR. CHARLES A. STED

WHEREAS, Governor Linda Lingle appointed Mr. Charles A. Sted to the Housing and Community Development Corporation of Hawaii (HCDCH) Board of Directors on January 1, 2003; and

WHEREAS, as Chairman of the HCDCH Board from January 2003 – July 2006, Mr. Sted provided outstanding leadership and dedicated countless hours to guide the agency in fulfilling its mission of “Bringing people together to make housing dreams come true”; and

WHEREAS, always steadfast and resolute, Mr. Sted’s extensive business and financial experience was invaluable in leading the Board through the many challenges of the agency, including its bifurcation, which occurred on July 1, 2006; and

WHEREAS, Mr. Sted was elected to continue as Board Chairman of HCDCH’s successor agency, Hawaii Public Housing Authority, until his term ended on May 3, 2007; and

WHEREAS, the HPHA staff has weathered many storms throughout the years and will be forever grateful to Mr. Sted for his consistent and unwavering support and his sage advice to “always stay the course”; and

WHEREAS, the Board and staff of the Hawaii Public Housing Authority wish to express a heartfelt appreciation to Mr. Sted for his contributions to the people of the State of Hawaii and, in particular, to those in need of affordable rental housing; now therefore,

BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority expresses its sincere appreciation to Mr. Charles A. Sted for his commitment and compassion in support of the state’s housing efforts; and

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to Mr. Charles A. Sted on this 11<sup>th</sup> day of May, 2007.



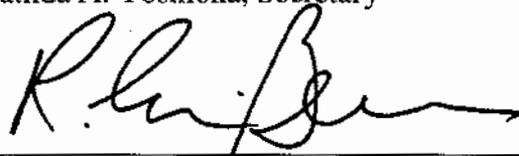
Travis O. Thompson, Vice Chairperson



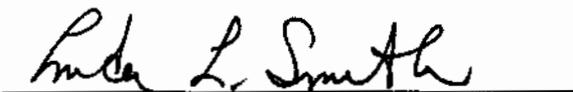
Matilda A. Yoshioka, Secretary



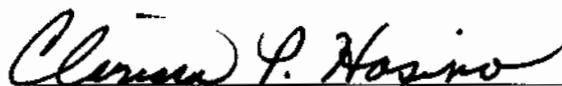
Carol R. Ignacio, Member



R. Eric H. Beaver, Member



Linda L. Smith, Member



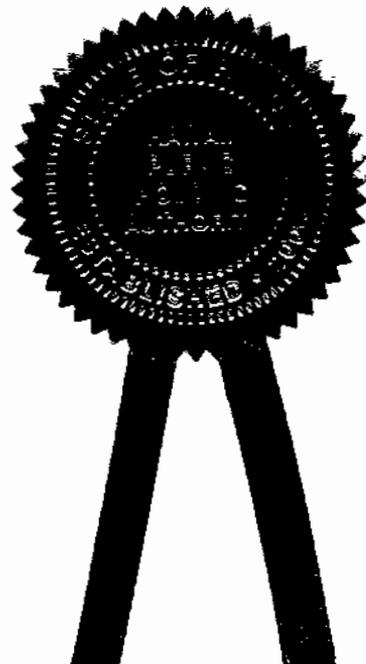
Clarissa P. Hosino, Member



Lillian B. Koller, Member



Kaulana H. R. Park, Member



HAWAII PUBLIC HOUSING AUTHORITY

Ms. Patti Miyamoto, Interim Executive Director, presented a gift and lei to Mr. Sted on behalf of the staff and thanked him for his words of wisdom, leadership and support to the agency. Mr. Sted expressed his heartfelt appreciation and stated he was honored to serve the organization.

The Chair declared a five minute recess at 11:20 a.m. The meeting reconvened at 11:25 a.m.

RECESS

The Chair announced and welcomed Mr. Kaulana Park, newest member of the Board. Mr. Park gave a brief background of himself.

ANNOUNCE-  
MENT

Designee Oliva moved, seconded by Director Smith,

That the Board approves the selection of the Mr. Chad Taniguchi as the Executive Director to the Hawaii Public Housing Authority (HPHA) agency.

SELECTION  
OF THE  
EXECUTIVE  
DIRECTOR

Designee Oliva commented that Mr. Taniguchi had some family commitments and could not be with us today but is looking forward to coming on board and will start on May16, 2007.

Director Yoshioka commented that Mr. Taniguchi was the housing administrator on Kauai. He has a strong background in housing and has many ideas for housing. He has developed a relationship with the U.S. Department of Housing and Urban Development (HUD) and is familiar with the Honolulu Field Office. Director Yoshioka stated that he will serve the agency well and that staff will enjoy working with him.

The Chair called for a vote for all those in favor of the appointment of Mr. Chad Taniguchi as the Executive Director. The votes on roll were as follows:

AYES: Director Beaver  
Director Hosino  
Director Park  
Director Smith  
Director Yoshioka  
Designee Oliva

NAYS: None

The Chair commended Designee Oliva for leading the executive director search. Designee Oliva stated that it was a team effort.

The Chair deferred the discussion on HUD's Technical Assistance Work Plan to the end of the agenda and moved to the next item, Resolution No. 07 to amend the existing demolition application for Kalihi Valley Homes (KVH).

RESOLUTION  
NO. 07 TO  
AMEND THE  
EXISTING  
DEMOLITION  
APPLICATION  
FOR KALIHI  
VALLEY  
HOMES

Director Beaver moved, seconded by Designee Oliva,

That the Board endorse Resolution No. 07 to amend the existing demolition application for Kalihi Valley Homes.

Ms. Miyamoto introduced Mr. Edmund Morimoto, Construction Management Section Chief, who presented the For Action. Mr. Morimoto stated that HPHA is amending the existing demolition application for KVH where 99 units were approved for demolition. Of the 99 units, 27 have been demolished and HPHA is requesting from HUD that the remaining 72 units be modernize and put back into inventory. Meetings with the residents were held and they support this proposal. Staff is recommending that the Board endorse the Resolution No. 7 to amend the

HAWAII PUBLIC HOUSING AUTHORITY

existing demolition application for KVH.

Director Smith asked if we need to request funds to proceed with the modernization. Mr. Morimoto stated that funds that are given to us by HUD on a yearly basis will be utilized and in addition we will request some funds from the state legislature. Hope VI Grant money was used to demolish the first 27 units and does not have to be returned to HUD.

Designee Oliva asked what work is in progress. Mr. Morimoto stated that bidding documents for Phase III B of 27 units is being prepared.

Director Beaver commented on behalf of the operations committee, they support the resolution making the 72 units habitable.

Director Yoshioka asked if there is a plan of how many units will be renovated per year because knowing that, we'll need funding to do the modernization. She feels that we need to have a preliminary plan of how many units we're going to do per year. Mr. Morimoto stated that there is a plan and assuming that HUD is going to approve the request, then the other 72 units will be add into the current plan. Also that the KVH will have 8 phases and we are in the second part of phase III.

There being no further discussion,

The motion was unanimously carried.

**RESOLUTION NO. 07**

**RESOLUTION TO AMEND THE EXISTING DEMOLITION APPLICATION  
FOR  
KALIHI VALLEY HOMES, HA 1-05, HONOLULU, HAWAII**

WHEREAS, the Hawaii Public Housing Authority (HPHA) requests an amendment to the existing Demolition Application for Kalihi Valley Homes (KVH) in order to address the State's need for more affordable rental housing.

WHEREAS, demolishing the eight existing dwelling buildings will mean a permanent loss of 72 low-income dwellings to the HPHA inventory. The high cost of construction within the State of Hawaii will prohibit replacement of the dwellings within the existing U.S. Department of Housing and Urban Development (HUD) guidelines.

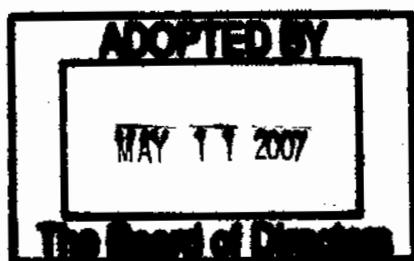
WHEREAS, the KVH residents have advised HPHA that preserving the existing low-income rental units is a high priority; and that the existing park space and play areas created by demolishing three dwelling buildings (27 dwelling units) are adequate. They wish to save and modernize the eight dwelling buildings scheduled for demolition and to retain the community center and administration buildings.

**BE IT RESOLVED BY THE BOARD OF DIRECTORS AS FOLLOWS:**

That the HPHA Board of Directors adopt Resolution No. 07 to amend the existing Demolition Application to forego demolishing eight apartment buildings comprised of 72 dwelling units (buildings 19A, 20A, 21A, 22A, 28A, 30A, 37A, and 39A), one community center, and one administration building, and to instead modernize these structures and keep them functioning in our inventory.

This Resolution shall take effect immediately.

THE UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the HPHA on May 11, 2007.



  
Travis O. Thompson, Vice Chairperson  
Hawaii Public Housing Authority

HAWAII PUBLIC HOUSING AUTHORITY

Director Yoshioka moved, seconded by Designee Oliva,

That the Board's approve to grant non-exclusive rental agreements for wireless phone and other communications facilities.

Ms. Miyamoto introduced Mr. Michael Hee, Contract Administration Section Chief to give the presentation. Mr. Hee stated that the request is to approve and continue to grant non-exclusive rental agreements for wireless phone and other communication facilities on the public housing projects. He briefed the Board on the background of the installed cellular phone antennas on roof tops. There are currently four licenses that need to be renewed and two other entities have requested to add antennas on roof tops. With the federal projects, HPHA is required to hold resident meetings to educate them on the site licenses.

Designee Oliva commented about how residents had concerns with the antennas. He asked how are we going to address their concerns and issues. Mr. Hee stated that the plan is to hold meetings with the residents and educate and explain to them that the antennas are facing dead air and it is governed by the Federal Communication Administration, who provides or grant licenses for these activities.

Designee Oliva stated that the rent generates approximately \$9,600 a month, and asked how many other sites are we looking at. Mr. Hee stated that there are two companies who have requested sites and another looking at a radio station antenna, but no proposals have been received. He is looking into the industry before making a decision. Many of these companies are trying to consolidate these sites because of the amount of usage and they don't want to pay as much as before.

Designee Oliva pointed out that the neighborhood boards are concerned with these antennas and the site locations.

Director Hosino wants to know if there are any damages who is responsible. Mr. Hee explained that the licensees have to have their architects and engineers provide us with certification that these are installed correctly, and they are responsible for any damage.

The Chair asked if there are competitive bids and what happens to the income. Mr. Hee said there are no bids and that HPHA sets the terms. The income goes back into the general operating revenue for that project site.

Designee Oliva would like to review the language in the rental agreement to be sure some of the issues that the Board has are included. The Chair added that the agreement also be modified to include any major repair work when antennas are moved, that the licensees would have to participate and pay for any extra expense. Mr. Hee will review the terms and the cost pricing structure.

There being no further discussion, the Chair asked those in favor to approve the For Action and to look into the provisos and cost structure.

The motion was unanimously carried.

Deputy Attorney General, Ms. Diane Taira briefly gave a background of herself and the type of work her division provides for various departments and agencies state wide. She has three deputy positions assigned to HPHA, one being vacant. The other two are filled by Nalani Wilson-Ku who does the homeless programs and John Wong who does many of HPHA's litigations, counsels on a variety of issues, legislation, contracts, and other categories. With regard to the deputy that sits at the Board meetings, the Deputy Attorney General serves at the pleasure of the Chair or the Board. She commented that it really is important to have a good working relationship, to be very open with legal concerns and if they are

APPROVAL TO GRANT NON-EXCLUSIVE RENTAL AGREEMENTS FOR WIRELESS PHONE AND OTHER COMMUNICATIONS FACILITIES

THE ROLE OF THE DEPUTY ATTORNEY GENERAL IN RELATION TO THE BOARD OF DIRECTORS

HAWAII PUBLIC HOUSING AUTHORITY

confidential in nature, the appropriate route would be to call an executive session, or give her a telephone call.

The Board thanked Ms. Taira for the information.

The Chair stated that the For Information on the Board's Term and Vacancy does not require any comments. He then moved to the next item on the Agenda.

HAWAII  
PUBLIC  
HOUSING  
AUTHORITY  
BOARD OF  
DIRECTORS  
TERM AND  
VACANCY

The Chair stated that at the next meeting, the task force committees will be restructured. Ms. Miyamoto reported that the financial data submitted to the Real Estate Assessment Center (REAC) was rejected. REAC has questions and concerns for the agency to address. We are working with Nishihama & Kashida CPA's Inc. to address those concerns and resubmit it by May 23, 2007.

REPORT OF  
THE TASK  
FORCE  
COMMITTEES  
FINANCE

The Chair added that the audit report submitted was for the Housing and Community Development Corporation of Hawaii (HCDCH) fiscal year ending in 2006. It was rejected. The major issue was a change in the net assets that went down by about \$39 million or 35 percent. If answers are not acceptable as resubmitted, the agency will get a presumptive failure and that's how we became a troubled agency.

Director Beaver asked what the auditor's comments were. Ms. Miyamoto stated that they checked the wrong box. When asked whether there were findings in the last audit, they put "no" but there were findings. In the management discussion and analysis, they noted the 34.7 percent decrease on the revenue bond and wanted an explanation for the decrease. Ms. Miyamoto prepared an answer for that one item and ran it through KMH, our CPA firm. They helped to modify the answer so that the concern is addressed. What we submitted in the financial data did not jive with the audit. So the CPA firm is taking a look at that.

The Chair suggested speaking with the people who rejected the report, to sit down face to face. Ms. Miyamoto commented that we do have a good relationship with Ben Greenberg who is the senior analyst over at REAC. We prepare a response, and we'll send him a preliminary report and ask him what he thinks.

Designee Oliva asked if there are any issues that could impact us as a result of it being Hawaii Housing Finance Development Corporation (HHFDC) and are we in close discussion with them about those issues that they're wrestling with. Ms. Miyamoto stated that the issues are more to explain to REAC the numbers that are in there because they don't understand.

Director Beaver asked if our reports contain any notes or commentary. Ms. Miyamoto said yes and that this is done every time they come back with a question. We save those notes and put it in the file and send it back the following year just so they can understand. They have a hard time understanding the development and financial programs. She has been in contact with the accountant for HHFDC as well as their auditor.

Director Beaver said there are no reports on operations but mentioned that at the last meeting, the KVH issue was a major discussion, it was taken care of today.

OPERATIONS  
COMMITTEE

Director Hosino stated that she is listed as part of the Operations Committee and has not gotten any information or been part of this committee. The Chair commented that at the next meeting a list of committees will be redone and everyone notified.

HAWAII PUBLIC HOUSING AUTHORITY

Designee Oliva circulated an updated chart of the positions that have been identified as priorities and we'll discuss in Executive Session how we want to proceed.

PERSONNEL  
COMMITTEE

Director Beaver asked if the accountants have accepted and started working. Ms. Miyamoto introduced Ms. Lucy Pascual as one of the Accountants and stated that two others are starting on May 16<sup>th</sup> and one on June 1st.

Director Smith explained that Ms. Sandra Miyoshi, Homeless Programs Branch Administrator, put together a listing of the homeless service contracts as well as ongoing contracts.

HOMELESS  
COMMITTEE

Ms. Miyamoto stated that the amended report includes the legislative update. She introduced Mr. Dexter Ching to report on the Section 8 and Rent Supplement program. Mr. Ching reported that the section is a little over the annual budget to meet the Section 8 Management Assessment Program (SEMAP) score on budget utilization.

REPORT  
OF THE  
EXECUTIVE  
DIRECTOR  
PROGRAM/  
PROJECT  
UPDATES

Director Smith affirmed that we reopened our Section 8 waiting list at the end July 2006. We have approximately 3,000 people on that waiting list, but because we utilized all of our dollars, and not utilized all of the vouchers, we cannot take people off that list. Mr. Ching affirmed.

Director Yoshioka asked what happened to the bill to modify the state rent subsidy program. Ms. Miyamoto stated that it passed in the legislature. Mr. Ching added that HPHA wanted the income limits to be changed from 50 percent of the median income for families up to 95 percent of the median income. We ran into resistance in the Senate and the House where both had differing opinions. We were able to convince them that for families who are currently renting, increasing the income limit to 95 percent would help retain the families in their homes. The legislature was looking at a preference type of system or waiting list system to assist low income families. We looked at a dollar type of preference where families that are making below 80 percent, which is defined by HUD as low income families, will get the first preference for the rent supplement program. All families currently on the wait list that are under 50 percent level, gets that preference. Staff are also assisting families who are on the wait list and not renting.

Mr. Ching explained that the other change is that the \$160 ceiling will be removed. The agency will decide on the maximum amount but the dollar amount needs to be discussed. Since the statute calls for the rent to be established at 30 percent, we could look at lowering the tenants share by allowing additional deductions. Because currently the family only receives \$100 per each dependent. That might be able to satisfy some of the concerns that the legislators have, which was spending the money and also helping as many people as possible. Ms. Miyamoto stated that this takes effect January 1, 2008 and we have to promulgate rules before that.

Director Yoshioka asked for the budget appropriation. Ms. Miyamoto stated that the appropriation is \$1.2 million for the program.

Ms. Miyoshi reported that the Next Step program celebrated their one year anniversary and Onelauena their six months anniversary. We are looking to a second year contract for the Next Step, or to phase down because we need to return the property to the Hawaii Community Development Authority (HCDA) and the Office of Hawaiian Affairs (OHA). Or plan to replace the shelter with another site or transition everyone to other accommodations.

The Department of Accounting and General Services (DAGS), HPHA and the Governor's office are working on a plan. The attached Point In Time Count shows how many homeless people were counted on one day in each of the counties. Honolulu's numbers are not finalized. This information needs to be

HAWAII PUBLIC HOUSING AUTHORITY

transmitted to HUD.

Mr. Norman Ho, Property Management and Maintenance Section Branch Chief, gave an update on recent units. From December 2006, we had 519 type A, B, C units and at the ending of April 2007 we're down to 355 units. Hilo's vacant units are down from 76 to 36. The Chair commended and appreciates Mr. Ho's efforts and is supportive of what he is doing.

Mr. Ho stated that the Governor approved the Rules for the one offer to go out for a public hearing and it will hopefully be in effect by July 1, 2007.

Ms. Miyamoto stated that Mr. Edmund Morimoto, Construction Management Section Chief, provided a timeline for each current and planned project as well as future projects.

The Chair commented that the KPT trash chute is behind schedule. Mr. Morimoto explained that there were no bidders and the trash chute is being redesigned for a sheet metal firm or a general contractor to bid on.

Ms. Glori Inafuku, Acting Compliance Officer, reported on a discrimination complaint from the Hawaii Civil Rights Commission which has been cleared with no reasonable cause.

Director Smith asked what the reasonable accommodation usually entails. Ms. Inafuku explained that tenants with disabilities may request an accommodation due to their disability. We also have requests for grab bars, modifications for widening doorways because of a wheelchair, or a ramp, or something of that nature.

Ms. Miyamoto stated that there are three criteria we look at to determine whether we would grant a reasonable accommodation. First, do they qualify and if they meet the definition under the Fair Housing Act as a person with a disability; second is there a nexus between what they're asking for and the disability and; third is it necessary. An accommodation primarily is a change in policy, procedures or practices.

Designee Oliva stated that there are some new regulations that came out from the Department of Justice with regard to accommodations and the American Disabilities Act (ADA) on some housing issues and will send the information.

Mr. Gary Nakatsu of the Information Technology Office reported that he and Ms. Pascual are coordinating with the accounting consultant from Emphasys. The Emphasys contract should be executed soon. He added that we have accounting modules on the Emphasys side that are Personal Computer based and need to move to that to satisfy HUD's reporting requirements.

Director Beaver stated that there's a project accounting system that needs to be set up and if we are making any progress towards that. Mr. Nakatsu stated that it is part of the contract and we are bringing the consultant out to organize our accounts based on our AMP numbers to satisfy that requirement by the 1st of July.

Ms. Pascual reported that the collection ratio from July 1, 2006 to April 30, 2007 for the state is 97 percent collection and for the federal is 92 percent. The combined federal and state is about 93 percent. The Chair is happy to see the numbers above 90 percent.

Director Smith asked for a clarification, if we're not at 98, is 98 a high performance. Ms. Miyamoto stated that it gives us the maximum points. Director Smith commented that it's going to be tough for us to get from where we are today for the combined state and federal to 98, so we'll only get a portion of the allowable score.

HAWAII PUBLIC HOUSING AUTHORITY

Director Smith asked if we have automatic payroll deduction for rents for those who are working or automatic deduction from their Temporary Assistant for Needy Families (TANF) payments if they receive TANF. Mr. Nakatsu commented that there was a discussion regarding rent deduction modifications on the DHS side. We would need dedicated staffing who can ensure that from month to month the correct rents are going to be drawn out of that system and that's where we hit a glitch. We have a feature within our Emphasys software that can handle vendor payments, that's what they consider it, but without someone dedicated to that process on our side, DHS did not feel comfortable going forward with that. Designee Oliva suggested that when looking at priorities, if there is a position that's been vacant, you may want to consider where in the priority this is and maybe we can work to mark a position.

Ms. Shirley Befitel, Special Assistant in Personnel, reported that out of the 51 vacant positions on the list distributed, there are 28 critical positions to fill.

Director Smith stated for clarification, all of these 28 highest priorities, we have a position description that has been approved, recruitment action has been instituted, and we're in the process of interviewing. Ms. Befitel concurred and commented that some have accepted the job offer and other candidates are going through the interview process.

Ms. Miyamoto reported that the legislative bills that passed are the budget bill, the housing omnibus bill and the rent supplement bill. The two bills that did not pass were the salary bill and criminal trespass bill.

Director Smith commented that we needed about \$16 million for elevators but received \$5 million so we have to go back next year for elevator money. We received almost all we wanted for security, \$20 million for big repairs and renovations for the first year, and \$14 million a year for homeless. The other area we were hoping for major legislation was to address the affordable housing, for rent/for sale category. We wanted major changes in the statute in terms of regulations, permits, and expediting it but nothing came out of the legislature in that area.

The Chair declared a five minute recess and called for a motion to go into Executive Session.

RECESS

Designee Oliva moved, seconded by Director Beaver,

EXECUTIVE SESSION

That the Board meets in Executive Session at 12:57 p.m. for discussion of the Board's powers, duties, privileges, immunities, and/or liabilities, pursuant to Section 92-5 (a)(4), Hawaii Revised Statutes.

The motion was unanimously carried.

\* \* \* \* \*

The Chair called the meeting back to order at 1:38 p.m.

RECONVENED

The Chair asked Mr. Juan Patterson, Project Manager with MDStrum Housing Services, Inc. to present the HUD technical assistance work plan. Mr. Patterson gave a background on himself and highlighted the work plan for HPHA. The primary purpose is to assist HPHA in improving and applying HUD's statement of work, listing a number of different things to monitor and report on. The three major areas are capacity building in terms of personnel and knowledge, program of training for the board members and staff, working with the personnel office and the state Department of Human Resources. Also, the area of information technology and financial management, focusing on getting the systems in place. The third area is operations, to provide decent, safe, affordable housing in good repair, filling vacant units. Mr. Patterson will be working with HPHA in developing and implementing strategies and with the Board, to promote the

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TECHNICAL ASSISTANCE WORK PLAN

HAWAII PUBLIC HOUSING AUTHORITY

mission of providing housing for lower income families in a decent environment and to assure that the agency is compliant with the rules and regulations.

Mr. Patterson introduced Larry Jones, Board Advisor of MDStrum, who is under contract with HUD to serve as advisors to HPHA. Mr. Jones gave a background on himself and his work experiences. Mr. Jones explained and reviewed with the Board the handout on HPHA Board Training Session 1.

The Board members introduced and gave a brief background on themselves and Mr. Patterson and Mr. Jones thanked the Board.

The Chair called for a motion to adjourn the meeting.

Director Beaver moved, seconded by Director Yoshioka,

That the meeting be adjourned at 2:40 p.m.

The motion was unanimously carried.

  
MATILDA YOSHIOKA

Approved: **JUN 21 2007**

ADJOURNMENT