

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING**

August 17, 2006

10:30 a.m.

**1002 N. School Street, Family Investment Center, Bldg. L
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Annual and Regular Meeting July 20, 2006

III. DISCUSSION AND DECISION MAKING

- A. Status of Executive Director Search

- B. Appointment of Interim Executive Director

- C. Discussion on the Privatization of Palolo Valley Homes

1. House Concurrent Resolution No. 51 – Requesting the United States Department of Housing and Urban Development to Assist in the Privatization of its Palolo Valley Homes Project.

- D. Approval of Resolution No. 02 Approving the Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year Ending June 30, 2006.

- E. Approval of Resolution No. 03 Approving the Public Housing Assessment System (PHAS) Certification for Fiscal Year Ending June 30, 2006.

- F. Reappointment of Ms. Thelma Akita-Kealoha to the Maui Eviction Board for a Two-Year Term Expiring on August 31, 2008.

IV. FOR INFORMATION

- A. OIP Decision 07-01, (July 26, 2006) Consultant Asset Management Report (APPEAL 06-03)

- B. Discussion of the Hawaii Public Housing Authority (HPHA) Long Term and Short Term Goals and Objectives.

- C. Discuss Crime and Safety in Public Housing.

V. REPORT OF THE EXECUTIVE DIRECTOR

- A. Report on Contracts and Change Orders Over \$25,000

VI. EXECUTIVE SESSION

Discussion of duties and liabilities pursuant to §92-5(a)(4), Hawaii Revised Statutes as it relates to the following matters:

- A. Rodell Smith v. HCDCH, 3rd Circuit (Civil No. 04-1-0069K), Update of Settlement
- B. Mara Amone v. Averio, U.S. District Court (Civil No. 04-00508) Update of Settlement
- C. Jack Waters v. HCDCH, 1st Circuit (Civil No. 05-0815-05) Update of Settlement

The Board of Directors of the Hawaii Public Housing Authority anticipates convening in executive session pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and/or liabilities as it relates to the foregoing matters.

VII. 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) 832-3818 by close of business two days prior to meeting date.

HAWAII PUBLIC HOUSING AUTHORITY

MINUTES OF THE ANNUAL AND REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. L
ON THURSDAY, JULY 20, 2006,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Annual and Regular Meeting at 1002 N. School Street, on Thursday, July 20, 2006 at 2:10 p.m.

The meeting was called to order by the Chairman Charles Sted and , on roll call, those present and absent were as follows:

CALL TO
ORDER/
ROLL CALL

PRESENT: Director Charles A. Sted, Chairman
Director Clarissa Hosino
Director Carol Ignacio
Director Charles Ridings
Director Linda Smith
Director Travis O. Thompson
Director Matilda Yoshioka

Executive Director Stephanie Aveiro

EXCUSED: Director Eric Beaver
Designee Henry Oliva

STAFF PRESENT: Deputy Attorney General, Nalani Willson-Ku
Pamela Dodson, Executive Assistance
Michael Hee, Contracts Administration Section Chief
Patti Miyamoto, Compliance Officer
Dionicia Piiohia, Clerk Typist/OED

OTHERS: Patricia Deliz, Wilikina Apartments, Tenant
Lusia Wieckowicz, Wilikina Apartments, Tenant/ITOR

Chairman Sted declared a quorum present.

QUORUM

Director Smith moved, seconded by Director Hosino.

That the minutes of the Special Meeting held on
July 1, 2006 be approved as circulated.

APPROVAL
OF MINUTES
SPECIAL
MEETING
7/1/2006

The motion was unanimously carried.

Chairman Sted stated that the election of board officers held on July 1, 2006, needs to be held again at today's Annual Meeting. He first entertained a nomination for Chairperson.

ELECTION
OF OFFICERS

Director Smith moved, seconded by Director Thompson

That Director Sted be nominated as Chairperson.

ELECTION
OF
CHAIRPERSON

The motion was unanimously carried.

Director Sted thanked everyone and said that he is pleased to serve.

HAWAII PUBLIC HOUSING AUTHORITY

Director Ridings moved, seconded by Director Hosino

That Director Thompson be nominated as Vice-Chairperson.

The motion was unanimously carried.

ELECTION
OF VICE
CHAIRPERSON

Director Smith moved, seconded by Director Ignacio

That Director Yoshioka be nominated as Secretary.

The motion was unanimously carried.

ELECTION
OF
SECRETARY

Chairman Sted mentioned that the previously appointed task force consisted of Director Oliva, Director Hosino and Director Thompson. He asked Director Thompson, Chairperson for a status report on the search of an executive director.

STATUS OF
EXECUTIVE
DIRECTOR
SEARCH

Director Thompson said that they have received and reviewed approximately 18 resumes. The task force will compare notes and come up with 5 top candidates, do preliminary screening of those candidates and then make a recommendation to the Board. He believes that the Board should participate in the interviewing and selection of the top 3 candidates.

Director Thompson said that he is not aware if our Hawaii Public Housing Authority (HPHA) personnel staff advised people from the mainland that there is no relocation package and no assistance whatsoever either on interview basis or on a permanent basis. He needed to point that out to make sure those people were aware and to find out if they are still interested.

Ms. Aveiro said that the HPHA staff can start doing that.

Chairman Sted said that taking it a little bit further in terms of the process with the interview of the 3 candidates, he wanted the Board to pick a date that would work for everybody. For those who can make it, the interviews should proceed and keep moving.

Director Thompson mentioned that Shirley Befitel, Special Assistant, has come up with an additional list of standard questions. Each person you interview is asked about their management experience, or program administration background, their management background, their personal skills, human resources, and experience. He received this list yesterday and made some recommendations which he hopes to have incorporated.

Ms. Aveiro added that it was a good idea and also to shorten it.

Director Thompson personally thought that it would be appropriate to share the interview questions with the entire Board and to get their input too. He sees no reason why it should be only the task force's decision and appreciated if every Board member looks at the interview questions.

Ms. Aveiro said that the recommendation was that the entire Board should get to comment on the instrument.

Chairman Sted asked if the information was going to be sent out to the Board by e-mail.

Ms. Aveiro believes that it will be incorporated with Director Thompson's and Director Oliva's comments first. Once we have that, then we'll share it with all the final comments.

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Director Thompson mentioned that the qualifications are 3 years of work experience in the field of housing, managerial experience at least 1 year, background and working knowledge of the U.S. Department of Housing and Urban Development (HUD) regulations, resident association communications, graduated from an accredited college, experience in federal housing and state programs, and property management experience. He added that every application he received, in reviewing them, half of the applicants have major deficiencies in the qualifications.

Chairman Sted asked if there were any comments on the subject.

Director Ridings commented, just a consideration, if it would it be possible to look into doing a video conference interview with any of those finalist who live on the mainland as opposed to bringing them to Hawaii for an initial interview.

Director Thompson answered that in the past, when we were seeking an executive director we actually did speaker phone interviews, not visual and that was used maybe 2 or 3 times.

Chairman Sted said that it will be checked out and mentioned that there was some issue with video conferencing verses telephone conferencing. But we'll check it out.

Ms. Aveiro commented that it had to do with board meetings.

Director Smith asked if applications are still being accepted or is there any deadline?

Ms. Aveiro said the news paper advertisement said July 17th was the last day to submit. They should be postmarked the 17th, and if we want to open it up again, it is up to the task force.

Director Thompson asked to go into Executive Session to discuss a matter relative to that.

Director Thompson moved, seconded by Director Ridings

That the Board meet in Executive Session at 2:25 p.m.

* * * * *

EXECUTIVE SESSION

Director Thompson moved, seconded by Director Ridings

That the meeting reconvened in regular session at 2:30 p.m.

RECONVENED

Chairman Sted said that in order to increase the pool of potential candidates for the executive director position, the task force is going to approach other people in the community about their interest and in support of that, re-advertise and extend the period of accepting applications. There being no further discussion he moved to the next item on the Agenda.

Chairman Sted felt that the task force for finance/audit and asset management should be considered as two separate task forces. He asked for legal counsel in adding a technology task force to the Agenda.

APPOINTMENT OF TASK FORCE FOR FINANCE/ AUDIT AND ASSET MANAGEMENT

Deputy Attorney General Nalani Willson-Ku advised him that he would need to amend the Agenda with all voting affirmative.

Director Ignacio moved, seconded by Director Yoshioka

That the Board amend the Agenda to add appointments to a Technology task force.

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There being no further discussion, the vote was unanimously carried.

Chairman Sted continued the business of appointing 3 task forces. First the Chair, pursuant to the By-Laws, appointed a task force for Finance and Audit. He asked Director Thompson to serve on this task force.

Director Thompson answered I will.

Chairman Sted asked if there are any volunteers for this task force.

Director Yoshioka and Director Ridings volunteered to serve on the Finance and Audit task force.

On the Technology task force, Director Ridings and Director Smith volunteered.

Chairman Sted asked for volunteers for the Asset Management task force. He explained we're using the term here with regard to what are all the assets, should some assets be sold, or should we continue to own. He continued to ask for volunteers for the Asset Management task force.

Director Smith asked Chairman Sted if he was going to continue to be on the committees. He answered yes

Director Ignacio volunteered.

Chairman Sted asked if Director Smith would like to serve. Director Smith answered yes.

Chairman Sted asked if there could be 4 members on this committee. Ms. Aveiro said that the Chairman is on all the committees, and that she remembered reading it somewhere but cannot recall where and that he was welcome to be on all the committees.

Director Thompson asked if Chairman Sted can be the Chair of the Asset Management task force.

Chairman Sted said that it will be researched after the meeting because that discussion came up before. And thinks it is okay with 4 on the committee.

Directors Sted, Smith, Thompson and Ignacio volunteered to be members on the Asset Management Task Force.

Chairman Sted said that there is an amended meeting schedule that was handed out.

Ms. Aveiro said that Maui and Kauai are included.

Director Thompson commented that most of the issues that are discussed are basically here and the staff is here and we're short on money.

Ms. Aveiro explained that we're proposing to go to the neighbor islands so that the new members can see the projects. We do have a request from the new members to see all of our projects, which means site tours.

Director Ignacio commented that there are some benefits when we reach out to the communities on the neighbor island because there are people who attend those meetings that wouldn't be able to come to Honolulu.

After discussing the change of locations of the Board meetings, Director Ignacio moved, seconded by Director Thompson

That the month of October will be held in Maui, November in Honolulu, and in December on the Big Island in Kona.

The motion was unanimously carried.

**Corrected
8/17/06**

APPROVE
BOARD
MEETING
SCHEDULE
FOR 2006

HAWAII PUBLIC HOUSING AUTHORITY

DISCUSSION OF HPHA GOALS AND OBJECTIVES

Ms. Aveiro commented that with the time we spent today in our orientation / training, it is appropriate to start thinking of goals and objectives. Provide the guidelines the staff needs. We received a list of goals and objectives from Director Thompson and we included it with this For Information item mostly to start discussion. I don't know if we'll get to what our goals and objectives are with just one meeting.

Director Thompson said that it would be appropriate to take the package that HUD has and integrate those and then perhaps discuss it at our next meeting. But these were just from my heart, things that I felt we really need to be working on.

Ms. Aveiro asked if he was talking about HUD's Improvement Plan (IP), the 10 points.

Director Thompson said yes, the 10 points referring to financials and occupancy turnaround, which are the key elements. I did these goals and objectives after we had a meeting on the finances and one of the thoughts was how do we get out of this. Some of the steps we take to improve finances are a quicker unit turn around and better accounts receivable, etc.

Ms. Aveiro stated that they're very detailed things and that's fine but there's no out of the box kinds of thinking. Vacant unit turnarounds, work orders, those are the things we work on every day, but it doesn't discuss things like, should we privatize Kawailehua, nor could we, it doesn't discuss those items. Unless you want to wait for the Asset Management group meeting for that.

Director Yoshioka commented that part of it may be short term verses longer term and that's what we've got on this list. What we've got from HUD are some very immediate things, some with which we need to deal within the next 6 months and that's how I see this. But what I think I hear Ms. Aveiro talking about is also the importance of us looking a couple years out with those goals, which may be larger and very structural and quite different from what HUD wants, the nuts and bolts types of goals. So I sense what this is, are more short term, we need to include project basing and focus on this one.

Chairman Sted said that we have to strike a balance. We've got to set priorities, get organized, get our strongest leaders running with the key priorities, and put together teams for project plans. Some of it has got to be focused on short term and things that HUD is looking for. Also to start moving on some of the longer, deeper stuff. You cannot lose track of satisfying HUD.

Director Ignacio commented that HUD is framing the goals in a different way, but are the same issues we're dealing with, our occupancy and maintenance. So I don't see them as goals, I see them as articulated much clearer for us.

Director Thompson agreed. He asked Ms. Patti Miyamoto, Compliance Officer, to explain on how we stand on the score for 2006.

Ms. Miyamoto said for the Public Housing Assessment System (PHAS), we're about the same as last year, a little above standard.

Ms. Dodson commented that no Real Estate Assessment Center (REAC) inspection scheduled yet, we don't know when it's coming.

Ms. Miyamoto said that the key is that in June we need to submit to HUD our PHAS certification.

Chairman Sted commented that we could do this, we never got to do this with the combined organization. But now with being much more focused, a brand new board, a huge amount of knowledge and understanding on what is going on, which was a handicap to the previous Board. I would like to have the Board and the senior staff work together.

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The new Directors had questions about the grievance and eviction process.

Director Smith said that it should be on our training and to walk through the new process.

Chairman Sted summarized that the item for discussion are goals and objectives and priorities. He asked the Directors take with them the documents, the HUD presentation, and anything else that they want to work with. Then they will do an exercise where they will put everything on the board with stickers and have a discussion to come out with some sense of priorities. It is going to be a strategic planning session.

Chairman Sted asked Ms. Willson-Ku if she had anything to go over with the Board on any legal matters listed on the Agenda that required going into Executive Session.

EXECUTIVE
SESSION

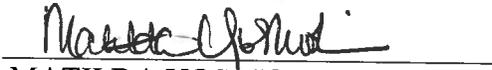
Ms. Willson-Ku answered no, that the status was the same.

Director Yoshioka moved seconded by Director Hosino

ADJOURN-
MENT

That the meeting be adjourned at 2:54 p.m.

The motion was unanimously carried.


MATILDA YOSHIOKA

Approved: **AUG 17 2006**



May 19, 2006

Mr. Charles Sted
Board Chairman
Housing and Community Development Corporation of Hawai'i
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

CENTRAL OFFICE

33 South King Street, Ste. 500
Honolulu, Hawai'i 96813

Tel: (808) 550-0804
Fax: (808) 550-0607
E-mail: mhah@mutual-housing.org

PROPERTIES

Lihu'e Court Townhomes
Kekaulike Courtyards
Palolo Homes

OFFICERS

Dee Dee Letts
President

Warren G. Haight
Vice-President

Jan Naoe Sullivan
Secretary

Kelly Walsh
Treasurer

BOARD OF DIRECTORS

John W. Anderson
Patricia K. Brandt
Dan Davidson
Christine Medeiros

BOARD OF ADVISORS

Richard S. Koenig
Oswald Stender

EXECUTIVE DIRECTOR

David M. Nakamura

Dear Mr. Sted:

The Mutual Housing Association of Hawai'i ("MHAH") is a 501(c)(3) non-profit corporation that owns and manages affordable rental housing for low-income families in Hawai'i. We own and operate 555 apartments within three rental complexes on O'ahu and Kaua'i.

Mutual Housing would like to formally request that the Housing and Community Development Corporation of Hawai'i ("HCDCH") board or its successors include a discussion on the privatization of its Palolo Valley Homes at its next board meeting.

We have been working with the resident leadership of Palolo Valley Homes over the past two years requesting that HCDCH initiate the steps necessary to privatize the project. Mutual Housing was able to successfully acquire and renovate Palolo Homes – the 306 state-owned public housing units adjacent to Palolo Valley Homes. We would like to privatize and renovate that property and create one community as was envisioned by the Palolo housing residents five years ago.

The proposed privatization has broad-based support from the residents of Palolo Valley Homes and others in the community. Enclosed is a petition that we received from the Palolo Valley Homes Resident Ohana Association in September 2004. The petition developed and executed by the residents, states:

"We, the residents of Palolo Valley Homes (Federal side) under the ownership of the Housing and Community Development Corporation of Hawai'i (HCDCH), hereby sign this petition in agreement to have the Mutual Housing Association of Hawai'i purchase, privatize and manage Palolo Valley Homes. We ask HCDCH for full support to move this project forward to begin plans of much needed repairs, removal of hazardous materials in units and continued support to improve the health, safety and well being of our families."

The petition includes signatures from 106 of the 113 households living at Palolo Valley Homes back in 2004.



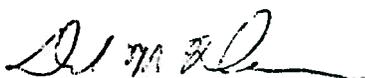
We have also enclosed a copy of House Concurrent Resolution No. 51 which was approved by the Hawai'i State Legislature during its 2006 session. The resolution requests the United States Department of Housing and Urban Development and HCDCH assist in the privatization of Palolo Valley Homes.

Mutual Housing has identified HUD financing programs that could be used to maintain the affordability of the units under the Section 8 voucher program while ensuring a sufficient cash flow to properly operate the property and finance much-needed repairs to the 118 aging units. HCDCH could apply to HUD for the voluntary conversion of Palolo Valley Homes under Section 22 of the US Housing Act of 1937 by Section 533 of the Quality Housing and Work Responsibility Act of 1998. This program allows HUD to voluntarily convert Palolo Valley Homes to private housing while HUD provides tenant-based vouchers to the existing residents of Palolo Valley Homes. MHAH would offer housing to the existing residents and accept their tenant based vouchers. Other residents could choose to take their vouchers to the outside market. This conversion has no impact on Hawai'i's pool of vouchers since the subsidy comes from HUD's national funding pool.

Mutual Housing would then pursue the issuance of tax exempt revenue bonds and low-income housing tax credits to repair and improve the units of Palolo Valley Homes. We have proven our ability to undertake such a project with our successful \$13.5 million renovation of the 306 units at Palolo Homes in 2003.

We thank you for your consideration of our request and hope we can look forward to working with HCDCH on this ambitious project.

Sincerely,



David M. Nakamura
Executive Director

Enclosures

*Clarify Resident Form also
Need to invest more
information concerning
the funding out/request
association & residents*

HOUSE CONCURRENT RESOLUTION

REQUESTING THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT TO ASSIST IN THE PRIVATIZATION OF ITS PALOLO
VALLEY HOMES PROJECT.

1 WHEREAS, the public housing project in Palolo Valley in
2 east Honolulu has been comprised of both state-controlled units
3 and federally controlled units; and
4

5 WHEREAS, through the 1980s and into the mid 1990s, many
6 characteristics of neighborhood decline in the Palolo housing
7 project were evident; and
8

9 WHEREAS, on March 4, 2002, the state-controlled public
10 housing project in Palolo was privatized through the execution
11 of a fifty-five-year lease with the Mutual Housing Association
12 of Hawaii, Inc.; and
13

14 WHEREAS, in May 2004, the Mutual Housing Association of
15 Hawaii, Inc. began investing \$13,500,000 in renovations to the
16 three hundred six unit project, completing the renovation a year
17 later, on time and on budget, with the support of the residents
18 and the community; and
19

20 WHEREAS, the renovated Palolo housing project is now a
21 thriving and vibrant community with many supportive social
22 programs, including but not limited to: programs for high
23 school equivalency courses; University of Hawaii courses; after
24 school tutoring programs conducted by students and professors
25 from the University of Hawaii, Kapiolani Community College, and
26 Chaminade University; a neighborhood security watch program; a
27 Food Bank distribution program; and art and cultural youth
28 programs; and
29

30 WHEREAS, all this progress has come through the joint
31 efforts of the residents, other community members and



H.C.R. NO. 51

1 organizations, and the Mutual Housing Association of Hawaii,
2 Inc.; and

3
4 WHEREAS, there remain one hundred eighteen units in the
5 Palolo housing project that are controlled by the United States
6 Department of Housing and Urban Development; and

7
8 WHEREAS, the residents in those latter units also want
9 Mutual Housing Association of Hawaii, Inc. to assist them in the
10 privatization and renovation of their units; and

11
12 WHEREAS, on September 29, 2004, these residents submitted a
13 petition to the Housing and Community Development Corporation of
14 Hawaii requesting its assistance in their efforts to privatize
15 and renovate their units; now, therefore,

16
17 BE IT RESOLVED by the House of Representatives of the
18 Twenty-third Legislature of the State of Hawaii, Regular Session
19 of 2006, the Senate concurring, that the United States
20 Department of Housing and Urban Development is requested to
21 assist the residents of Palolo and Mutual Housing Association of
22 Hawaii, Inc. to expedite the privatization and renovation of the
23 one hundred eighteen units; and

24
25 BE IT FURTHER RESOLVED that the Housing and Community
26 Development Corporation of Hawaii or its successor agency, is
27 requested to meet with and assist the residents of Palolo and
28 Mutual Housing Association of Hawaii, Inc. in their efforts to
29 work with the United States Department of Housing and Urban
30 Development to privatize and renovate the remaining units in the
31 Palolo Valley Homes project; and

32
33 BE IT FURTHER RESOLVED that certified copies of this
34 Concurrent Resolution be transmitted to the Secretary of the
35 United States Department of Housing and Urban Development, the
36 Director of the Honolulu Field Office of the United States
37 Department of Housing and Urban Development, the Governor, the
38 Executive Director of the Housing and Community Development
39 Corporation of Hawaii, or its successor agency, and the members
40 of Hawaii's congressional delegation.

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42
43
OFFERED BY:

HCR LRB 06-0552.doc



Colin K. Day
Michael P. Kahikahaione

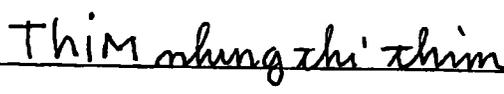
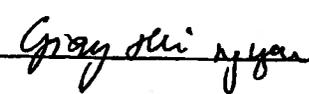
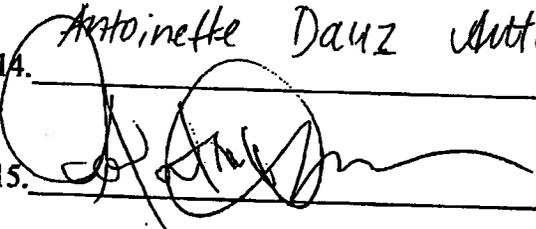
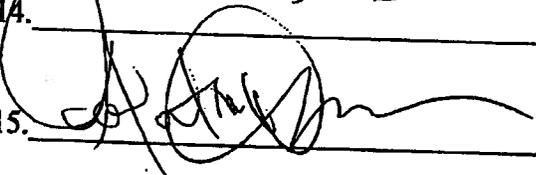
MAR 07 2006

Date: September 7, 2004

PETITION

We the residents of Palolo Valley Homes (Federal side) under the ownership of the Housing and Community Development Corporation of Hawaii (HCDCH), hereby sign this petition in agreement to have Mutual Housing Association of Hawaii purchase, privatize and manage Palolo Homes. We ask HCDCH for full support to move this project forward to begin plans of much needed repairs, removal of hazardous materials in units and continued support to improve the health, safety and wellbeing of our families.

Print Name:	Signature:	Unit #	Phone#	Date:
-------------	------------	--------	--------	-------

1. Michelle Ackharath  4A 737-7749 9/8/04
2. KHAM THAARTH  3A ^{732 4910} ~~717~~ 9/8/04
3. Louisa LAW  13-D 732-0876 9/8/04
4. CHANILWAITE  12A 734-6812 9/8/04
5. Huong THI TRAN  4F 737.1692 9/8/04
6. Van thi pham VAN Thi pham 16F ph 358579 8/04
7. NHUNG THI THIM  19 F 7341223/19 F/9/8/04
8. CAC. N. TRIEU  20H 735-3623 9/8/04
9. GIANG THI NGUYEN  15D 737.5709 9/8/04
10. LOI THI TRAN  6A 7320149 9/8/04
- * 11. MINH N HUYNH  16-F 358-5798 9/8/04
12. LE, LYNE TRAN  16# 7328857 9-8-04
13. MATALROA T. MOI  16E 739 2758 9/15/04
14. Antoinette Dauz  ^{Antoinette Dauz} 15B 7354502 9/15/04
15.  19-D 9/15/04

Date: September 7, 2004

PETITION

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Print Name:	Signature:	Unit #	Phone#	Date:
16. ENRITA Willander	Enrita Willander	#18C	732-2487	9/16/04
17. PATRICIA PETERS	Patricia Peters	*18E	732-6791	9/16/04
18. Brenda Hughes	Brenda Hughes	20G	734.3933	9/16/04
19. DANG, Hieu	Dangmaehlu	20B	735-1941	9/16/04
20. LE MY NGOE	Duffin	# 20F	734.6561	9.16.04
21. Michelle Tomblon	Michelle Tomblon	17F	734-7114	9/16/04
22. BINH T HOANG	Binh Hoang	17-A	739 2928	16-9-04
23. Katerina Maui	Katerina Maui	16D	734-3618	09/16/04
24. Albert Hilango	Albert Hilango	15-C	735-1280	9/16/04
25. TANE THEPSENAVONG	2109	15F		9/16/04
26. Pamela P. Correa	Pamela P. Correa	14C		9-16-04
27. SIAOSI P. LAUHINGA	Siasi Lauhing	14D	732-8699	9/16/04
28. TRAN JANET	Janet Tran	14E	737-2960	9/16/04
29. Ofelia Pauso	Ofelia Pauso	5-A	739-5452	9/16/04
30. Bai Sina		F 5	735 6677	

9/16/04

Date: September 7, 2004

PETITION

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Print Name:	Signature:	Unit #	Phone#	Date:
31. SINH NGO	<i>Cm hngos</i>	5B		9/16/04
*32. Thi Thi Le	<i>Thi Le</i>	6A		9/16/04
33. Pamela Dotenko	<i>Pamela Dotenko</i>	6B		9/16/04
34. Ronald Raposas	<i>Ronald Raposas</i>	20C		9-20-04
35. Alexandria M. Fortson	<i>Alexandria M. Fortson</i>	16B		9-20-04
36. ELI NOA	<i>Eli Na</i>	15A		9-20-04
37. JOHNSON SHARATA	<i>Johnson Shunath</i>	11E	732-4184	9-20-04
38. AP NEPOUTO WIFFING	<i>Neputo Wiffing</i>	#5C		9-20-04
39. Klarinda Mefy	<i>Klarinda Mefy</i>	5D	734-6359	9/20/04
40. JAMES F. SOLOMON	<i>James F. Solomon</i>	5E	734-0185	9/20/04
41. TERI FELIX	<i>Teri Felix</i>	6C	7352683	9/20/04
42. NGUJEN TY	<i>Ty Ngujen</i>	1.B	738 0122	9.29.04
43. Lusila Sefo	<i>Lusila Sefo</i>	12B	735-0130	9-20-04
44. John Turtale	<i>John Turtale</i>	1E	734-4405	9-20-04
45. Annie Amy Tang	<i>Annie Amy Tang</i>	4B		9/20/04

Date: September 7, 2004

PETITION

We the residents of Palolo Valley Homes (Federal side) under the ownership of the Housing and Community Development Corporation of Hawaii (HCDCH), hereby sign this petition in agreement to have Mutual Housing Association of Hawaii purchase, privatize and manage Palolo Homes. We ask HCDCH for full support to move this project forward to begin plans of much needed repairs, removal of hazardous materials in units and continued support to improve the health, safety and wellbeing of our families.

Print Name:	Signature:	Unit #	Phone#	Date:
46. DAO THI TRAN	<i>Dao Thi Tran</i>	#40	734-6287	9/20
47. JOHANNA NAHINN	<i>Johanna Nahinn</i>	4B	735-6190	9/20
48. VICKY MARTIN	<i>Vicky Martin</i>	4D	732-3814	9/20
49. VIOLET L. WELLS	<i>Violet R. Wells</i>	3-D		9/20/04
50. VERNON K WISE	<i>Vernon K Wise</i>	1-A		9/20/04
51. ZYLIA H. MAKU	<i>Zylia H. Maku</i>	1-E		9/20/04
52. MELI TAILAPA	<i>Meli Tailapa</i>	2A	7343794	9/20
53. PAZTORA RETALGPEI	<i>Pastora Retalga</i>	2B	734-4227	9/20
54. BEAT KAPAHU	<i>Beat Kapahu</i>	2D	737-7798	9/20/04
55. V.	<i>Vas Saxthong</i>	2F	737-7741	09/20/04
56. DONE SAYAPHETH		7F		9/20/04
57. JAMES GUERERO		7C		9/20/04
58. DANIEL MALONG	<i>Daniel Malong</i>	7-D		9/20/04
59. OLAN PHU	<i>Olan Phu</i>	7E		9/20/04
60. MAI LINDA	<i>Linda Mai</i>	8A		9/20/04

Date: September 7, 2004

PETITION

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Print Name:	Signature:	Unit #	Phone#	Date:
61. Anthony Luther	<i>[Signature]</i>	8C	392-9275	Sept/20/04
62. BOONMY KHOUNSOUBATH		8d	797-195	Sept/20/04
63. Raedene Velaz	<i>[Signature]</i>	8E	7355200	9/20/04
64. Elista Sweet	<i>[Signature]</i>	9-B	739-2982	9/20/04 12/20/04
65. THONG VO NGUY		9C	7341336	
66. <i>[Signature]</i>		17-E	7342094	9/20/04
67. Cindy Vongprachanh	<i>[Signature]</i>	10-A	737-1357	9-20-04
68. Tanna Riquies	<i>[Signature]</i>	10B	739-6730	9/20/04
69. <i>[Signature]</i>	<i>[Signature]</i>	10C	735-5388	9-20-04
70. Emma Kony	<i>[Signature]</i>	10D	737-875	7/20/04
71. <i>[Signature]</i>		12E		9-20-04
72. THOMAS Walter	<i>[Signature]</i>	19-B		9-20-04
73. Fainealelei, Fautau	<i>[Signature]</i>	19A	734-5421	9-20-04
74. Helisa Malolo	<i>[Signature]</i>	10E		9-20-04
75. LORI Sampaio	<i>[Signature]</i>	11A		9/20/04

Date: September 7, 2004

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- | | Print Name: | Signature: | Unit # | Phone# | Date: |
|---|---|----------------|--------------|----------|----------|
| | Rosita Wene | Rosita Wene | 13-B | 783-7295 | 9/20/04 |
| 76. | YEOMAN DARASAMAY | Yeom Darasamay | 18-P | 732-5746 | 9/20/04 |
| 77. | Dalphine NISA | Dalphine Nisa | 19-C | 779-1748 | 9/20/04 |
| 78. | | | | | |
| 79. | MARY LOU MACAPAGAL
Denivian Rekis. y | M. L. | D11 | | 9/22 |
| 80. | [Signature] | [Signature] | 11-C | | 9/22 |
| 81. | Nancy Sabon | Nancy Sabon | 10-F | | 9/22 |
| * 82. | VANH ACKHARATH. | | 4A. | 732-7933 | 9.22.04. |
| 83. | Ngo Thi Trang | [Signature] | 7B | 735-3673 | 9.22.04 |
| 84. | CINDY BRAY | Cindy Bray | 2-E | 739-2579 | 9/22/04 |
| Print Name: Tonia Binigal Signature: Unit # Phone# 741-9900 Date: 9/22 | | | | | |
| 85. | Toni | Dani | 14B. 7394502 | | 8-C |
| 86. | Aggie | Scanlan | 2122-F-8F | 732-4551 | 22-04 |
| 87. | ROSE ANNE | Kow | 2122-AFE | | 22.9.04 |

Date: September 7, 2004

PETITION

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Print Name:	Signature:	Unit #	Phone#	Date:
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94. AN THANH NGO	<i>[Signature]</i>	4F	739-2867	9/15/04
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*95. TOUKUA CHATHANBIT 12A				9/15/04
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*96. Cindy Vanuulu		2126 Ahe at 10-A		
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97. BORCY SOTT	<i>[Signature]</i>	18 D	734-6161	9-15-04
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*98. TUJETI-HIDANG TUJETI-HIDANG		5 B	734-0710	9-15-04
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*99. BINH THUY HOANG	<i>[Signature]</i>	17A	739-2928	9-15-04
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100. ROSE-H. TRAN	ROSE HIEP TRAN	6F	734-8268	9/15/04
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101. TRHONG THUY BICH		9A	734-5499	9/15/04
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102. Vongprachan - Thongvanh		13-C	732-1064	9/15/04
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103. KHEMMA VANNANIVONG	Khemma Nouny	17B	734-7859	9-15-04
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104. BOUNKOUAM KHAMPHILAVANH		15 E	735-8079	9-15-04
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Print Name:	Signature:	Unit #	Phone#	Date:
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105. Cathy Dois	<i>[Signature]</i>	17D	732-4277	9/29/04
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106. TONY PHOMACHANH	<i>[Signature]</i>	13C	732-1064	
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FOR ACTION

SUBJECT: APPROVAL OF RESOLUTION NO. 002 APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING JUNE 30, 2006

I. REQUEST

Approval of the SEMAP Certification for FY ending June 30, 2006.

II. FACTS

A. SEMAP is a management assessment system that the Department of Housing and Urban Development (HUD) will annually use to measure the performance of all housing agencies (HAs) that administer the Section 8 tenant-based rental assistance program.

B. SEMAP sets forth the following fourteen (14) indicators to measure program performance. SEMAP enables HUD to ensure program integrity and accountability by identifying HA management capabilities and deficiencies and by improving risk assessment to effectively target monitoring and program assistance. HAs can use the SEMAP performance analysis to assess their own program operations.

C. Indicators 1-8, 13 and the Bonus Indicator are "self certified." Indicators 9-12 and 14 are measured and reported by HUD's Public & Indian Housing Information Center (PIC) Reports.

1. Indicator 1. Selection from the Waiting List **(15 pts)**
Examines whether the HA has written policies in its administrative plan for selecting applicants from the waiting list and whether the HA follows these policies when selecting applicants for admission from the waiting list.
2. Indicator 2. Reasonable Rent **(20 pts)**
Examines whether the HA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units.
3. Indicator 3. Determination of Adjusted income **(20 pts)**
Examines whether at the time of admission and annual reexamination, the HA verifies and correctly determines adjusted annual income for each assisted family and, where the family is responsible for utilities under the lease, the HA uses the appropriate utility allowance for the unit leased in determining the gross rent.
4. Indicator 4. Utility Allowance Schedule **(5 pts)**
Examines whether the HA maintains an up-to-date utility allowance schedule.
5. Indicator 5. Housing Quality Standards (HQS) Quality Control Inspections **(5 pts)**
Examines whether a HA supervisor or other qualified person reinspects a sample of units under contract during HA fiscal year, under HUD's Quality Control sample guidelines.

6. **Indicator 6. HQS Enforcement (10 pts)**
Examines whether following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection and all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any HA-approved extension. Also if deficiencies were not corrected within the required timeframe, the HA stopped housing assistance payments or took action to enforce the family obligations.
7. **Indicator 7. Expanding Housing Opportunities (5 pts)**
This indicator applies only to HAs with jurisdiction in metropolitan Fair Market Rent (FMR) areas. Examines whether the HA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration, informs rental voucher and certificate holders of the full range of areas where they may lease units both inside and outside the HA's jurisdiction, and supplies a list of landlords or other parties who are willing to lease units or help families find units, including units outside areas of poverty or minority concentration.
8. **Indicator 8. Fair Market Rent (FMR) Limit and Payment Standards (5 pts)**
Examines if HA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and has payment standards which do not exceed 110 percent of current applicable FMR and which are not less than 90 percent of the current FMR.
9. **Indicator 9. Annual Reexaminations (10 pts)**
Examines whether the HA completes a reexamination for each participating family at ~~least~~ ^{least} every 12 months.
10. **Indicator 10. Correct Tenant Rent Calculations (5 pts)**
Examines whether the HA correctly calculates tenant rent in the rental certificate program and the family's share of the rent to owner in the rental voucher program.
11. **Indicator 11. Pre-Contract HQS Inspections (5 pts)**
Examines whether newly leased ~~units~~ ^{units} pass HQS inspection on or before the beginning date of the assisted lease and Housing Assistance Payment (HAP) contract.
12. **Indicator 12. Annual HQS Inspections (10 pts)**
Examines whether the HA inspects each unit under contract at least annually.
13. **Indicator 13. Lease-Up (20 pts)**
Examines whether the HA enters HAP contracts for the number of units under budget for at least one year.
14. **Indicator 14. Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts (10 pts)**
Applies only to HAs with mandatory FSS programs. Examines whether the HA has enrolled families in the FSS program as required, and the extent of the HA's progress in supporting FSS by measuring the percent of current FSS participants with the FSS progress reports entered in PIC that have had increases in earned income which resulted in escrow account.

In addition, there is a Deconcentration Bonus Indicator, which is optional for HAs with jurisdiction in metropolitan FMR areas. This indicator examines the percent of Section 8 mover families with children who moved to low poverty census

tracts in HA's principal operating area during the last HA FY and is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of last HA FY. (5 pts)

III. DISCUSSION

The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

Indicator	Anticipated Points	Maximum Points
#1: Selection from the Wait List	15	15
#2: Reasonable Rent	20	20
#3: Determination of Adjusted Income	15	20
#4: Utility Allowance Schedule	5	5
#5: Housing Quality Standard (HQS) Quality Control Inspections	5	5
#6: HQS Enforcement	10	10
#7: Expanding Housing Opportunities	0	5
#8: Fair Market Rent (FMR) Limit and Payment Standards	5	5
#9: Annual Reexaminations	10	10
#10: Correct Tenant Rent Calculations	0	5
#11: Pre-Contract HQS Inspections	5	5
#12: Annual HQS Inspections	10	10
#13: Lease-Up	0	20
#14: Family Self-Sufficiency (FSS) Enrollment and Escrow Account	10	10
#15: Deconcentration Bonus	5	5
Total	115	145

The Section 8 Management Assessment Program Certification is being submitted for FY ending June 30, ~~2005~~, $\frac{115}{145} = 79.0\%$, Standard Performer Rating.
2006 115

Less than 60% = Troubled Performer Rating
60%-89% = Standard Performer Rating
90% plus = High Performer Rating

IV. RECOMMENDATION

That the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No.002, approving the Section 8 Management Assessment Program Certification for FY ending June 30, 2006.

Prepared by: Dexter Ching, Public Housing Supervisor

Reviewed by: Pamela Dodson, Executive Assistant

Approved by the Board of Directors at its meeting on
AUG 17 2006

SECTION 8 SUBSIDY PROGRAMS BRANCH

Please take necessary action

Patsy G. Miyamae

INTERIM EXECUTIVE DIRECTOR

RESOLUTION NO. 02

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM
(SEMAP) CERTIFICATION

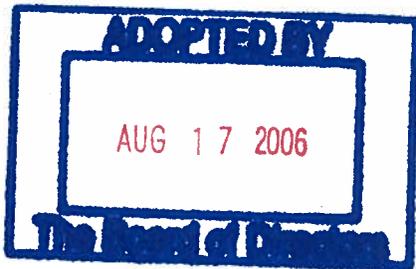
WHEREAS, the Board of Directors of the Hawaii Public Housing Authority, in compliance with the U.S. Department of Housing and Urban Development (HUD) management performance requirements for Fiscal Year 2006, has reviewed the Section 8 Management Assessment Program (SEMAP) Certification, herein attached, and

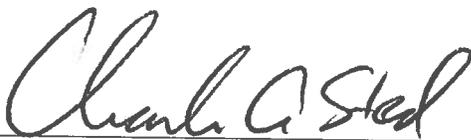
WHEREAS, the Section 8 Management Assessment Program (SEMAP) provides policies and procedures for HUD's use in identifying Public Housing Agency management capabilities and deficiencies, and

WHEREAS, HUD will utilize and allow the Section 8 Management Assessment Program (SEMAP) to practice accountability, monitoring, and risk management.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approve the SEMAP Certification for FY ending June 30, 2006.

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the Housing and Community Development Corporation of Hawaii on August 17, 2006.





Charles Sted, Chairperson

Reviewed and Approved by the Executive Director pd
 August 17, 2006

FOR ACTION

SUBJECT: APPROVAL OF RESOLUTION NO. 003 APPROVING THE PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) MANAGEMENT OPERATIONS CERTIFICATION FOR THE FISCAL YEAR ENDING JUNE 30, 2006

I. REQUEST

Approval of the PHAS Management Operations Certification for FY ending June 30, 2006

II. FACTS

A. 24 CFR Part 902 sets forth the regulations for the Department of Housing and Urban Development (HUD) to assess the management performance of the Hawaii Public Housing Authority (HPHA) in identifying its management capabilities by measuring major areas of management operations.

B. For FYE 6/30/06, HUD will issue a score for 3 of the 4 indicators, which include the following:

1. Indicator 1: Physical Condition (21.0 of 30)
 This indicator determines whether a Public Housing Authority (PHA) is providing housing that is decent, safe, sanitary and in good repair. The physical inspection is performed by the Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC). REAC has not conducted the inspections for this year so we are utilizing last year's score.
2. Indicator 2: Financial Condition (22.0 of 30)
 This indicator measures the financial condition of a PHA for the purpose of evaluating whether it has sufficient financial resources and is capable of managing those financial resources effectively. The preliminary score can be determined utilizing the unaudited data. However, REAC will use the audited data for final scoring.
3. Indicator 3: Management Operations (18.0 of 30)
 This indicator measures certain key management operations and responsibilities of a PHA. It is a self-assessment and self-certification. Information will be submitted electronically (Attachment A) and compared to specific criteria to determine the score.
4. Indicator 4: Resident Service & Satisfaction (9.0 of 10)
 This indicator measures the level of resident satisfaction with living conditions at the PHA. The score is based on resident survey results, survey implementation plan, and a survey follow-up plan. We will be utilizing last year's score since the survey results are not available yet.

B. Performance Rating of HPHA's self audit as of June 30, 2006 is 70/100 .

PHAS rating scale:

- High Performer: A PHA that achieves a score of at least 60% of the points available under each of the four indicators and achieves an overall score of 90% or greater of the total available points.
- Standard Performer: A PHA that achieves an overall score of not less than 60% of the total available points and does not achieve less than 60% of the total points available under Indicators #1, #2 or #3.
- Troubled in one area: A PHA that achieves less than 60% of the total points available under only one of the following indicators, Indicators #1, #2, or #3, shall be considered a substandard physical, substandard financial, or substandard management performer.
- Overall troubled: A PHA that achieves an overall score of less than 60% or achieves less than 60% of the total points available under more than one of the following indicators, Indicators #1, #2, or #3.

D. The Public Housing Assessment System Management Operations Certification is being submitted for FY ending June 30, 2006 as Management Assessment Subsystem (MASS) with a score of 18 points out of a possible 30 points which equals to 60%.

III. RECOMMENDATION

Staff recommends that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 003, approving the Public Housing Assessment System Management Operations Certification for Fiscal Year ending June 30, 2006.

Prepared by: Patti Y. Miyamoto, Chief Compliance Officer *[Signature]*

**Approved by the Board of Directors at its meeting on
AUG 17 2006**

COMPLIANCE OFFICE

Please take necessary action

[Signature]

EXECUTIVE DIRECTOR

RESOLUTION NO. 003

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION APPROVING THE PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)
MANAGEMENT OPERATIONS CERTIFICATION

WHEREAS, the Board of Directors of the Hawaii Public Housing Authority, in compliance with the U.S. Department of Housing and Urban Development (HUD) management performance requirements for Fiscal Year 2005, has reviewed the Public Housing Assessment System (PHAS) Management Operations Certification, herein attached, and

WHEREAS, the Public Housing Assessment System (PHAS) provides policies and procedures for HUD's use in identifying Public Housing Agency management capabilities and deficiencies, and

WHEREAS, HUD will utilize and allow the Public Housing Assessment System (PHAS) to practice accountability, monitoring, and risk management.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approve the PHAS Management Operations Certification for FY ending June 30, 2006.

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on August 17, 2006.



Charles Sted, Chairperson



Management Assessment for Public Housing Agencies

View/Print Full Submission

PHA Code : HI001 FYE : 06/30 Fiscal Year : 2006
 PHA Name : Housing & Community Dev. Corp. of Hawaii
 Submission Type : Submission Status : Draft

[Inbox](#) | [Unit Turnaround](#) | [Capital Fund](#) | [Work Orders](#) | [Annual Inspection](#) | [Security](#) | [Econ. Self-Suff](#)

Sub-Indicator 1: Vacant Unit Turnaround Time

ELEMENT	DESCRIPTION	AMOUNT
V12400	Total number of turnaround days.	141,883
V12500	Total number of vacancy days exempted for Capital Fund.	52,017
V12600	Total number of vacancy days exempted for other reasons.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	600
V12800	Average number of calendar days units were in down time.	30.00
V12900	Average number of calendar days units were in make ready time.	101.00
V13000	Average number of calendar days units were in lease up time.	43.00
V13100	Average Unit Turnaround Days.	149.78

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Sub-Indicator 2: Capital Fund

ELEMENT	DESCRIPTION	AMOUNT
CF10000	Do you have any open Capital Fund programs(e.g. CGP, HOPE VI)(Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	yes
Component 1:	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	
CF10050	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 0.00
CF10100	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 0.00
CF10200	Unexpended funds to be recaptured (enter dollar amt).	\$ 0.00
CF10300	Unexpended funds approved by HUD over 3 FFYs old	\$ 0.00

(enter dollar amt).

CF10400	Unexpended funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00
CF10500	Adjusted total unexpended funds.	\$ 0.00
Component 2:	Timeliness of Fund Obligation	
CF11100	Total funds authorized for grants over 2 FFYs old.	\$ 0.00
CF11200	Total funds obligated over 2 FFYs old.	\$ 0.00
CF11300	Unobligated funds approved by HUD over 2 FFYs old (enter dollar amt).	\$ 0.00
CF11400	Unobligated funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00
CF11500	Adjusted total unobligated funds.	\$ 0.00
Component 3:	Adequacy of Contract Administration	
CF11700	The date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A133 audit).	09/10/2002
CF11800	The number of findings related to contract administration.	2
CF11900	The number of findings related to contract administration that have been corrected by the PHA.	2
CF12000	The number of findings related to contract administration that the PHA is in the process of correcting.	0
Component 4:	Quality of the Physical Work	
CF12200	Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work.	09/10/2002
CF12300	The number of findings related to the quality of the physical work.	0
CF12400	The number of findings related to the quality of the physical work that have been corrected by the PHA.	0
CF12500	The number of findings related to the quality of the physical work that the PHA is in the process of correcting.	0
Component 5:	Budget Controls	
CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$ 16,771,917.34
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$ 16,771,917.34
CF12900	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$ 0.00
CF13000	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed.	\$ 0.00

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Sub-Indicator 3: Work Orders

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Emergency Work Orders	
W10000	Total number of emergency work orders.	3,527
W10100	Total number of emergency work orders completed / abated within 24 hours.	3,095
W10200	Percentage of emergency work orders completed / abated within 24 hours.	87.75%
Component 2:	Non-Emergency Work Orders	
W10500	Total number of non-emergency work orders.	31,919
W10600	Total number of calendar days it took to complete non-emergency work orders.	1,067,593
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	0.00
W10800	Average completion days.	33.45

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Sub-Indicator 4: Annual Inspection of Dwelling Units and Systems

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Annual Inspection of Dwelling Units	
A10000	The total number of ACC units.	5,363
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	0
A10200	Vacant units exempted for Capital Fund.	89
A10300	Vacant units exempted for other reasons.	0
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	3,087
A10550	Total number of units inspected that did not require repairs.	820
A10600	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	2,267
A10700	Adjusted units available.	5,274
A10800	Percent of units inspected by PHA.	58.53%
Component 2:	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	

A11100	Total number of projects.	68
A11200	Total number of projects exempted from the inspection of systems.	0
A11300	The total number of projects where all systems were inspected in accordance with the UPCS.	20
A11400	Total number of buildings.	886
A11500	Total number of buildings exempted from the inspection of systems.	0
A11600	Total number of buildings where all systems were inspected in accordance with the UPCS.	221
A11700	The number of buildings and projects where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	144
A11800	Percentage of projects inspected.	29.41%
A11900	Percentage of buildings inspected.	24.94%

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Sub-Indicator 5: Security

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Tracking and Reporting Crime-Related Problems	
S10000	The date that the Board adopted current policies to track crime and crime-related problems.	01/17/1997
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	05/26/1998
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	07/01/2002
S10300	The number of crimes that the PHA can document it reported to local police authorities.	409
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	91.00%
Component 2:	Screening of Applicants	
S10500	The date the Board adopted current screening policies that reflect the applicable criteria.	12/16/2004
S10600	The date the PHA implemented current screening procedures that reflect the applicable criteria.	12/16/2004
S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the applicable criteria (enter Yes or No).	yes
S10800	The total number of applicants denied who met the applicable criteria	45
Component 3:	Lease Enforcement	

S10900	The date the Board adopted current eviction policies that reflect the applicable criteria.	01/17/1997
S11000	The date the PHA implemented current eviction procedures that reflect the applicable criteria.	05/26/1998
S11100	PHA can document that eviction screening procedures resulted in the evicting of residents who meet the applicable criteria (enter Yes or No).	yes
S11200	The total number of evictions as a result of the applicable criteria.	6
Component 4:	Drug Prevention and/or Crime Reduction Program Goals	
S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	0
S11450	The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0
S11550	The number of documented program goals that are related to drug-prevention and/or crime reduction.	0
S11600	The number of goals the PHA can document it met under the implementation plans(s) for any and all of these programs.	0
S11700	Percentage of goals that the PHA can document it met under the implementation plans(s) for any and all of these programs.	0.00%

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Sub-Indicator 6: Economic Self-Sufficiency

ELEMENT	DESCRIPTION	AMOUNT
E10000	The number of HUD-funded economic self-sufficiency programs.	6
E10100	The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed.	0
E10200	The number of documented program goals that are related to economic self-sufficiency.	21
E10300	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	21
E10400	Percentage of goals that the PHA can document it met under the implementation plan(s) for any and all of these programs.	100.00%

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Comments or Questions? Please go to Technical Assistance Center or Contact MASS

FOR ACTION

SUBJECT: Reappointment of Ms. Thelma Akita-Kealoha to the Maui Eviction Board for a Two-Year Term Expiring on August 31, 2008

I. FACTS

- A. The Maui Eviction Board, composed of members of the community, is responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.
- B. Pursuant to Act 196, Session Laws of Hawaii ("SLH") 2005 as amended by Act 180, SLH 2006, the Corporation is authorized to appoint an eviction board in each county to hear cases referred for eviction. The Eviction Board has an authorized composition of at least three members, one of which must be a resident of public housing.
- C. Having more than the minimum amount of members appointed to the Maui Eviction Board will allow the Hearings Office to process the requests for hearing in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. Ms. Thelma Akita-Kealoha resides in Pukalani. She is currently employed at the Maui Economic Opportunity, Inc. working in the Head Start Program. She assists with the residents at Kahekili Terrace to organize their resident patrol. Her perspective is valued as she provides service to the residents by teaching them community building and family strengthening. She has expressed a willingness to be reappointed to serve as a board member for another two year term.

II. RECOMMENDATION

That Ms. Thelma Akita-Kealoha be reappointed to the Maui Eviction Board for a two-year term expiring on August 31, 2008.

Prepared by: Lili A. Funakoshi, Hearings Officer LF

**Approved by the Board of Directors at its meeting on
AUG 17 2006**

HEARINGS OFFICE

Please take necessary action

Patti Z. Miyamoto
INTERIM EXECUTIVE DIRECTOR

MAUI EVICTION BOARD

Term Expiration
Date

Ms. Stacy Moniz
P.O. Box 2436
Wailuku, Hawaii 96793

8-31-07

Mr. Richard "Noosh" Nishihara
P.O. Box 1650
Wailuku, Hawaii 96793

8-31-07

Mr. Mark Nishino
Central Pacific Bank, Kahului Branch
85 West Kaahumanu Street
Kahului, Hawaii 96732

8-31-07

25-2006 04:05pm

From-OFFICE INFORMATION PRACTICES

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JUL 25 P 4: 10

LINDA LINGLE
GOVERNOR

JAMES R. AONA, JR.
LIEUTENANT GOVERNOR

STATE OF HAWAII
OFFICE OF INFORMATION PRACTICES

NO. 1 CAPITOL DISTRICT BUILDING
250 SOUTH HOTEL STREET, SUITE 107
HONOLULU, HAWAII 96813
Telephone: (808) 588-1400 FAX: (808) 588-1412
E-MAIL: oip@hawaii.gov
www.hawaii.gov/oip

LESLIE H. KONDO
DIRECTOR

FAX TRANSMITTAL

DATE: July 25, 2006

TO: Mr. Charles Sted (FAX: 587-0600)
Housing and Community Development Corporation
of Hawaii

FROM: Cathy Takase

TOTAL
NO OF PAGES: 4

RE: Donna Kim's Request for Opinion (U RFO-G 06-28)

This office is transmitting a Memorandum Decision dated July 25, 2006, addressed to Donna Mercado Kim from the Office of Information Practices.

Original is being sent to you.

Original will NOT be mailed to you, unless requested.

WARNING: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged or confidential. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to us at the above address via the U.S. Postal Service. Thank you.



LINDA LINGLE
GOVERNOR
JAMES R. AIONA, JR.
LIEUTENANT GOVERNOR

STATE OF HAWAII
OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF INFORMATION PRACTICES

LESLIE H. KONDO
DIRECTOR

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MEMORANDUM DECISION

Requester: The Honorable Donna Mercado Kim
Agency: Housing and Community Development Corporation of Hawaii
Date: July 25, 2006
Subject: Consultant Asset Management Report (APPEAL 06-3)

Request for Decision

Requester seeks a determination on whether the Housing and Community Development Corporation of Hawaii ("HCDCH") properly denied access under the Uniform Information Practices Act (Modified), chapter 92F, Hawaii Revised Statutes ("HRS") ("UIPA"), to an Asset Management Report prepared for HCDCH by an outside consultant (the "Asset Report").

Unless otherwise indicated, this determination is based solely upon (1) the facts presented (a) in Requester's letter to the Office of Information Practices ("OIP") dated May 11, 2006 and attached correspondence; (b) during a June 1, 2006, meeting held to discuss HCDCH's position regarding release of the Asset Report, attended by HCDCH representatives and Leslie H. Kondo, Director of OIP; and (c) during telephone conversations between OIP and counsel for HCDCH; and (2) OIP's *in camera* review of the Asset Report.

Decision

HCDCH's withholding of the Asset Report was proper, except as to the limited purely factual portions of the report described below. OIP finds that the Asset Report is a predecisional record intended to be used by HCDCH to assist it in making decisions as to what actions, if any, will be taken with respect to HCDCH's asset portfolio. As such, the deliberative process privilege recognized under section 92F-13(3) of the UIPA generally allows the Asset Report to be withheld.

Statement of Reasons for Decision

The UIPA provides an exception to disclosure that allows an agency to withhold a record where disclosure would frustrate a legitimate government function. Haw. Rev. Stat. § 92F-13(3) (1993). Among other things, this exception allows an agency to withhold certain inter-agency and intra-agency memoranda protected by the "deliberative process privilege." OIP Op. Ltr. Nos. 89-9, 90-3. The deliberative process privilege shields from disclosure "recommendations, draft documents, proposals, suggestions, and other subjective documents" that comprise part of the process by which the government formulates decisions and policies. OIP Op. Ltr. No. 90-8 at 4 (quoting Schell v. U.S. Dep't of Health & Human Servs., 843 F.2d 933, 940 (6th Cir. 1988)); OIP Op. Ltr. No. 90-3 at 11 (citing NLRB v. Sears, Roebuck & Co., 421 U.S. 132, 150 (1975)).¹

To invoke this privilege, an agency must show that the record is: (1) "predecisional, i.e., "antecedent to the adoption of an agency policy[;]" and (2) deliberative, i.e., "a direct part of the deliberative process in that it makes recommendations or expresses opinions on legal or policy matters." OIP Op. Ltr. No. 90-3 at 12 (citations omitted). The privilege thus protects the back-and-forth discussions that lead up to the agency's decision, not the final policy of the agency. See OIP Op. Ltr. No. 90-8 at 4 (privilege protects "subjective documents which reflect the personal opinions of the writer rather than the policy of the agency") (quoting Schell, 843 F.2d at 940).

The privilege does not, however, protect purely factual material that appears in a form that is not "inextricably intertwined" with deliberative material and that does not otherwise reveal the writer's deliberative process. OIP Op. Ltr. No. 90-21 at 6. Further, a protected document may lose its privileged status where an agency later "chooses expressly to adopt or incorporate [it] by reference" into the final decision or policy of the agency. OIP Op. Ltr. No. 90-3 at 12 (emphasis in original) (quoting NLRB v. Sears Roebuck & Co., 421 U.S. at 161).

¹ "This privilege, which protects the deliberative and decisionmaking processes of the executive branch, rests most fundamentally on the belief that were agencies forced to 'operate in a fishbowl,' the frank exchange of ideas and opinions would cease and the quality of administrative decisions would consequently suffer." Dudman Communications Corp. v. Dep't of Air Force, 815 F.2d 1565, 1567 (D.C. Cir. 1987) (quoting S. Rep. No. 813, 89th Cong., 1st Sess. 9 (1965)). It protects the quality of agency decision-making, specifically, by encouraging subordinates to provide uninhibited opinions and recommendations to decision-makers without fear of public ridicule or criticism; by protecting against premature disclosure of proposed policies or decisions before they are finally formulated or adopted; and by protecting against any confusion of the issues and misleading of the public that might be caused by dissemination of documents suggesting reasons and rationales that are not in fact the ultimate reasons for an agency's action. OIP Op. Ltr. No. 90-8 at 5 (citing Coastal States Gas Corp. v. Dep't of Energy, 617 F.2d 854, 866 (D.C. Cir. 1980)).

Although this privilege generally applies to inter-agency or intra-agency communications, OIP has adopted the approach of the majority of courts of extending the privilege to records generated by outside consultants to the agency "so long as the consultant's submission of the record 'was solicited by the agency' and the record is 'predecisional' and 'deliberative' in character." OIP Op. Ltr. No. 91-16 at 5 (citations omitted); see also OIP Op. Ltr. No. 90-21.

Here, HCDCH solicited the Asset Report to provide HCDCH with recommendations regarding possible "solutions to address deficiencies and capital needs of [its] housing portfolio." HCDCH has stated that the report is a "working document" being used to stimulate policy discussions at the board level. Based upon HCDCH's use of the Asset Report and OIP's review of the report, OIP generally finds the report to be a predecisional and deliberative record of HCDCH and, therefore, protected from disclosure by the deliberative process privilege under section 92F-13(3). Accordingly, HCDCH's withholding of the Asset Report from Requester was generally within its discretion under the UIPA.

OIP further finds that the Asset Report does contain some purely factual material that is neither deliberative nor inextricably intertwined with deliberative material. This includes the HCDCH residential portfolio list attached as Appendix A to the report (which lists all HCDCH residential properties and basic public information about those properties); general Hawaii market overview information; and certain facts related to property evaluation generally. Requester may inform HCDCH if Requester desires this information.²

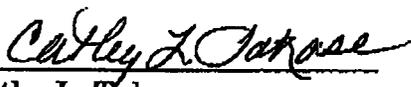
Right to Bring Suit

Requester has the right to bring an action against the agency denying access to compel disclosure of the record. Haw. Rev. Stat. § 92F-15 (1993). This action must be brought within two years after the agency's denial. If Requester prevails, the court will assess against the agency Requester's reasonable attorney's fees and costs incurred in the action. Haw. Rev. Stat. §§ 92F-15(d).

If Requester decides to file a lawsuit, Requester must notify OIP in writing at the time the action is filed. Haw. Rev. Stat. § 92F-15.3 (Supp. 2005).

² OIP has advised HCDCH generally of the information in the Asset Report that OIP believes to be purely factual and subject to disclosure. Because it is unlikely that Requester is seeking this information, OIP recommends that HCDCH confirm that Requester in fact desires this factual information prior to expending agency resources to redact the Asset Report to disclose this information.

OFFICE OF INFORMATION PRACTICES


Cathy L. Takase
Staff Attorney

APPROVED:


Leslie H. Kondo
Director

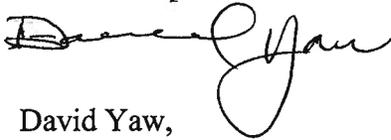
August 1, 2006

Charles Stead, Chairman
State of Hawaii
Hawaii Public Housing Authority, B.O.D.

Dear Friend,

Thank you for the opportunity to be a part of your agenda on crime and safety on August 17, 2006 at 9:00 am at the Family Investment Center on School Street. I look forward to speaking with all of you. Once again thank you for the opportunity to bring dialogue to this honorable board.

Sincerely,

A handwritten signature in black ink, appearing to read "David Yaw". The signature is written in a cursive style with a large, looping "Y" and "A".

David Yaw,
Chairman

cc: HUD, Field Director – Michael Flores
HPHA, Executive Director – S. Aveiro

**Contract & Procurement Office
Monthly Status Report for June 2006**

Solicitations Issued, Contracts and Change Orders Executed in June 2006

Solicitation No.	Project
	No new solicitations issued in June 2006

Contract No.	Contractor & Project	Amount
CMS 06-08	Site Engineering – Demolition and Reconstruction of Stairs at Nakolea, homeless shelter	\$69,128
CMS 06-09	Site Engineering – Convert Large Capacity Cesspools at Pahala Elderly	\$210,700
CMS 06-10	Kokea Construction – ADA compliance at Kamakee Vista	\$145,464
CMS 06-11	Architects Hawaii – PNA for State projects	\$280,000
CMS 06-12	Willocks Construction Corp – Convert Large Capacity Cesspools at Lailani, Kealakehe	\$2,415,558
CMS 06-13	Stan's Contracting – Investigation and Repairs at Makamae	\$3,377,300
CMS 06-14	Ushijima Architects, Inc – Physical Improvements at Hale Hookipa, Kaimalino, Nani Olu, Noelani, Mayor Wright Homes, Paoakalani	\$685,775
CMS 06-15	Society Contracting – Hazardous Materials Abatement at Hauiki	\$855,394
CMS 06-16	Society Contracting – Interior Unit Repairs at Noelani I and Noelani II	\$476,038
HPS 06-08	Office for Social Ministry – Homeless Shelter Stipend Program, Operate St. Josephs for 2 months	\$34,320
HPS 06-09	Affordable Housing and Homeless Alliance – Homeless Shelter Stipend Program, Next Step (5/1/06 – 3/31/07)	\$590,019.84
HPS 06-10	Maui Econ. Concerns of the Community – Homeless Shelter Stipend Program, Ka Hale A Ke Ola (7/1/06 – 6/30/06)	\$1,046,861
HPS 06-11	Mental Health Kokua – Homeless Shelter Stipend Program, transitional shelter on Oahu (7/1/06 – 6/30/06)	\$145,000
HPS 06-12	Ho`omana`olana – Homeless Shelter Stipend Program, Gregory House transitional shelter on Oahu (7/1/06 – 6/30/06)	\$70,000
HPS 06-13	Institute for Human Services – Housing Placement Program (7/1/06 – 6/30/07)	\$300,000
HPS 06-14	Kauai Economic Opportunity – Emergency Shelter Grant Program (HUD CPD funds) (7/1/06 – 6/30/07)	\$48,269

Contract No.	Contractor & Project	Amount
HPS 06-15	Kauai Economic Opportunity – Housing Placement Program (7/1/06 – 6/30/07)	\$350,000
HPS 06-16	Kauai Economic Opportunity – Homeless Shelter Stipend Program, transitional shelter on Kauai (7/1/06 – 6/30/07)	\$350,000
HPS 06-18	Institute for Human Services – Homeless Shelter Stipend Program, Emergency Shelter (7/1/06 – 6/30/07)	\$1,500,000
HPS 06-19	Office for Social Ministry – Homeless Outreach Program in Hilo (7/1/06 – 6/30/07)	\$750,000
HPS 06-20	Maui Economic Concerns of the Community – Emergency Shelter Grant Program, Family Violence Shelter (7/1/06 – 6/30/07)	\$74,000
HPS 06-22	Catholic Charities Hawaii – Homeless Shelter Stipend Program, Kawaihae and Maililand (7/1/06 – 6/30/07)	\$490,000
HPS 06-23	Waianae Community Outreach – Housing Placement Program (7/1/06 – 6/30/07)	\$300,000
HPS 06-24	Office for Social Ministry – Homeless Grant Program on Hawaii (7/1/06 – 6/30/07)	\$180,000
HPS 06-25	Maui AIDS Foundation – Housing Opportunities for Persons with AIDS, shelter services (7/1/06 – 6/30/07)	\$157,140
HPS 06-26	Office for Social Ministry – Community Reintegration Program for Exiting Offenders on Hawaii (7/1/06 – 6/30/07)	\$300,000
HPS 06-27	Office for Social Ministry – Homeless Shelter Stipend Program, transitional shelter on Hawaii (7/1/06 – 6/30/07)	\$60,000
HPS 06-28	Faith Against Drugs – Homeless Shelter Stipend Program, Transitional shelter in Hilo (7/1/06 – 6/30/07)	\$132,000
HPS 06-29	Hale Kipa – Homeless Shelter Stipend Program, transitional shelter on Oahu, (7/1/06 – 6/30/07)	\$40,000
HPS 06-30	Alternative Structures International – Homeless Shelter Stipend Program, transitional shelter, (7/1/06 – 6/30/07)	\$248,850
HPS 06-31	Holo Loa`a – Homeless Shelter Stipend Program, emergency and transitional services, (7/1/06 – 6/30/07)	\$582,000
HPS 06-33	Housing Solutions –Homeless Shelter Stipend Program, 4 transitional shelters on Oahu , (7/1/06 – 6/30/07)	\$790,700
HPS 06-34	Family Life Center – Homeless Shelter Stipend Program, emergency shelter in Kahului, (7/1/06 – 6/30/07)	\$77,000
HPS 06-35	Family Life Center - Housing Placement Program, (7/1/06 – 6/30/07)	\$300,000
HPS 06-37	Catholic Charities Hawaii – Housing Placement Program, (7/1/06 – 6/30/07)	\$850,000
HPS 06-38	Office for Social Ministry – Housing Placement Program, (7/1/06 – 6/30/07)	\$600,000

Contract No.	Contractor & Project	Amount
PEO 06-01	SMS Research & Marketing Services – Update Hawaii Housing Policy Study (Total Contract \$166,712 funded with other government agencies.)	\$17,405.34 (HCDCH's share)
PMB 02-03 SA 04	Urban Management Corp. – Property management services at MU 40 (Kuhio Park Terrace/Kuhio Homes) 9-month extension for services	\$1,876,968
RSS 05-01 SA 02	Matt Levi – Security and Youth Services at Puuwai Momi. 2 month extension from 5/1/06 – 6/30/06	\$88,099
RSS 05-03 SA 02	Honolulu Disposal Service – Refuse Collection services for various MUs on Oahu 7/1/06 – 6/30/07	\$760,785.91
RSS 05-04 SA 01	Maui Disposal , Refuse collection services for housing projects on Maui 7/1/06 – 6/30/07	\$28,853.76
RSS 05-05 SA 01	RollOffs Hawaii – Refuse collection services for various MUs on Oahu, 7/1/06 – 6/30/07	\$382,395
RSS 05-06 SA 01	Orchid Island Refuse – Refuse collection services for MUs in Hilo, 7/1/06 – 6/30/07	\$269,574
RSS 05-07 SA 01	Pacific Waste, Inc – Refuse collection services for MUs in Kona, 7/1/06 – 6/30/07	\$86,012.16
ASO 05-02 SA01	Data Entry Institute of Hawaii , Data entry services for HCDCH, 7/1/06 – 12/31/06	\$27,885
PUR 01-03 SA 01	TW Systems , Laundry concession services at Kahale Mua on Molokai (20% of receipts paid to HPHA)	80% of gross receipts
PUR 05-05-SA 01	Pacific Island Security: Furnish Security Services at Management Unit 4 - Kalakaua Homes (1062), Makua Alii (1012) & Paoakalani (1036). (07/01/2006 to 06/31/2007)	\$79,807.08

Change Order No.	Project
	No change orders issued in June 2006

**Contract & Procurement Office
Monthly Status Report for July 2006**

Solicitations Issued, Contracts and Change Orders Executed in July 2006

Solicitation No.	Project
IFB-CPO-2006-13	Security Services at Kalihi Valley Homes (1005), Mayor Wright Homes (1003), Kalanihua (1024) from September 1, 2006 to August 31, 2007

Contract No.	Contractor & Project	Amount
HPS 06-39	Waikiki Health Club – State Homeless Outreach Program FY 2007 (08/01/-07/31/2007)	\$350,000
HPS 06-40	Family Life Center – State Homeless Outreach Program FY 2007. (08/01/2006 to 07/31/2007)	\$80,000
HPS 06-41	Waianae Community Outreach – State Homeless Outreach Program FY 2007. (08/01/2006 to 07/31/2007)	\$190,000
HPS 06-42	Kalihi Palama Health Center – State Homeless Outreach Program FY 2007. (08/01/2006 to 07/31/2007)	\$350,872
HPS 06-43	Steadfast Housing Development Corporation – State Homeless Shelter Stipend Program. FY 2007. (08/01/2006 to 06/31/2007)	\$75,000
HPS 06-44	Waianae Coast Comprehensive Health – State Homeless Shelter Stipend Program. FY 2007. (08/01/2006 to 06/31/2007)	\$70,000
HPS 06-45	Waianae Community Outreach – State Homeless Outreach Program FY 2007. (08/01/2006 to 07/31/2007)	\$129,031
PMB 02-05-SA02	Urban Management Corp. – Property management services at MU 80 (Palolo Valley Homes) (08/01/06 to 07/31/2007)	\$356,220
PMB 03-10-SA01	Urban Management Corp. – Property management services at MU 41 (Hale Hoonanea, Home Nani, Kawailehua-Federal) (08/01/06 to 07/31/2007)	\$41,836
PMB 03-12-SA01	Urban Management Corp. – Property management services at Wilikina Apartments (08/01/2006 to 07/31/2007)	\$331,164
PMB 03-13-SA01	Urban Management Corp. – Property management services at MU 44 (Kauioikalani, Nanakuli Homes, Maili I, Maili II, Waimaha-Sunflower) (08/01/2006 to 07/31/2007)	\$520,740

Contract No.	Contractor & Project	Amount
PMB 03-14-SA01	Hawaii Affordable Properties, Inc. – Property management services at MU 45 (Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Kauhale Ohana, Waimanalo Homes) (08/01/2006 to 07/31/2007)	\$492,823
PMB 03-17-SA01	Hawaii Affordable Properties, Inc. – Property management services at MU 49 (Kauhale Nani, Laiola, Wahiawa Terrace, Kupuna Home O Waiialua) (08/01/2006 to 12/31/2007)	\$217,122
PMB 03-18-SA01	Hawaii Affordable Properties, Inc. – Property management services at MU 48 (Kamalu, Hoolulu) (08/01/2006 to 07/31/2007)	\$231,65
PMB 03-19-SA01	Hawaii Affordable Properties, Inc. – Property management services at MU 42 (Hale Poai, Halia Hale) (08/01/2006 to 07/31/2007)	\$323,592

Change Order No.	Project	Amount
CMS 02-17 CO16	Ram Corporation dba Allied Builders System-Kalihi Valley Homes Site and Dwelling Improvements Phase 2 (8 change proposals)	\$263,804.17
CMS 02-17 CO17	Ram Corporation dba Allied Builders System-Kalihi Valley Homes Site and Dwelling Improvements Phase 2 (4 change proposals)	\$553,856.63