HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
September 17, 2009
9:00 a.m.
1002 North School Street, Building E
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting, August 20, 2009
B. Executive Sessions, August 20, 2009
C. Special Meeting, September 9, 2009
D. Executive Session, September 9, 2009

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. Decision Making: To Adopt Board Resolution No. 19, Relating to the Statement of Procurement Policy Governing the Federal Capital Fund Stimulus Grant

B. Decision Making: To Ratify the Hawaii Public Housing Authority's Legislative Proposal to Transfer the Homeless Programs Branch from the Hawaii Public Housing Authority to the Department of Human Services

C. Decision Making: To Adopt the Hawaii Public Housing Authority's Internal Control Policy

D. Decision Making: To Adopt the Hawaii Public Housing Authority's Goals and Objectives for Fiscal Year 2009-2010

E. Decision Making: To Authorize the Engagement of Crews & Associates, Inc. for Financing of the Energy Services Agreement ("ESA") with Ameresco, Inc., and to Enter into an Engagement Letter with Standards & Poor for Rating Services Required by the ESA.

F. Decision Making: To Adopt Board Resolution No. 21 to Ratify the Capital Fund Program Amendment (form HUD-52840-A) to the Consolidated Annual Contributions Contract (form HUD-53012) to Accept the Fiscal Year 2009 Capital Fund Program Grant

G. Decision Making: To Deliberate Regarding Negotiations for the Sale of the Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 103D-105 to discuss, deliberate or make a decision on information that must be kept confidential and section 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 related to the sale of Banyan Street Manor.

H. Decision Making: To Deliberate Regarding Negotiations for the Sale of the Vacant Parcel in Hana, TMK 1-3-9:009-000, located at 2890 Hana Highway in Hana, Maui

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(8), and 103D-105 to discuss, deliberate or make a decision on information that must be kept confidential and section 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 related to the sale of the Vacant Parcel in Hana.

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
- Homelessness – K. Park, C. Ignacio, S. Aiona & R. Berthiaume
- Public Housing Operations/Tenant/Tenant Relations – C. Hosino Yoshioka, C. Ignacio, S. Aiona & S. Dodson
- Mixed Income Projects – E. Beaver, R. Berthiaume, K. Park, S. Aiona & S. Dodson
- Goals and Objectives – L. Smith, C. Hosino & R. Berthiaume

B. Report of the Executive Director Program/Project Updates

1. FY 2009 Budget to Actual Comparisons
2. Property Management and Maintenance Services Branch
   a. Rent Collection
   b. Island Overview
   c. AMP Overview
3. Construction Management Services
   a. Capital Program Obligations
   b. Elevator Repair Report
   c. Elevator Modernization Report
4. Hearings Office Evictions
5. Contracts & Procurement Office Contracts
6. Section 8 Subsidy Programs Report
7. Homeless Programs Report
8. Personnel Report

VI. FOR INFORMATION/FOR DISCUSSION

A. For Information: Kuhio Park Terrace (KPT) 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 Information: Update on Compliance with the Consent Agreement and Final Order with the U.S. Environmental Protection Agency Relating to the Conversion of Large Capacity Cesspools

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 Compliance with the Consent Agreement and Final Order with the U.S. Environmental Protection Agency Relating to the Conversion of Large Capacity Cesspools.

C. For Information: Kahikolu Ohana Hale O Waianae Findings and Issues Pertaining to the Ground Lease of the Shelter Site

D. For Information: Banyan Street Manor Corrective Action Plan

E. For Information: Status of the Hawaii Public Housing Authority 2009 Audit

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.