**HAWAII PUBLIC HOUSING AUTHORITY**
**NOTICE OF MEETING**
**REGULAR BOARD OF DIRECTORS MEETING**
**October 15, 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. Special Meeting, September 9, 2009
B. Regular Meeting, September 17, 2009
C. Executive Session, September 9, 2009
D. Executive Sessions, September 17, 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 Recognize the Makamae Resident Association as a Duly Elected Resident Association Pursuant to Volume 24 CFR Part 964

B. Decision Making: To Accept the Investment Grade Audit and Proposed Energy Conservation Measures from Ameresco, Inc. and To Authorize the Executive Director to Negotiate the Scope of Work and the Terms of an Energy Services Agreement with Ameresco, Inc., the Execution of Which Shall Be Subject to Board Approval

C. Decision Making: To Authorize the Engagement of Crews & Associates, Inc. for Financing of the Energy Services Agreement with Ameresco, Inc., and to Enter into an Engagement Letter with Standard & Poor's for Rating Services Required by the Energy Services Contract

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

E. Decision Making: To Request Legislative Approval for the Transfer of 1.99 Acres of Vacant Land at Lanakila Homes III, HI001000037, HA 1014, Hilo, Hawaii to the County of Hawaii for the Construction of a Fire Station

## 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: Update on Corrective Action Order for the Hawaii Public Housing Authority

D. For Information: Banyan Street Manor Corrective Action Plan

E. For Information: U.S. Department of Housing and Urban Development's Program Audit of the Hawaii Public Housing Authority's Shelter Plus Care Program

F. For Discussion: Board Draft of the Hawaii Public Housing Authority's Goals and Objectives for Fiscal Year 2009-2010

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.