HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
December 20, 2007
9:00 a.m.
1002 N. School Street, Bldg. E
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting, November 15, 2007
B. Executive Session Meeting, September 20, 2007
C. Executive Session Meeting, October 18, 2007
D. Executive Session Meeting, November 15, 2007

III. REPORTS

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

B. Report of the Executive Director Program/Project Updates
- Fixing Vacant units
- Fixing Elevators
- Filling vacant units
- Collecting rent, evicting for non-payment of rent and rules violations
- Crime and Safety
- FY 2008 budget
- Procurement
- Status of Palolo Valley Homes
- Section 8 Subsidy Program Branch
- Assistance from St. Paul Authority

IV. DECISION MAKING

A. Decision Making: Rental Increase for the Ke Kumu Ekahi (aka Ke Kumu at Waikoloa) Rental Project

V. FOR INFORMATION

A. Budget for Homeless Programs
B. Future Status of Banyan Tree Apartments (Department of Housing and Urban Development (HUD), housing assistance payments, and possible conversion to Section 8 Project)
C. Disposition of Vacant Properties
D. Department of Housing and Urban Development Step Up Program
E. State Public Housing Rent Increase

VI. BOARD DISCUSSION

A. Preferences for Federally-Assisted Housing Projects and Site-Based Waiting List
B. Outlook for 2008

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) 832-5345 by close of business two days prior to meeting date.

MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON THURSDAY, NOVEMBER 15, 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 Thursday, November 15, 2007 at 9:00 a.m.

ORDER/ ROLL CALL

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

PRESENT:
Director Travis O. Thompson, Chairperson
Director Anne Marie Beck
Director Rene Berthiaume
Director Sherrilee Dodson
Director Clarissa Hosino
Director Kaulana Park
Director Linda Smith
Designee Henry Oliva

Executive Director, Chad Taniguchi
Deputy Attorney General, Diane K. Taira

EXCUSED:
Director Eric Beaver
Director Carol Ignacio
Director Matilda Yoshioka

STAFF PRESENT:
Barbara Arashiro, Acting Contracts & Procurement Officer
Shirley Befitel, Personnel Supervisor
Dexter Ching, Section 8 Subsidy Program Branch Chief
Michael Hee, Contract Administration Section Chief
Derek Fujikami, Building Engineer V
Derek Kimura, Property Management and Maintenance Services Branch Chief
Clifford Laboy, Program Specialist
Chu Lee, Fiscal Management Officer
Patti Miyamoto, Chief Compliance Officer
Sandra Miyoshi, Homeless Programs Branch Administrator
Alan Sagayaga, Program Specialist
Taryn Chikamori, Secretary to the Board

OTHERS:
Lui Falafine, Urban Real Estate
Nhi Tran, Legal Aid
Karen Awana, State House Representative
Junior Atisanoe, Department of Human Services (DHS) and Puuwai Nui

QUORUM

Chairperson Thompson declared a quorum present.

APPROVAL OF MINUTES REGULAR MEETING 10/18/07

Director Park moved, seconded by Director Beck,

> That the minutes of the Regular Meeting held on October 18, 2007 be approved as circulated.

Director Berthiaume requested that he be removed from the tenant/tenant relations task force.

Director Hosino stated that on page 163 she did not state "this will be a policy

change but public housing is not working because HPHA is not providing wrap around services." Director Smith stated that it was Director Ignacio who stated that.

Director Hosino also requested that on page 164 her statement regarding how rent and utilities will be paid to be amended to "Director Hosino asked a question regarding payment of rent in light of income and utilities cost."

The motion was unanimously carried with the above amendments.

TASK FORCE REPORTS/ FINANCIAL/ AUDIT/ASSET MANAGEMENT

Chairperson Thompson stated that the Financial/Audit Task Force and the Asset Management Task Force will be consolidated into one Task Force.

HUMAN RESOURCES

Designee Oliva stated the task force has met and rated the 4 deputy Executive Director candidates interviewed. The task force has started but not completed the reference checks.

Chairperson Thompson asked how long will it be before someone is hired. Designee Oliva responded in about a month.

HOMELESS-NESS

Director Park stated the task force looked at resources that can be used in the plan to end homelessness. The task force also asked that neighbor islands be included in the homelessness plan. Director Park asked if the Governor signed into law mandating budget funds for language interpreter. Director Smith stated there was a statute that was enacted for language access but there was no appropriation with the statute and each department is responsible for putting together a language access plan.

Mr. Junior Atisanoe of Department of Human Services stated that he and Mr. Chad Taniguchi, Executive Director, walked through the Kau'iokalani project in Waianae and saw units where renovations need to be done and would like this to be the pilot project. The Puuwai Nui project is capable of renovating and clean up.

Director Dodson stated Puuwai Nui can get furniture from hotel renovations. A place to store all the furniture is needed. Director Berthiaume stated Puuwai Nui can contact Nanakuli Housing Corporation which may have storage space for the furniture.

Mr. Atisanoe stated he expects a state liaison to supervise all work.

Director Smith asked that if there are 17 vacant units at Kau'iokalani, how many of these would be repaired. Mr. Atisanoe stated 6-7 units will be repaired. He also stated that the Assets Management Project (AMP) management asked if Puuwai Nui could paint the entire project.

Director Smith asked whether Puuwai Nui volunteers repair units they understand that they may not get the units they repair. Mr. Atisanoe stated that the Puuwai Nui members understand that the wait list will be followed.

Director Park stated that there is another organization willing to help if the pilot goes well and they are also able to help on neighbor islands.

Chairperson Thompson asked that the Board of Directors be updated on this project.

Mr. Taniguchi requested help from the Attorney General's office on liability and

General Nalani Wilson-Ku is up to date on this and is ready to help HPHA in any way.

REPORT OF THE EXECUTIVE DIRECTOR/ VACANT UNITS

Director Berthiaume asked of the 83 ready units how is HPHA doing in getting tenants in to these units. Mr. Taniguchi stated there were 2 changes to make the process faster 1) is only one housing location choice when called at the top of the waitlist, 2) moving certification to the AMP.

Director Beck offered to help Mr. Taniguchi create a format to show the Board how HPHA is progressing with Goals and Objectives.

ELEVATORS

Mr. Taniguchi stated that there are 2 elevators not working at Kuhio Park Terrace (KPT). One elevator can't be fixed and the other runs but needs to run at 250 feet per minute instead of 200 feet per minutes.

Chairperson Thompson asked that on the repair of nonfunctioning elevators the report state how many floors each project has.

Director Hosino asked if there is an emergency plan in place if all the elevators go down at Kalanihuia and other projects. Mr. Clifford Laboy, Program Specialist, stated if funds are available HPHA can try to contract with the security agencies to help. HPHA is setting up medical emergency procedures with the fire department.

Mr. Taniguchi stated he will check with the consultant, Mr. Gordon Ernst, if he believes any of the elevators will fail before HPHA's elevator modernization schedule.

Director Beck stated her concern is the exhibit is showing that elevators are at 100% but what is being stated is that the elevators are not at 100%. Mr. Taniguchi stated he will add a column with the number of times and days the elevators were down in a month since July 1, 2007.

RECESS RECONVENED

The Chairperson declared a recess at 10:21 a.m. The meeting reconvened at 10:32 a.m.

REPORT OF THE EXECUTIVE DIRECTOR/ COLLECTING RENT

Mr. Taniguchi stated HPHA's goal is to get more rent collected. Approximately 15%-20% of HPHA's residents are behind on rent.

Director Park asked what is the policy on collecting rent and how are they being enforced. Mr. Taniguchi stated it is a statutory policy which requires HPHA to send a letter to the tenant, then schedule a meeting and make a payment plan and if HPHA still can not collect the rent then refer for eviction. The projects with high balances are because the managers are not referring tenants for evictions fast enough.

Director Park asked what is being done in preventive measures such as financial literacy classes or training. Mr. Taniguchi stated that Director Ignacio has the Clean and Green program on Hawaii island. Tenants are clean because they know how to take care of the house and green because the tenant has money to pay the rent. Mr. Taniguchi has requested that Ms. Sandra Miyoshi, Homeless Programs Branch Administrator, request Temporary Assistance for Needy Families (TANF) funds from DHS to fund the clean and green program for HPHA. Another option that HPHA is looking into is having a non-economic screening criteria which can include past rent history. The U.S. Department of Housing and Urban Development (HUD) allows non-economic screening criteria.

TRANSLATION AND WORKSHOPS

Director Smith asked because Pacific Gateway is a public funded entity do they still charge HPHA for translations. Mr. Taniguchi responded yes they do. Ms. Patti Miyamoto, Chief Compliance Officer, stated that HPHA is looking into other entities that can translate documents for HPHA at a cheaper cost.

VACANT PROPERTIES

Chairperson Thompson requested a decision making on the sale of Hana after the Deputy Attorney General reviews all documents on the purchase of Hana. Director Smith also requested that an option be included that states HPHA has the option to go to the Legislature to ask for authority to sell the land for renovation of existing public housing projects.

PROCURE-MENT

Director Smith asked what are the end dates on the Urban Real Estate contracts. Mr. Lui Falafine, Urban Real Estate, responded that Palolo Valley Homes and Banyan Street Manor ended 10/31/07, HHA Wilikina Apartments Project (Wilikina) and management units 41 and 44 will end on November 30, 2007.

Chairperson Thompson asked what HPHA is going to do regarding the end of these contracts. Ms. Barbara Arashiro, Acting Contracts & Procurement Officer, stated for management units 41 and 44 HPHA is in the process of negotiating new contracts. Banyan Street Manor and Wilikina are in short term contracts with R and L Properties (Robert and Lui Faleafine).

STATUS OF PALOLO VALLEY HOMES

Director Dodson asked if HPHA is doing a Request for Proposal (RFP) for Palolo Valley Homes managing units. Mr. Taniguchi stated that the managing unit will stay under state management. Director Dodson asked in the last meeting HPHA said they would look into the possibility of doing an RFP for a managing unit. Mr. Taniguchi stated HPHA did look into this and decided that HPHA wants to go keep it under state management.

Director Berthiaume asked because the state is taking over management is there a resident manager. Mr. Taniguchi stated there is no resident manager.

RECESS RECONVENED

The Chairperson declared a recess at 11:16 a.m. The meeting reconvened at 11:22 a.m.

Chairperson Thompson asked for a "For Information" regarding Palolo Valley Homes next month.

SECTION 8 PROGRAMS

Mr. Taniguchi stated that HPHA is at 93% utilization for the calendar year. The reason HPHA did not reach 100% is because HPHA did not know until June 2007 that HPHA was getting $2 million more. According to the past practice of HUD, HPHA may be able to use the money in the next calendar year.

APPROVAL OF ESTABLISHING THE RENT SUPPLEMENT PROGRAM MAXIMUM SUBSIDY AT $230.00 PER MONTH

Chairperson Thompson entertained a motion to take out of order:

> Decision Making: Approval of establishing the rent supplement program maximum subsidy at $230.00 per month.

Director Smith moved, seconded by Director Dodson,

The motion was unanimously carried.

Director Park moved, seconded by Director Hosino,

> To discuss Decision Making: The approval of establishing the rent supplement program maximum subsidy at $230.00 per month.

Mr. Taniguchi stated the legislature provides $900,000 and the Board has been concerned that HPHA does not spend it all. The problem has been that HPHA cannot process the applications fast enough. The legislature gave the right to the housing authority to increase the income maximum from 50% to 90% of median income. The increase is $160 a month to $230.00 a month and in a years time HPHA will be able to spend the $900,000. If HPHA keeps the amount at $160.00 and adds more families it would take 13 months to spend the $900,000.

Chairperson Thompson asked why do it take 6-8 weeks to process applications. Mr. Dexter Ching, Section 8 Subsidy Program Branch Chief, responded because HPHA needs to check if the applicant meets the criteria, owes money to the agency, is currently renting, and HPHA needs to get information from the employer, the landlord, and etc.

Director Smith asked why can't HPHA raise the amount to $230.00 and add more families. Mr. Ching stated that if HPHA keeps the amount at $160.00 there will not be enough people on the waitlist to use all the funds.

Director Park asked what is being done to make the eligibility process faster. Mr. Taniguchi stated that HPHA has been working with Bank of Hawaii (BOH) to provide a process analysis that will provide suggestions on making the process faster.

Director Smith moved, seconded by Director Park,

> To amend the approval of establishing the rent supplement program maximum subsidy at $230.00 per month and add as many additional families as possibly until all funds are spent.

The motion was unanimously carried.

Chairperson called for a question on the:

> Approval of establishing the rent supplement program maximum subsidy at $230.00 per month and add as many additional families as possibly until all funds are spent.

The motion was unanimously carried.

TO APPROVE THE HIRING OF AN EXECUTIVE ASSISTANT/ EXECUTIVE SESSION

Director Dodson moved, seconded by Director Hosino,

> To discuss Decision Making: Approval of the hiring of an Executive Assistant and that the Board of Directors meets in Executive Session at 11:45 a.m.

The motion was unanimously carried.

The Board moved out of Executive Session at 12:40 p.m.

Director Smith moved, seconded by Director Dodson,

> To confirm the 1st and 2nd place candidates to the Executive Assistant position which authorizes the Board to interview one or more candidates.

The motion was unanimously carried.

TO APPROVE THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) STEP-UP

Director Smith moved, seconded by Designee Oliva,

> To discuss Decision Making: Approval of the U.S. Department of Housing and Urban Development (HUD) Step-up apprenticeship Program.

Director Berthiaume stated the Step-up Apprenticeship Program was created to provide employment and training for residents of the public housing. Originally the program was for maintenance and repairs but because of the programs success it has been expanded to other fields for example clerical, child care, transportation, and etc. The funds for this program would be from existing funds. The residents would also need a case management. HPHA needs to be the sponsoring agency. Some of the benefits would be residents has a job to pay rent, because residents worked on the units they would take better care of the unit. The wages need to be worked out with The Department of Labor and Industrial Relations (DLIR).

Director Beck asked where the administrative costs would come from. Director Berthiaume stated HPHA can request TANF funds.

Director Beck asked does HPHA have the staff to run this program. Mr. Taniguchi stated HPHA would have to move staff around.

Chairperson Thompson asked for more information. Director Bethiaume asked what information is needed. Director Dodson, Chairperson Thompson and Designee Oliva stated 1) can HPHA staff run the program, 2) discussion with the union, 3) budget implications, 4) and a timeline of getting the program started.

Director Smith moved, seconded by Designee Oliva,

> To withdraw Approval of the U.S. Department of Housing And Urban Development (HUD) Step-up Apprenticeship Program.

The motion was unanimously carried.

Director Park moved, seconded by Director Dodson,

> To defer approval of the U.S. Department of Housing And Urban Development (HUD) Step-up Apprenticeship Program.

The motion was unanimously carried.

TO APPROVE THE INTERNAL OPERATING BUDGET FOR FY '07-'08

Designee Oliva moved, seconded by Director Hosino

> To discuss Decision Making: Approval of Internal Operating Budget for FY 2007-2008.

Mr. Taniguchi stated HPHA has a $10,369,401 deficit.

Chairperson Thompson asked Deputy Attorney General Taira can HPHA spend money in excess of what it has. Deputy Attorney General Taira suggested going into executive session.

EXECUTIVE SESSION

Director Hosino moved, seconded by Director Park,

> That the Board of Directors meets in Executive Session at 1:10 p.m.

The motion was unanimously carried.

The Board moved out of Executive Session at 1:33 p.m.

Director Smith asked for clarification on the Section 8 and the Homeless Programs budget. Ms. Miyamoto explained for the Section 8 budget with asset management 20% of the administrative funds can be put into the public housing budget and according to Ms. Miyoshi, Homeless Programs, requested more funds because new homeless facilities were added.

RECESS
RECONVENED

Director Dodson asked if she and Director Beck did not vote on the budget because of conflict in interest would it be okay. Chairperson declared a recess was declared at 1:40 p.m. The meeting reconvened at 1:42 p.m.

Deputy Attorney General Taira stated that the action can not be passed unless 7 of the Directors vote affirmative to make the Authority valid.

Chairperson Thompson asked what the conflict is. Director Dodson stated in the Homeless Program Budget there is a Grant-in-Aid (GIA) for Habitat for Humanity for the amount of $225,000 and a Capital Improvement Program (CIP) for Habitat for Humanity for the amount of $300,000. She does not know if their agencies will be benefiting from this because it was may have been requested by their state agency. Director Dodson reported that both she and Director Beck will be benefiting from the CIP. Director Smith stated that the GIA and CIP were given by the Legislature and not by HPHA's request.

Chairperson Thompson stated that based on the conclusion that the CIP was a legislative appropriation and not requested by HPHA, would the Board consider this not a conflict for the purpose of voting.

Director Dodson asked if any Board member has a problem with herself and Director Beck voting. The Board was polled and no Board member had a problem with them voting on this issue.

Chairperson Thompson asked does this budget also reflect the $1.6 million that HPHA owes to Budget and Finance (B & F). Mr. Taniguchi stated no, so the total deficit is about $12 million.

Director Dodson moved, seconded by Director Hosino,

> To amend to approve the Budget realizing there is a deficit and proposing that the deficit be made up by increasing revenue and decreasing cost and by asking the legislature for an appropriation to make up the deficit.

The motion was unanimously carried.

Director Dodson asked that Ms. Miyoshi confirm that the GIA and the CIP was not requested by HPHA but the legislature. Ms. Miyoshi stated that is correct.

Chairperson called for a question on the original motion as amended:

The motion was unanimously carried

Director Park left the meeting at 2:00 p.m.

TASK FORCE REPORT/ TENANT/ TENANT RELATIONS

Director Hosino stated there are many concerns with 5 public housing projects. The first 3 relate to the manager with retaliation, intimidation, harassment, and making changes without the approval of HPHA. She also stated that HPHA should be more considerate, responsible, and addressing the problems with due process.

Director Dodson asked that the task force meet monthly to discuss these problems so the task force can help Mr. Taniguchi resolve and follow up on the progress of the resolution to the problems.

Director Hosino asked can the Resident Advisory Board (RAB) can have drug testing. Deputy Attorney General Taira stated that legally HPHA can not require drug testing.

Director Smith asked how the RAB is selected. Mr. Alan Sagayaga, Program Specialist stated nomination papers are sent to the residents, and then HPHA creates a ballot and then the residents vote. HPHA then checks to ensure that the member is in good standing with HPHA by requirement of HUD.

Director Hosino asked why there is not a state housing resident on the RAB. Ms. Arashiro stated because the purpose of RAB was to comment on the PHA 5 year annual plan which only covers federal public housing. Deputy Attorney General Taira stated it may take more research by HPHA but she thinks because this is a federally mandated requirement, the requirement might be that the RAB member be from the federal projects.

Chairperson Thompson requested that item V. A. Goals and Objectives, V. B. Improving Employee Morale, V. C. Preferences for Federally-Assisted Housing Projects and Site-Based Waiting List, V. D. Exploration of Tax Credit Financing be deferred to next month.

Mr. Taniguchi introduced Ms. Chu Lee, Fiscal Officer who started today.

ADJOURNMENT

There being no further items to be discussed, Chairperson Thompson entertained a motion to adjourn.

Director Dodson moved, seconded by Director Berthiaume,

That the meeting be adjourned at 2:34 p.m.

The motion was unanimously carried.

MATILDA YOSHIOKA
Secretary

Approved:

Executive Director's Report
As of December 18, 2007

(Letters indicate Exhibits attached)

1. Fix vacant units
   a. 430 vacant units for repair and renovation by contractors 7/1/07 – 12/31/09.
   b. List of infrastructure, repair, and maintenance projects 7/1/07-12/31/09.

2. Fix elevators
   c. 7 of 9 elevators repaired – Elevator Progress Report.

3. Fill vacant units
   d. See HPHA AMP Reviews Report
   - 8,058 on Family waitlist (Federal)
   - 1,843 on Elderly waitlist (Federal)

   e. Property Management Status Report
   f. See Unit Turnaround Report 7/1/07 – 11/30/07
   g. See Occupancy/Vacancy Report as of 11/30/07

4. Collect rent/evictions
   h. 637 tenants owe $363,325 30-90 days delinquent
      446 tenants owe $1,101,714 90+ days delinquent
   i. Results of eviction referrals July – November 2007
   j. PHAS Indicators for period 7/31/07 to 11/30/07

5. Crime and Safety
   k. Draft budget for FY 2009 if funding increases to $3 million per year.

6. FY 2008 budget
   - Emergency Appropriation to be submitted after general ledger is completed.

7. Procurement
   l. List of contracts

8. Status of Palolo Valley Homes

   State public housing staff members are sorting out deficiencies in repairs and paperwork.

9. Section 8 Subsidy Programs Branch

   m. Program Report

10. Assistance from St. Paul Housing Authority – Presentation by Chad K. Taniguchi

HAWAII PUBLIC HOUSING AUTHORITY
VACANT UNIT REPAIR STATUS REPORT

	Construction		Vacant Units		
	Start	End	7/1/07 to 12/31/07	1/1/08 to 6/30/08	FFY 09
2007-2008 Repair and Maintenance Funds					
Hoolulu Termite Repair (Waipahu)	8/1/2007	12/1/2007	9		
Phase 1 - Kalihi Valley Homes A&B Units (Contract)	12/15/2007	4/1/2008		49	
Phase 2 - Oahu A&B Units (Contract)	2/1/2008	6/1/2008		29	
Phase 2A - Oahu A&B Units (Contract)	2/1/2008	6/1/2008		10	
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)	1/1/2008	6/1/2008		46	
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)	1/15/2008	3/1/2008		18	
Phase 5 - Maui Vacant Units	1/14/2008	5/1/2008		14	
Pomaikai Abatement	10/15/2007	1/1/2008		5	
Lokahi Re-tiling	11/15/2007	12/15/2007	5		
Hanamaulu - Repair Unit 14R	10/1/2007	11/1/2007	1		
2007-2008 Capital Improvement Program					
David Malo Burn Unit	9/22/2007	2/1/2007	1		
Kalihi Valley Homes Phase 4 w/ Retaining wall	4/1/2008	4/1/2009			22
Kuhio Park Terrace: Sewer Repair	4/15/2008	6/1/2009			22
Lokahi: Site Work and Bath Renovations (Big Island)	7/1/2008	4/1/2009			9
* Mayor Wright Homes: Kitchen/Bath Repairs	4/1/2008	5/1/2009			**16**
CAPITAL FUND CONTRACTS FFY2004 & 2005					
Makua Alii Sewer Repair	9/1/2007	12/21/2007	2		
Noelani Exterior Repair (Big Island)	9/1/2007	7/1/2008	2		
Lanakila Phase 3B (Big Island)	12/15/2007	10/1/2009			20
Kahale Kahaluu (Big Island)	1/2007	11/5/2007	50		
Makamae Spall Repair	9/18/2006	3/14/2008		28	
CAPITAL FUND CONTRACTS FFY2006					
Kalihi Valley Homes Phase 3B Construction	1/15/2008	3/15/2009			27
* Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr	1/1/2008	10/1/2008			**10**
CAPITAL FUND CONTRACTS FFY2007					
Kauhale Ohana - 4 type C	11/1/2007	5/1/2008		4	
Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kauiokalani	5/1/2008	5/1/2009			12
Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace	5/1/2008	5/1/2009			6
OTHER STATE FUNDS					
Hauiki Abatement		12/31/2007	13		
		Total Vacant Units	**83**	**203**	**144**
* indicates additional funding required to construct					

EXHIBIT A

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction		
	Design		Construction	Start	End	Vacant Units
2007-2008 Repair and Maintenance Funds ($4.5M)						
$ 3,000,000						
Vacant Unit Repairs = $1.5M contract costs; $1.5M for MUs new/existing vacants						
Hoolulu Termite Repair (Waipahu)			**$ 68,405.00**	8/1/2007	12/1/2007	9
Phase 1 - Kalihi Valley Homes A&B Units (Contract)			**$ 925,000.00**	12/15/2007	4/1/2008	49
Phase 2 - Oahu A&B Units (Contract)			$ 350,000.00	2/1/2008	6/1/2008	29
Phase 2A - Oahu A&B Units (Contract)			$ 150,000.00	2/1/2008	6/1/2008	10
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)			$ 400,000.00	1/1/2008	8/1/2008	46
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)			$ 126,000.00	1/15/2008	3/1/2008	18
Phase 5 - Maui Vacant Units			$ 290,000.00	1/14/2008	5/1/2008	14
Pomaikai Abatement			**$ 30,260.00**	10/15/2007	1/1/2008	5
Kuhio Park Terrace: Repair Burned Unit (included in Phase 2)						
Management Unit Repairs (Contract/Materials)						
David Malo Circle - Fire Damage			**$ 860.28**	9/22/2007	2/1/2007	1
Repair Materials			**$ 82,226.00**			
Lokahi Re-tiling			**$ 13,695.00**	11/15/2007	12/15/2007	5
Hanamaulu - Repair Unit 14R			**$ 934.38**	10/1/2007	11/1/2007	1
SUBTOTALS (Design and Construction for $3M)			$ 2,437,380.66		**Subtotal**	**187**
$ 1,000,000	**General R&M**					
$ 500,000	**Annual Base R&M**					
	Design		**Construction**			
Kalihi Valley Homes Gym Ceiling Renovation			**$ 9,999.00**	10/1/2007	10/19/2007	
Hale Hookipa Tree Removal (Big Island)			**$ 72,916.20**	10/26/2007	12/1/2007	
Lai'ola Booster Pump Replacement (Wahiawa)			**$ 28,500.00**	9/15/2007	12/1/2007	
Puuwai Momi: Roof & Gutter Repair (Halawa)	$ -		**$ 42,875.00**	11/1/2007	2/1/2008	
Makamae Hot Water Pump			**$ 2,073.29**	11/1/2007	3/1/2008	
Punchbowl Homes Walkway Roof Repair			**$ 3,750.00**			
Kalanihuia: Trash Chute Repair	$ -		**$ 17,650.00**	10/1/2007	12/1/2007	
Hilo: OCCC (Unit and Site Repairs)	$ -		**$ 162,200.00**	7/1/2007	6/30/2008	
Ho`olulu/Kamalu: Emergency Call System (Waipahu)	**$ 56,333.00**	(1)	$ -	5/1/2008	5/1/2009	
Elevator Repairs			**$ 157,081.31**			
Kuhio Park Terrace & Kuhio Homes Appliances			**$ 55,813.69**			
Recurring Maintenance Contracts						
Landscape Architect for Tree Trimming	$ 75,000.00					
Refuse Collection MU 46			$ 120,000.00			
Elevator Repairs			**$ 98,000.00**			
Fire Alarm Testing			$ 40,000.00			
CM Equipment Purchase			$ 40,000.00			
CM Sewer Equipment (Jet)	$ -		$ 60,000.00			
SUBTOTAL	$ 131,333.00		$ 910,858.49		**Subtotal**	**0**
SUBTOTAL (Design and Construction for $1.5M)			$ 1,042,191.49			
TOTAL (Design and Construction for $3M + $1.5M)			$ 3,479,572.15			
2006-2007 Capital Improvement Program ($2.0M) Large Capacity Cesspool Conversion						
	Design		**Construction**			
Consultant - Maui and Kauai	$ 300,000.00	(5)		2/1/2008		
Lokahi, Halaula Teacher Cottage, Ka'u Teacher Cottage (Big Island)			**$ 752,949.00**	12/1/2007	10/1/2008	
Nani O'Puna & Hale Aloha O'Puna (Big Island)		(7)	**$ 388,086.83**	12/1/2007	10/1/2008	
Noelani I & II and Waimea Teacher Cottage (Big Island)	$ -		**$ 558,964.17**	10/1/2007	2/1/2008	
SUBTOTALS	$ 300,000.00		$ 1,700,000.00			
TOTAL (Design and Construction)			$ 2,000,000.00			
2006-2007 Capital Improvement Program ($4.9M)						
	Design		**Construction**			
Hawaii Vertical Transportation (Elev. R&M)	**$ -**		**$ 360,966.00**	10/1/2006	6/30/2007	
Puahala: Site Work, Sidewalks, Retaining Wall	**$ 151,220.00**		$ 1,446,538.00	4/1/2008	10/1/2009	
Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps	$ 173,000.00		$ 1,500,000.00	4/1/2008	4/1/2009	
Elevator Consulting Services	**$ 716,242.00**	(6)	$ -			
SUBTOTALS	$ 1,040,462.00		$ 3,307,504.00			
TOTAL (Design and Construction)			$ 4,347,966.00			
Legend - See Page 3						

EXHIBIT B

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction		
	Design		Construction	Start	End	Vacant Units
2007-2008 Capital Improvement Program Elevators ($5M)						
	Design		**Construction**			
Minor Elevator Modernization at Ho'olulu, Kamalu, Halia Hale	$ 50,000.00		$ 690,000.00	4/1/2008	4/1/2009	
Kalakaua Elevator Modernization	$ 40,000.00		$ 660,000.00	4/1/2008	4/1/2009	
Kuhio Park Terrace Elevator Modernization	$ -	(6)	$ 2,400,000.00	2/1/2008	11/1/2008	
Kalanihuia - Elevator Modernization	$ 40,000.00		$ 520,000.00	4/1/2008	4/1/2009	
Elevator Consultant - To be determined	$ 600,000.00		$ -			
SUBTOTALS	$ 730,000.00		$ 4,270,000.00			
TOTAL (Design and Construction)			$ 5,000,000.00			
2007-2008 Capital Improvement Program ($20M)						
	Design		**Construction**			
Lanakila: Disability Fair Housing Renovations (Big Island)	$ 300,000.00		$ 3,000,000.00	4/1/2008	10/1/2009	
Makani Kai Hale: Siding & Electrical Work (Maui)	$ 80,000.00		$ 750,000.00	2/1/2008	2/1/2009	
Kahekili Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui)	$ 60,000.00		$ 400,000.00	4/1/2008	10/1/2008	
Puuwai Momi: Electrical Distribution System (Halawa)	**$ 170,062.00**		$ 1,000,000.00	8/1/2008	7/1/2009	
Kalihi Valley Homes Phase 4 w/ Retaining wall	$ 300,000.00		$ 3,000,000.00	4/1/2008	4/1/2009	22
Hale Hauoli: Roofing and Interior Repairs (Big Island)	$ 200,000.00		$ 2,000,000.00	3/1/2008	3/1/2009	
Kuhio Park Terrace: Sewer Repair	$ 150,000.00		$ 2,000,000.00	4/15/2008	6/1/2009	22
Ho`olulu/Kamalu: Emergency Call System (Waipahu)	$ -	(1)	$ 500,000.00	5/1/2008	5/1/2009	
Lokahi: Site Work and Bath Renovations (Big Island)	$ 170,000.00	(2)	$ -	7/1/2008	4/1/2009	9
Mayor Wright Homes: Solar Water Heater	$ 300,000.00	(3)	$ -	4/1/2008	5/1/2009	
Mayor Wright Homes: Kitchen/Bath Repairs	$ 100,000.00	(4)	$ -	4/1/2008	5/1/2009	16
Lai`ola: Fire Alarm System (Wahiawa)	**$ 36,307.20**		$ 300,000.00	3/1/2008	7/1/2008	
Kupuna Home Waialua: Sewage Trtmnt Plant (Waialua)	$ 40,000.00		$ 120,800.00	4/1/2008	10/1/2008	
Cesspool Conversions to Sewer Hook Up	$ -	(5)	$ 2,000,000.00			
Nani O'Puna & Hale Aloha O'Puna (Big Island)		(7)	**$ 488,513.17**	12/1/2007	1/1/2009	
Hale Hookipa & Nani Olu (Big Island)				12/1/2007	1/1/2009	
Hale Hauoli & Honokaa Teacher Cottage (Big Island)				12/1/2007	1/1/2009	
Paoakalani - Elevator Modernization	$ 40,000.00		$ 450,000.00	4/1/2008	4/1/2009	
Makua Alii - Elevator Modernization	$ 35,000.00		$ 450,000.00	4/1/2008	4/1/2009	
Pumehana Elevator Modernization	$ 35,000.00		$ 450,000.00	4/1/2008	4/1/2009	
Punchbowl Elevator Modernization	$ 35,000.00		$ 400,000.00	4/1/2008	4/1/2009	
Makamae Elevator Modernization	$ 35,000.00		$ 400,000.00	4/1/2008	4/1/2009	
Salt Lake Apt Elevator Modernization	$ 20,000.00		$ 200,000.00	4/1/2008	4/1/2009	
Hale Poai Elevator Modernization	$ 20,000.00		$ 300,000.00	4/1/2008	4/1/2009	
Laiola Elevator Modernization	$ 20,000.00		$ 200,000.00	4/1/2008	4/1/2009	
School Street bldg A & C AC and Ltg			$ 500,000.00	11/1/2007	7/1/2008	
SUBTOTALS	$ 2,146,369.20		$ 18,420,800.00		**Subtotal**	**69**
TOTAL (Design and Construction)			$ 20,567,169.20			
CAPITAL FUND CONTRACTS FFY2004 & 2005	**Design**		**Construction**			
Federal Physical Needs Assessment	**$ 369,031.00**			12/1/2007	4/1/2009	
Makua Alii Sewer Repair			**$ 33,440.00**	9/1/2007	12/21/2007	2
Noelani Exterior Repair of 43 Units (Big Island)		(8)	**$ 2,387,931.60**	9/1/2007	7/1/2008	2
Lanakila Demo/Abatement - 94 units (Big Island)			$ 1,500,000.00	12/15/2007	2/1/2008	
Lanakila Phase 3B (Big Island)			$ 6,000,000.00	12/15/2007	10/1/2009	20
Kahale Kahaluu (Big Island)			**$ 10,600,000.00**	1/2007	11/5/2007	50
Makamae Spall Repair			**$ 3,377,300.00**	9/18/2006	3/14/2008	28
Kuhio Park Terrace Bldg B Telephone Infrastructure	$ -		**$ 207,226.64**		10/2007	
SUBTOTALS	$ 369,031.00		$ 24,105,898.24		**Subtotal**	**102**
TOTAL (Design and Construction)			$ 24,474,929.24			
Legend - See Page 3						

EXHIBIT B

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction		
	Design		Construction	Start	End	Vacant Units
CAPITAL FUND CONTRACTS FFY2006 ($10M)	**Design**		**Construction**			
Kalihi Valley Homes Phase 3B Construction			$ 6,300,000.00	1/15/2008	3/15/2009	27
Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr			$ 400,000.00	1/1/2008	10/1/2008	10
Kuhio Park Terrace Fire Alarm - Design/Build			$ 2,000,000.00	12/1/2007	7/1/2009	
Kaimalino, Exterior Repairs and Painting (Big Island)	$ -		$ 1,300,000.00	6/1/2008	5/1/2009	—
SUBTOTALS	$ -		$ 10,000,000.00		**Subtotal**	**37**
TOTAL (Design and Construction)			$ 10,000,000.00			
CAPITAL FUND CONTRACTS FFY2007 ($10M)	**Design**		**Construction**			
Kealakehe - Roofing and Exterior Repairs (Big Island)			$ 1,200,000.00	1/1/2009	11/1/2009	
Mayor Wright Homes Solar Water Heater Improvements		(3)	$ 3,000,000.00	4/1/2008	4/1/2009	
Nani Olu Roofing and Exterior Repairs (Big Island)			$ 1,200,000.00	12/1/2007	8/1/2008	
Hale Hookipa Roofing and Exterior Repairs (Big Island)			$ 1,100,000.00	1/1/2008	12/1/2008	
Cesspools - Kaimalino (Big Island)			**$ 502,200.00**	1/1/2008	9/1/2008	
Type "C" - Vacant Units						
Kauhale Ohana - 4 type C			**$ 165,574.00**	11/1/2007	5/1/2008	**4**
Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kauiokalani	**$ 137,850.00**		$ 800,000.00	5/1/2008	5/1/2009	12
Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace	**$ 96,630.00**		$ 500,000.00	5/1/2008	5/1/2009	6
Kuhio Park Terrace - Trash Chutes	$ -		$ 500,000.00	2/1/2008	2/1/2009	—
SUBTOTALS	$ 234,480.00		$ 8,967,774.00		**Subtotal**	**22**
TOTAL (Design and Construction)			$ 9,202,254.00			
OTHER STATE FUNDS						
Hauiki Abatement			**$ 883,894.00**			13
					Subtotal	**13**
					Total Vacant Units	**430**
Notes:						
Jobs and Estimated Costs are Subject to Change						
A & B units - Require cleaning and minor repairs.						
C units - Require major repairs.						
MU - management units (now known as Asset Management Units - AMPs.)						
Bold Numbers indicate actual costs						
(1) - Design 07 R&M, Construction 07 CIP						
(2) - Future funding for construction needed						
(3) - CIP Design & CFP Construction						
(4) - Future funding for construction needed						
(5) - Design 06 CIP Large Capacity Cesspool Conversion, Construction 07 CIP						
(6) - Includes elevator designs for 6 KPT elevators and monitoring repairs & maintenance contractor for up to 5 years.						
(7) - Large Capacity Cesspool Conversion at Nani O Puna and Hale Aloha O Puna split funding sources						
(8) - Exterior siding and roof repairs of all four buildings include repairing 2 vacant units						

EXHIBIT B

Progress Report: Hawaii Public Housing Authority Elevators reported as of 12/17/07

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator between 7/1/07 to 12/02/07			Start Date	Date or Estimated Completion of Major Repair	Total Repair Cost as of Report Date
				Less than one day	2 to 7 days	More than 7 days			
Kuhio Park Terrace A	Family	1		6		1	6/29/2007	08/08/07	$ 82,272.30
		2		2	1	1	6/29/2007	10/04/07	$ 59,128.85
		3							
Kuhio Park Terrace B	Family	4	Parts used to repair #5			1	06/29/07	cannot be repaired	
		5	Kone has elevator #5 running at 200 fpm. They will be adjusting the safety to operate at this speed. After this is completed, HIOSH will inspect. If it passes, then KPT B will have only one elevator down (first to be modernized)			1	06/29/07	01/31/08	$ 18,889.16
		6		28					
Paoakalani	Elderly	1		2					
		2		1		1	6/29/2007	08/13/07	$ 17,038.90
Kalakaua Home	Elderly	1		7	1	1			
		2		4	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1				1	6/29/2007	07/06/07	$ 12,140.20
		2		1					
Kalanihuia	Elderly	1		10		1	6/29/2007	07/06/07	$ 27,488.74
		2		10					
Kamalu Elderly	Elderly	1		4	1	1	6/29/2007	07/06/07	$ 8,910.05
		2		3					
Makamae	Elderly	1		2		1			$ 2,722.51
		2							
Makua Alii	Elderly	1		6		1			
		2		2					
Punchbowl Homes	Elderly	1		7	1				$ 23,350.78
		2		4		1			
Banyan St Manor	Family	1		2					$ 2,722.51
Hale Poai	Elderly	1		1	1				
		2		1					
Halia Hale	Elderly	1		1					$ 3,323.02
		2							
Kulaokahua	Homeless	1		3					
		2							
Laiola	Elderly	1		0					
		2		4					
Pumehana	Elderly	1		3	1				$ 17,038.74
		2		1					
Salt Lake Apts	Family	1		2					$ 23,350.78
Wilikina Apts	Family	1		5					$ 3,323.02
		2		3					$ 17,038.90
								Total Cost for Repairs to date	$ 333,277.06

EXHIBIT C

HPHA AMP Overview
Report
(As of November 30, 2007)

				HUD "Available for Rent"			Monthly Activity			HUD "NOT Available for Rent" HUD Approved			Application Wait List # of Applicants on Wait List		Delinquencies for Non-vacated Tenants				Evictions Referred for Evictions During This Month		
						Rent Ready									30 to 90 Days		Greater than 90 days				
Name	AMP No.	Total Available Units	Total Occupied Units	Type A & B Vacant Units	Type C Vacant Units	Total Rent Ready	Units that Became Rent Ready This Month	Units that Became Vacant This Month	Units Filled During This Month	Units Approved for Modernization	Units Approved for Demolition	Units Approved for Deprogram Use	Family	Elderly	# of Accounts	Amount ($)	# of Accounts	Amount ($)	Rent	Non-Rent	Decision to Evict This Month
Aiea	30	361	352	3	0	6	0	4	1			2	see AMP 2 & 49 family		37	13,707.11	23	12,244.16	1	1	
Kalihi Valley	31	345	270	0	71	4	0	51	2	27		1	3378		82	70,970.03	58	315,413.43			
Mayor Wright	32	363	342	10	9	2	2	1	0			1	see AMP 2		35	18,627.92	23	40,421.79		2	1
Kamehameha-Kaahumanu	33	371	365	5	1	0	0	0	1			2	see AMP 2		29	17,592.45	24	33,171.39			
Kalakaua	34	570	559	0	5	6	9	1	1	10		3	see AMP 2	1304	0	0	2	74.34			
Kalanihuia	35	556	519	29	5	3	0	9	2	28		3	see AMP 2	see AMP 4 elderly	18	6,033.43	16	23,841.18			
Hilo	37	302	255	26	14	7	0	3	5		94	0	395	147	50	19,062.98	35	38,833.96		2	1
Kauai	38	319	306	6	3	4	0	2	0			2	172	83	33	25,820.09	33	127,570.23	6		5
Maui	39	196	156	32	1	7	4	5	4			0	101	46	57	49,713.56	50	173,713.64			
Kuhio Homes - PkTerrace	40	740	706	6	20	8	0	8.	8		4	4	see AMP 2		128	50,400.90	62	36,189.78	8	1	5
Kona	43	176	128	25	3	20	12	39	13	24		2	724	135	20	10,055.11	12	17,633.86			
Leeward Oahu	44	258	239	14	3	2	0	5	1			2	1462		78	41,294.81	65	159,858.70			
Windward Oahu	45	226	208	4	14	0	0	0	1			0	1079		39	20,050.54	18	45,974.54			
Kamuela	46	101	84	9	5	3	0	0	0			2	see AMP 43		9	7,074.93	7	28,278.92			
Central Oahu	49	149	135	4	2	8	0	0	1			1	747	128	15	6,802.00	9	37,715.57			
Palolo	50	114	109	3	0	2	2	1	0			4	see AMP 2		7	6,119.62	9	10,778.82			
		5147	**4733**	**176**	**156**	**82**	**29**	**129**	**40**	**89**	**98**	**29**	**8,058**	**1,843**	**637**	**$ 363,325.48**	**446**	**$ 1,101,714.31**	**15**	**6**	**12**

Total Public Housing Units available to rent =		5147
Total Public Housing Units available to rent		5,147
(plus) Units approved by HUD for Modernization	+	89
(plus) Units approved by HUD for Demolition	+	98
(plus) Units approved by HUD for Deprogram Use	+	29
(equals) Total units in Public Housing inventory	=	5,363

Total Units Occupied		4733
(plus) Vacant Units - Type A & B	+	176
(plus) Vacant Units - Type C	+	156
(plus) Vacant Units - Rent Ready	+	82
(equals) Total units available for occupancy	=	5,147

EXHIBIT 7

PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH STATUS REPORT
Reporting for Month of November 2007

Property Management & Maintenance Services Branch

Oahu

- Applications completely processed – 0
- Remaining to be inputted at beginning of November – 1,085
- Number of vacancies filled – 18
- Number of applications received - 260

Big Island

- Number of vacancies filled – 18

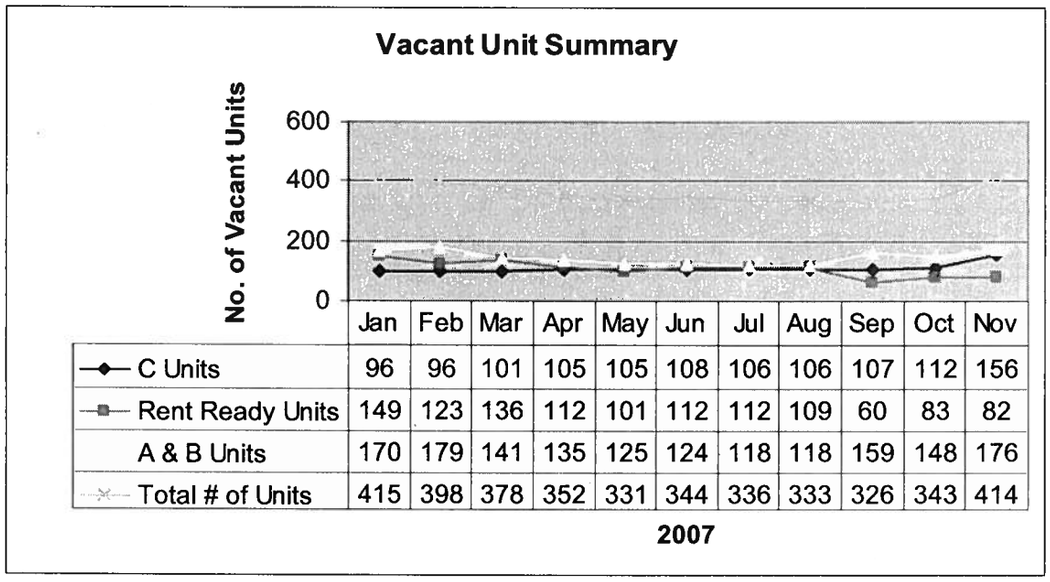
Maui

- Number of vacancies filled – 4

Kauai

- Number of vacancies filled – 0

Vacant Unit Summary



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
C Units	96	96	101	105	105	108	106	106	107	112	156
Rent Ready Units	149	123	136	112	101	112	112	109	60	83	82
A & B Units	170	179	141	135	125	124	118	118	159	148	176
Total # of Units	415	398	378	352	331	344	336	333	326	343	414

Table Legend:

- C Units: Requires Construction Management Section (CMS) assistance to contract for major repairs and renovations.
- Rent Ready Units: Definition tightened up for September 2007 forward to reflect units actually ready for immediate occupancy. Previous months unit counts included units that needed appliances, cleaning, or were not quite rent ready.
- A & B Units: Generally, Asset Management Projects (AMPs), formerly known as Management Units (MUs), maintenance staff to prepare units for occupancy.
- Increase of 71 total number of units vacant from October (343) to November (414) because 49 vacant units at Kalihi Valley Homes became "undemolished" and 26 units completed renovation at Ka Hale Kahaluu (49 + 26 = 75).

EXHIBIT e 8

Unit Turnaround
(July 1, 2007 to November 30, 2007)

	Units turned over (new occupancy):	231
Add:	Average Days in Down Time (inspection)	2,147
Add:	Average Days in Make Ready Time (maintenance repair)	4,156
Add:	Average Days in Lease up Time (tenant select)	1,870
	Average Total Days Vacant	8,173
	Total Days Vacant (of units being occupied in reporting month)	35,415
	Total Units Occupied (in reporting month)	231

Average Days Vacant: 153 days per unit

EXHIBIT f
9

Unit Turnaround Report
July 1, 2007 to November 30, 2007

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Turn around Days	Exempted For Capital Fund	Other	Units Turned Over (occupied)	Average Days in Downtime	Average Days in Make Ready Time	Average Days in Lease Up Time	Total Days Vacant	Total Avg Days Unit is Vacant
1	Puuwai Momi	260	0	0	260	5		310	0	0	7	6	9	29	310	44
1	Hale Laulima	36	0	0	36	1		78	0	0	2	19	3	17	78	39
1	Waipahu I	19	0	1	18	0		52	0	0	1	0	11	41	52	52
1	Waipahu II	20	0	1	19	0		0	0	0	0	0	0	0	0	0
1	Salt Lake	28	0	0	28	3		0	0	0	0	0	0	0	0	0
2	Kalihi Valley Homes	373	0	1	372	75	*	5037	3234	0	21	0	59	27	5037	86
3	Mayor Wright Homes	364	0	1	363	21		774	0	0	7	78	0	32	774	110
3	Kaahumanu Homes	152	0	1	151	3		602	0	0	4	145	0	6	602	151
3	Kamehameha Homes	221	0	1	220	3		1100	0	0	8	88	17	33	1100	138
4	Makua Alii	211	0	1	210	6		388	0	0	6	12	35	18	388	65
4	Paoakalani	151	1	0	150	2	**	251	0	121	2	2	14	50	251	66
4	Kalakaua Homes	221	0	1	220	3		317	0	0	4	6	40	34	317	80
5	Punchbowl Homes	156	0	0	156	7		471	0	0	5	32	35	27	471	94
5	Kalanihuia	151	0	2	149	6		654	0	0	5	58	12	60	654	130
5	Makamae	124	0	1	123	11	***	1127	0	0	4	195	21	66	1127	282
5	Pumehana	139	0	0	139	10		797	0	0	6	63	14	56	797	133
5	Spencer House	17	0	0	17	3		0	0	0	0	0	0	0	0	0
7	Lanakila Homes I	36	0	0	36	4		380	0	0	3	127	0	0	380	127
7	Lanakila Homes II	44	0	0	44	5		1025	0	0	3	192	95	55	1025	342
7	Lanakila Homes III	0	0	0	0	0		0	0	0	0	0	0	0	0	0
7	Punahele	30	0	0	30	5		384	0	0	1	383	0	1	384	384
7	Pomaikai	20	0	0	20	6		0	0	0	0	0	0	0	0	0
7	Pahala	24	0	0	24	7		888	0	0	2	0	444	0	888	444
7	Hale Aloha O Puna	30	0	0	30	11		10	0	0	1	10	0	0	10	10
7	Hale Olaloa	50	0	0	50	0		894	0	0	4	153	0	70	894	223
7	Kauhale O'Hanakahi	20	0	0	20	5		1381	968	0	3	53	30	54	1381	137
7	Lanakila Homes IV	48	0	0	48	4		118	0	0	1	118	0	0	118	118

EXHIBIT f 10

Unit Turnaround Report
July 1, 2007 to November 30, 2007

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Turn around Days	Exempted For Capital Fund	Other	Units Turned Over (occupied)	Average Days in Downtime	Average Days in Make Ready Time	Average Days in Lease Up Time	Total Days Vacant	Total Avg Days Unit is Vacant
8	Kapaa	36	0	1	35	2		49	0	0	1	0	49	0	49	49
8	Hale Hoolulu	12	0	0	12	0		0	0	0	0	0	0	0	0	0
8	Hui O Hanamaulu	46	0	1	45	2		792	475	0	5	3	60	0	792	63
8	Kalaheo	8	0	0	8	3		0	0	0	0	0	0	0	0	0
8	Hale Nani Kai O Kea	38	0	0	38	0		0	0	0	0	0	0	0	0	0
9	David Malo Circle	18	0	0	18	3		0	0	0	0	0	0	0	0	0
9	Kahekili Terrace	82	0	0	82	14		1393	0	0	6	0	97	136	1393	233
9	Piilani	42	0	0	42	6		0	0	0	0	0	0	0	0	0
9	Makani Kai Hale I	25	0	0	25	6		59	0	0	1	0	59	0	59	59
9	Makani Kai Hale II	4	0	0	4	1		0	0	0	0	0	0	0	0	0
40	Kuhio Homes	134	0	1	133	1		355	0	0	9	11	5	23	355	39
40	Kuhio Park Terrace	610	0	3	607	34	****	1678	0	0	36	19	9	18	1678	46
41	Eleele	24	0	0	24	0		31	0	0	1	0	28	3	31	31
41	Home Nani	14	0	0	14	1		0	0	0	0	0	0	0	0	0
41	Hale Hoonanea	40	0	0	40	1		154	0	0	4	0	16	23	154	39
41	Kekaha Ha'aheo	78	0	0	78	2		175	0	0	3	0	58	0	175	58
41	Kawailehua	25	0	0	25	2		21	0	0	1	0	0	21	21	21
43	Kaimalino	40	0	1	39	4		174	0	0	1	0	163	11	174	174
43	Hale Hookipa	32	0	0	32	12		0	0	0	0	0	0	0	0	0
43	Ka Hale Kahaluu	50	0	0	50	12	*****	295	0	0	11	0	18	9	295	27
43	Nani Olu	32	0	0	32	8		237	0	0	2	10	55	54	237	119
43	Kealakehe	48	0	1	47	12		652	0	0	3	4	143	71	652	218
44	Maili I	20	0	0	20	0		0	0	0	0	0	0	0	0	0
44	Nanakuli	36	0	1	35	2		0	0	0	0	0	0	0	0	0
44	Maili II															
44	Waimaha/Sunflower	130	0	1	129	7		738	0	96	9	24	47	0	738	71
44	Kau'iokalani	50	0	0	50	9		1168	0	0	3	240	77	72	1168	389
44	Maili II	24	0	0	24	1		1880	1272	0	2	0	304	0	1880	304

EXHIBIT f

Unit Turnaround Report
July 1, 2007 to November 30, 2007

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Turn around Days	Exempted For Capital Fund	Other	Units Turned Over (occupied)	Average Days in Downtime	Average Days in Make Ready Time	Average Days in Lease Up Time	Total Days Vacant	Total Avg Days Unit is Vacant
45	Waimanalo Homes I	19	0	0	19	0		0	0	0	0	0	0	0	0	0
45	Koolau Village	80	0	0	80	2		86	0	0	4	0	9	13	86	22
45	Kaneohe Apartments	24	0	0	24	0		793	0	0	2	0	261	136	793	397
45	Hookipa Kahaluu	56	0	0	56	11		944	0	0	3	0	243	72	944	315
45	Kauhale Ohana	25	0	0	25	5		355	0	0	3	30	80	8	355	118
45	Waimanalo Homes II	22	0	0	22	0		42	0	0	2	0	18	3	42	21
46	Hale Hauoli	40	0	0	40	4		650	0	0	2	1	0	325	650	326
46	Noelani I	19	0	1	18	4		0	0	0	0	0	0	0	0	0
46	Noelani II	24	0	1	23	6		0	0	0	0	0	0	0	0	0
46	Ke Kumu 'Ekolu	20	0	0	20	3		0	0	0	0	0	0	0	0	0
47	Kauhale Mua	25	0	0	25	10		1169	0	0	2	65	520	0	1169	585
49	Wahiawa Terrace	60	0	0	60	6		1439	0	0	4	0	360	0	1439	360
49	Kupuna Home O'Waialua	40	1	0	39	6		854	0	0	2	0	335	93	854	428
49	Kauhale Nani	50	0	0	50	2		1958	0	0	6	0	243	84	1958	327
80	Palolo Valley Homes	118	1	3	114	4		236	0	0	3	0	60	19	236	79
		5265	3	26	5236	414		35415	5949	217	231	2147	4156	1870	35415	8173

Sub-total	Demo	Total	Vacant	New Occupancy	Total Days Vacant	Avg Days Vacant
5265	98	5363	414	231	35415	153

Notation:

*	Kalihi Valley Homes	55 vacant units = 6 units available for rent; 22 vacant C units; 27 mod approved units
**	Paoakalani	13 vacant units = 3 units available for rent; 10 vacant On-sched C mod
***	Makamae	40 vacant units = 11 units available for rent; 28 On-sched C mod; 1 vacant C
****	Kuhio Park Terrace	34 vacant units = 14 units available for rent; 20 vacant On-sched C mod
*****	Ka Hale Kahaluu	50 vacant units = 0 units available for rent; 50 On-sched C mod

EXHIBIT f 12

Occupancy / Vacancy Report
(As of November 30, 2007)

Occupany Report
(As of November 30, 2007)

	Total Units	5363
Less:	Units to be demolished	98
Equals	Units available for occupancy (less demolition)	5265

	Net Units Available for Occupancy					
	Units available for occupancy (less demolition)	5265		Mod C vacant		Approved Deprogrammed
Less:	Units not available for occ (less vcnt Mod appd, Dgm appd)	118	=	89	+	29
Equals	Net Units Available for Occupancy	5147				
Add:	Units occupied that are demo approved	0				
	Total units available for occupancy	5147				

	Occupancy Report			
	Total available units	5147	Total Occupany:	92%
Less:	Total occupied units	4733		
Equals	Total Vacant Units	414	Total Vacancy:	8%

EXHIBIT 9
13

Occupancy / Vacancy Report
(As of November 30, 2007)

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occ	Mod - occ
1	Puuwai Momi	260	0	0	260	5		0.98	0.02	2	253	60	260						
1	Hale Laulima	36	0	0	36	1		0.97	0.03	0	35	10	36						
1	Waipahu I	19	0	1	18	0		1.00	0.00	0	18	2	19						
1	Waipahu II	20	0	1	19	0		1.00	0.00	0	19	3	20						
1	Salt Lake	28	0	0	28	3		0.89	0.11	0	25	25	28						
2	Kalihi Valley Homes	373	0	1	372	75	*	0.78	0.22	3	267	198	373		27	71			
3	Mayor Wright Homes	364	0	1	363	21		0.94	0.06	5	337	126	364			9			
3	Kaahumanu Homes	152	0	1	151	3		0.98	0.02	2	146	59	152			1			
3	Kamehameha Homes	221	0	1	220	3		0.99	0.01	2	215	90	221						
4	Makua Alii	211	0	1	210	6		0.97	0.03	0	204	204	211			5			
4	Paoakalani	151	1	0	150	2	**	0.99	0.01	0	138	138	151		10				
4	Kalakaua Homes	221	0	1	220	3		0.99	0.01	0	217	0	221						
5	Punchbowl Homes	156	0	0	156	7		0.96	0.04	0	149	142	156						
5	Kalanihuia	151	0	2	149	6		0.96	0.04	0	143	143	151			1			
5	Makamae	124	0	1	123	11	***	0.88	0.12	0	84	84	124		28	1			
5	Pumehana	139	0	0	139	10		0.93	0.07	1	128	128	139						
5	Spencer House	17	0	0	17	3		0.82	0.18	0	14	5	17			3			
7	Lanakila Homes I	36	0	0	36	4		0.89	0.11	1	31	2	100	64					
7	Lanakila Homes II	44	0	0	44	5		0.89	0.11	0	39	5	44			1			
7	Lanakila Homes III	0	0	0	0	0		0.00	0.00	0	0	0	30	30					
7	Punahele	30	0	0	30	5		0.83	0.17	0	25	7	30						
7	Pomaikai	20	0	0	20	6		0.70	0.30	0	14	14	20			4			
7	Pahala	24	0	0	24	7		0.71	0.29	0	17	17	24						
7	Hale Aloha O Puna	30	0	0	30	11		0.63	0.37	0	19	19	30			9			
7	Hale Olaloa	50	0	0	50	0		1.00	0.00	0	50	50	50						
7	Kauhale O'Hanakahi	20	0	0	20	5		0.75	0.25	0	15	1	20						
7	Lanakila Homes IV	48	0	0	48	4		0.92	0.08	2	42	2	48						
8	Kapaa	36	0	1	35	2		0.94	0.06	2	31	15	36						
8	Hale Hoolulu	12	0	0	12	0		1.00	0.00	0	12	12	12						
8	Hui O Hanamaulu	46	0	1	45	2		0.96	0.04	1	42	14	46						
8	Kalaheo	8	0	0	8	3		0.63	0.38	0	5	2	8			3			
8	Hale Nani Kai O Kea	38	0	0	38	0		1.00	0.00	0	38	38	38						

EXHIBIT 9 14

Occupancy / Vacancy Report
(As of November 30, 2007)

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occ	Mod - occ
9	David Malo Circle	18	0	0	18	3		0.83	0.17	0	15	5	18			1			
9	Kahekili Terrace	82	0	0	82	14		0.83	0.17	3	65	8	82						
9	Piilani	42	0	0	42	6		0.86	0.14	0	36	26	42						
9	Makani Kai Hale I	25	0	0	25	6		0.76	0.24	0	19	3	25						
9	Makani Kai Hale II	4	0	0	4	1		0.75	0.25	0	3	0	4						
40	Kuhio Homes	134	0	1	133	1		0.99	0.01		132		134						
40	Kuhio Park Terrace	610	0	3	607	34	****	0.94	0.06		573		614	4		20			
41	Eleele	24	0	0	24	0		1.00	0.00	1	23	5	24						
41	Home Nani	14	0	0	14	1		0.93	0.07	0	13	12	14						
41	Hale Hoonanea	40	0	0	40	1		0.98	0.03	0	39	39	40						
41	Kekaha Ha'aheo	78	0	0	78	2		0.97	0.03	0	76	16	78						
41	Kawailehua	25	0	0	25	2		0.92	0.08	0	23	0	25						
43	Kaimalino	40	0	1	39	4		0.90	0.10	2	33	8	40						
43	Hale Hookipa	32	0	0	32	12		0.63	0.38	0	20	20	32			3			
43	Ka Hale Kahaluu	50	0	0	50	12	*****	0.73	0.27	0	14	1	50		24				
43	Nani Olu	32	0	0	32	8		0.75	0.25	0	24	24	32						
43	Kealakehe	48	0	1	47	12		0.74	0.26	0	35	2	48						
44	Maili I	20	0	0	20	0		1.00	0.00	0	20	1	20						
44	Nanakuli	36	0	1	35	2		0.94	0.06	0	33	4	36						
44	Maili II																		
44	Waimaha/Sunflower	130	0	1	129	7		0.95	0.05	0	122	7	130						
44	Kau'iokalani	50	0	0	50	9		0.82	0.18	0	41	2	50			3			
44	Maili II	24	0	0	24	1		0.96	0.04	0	23	3	24						

EXHIBIT 9 15

Occupancy / Vacancy Report
(As of November 30, 2007)

MU	3 Project Name	5 Total Project Units	6 Total Employee Units	7 Total Non-Dwelling Units	8 Total Units Available for Occupancy	9 Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	10 Total Units Occupied by Low Income Tenants	11 Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occ	Mod - occ
45	Waimanalo Homes I	19	0	0	19	0		1.00	0.00	0	19	1	19						
45	Koolau Village	80	0	0	80	2		0.98	0.03	0	78	3	80						
45	Kaneohe Apartments	24	0	0	24	0		1.00	0.00	0	24	2	24						
45	Hookipa Kahaluu	56	0	0	56	11		0.80	0.20	1	44	0	56			10			
45	Kauhale Ohana	25	0	0	25	5		0.80	0.20	0	20	0	25			4			
45	Waimanalo Homes II	22	0	0	22	0		1.00	0.00	0	22	1	22						
46	Hale Hauoli	40	0	0	40	4		0.90	0.10	0	36	36	40						
46	Noelani I	19	0	1	18	4		0.78	0.22	1	13	6	19						
46	Noelani II	24	0	1	23	6		0.74	0.26	0	17	3	24			2			
46	Ke Kumu 'Ekolu	20	0	0	20	3		0.85	0.15	0	17	0	20			1			
47	Kahale Mua	25	0	0	25	10		0.60	0.40	0	15	0	25			2			
49	Wahiawa Terrace	60	0	0	60	6		0.90	0.10	0	54	3	60			2			
49	Kupuna Home O'Waialua	40	1	0	39	6		0.85	0.15	0	33	14	40						
49	Kauhale Nani	50	0	0	50	2		0.96	0.04	0	48	4	50						
80	Palolo Valley Homes	118	1	3	114	4		0.96	0.04	0	110	33	118						
		5265	3	26	5236	414		0.92	0.08	29	4704	1907	5363	98	89	156	0	0	0

Sub-total	Demo	Total	Total Vacant	Total Occupied
5265	98	5363	414	4733

Notation:

*	Kalihi Valley Homes	102 vacant units = 6 units available for rent; 22 vacant C units; 27 mod approved units; 47 former demo apprd
	Paoakalani	12 vacant units = 2 units available for rent; 10 vacant On-sched C mod
	Makamae	40 vacant units = 11 units available for rent; 28 On-sched C mod; 1 vacant C
	Kuhio Park Terrace	34 vacant units = 12 units available for rent; 20 vacant On-sched C mod
***	Ka Hale Kahaluu	36 vacant units = 12 units available for rent; 24 On-sched C mod

EXHIBIT 9 of 16

AGED RECEIVABLES NON-VACATED RENT SUMMARY BY AMP - as of 11/30/2007

AS ACCURATE AS OF 12/18/2007

	Count - Between 30 and 90 Days	Between 30 and 90 Days		Count - Over 90 days	Over 90 Days
HI001000030P					
	37	$13,707.11		23	$12,244.16
HI001000031P					
	82	$70,970.03		58	$315,413.43
HI001000032P					
	35	$18,627.92		23	$40,421.79
HI001000033P					
	29	$17,592.45		24	$33,171.39
HI001000034P					
	0	$0.00		2	$74.34
HI001000035P					
	18	$6,033.43		16	$23,841.18
HI001000037P					
	50	$19,062.98		35	$38,833.96
HI001000038P					
	33	$25,820.09		33	$127,570.23
HI001000039P					
	57	$49,713.56		50	$173,713.64
HI001000040P					
	128	$50,400.90		62	$36,189.78
HI001000043P					
	20	$10,055.11		12	$17,633.86
HI001000044P					
	78	$41,294.81		65	$159,858.70
HI001000045P					
	39	$20,050.54		18	$45,974.54
HI001000046P					
	9	$7,074.93		7	$28,278.92
HI001000049P					
	15	$6,802.00		9	$37,715.57
HI001000050P					
	7	$6,119.62		9	$10,778.82
Grand Count - 30 to 90 days	~~526~~ 637	$363,325.48	**Grand Count - Over 90 days**	446	$1,101,714.31

* Please notice - Deposits included.

C:\Documents and Settings\All Users\Desktop\Procedures by Nelson\Crystal Reports NL\Mike Hee Delinquent\Delinguent by Project-MKrpt-NEW.rpt

EXHIBIT A

17

RESULT OF EVICTION REFERRALS

July 2007 – November 2007

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 07	21	11	10	9	3	2	0	7	14
Aug 07	12	7	5	2	5	2	1	2	10
Sept 07	13	7	6	6	1	0	0	6	7
Oct 07	13	5	8	6	3	2	0	2	11
Nov 07	21	15	6	12	3	1	1	4	17
TOTALS	80	45	35	35	15	7	2	21	59

EXHIBIT i

PHAS INDICATORS

For the period 7/1/07 - 11/30/07

			WORK ORDERS					ANNUAL INSPECTIONS				
AMP Name	AMP NO.	No. of Units	No. of Emerg. WO's	Abated within 24 hrs.	% Abated within 24 hrs. A = 99%	# of Non-Emerg. WO's	Avg. Days to Repair A = 25 days	No. of Units Inspect.	% Inspected A = 100%	No. of Bldgs.	No. of Bldgs Inspect	% Inspected A = 100%
AIEA	30	363	111	93	84%	1724	7	244	67%	41	0	0%
KALIHI VALLEY	31	373	247	226	91%	838	52	324	87%	44	44	100%
MAYOR WRIGHT	32	364	23	23	100%	739	6	0	0%	36	36	100%
KAM/KAAHUMANU	33	373	130	128	98%	854	3	305	82%	48	48	100%
KALAKAUA	34	583	56	53	95%	1259	7	307	53%	12	12	100%
KALANIHUIA	35	587	126	125	99%	1125	6	312	53%	6	3	50%
HILO	37	396	140	97	69%	511	48	231	58%	149	88	59%
KAUAI	38	321	37	33	89%	480	9	144	45%	143	86	60%
MAUI	39	196	3	3	100%	402	11	25	13%	51	9	18%
KPT	40	748	141	135	96%	2137	8	585	78%	38	0	0%
KONA	43	202	6	6	100%	136	22	10	5%	35	0	0%
LEEWARD OAHU	44	260	30	23	77%	598	16	98	38%	97	55	57%
WINDWARD OAHU	45	226	89	74	83%	450	16	222	98%	75	75	100%
KAMUELA	46	103	14	3	21%	331	36	0	0%	18	0	0%
CENTRAL OAHU	49	150	42	36	86%	375	10	150	100%	40	40	100%
PALOLO	50	118	0	0	NA	149	16	18	15%	20	0	0%
Total		5363	1195	1058	89%	12108	14	2975	55%	853	496	58%

EXHIBIT f

19

Security Budget Report

State Legislators asked how HPHA would use an additional $1.5 million in security funds, for a total of $3 million per year.

Project	Current Cost	Amount Needed	Total Cost	Notes
Mayor Wright Homes	$333,074	$235,582	$568,656	Currently we have one-24 hour gate guard and two-6 hour roving shifts of two guards each. This will be changed to one 24 hour gate guard and two-8 hour shifts of two off duty H.P.D. officers or off duty sheriffs.
Kalihi Valley Homes	$438,450	$283,998	$722,448	Currently we have two-24 hour gate guards and one-8 hour roving shifts of two guards. This will be changed to two-24 hour gate guards and two-8 hour shifts of three off duty H.P.D officers or off duty sheriffs or three-8 hour shifts of two roving guards.
Puuwai Momi	$276,452	$357,044	$633,496	Currently we have one-7 hour roving shift of four guards Monday-Thursday and one-7 hour roving shifts of five guards Friday-Sunday. This will be changed to two-8 hour shifts of two private security gate guards plus two-8 hours shifts of two off duty H.P.D. officers or off duty sheriffs on each shift Sunday-Saturday.
Kalakaua Homes	$82,105	$82,105	$164,210	Currently we have one private guard on each shift. This will be changed to two-private guards on each shift.
Kalanihuia	$35,000	$21,091	$56,091	Currently we have one-4 hour shift with one guard Sunday-Saturday. This will be changed to one-8 hour shift with one guard Sunday-Saturday
Kam Homes/Kaahumanu	$257,664	$128,832	$386,498	Currently we have two-8 hour shifts of two private guards on each shift. This will be changed to add a 3rd 8 hour shift of two more private guards Sunday-Saturday. (Note: because these two projects are located close together we can cover it with just two guards per.)
Punchbowl Homes	$128,832	$64,416	$193,248	Currently we have two-8 hour shifts of two-private guards Sunday-Saturday. We will add one more 8 hour shift of one-private guard.
Makamae	$128,832	$64,416	$193,248	Currently we have two-8 hour shifts of two-private guards Sunday-Saturday. We will add one more 8 hours shift of one-private guard.
Totals	$1,680,409	$1,237,484	$2,917,895	
Balance of $1.5 million			$82,105	For security environmental design strategies
			$3,000,000	Security cost for the above nine projects

Note: our goal is to try and incorporate off duty H.P.D. and/or off duty sheriffs officers to work with our current private security contractors. In order for our security program to be successful in some of our major problem projects we must have staff working there that has arresting powers.

EXHIBIT K

20

Contract & Procurement Office
Monthly Status Report for November 2007

Solicitations Issued, Contracts and Change Orders Executed in November 2007

Solicitation No.	Project	Deadline
RFQ FMO-2007-51	Notice to Providers of Professional Services for Financial Management Consultant Services Issued on November 20, 2007	December 21, 2007

Contract No.	Contractor & Project	Amount
PMB 07-15	R & L Property Management, LLC Banyan Street Manor - Property Management and Maintenance Services November 1, 2007 to October 31, 2008	$272,712.00
PMB 07-16	R & L Property Management, LLC Wilikina Apartments - Property Management and Maintenance Services December 1, 2007 to September 30, 2008	$309,450.00
PMB 07-17	R & L Property Management, LLC MU 44 Property Management and Maintenance Services December 1, 2007 to June 30, 2008	$317,842.00
PMB 07-18	R & L Property Management, LLC MU 41 Property Management and Maintenance Services December 1, 2007 to June 30, 2008	$277,851.00
CMS 07-20	Malafu Contractors, LLC Removal of 17 Eucalyptus Trees at Hale Hookipa December 1, 2007 to December 31, 2007	$72,916.20

EXHIBIT L

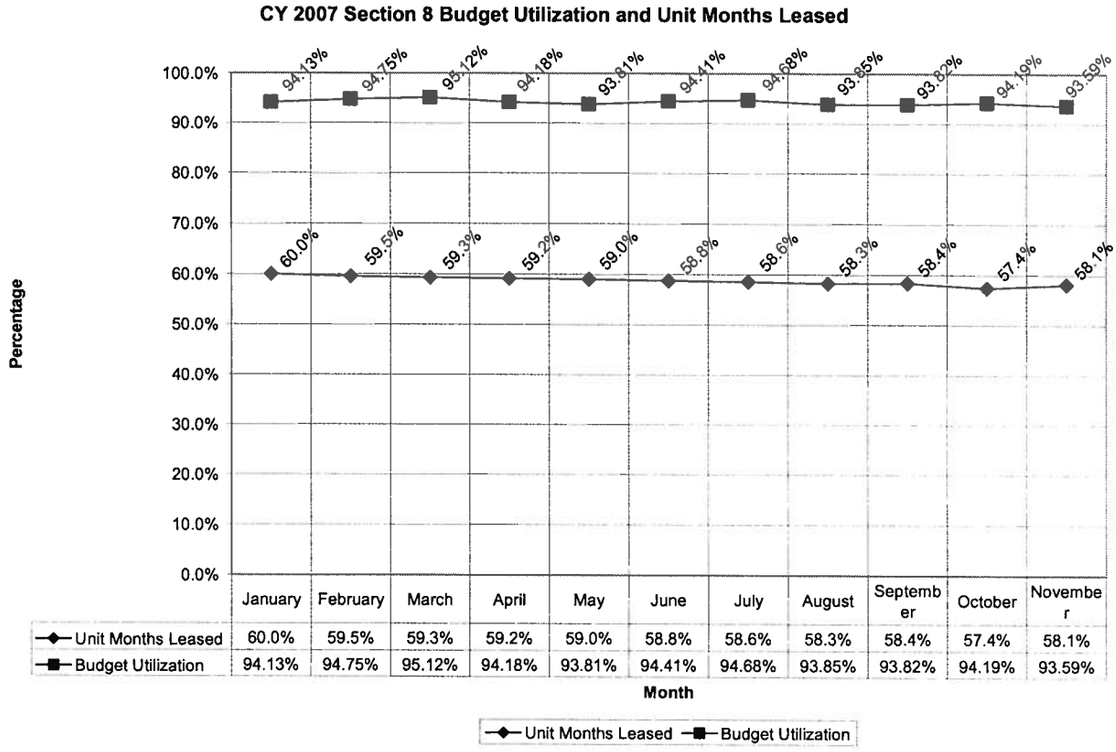
Section 8 Subsidy Programs Branch
Program Report

As of November 30, 2007

Calendar Year Report (Cumulative Trend)

- For CY 2007, unadjusted average monthly voucher lease up is 1,797 or 58.77% of the total 3,058 baseline vouchers.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 94.23% of the total annual allocated budget of $17,408,280 or $1,450,690 per month.
- The monthly average per unit cost subsidy is $761.00 per month. The amount reflects the difference between what the family pays towards rent and the approved payment standard. Payment standards vary among bedroom sizes.
- The values for past months may not be the same as reported in the past reports due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)



	January	February	March	April	May	June	July	August	September	October	November
Unit Months Leased	60.0%	59.5%	59.3%	59.2%	59.0%	58.8%	58.6%	58.3%	58.4%	57.4%	58.1%
Budget Utilization	94.13%	94.75%	95.12%	94.18%	93.81%	94.41%	94.68%	93.85%	93.82%	94.19%	93.59%

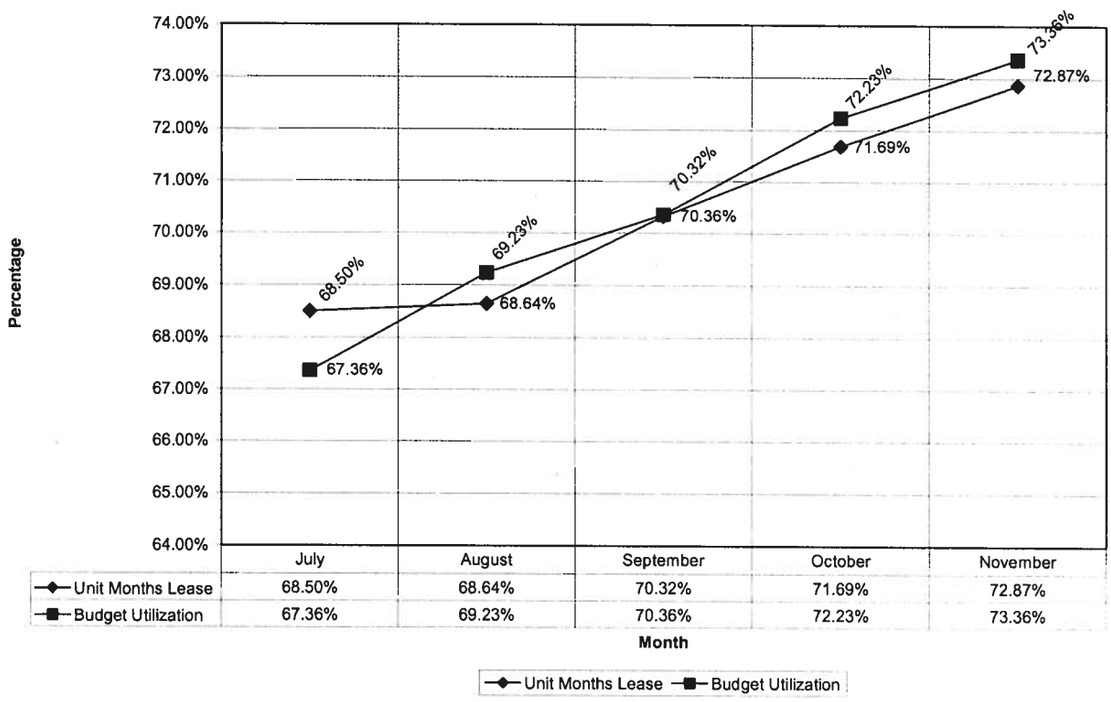
EXHIBIT M

Fiscal Year Report (Cumulative Trend)

- For FY 2007 – 2008, unadjusted average monthly lease up is 376 families or 70.47% of the total 534 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 70.4% of the total annual allocated budget of $945,876 or $78,823 per month.
- The monthly average per unit cost subsidy is $148.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $160.00 per month.
- The values for past months may not be the same as reported in the past reports due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

FY 2007-2008 Rent Supplement Program Budget Utilization and Lease Up



	July	August	September	October	November
Unit Months Lease	68.50%	68.64%	70.32%	71.69%	72.87%
Budget Utilization	67.36%	69.23%	70.36%	72.23%	73.36%

EXHIBIT m

Reviewed and Approved by the Executive Director CT
December 20, 2007

FOR ACTION

SUBJECT: Rental Increase for the Ke Kumu Ekahi (aka Ke Kumu at Waikoloa) Rental Project

I. FACTS

A. Ke Kumu Ekahi is a tax credit project located in Waikoloa Village on the Island of Hawaii comprised of 48 two-bedroom units (47 rentals and 1 resident manager).

B. In a joint effort to provide affordable housing in the area, the Hawaii Housing Authority (HHA), Housing Finance and Development Corporation (HFDC) and Nansay Hawaii, Inc., as General Partner of KKLP (Ke Kumu Limited Partnership), collaborated to develop the project in 1993.

C. HHA leased the land to KKLP for $1 per year for a 15-year term which expires on December 25, 2007.

D. KKLP structured and developed the project in 1993 with Federal and State tax credits.

E. HFDC provided the interim financing for the project from the Dwelling Unit Revolving Fund (DURF) in the amount of $6,076,816 which has been paid in full.

F. HHA loaned $426,100 to KKLP for the development of the project. The amount of initial principal plus the accrued interest at 9% per annum equaling $1,078,000 are payable to Hawaii Public Housing Authority (HPHA), as successor agency to HHA, on January 1, 2010.

However, on December 13, 2008, the end of the tax credit compliance period, HPHA will have first right of refusal to purchase the improvements for $1,078,000, an amount equal to the principal plus interest loaned by HHA to KKLP (HPHA can own the improvements by essentially forgiving the loan).

Issues to be considered prior to acquiring the improvements are:

1. The liability for renovations to meet the Fair Housing accessibility (which could cost several million dollars) and
2. Rent restrictions for an additional 15 years under the terms of the Low Income Housing Tax Credit (LIHTC) award.

G. HHA also entered into a sub-lease agreement with KKLP through December 25, 2007 to lease the improvements at $184,965 per year. The lease rent includes the mortgage payments on the improvements and an administrative fee of approximately $43,833 to Nansay Hawaii, Inc.

Due to the project's inability to meet all operating expenses, the $43,833 Nansay Hawaii, Inc. fee portion of the lease rent has not been paid since the beginning of the project.

H. As sub-lessee of the improvements, HPHA, as successor agency to Housing and Community Development Corporation of Hawaii (HCDCH) and HHA, is responsible for the repair and maintenance of the buildings at its sole cost and expense. The current monthly income of $29,800 (see page 3) is insufficient to cover the monthly expenses of approximately $39,400. The budget reflects a monthly shortfall of $9,000. This amount does not include the $3,653 fee portion of the lease rent due Nansay Hawaii, Inc. which Nansay Hawaii, Inc. has agreed to defer because of cash flow problems. However, at $43,833 times 14 years, the total deferred amount without interest will be $613,662.

II. DISCUSSION

A. The project rents are limited by the LIHTC maximums for the Island of Hawaii (see page 4).

NOT APPROVED

B. There has been no rent increase since the project was built partly because during the initial years of operations, the project suffered from a lack of families who could pay the rents. Vacancies were as high as 25%.

C. The project has maintained a high occupancy rate in recent years (see page 5) and an analysis of the incomes of the current occupants indicates that the majority of the households had incomes or resources to support a rent increase. There is a 60% of median income maximum for initial occupancy. There is no maximum income for continued occupancy.

D. The maximum monthly rent that can be charged at Ke Kumu is $721 (an increase of $110 over the current $611 or an 18% increase. See page 6). The maximum LIHTC two bedroom rent for Big Island is $841, less $120 for tenant to pay their utilities is $721.

Although an increase of $191 from $611 to $802) per unit would be required in order for the project operations to break even, this is not allowed by the Internal Revenue Service rules for the LIHTC program.

E. Because of the Hawaii Housing Finance and Development Corporation's (HHFDC) project based Rental Assistance Payments (RAP) subsidy (up to $175 a month) and the income of the current occupants, a rent increase of $110 would impact the current tenants as follows: 34 households (79%) would pay no more than 30% of their income for rent, 4 (9%) other households would pay between 31% and 40% and the remaining 5 households (12%) would pay over 41%. There are currently 4 vacant units.

For Board information, spreadsheets showing a) current rents, b) $50 increase, and c) $75 increase are attached as pages 7, 8 and 9.

The HUD Fair Market rent for the Big Island is $998 (minus $120 for utilities = $878), although the actual rents for West Hawaii are generally higher. Thus, the $721 proposed would be $157 less than the Fair Market Rent (HUD Section 8 standard used here for comparison) for the Big Island as a whole.

The HHFDC recently announced that effective January 1, 2008, the rents for existing tenants at its Kamaaina Hale project (all units are two bedrooms) in Kailua-Kona will increase from $340 per month to $561 per month. New tenants whose income is between 60% and 80% of the median are paying $841 and others are paying $1,121.

HHFDC's Lailani project's Rental Housing System program in Kealakehe on the Big Island, two bedroom rents increased to $750 from $720 per month on October 1, 2007.

III. RECOMMENDATION

That the Board of Directors approve staff to submit a request to the Hawaii Housing Finance and Development Corporation for a rent increase for the Ke Kumu Ekahi project to the maximum allowable tenant contribution and that HPHA staff be authorized to annually request that the rents be adjusted to the maximum tenant contribution.

Prepared by: Michael J. Hee, Acting Supervising Public Housing Manager
Reviewed by: Derek Kimura, Property Management and Maintenance Services Branch Chief

Ke Kumu Ekahi
FY 2008 Budget

	Monthly	Annual
INCOME		
Rental income (based on 3% vacancy)	$28,106	$337,272
Laundry (past actual)	$388	$4,656
Late fee /None Sufficient Funds charges (past actual)	$350	$4,200
Other (past actual)	$348	$4,172
Total Income	**$29,192**	$13,028
BUDGETED EXPENSES		
Administrative		
Admin Services	$0	$0
Accounting Services	$800	$9,600
Lease Rent (mortgage)	$11,761	$141,132
Legal Fees	$200	$2,400
Management Fees	$4,496	$53,952
Office Supplies	$25	$300
Postage	$33	$400
Telephone	$26	$312
Other Admin Expense (property insurance)	$2,883	$34,600
Payroll/Taxes		
Insurance - Medical	$896	$10,752
Insurance - Payroll Taxes	$1,973	$23,676
Payroll - Maintenance	$6,188	$74,256
Payroll - Office& Manager	$1,400	$16,800
Maintenance/Repair		
Maint/Repair-Appliance	$25	$300
Maint/Repair-Building	$150	$1,800
Maint/Repair-Electrical/Meter	$25	$300
Maint/Repair-Equipment	$10	$120
Maint/Repair-Grounds	$100	$1,200
Maint/Repair-Plumbing	$15	$180
Refuse Removal	$1,600	$19,200
Supplies		
Supplies-Building Maint.	$300	$3,600
Supplies-Electrical/Lighting	$100	$1,200
Supplies-Grounds	$75	$900
Supplies-Janitorial	$50	$600
Total Supplies Expense		
Utilities		
Electricity (common area only)	$1,600	$19,200
Water (tenants and common areas)	$2,300	$27,600
Sewer (tenants and common areas)	$2,400	$28,800
Total Expenses	**$39,432**	**$473,180**

MAXIMUM TENANT CONTRIBUTION (Incl. Utilities)
CALCULATED BY NUMBER OF BEDROOMS

Area	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Honolulu, HI					
30% of Median	$391	$419	$502	$581	$648
40% of Median	$522	$559	$671	$775	$864
50% of Median	$652	$698	$838	$968	$1,080
60% of Median	$783	$838	$1,006	$1,162	$1,296
80% of Median	$1,042	$1,117	$1,341	$1,549	$1,728
100% of Median*	$1,286	$1,378	$1,653	$1,911	$2,131
140% of Median*	$1,800	$1,929	$2,315	$2,675	$2,984
Hawaii					
30% of Median	$327	$350	$421	$486	$542
40% of Median	$436	$467	$561	$648	$723
50% of Median	$545	$583	$701	$810	$903
60% of Median	$654	$700	$841	$972	$1,084
80% of Median	$872	$935	$1,121	$1,296	$1,446
100% of Median*	$1,018	$1,091	$1,309	$1,513	$1,687
140% of Median*	$1,426	$1,527	$1,833	$2,118	$2,362
Kauai					
30% of Median	$347	$372	$446	$516	$576
40% of Median	$463	$496	$595	$687	$767
50% of Median	$578	$620	$743	$859	$958
60% of Median	$694	$744	$892	$1,031	$1,150
80% of Median	$926	$991	$1,190	$1,375	$1,533
100% of Median*	$1,107	$1,186	$1,424	$1,645	$1,835
140% of Median*	$1,550	$1,661	$1,994	$2,304	$2,570
Maui					
30% of Median	$376	$403	$483	$558	$623
40% of Median	$501	$537	$644	$744	$831
50% of Median	$626	$671	$805	$930	$1,038
60% of Median	$751	$805	$966	$1,116	$1,246
80% of Median	$1,002	$1,074	$1,288	$1,490	$1,661
100% of Median*	$1,223	$1,310	$1,572	$1,817	$2,027
140% of Median*	$1,712	$1,834	$2,201	$2,544	$2,837

*for purposes of the Rental Housing Trust Fund Program only.

Ke Kumu Ekahi
Monthly Vacancy History

Total 48 Units (47 rentals + 1 resident manager)

Vacancy	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
FY 06	2	1	1	2	1	1	0	1	0	0	1	1
FY 05	3	2	1	0	0	1	2	4	3	3	4	2
FY 04	1	1	1	1	1	1	2	1	0	0	1	2
FY 03	4	4	4	4	4	4	3	3	6	3	1	1
FY 02	3	0	3	0	0	3	4	2	4	8	8	5

	Ke Kumu Ekahi Tenant Rent												
	$110 Rent Increase ($721)												
	Occupants	Unit Type	Rent	Asset Total	Annual Income	Monthly Income	Min. Tenant Cont.	Remaining Rent	Rental Assistance Program	Other Subsidy	Type	Tenant Cont.	% of Income
1	3	2	721	57,457.82	1,149.16	96	29	692	175			546	570%
2	1	2	721	161.29	5,460.00	455	137	585	175			546	120%
3	3	2	721	26.60	9,380.80	782	235	486	175			546	70%
4	5	2	721	2,228.81	12,073.36	1006	302	419	175			546	54%
5	4	2	721	0.00	15,600.00	1300	390	331	175			546	42%
6	2	2	721	272.72	18,012.00	1501	450	271	175			546	36%
7	4	2	721	9,411.38	18,282.73	1524	457	264	175			546	36%
8	2	2	721	0.00	18,720.00	1560	468	253	175			546	35%
9	1	2	721	2,839.49	19,880.09	1657	497	224	175			546	33%
10	2	2	721	1,968.76	21,823.79	1819	546	175	175			546	30%
11	3	2	721	530.35	22,614.00	1885	565	156	156			565	30%
12	3	2	721	2,446.42	24,044.84	2004	601	120	120			601	30%
13	2	2	721	592.59	24,960.00	2080	624	97	97			624	30%
14	2	2	721	546.90	27,046.84	2254	676	45	45			676	30%
15	4	2	721	570.89	28,361.06	2363	709	12	12			709	30%
16	3	2	721	510.42	28,813.97	2401	720	1	1			720	30%
17	2	2	721	1,319.47	29,109.02	2426	728	-7				721	30%
18	2	2	721	Blank	29,744.00	2479	744	-23				721	29%
19	3	2	721	1,530.86	31,976.50	2665	799	-78				721	27%
20	4	2	721	1,160.23	32,448.51	2704	811	-90				721	27%
21	5	2	721	356.71	33,372.00	2781	834	-113				721	26%
22	2	2	721	2,735.70	33,857.81	2821	846	-125				721	26%
23	4	2	721	4,518.24	33,883.20	2824	847	-126				721	26%
24	2	2	721	5,279.26	35,519.47	2960	888	-167				721	24%
25	4	2	721	3,647.83	35,789.18	2982	895	-174				721	24%
26	1	2	721	809.98	36,368.80	3031	909	-188				721	24%
27	3	2	721	10,196.34	37,204.50	3100	930	-209				721	23%
28	4	2	721	501.70	40,563.16	3380	1014	-293				721	21%
29	4	2	721	189.52	43,049.37	3587	1076	-355				721	20%
30	4	2	721	567.41	50,179.85	4182	1254	-533				721	17%
31	2	2	721	1,857.36	61,111.46	5093	1528	-807				721	14%
32	4	2	721	14,204.88	61,371.10	5114	1534	-813				721	14%
33	4	2	721	5,913.45	63,353.90	5279	1584	-863				721	14%
34	2	2	721	554.12	64,500.82	5375	1613	-892				721	13%
35	3	2	721	570.89	65,418.51	5452	1635	-914				721	13%
36	2	2	721	772.79	72,525.16	6044	1813	-1092				721	12%
37	3	2	721	1,689.37	73,117.24	6093	1828	-1107				721	12%
38	4	2	721	668,326.19	87,242.60	7270	2181	-1460				721	10%
39	4	2	721	11,309.90	91,148.30	7596	2279	-1558				721	9%
40	3	2	721	141.84	3,120.39	260	78	643		611	S8	110	42%
41	2	2	721	58.00	17,160.35	1430	429	292		411	S8	310	22%
42	3	2	721	281.42	19,640.00	1637	491	230		405	S8	316	19%
43	4	2	721	1,562.10	21,060.34	1755	527	194		214	S8	507	29%
			7210						$2,181	$1,641		$27,181	$31,003

	Ke Kumu Ekahi Tenant Rent												
	Current Rents ($611)												
	Occupants	Unit Type	Rent	Asset Total	Annual Income	Monthly Income	Min. Tenant Cont.	Remaining Rent	Rental Assistance Program	Other Subsidy	Type	Tenant Cont.	% of Income
1	3	2	611	57,457.82	1,149.16	96	29	582	175			436	455%
2	1	2	611	161.29	5,460.00	455	137	475	175			436	96%
3	3	2	611	26.60	9,380.80	782	235	376	175			436	56%
4	5	2	611	2,228.81	12,073.36	1006	302	309	175			436	43%
5	4	2	611	0.00	15,600.00	1300	390	221	175			436	34%
6	2	2	611	272.72	18,012.00	1501	450	161	161			450	30%
7	4	2	611	9,411.38	18,282.73	1524	457	154	154			457	30%
8	2	2	611	0.00	18,720.00	1560	468	143	143			468	30%
9	1	2	611	2,839.49	19,880.09	1657	497	114	114			497	30%
10	2	2	611	1,968.76	21,823.79	1819	546	65	65			546	30%
11	3	2	611	530.35	22,614.00	1885	565	46	46			565	30%
12	3	2	611	2,446.42	24,044.84	2004	601	10	10			601	30%
13	2	2	611	592.59	24,960.00	2080	624	-13				611	29%
14	2	2	611	546.90	27,046.84	2254	676	-65				611	27%
15	4	2	611	570.89	28,361.06	2363	709	-98				611	26%
16	3	2	611	510.42	28,813.97	2401	720	-109				611	25%
17	2	2	611	1,319.47	29,109.02	2426	728	-117				611	25%
18	2	2	611	Blank	29,744.00	2479	744	-133				611	25%
19	3	2	611	1,530.86	31,976.50	2665	799	-188				611	23%
20	4	2	611	1,160.23	32,448.51	2704	811	-200				611	23%
21	5	2	611	356.71	33,372.00	2781	834	-223				611	22%
22	2	2	611	2,735.70	33,857.81	2821	846	-235				611	22%
23	4	2	611	4,518.24	33,883.20	2824	847	-236				611	22%
24	2	2	611	5,279.26	35,519.47	2960	888	-277				611	21%
25	4	2	611	3,647.83	35,789.18	2982	895	-284				611	20%
26	1	2	611	809.98	36,368.80	3031	909	-298				611	20%
27	3	2	611	10,196.34	37,204.50	3100	930	-319				611	20%
28	4	2	611	501.70	40,563.16	3380	1014	-403				611	18%
29	4	2	611	189.52	43,049.37	3587	1076	-465				611	17%
30	4	2	611	567.41	50,179.85	4182	1254	-643				611	15%
31	2	2	611	1,857.36	61,111.46	5093	1528	-917				611	12%
32	4	2	611	14,204.88	61,371.10	5114	1534	-923				611	12%
33	4	2	611	5,913.45	63,353.90	5279	1584	-973				611	12%
34	2	2	611	554.12	64,500.82	5375	1613	-1002				611	11%
35	3	2	611	570.89	65,418.51	5452	1635	-1024				611	11%
36	2	2	611	772.79	72,525.16	6044	1813	-1202				611	10%
37	3	2	611	1,689.37	73,117.24	6093	1828	-1217				611	10%
38	4	2	611	668,326.19	87,242.60	7270	2181	-1570				611	8%
39	4	2	611	11,309.90	91,148.30	7596	2279	-1668				611	8%
40	3	2	611	141.84	3,120.39	260	78	533		611	S8	0	0%
41	2	2	611	58.00	17,160.35	1430	429	182		411	S8	200	14%
42	3	2	611	281.42	19,640.00	1637	491	120		405	S8	206	13%
43	4	2	611	1,562.10	21,060.34	1755	527	84		214	S8	397	23%
									$1,568	$1,641		$23,064	$26,273

Ke Kumu Ekahi Tenant Rent

$50 Rent Increase ($661)

	Occupants	Unit Type	Rent	Asset Total	Annual Income	Monthly Income	Min. Tenant Cont.	Remaining Rent	Rental Assistance Program	Other Subsidy	Type	Tenant Cont.	% of Income
1	3	2	661	57,457.82	1,149.16	96	29	632	175			486	508%
2	1	2	661	161.29	5,460.00	455	137	525	175			486	107%
3	3	2	661	26.60	9,380.80	782	235	426	175			486	62%
4	5	2	661	2,228.81	12,073.36	1006	302	359	175			486	48%
5	4	2	661	0.00	15,600.00	1300	390	271	175			486	37%
6	2	2	661	272.72	18,012.00	1501	450	211	161			500	33%
7	4	2	661	9,411.38	18,282.73	1524	457	204	154			507	33%
8	2	2	661	0.00	18,720.00	1560	468	193	175			486	31%
9	1	2	661	2,839.49	19,880.09	1657	497	164	164			497	30%
10	2	2	661	1,968.76	21,823.79	1819	546	115	115			546	30%
11	3	2	661	530.35	22,614.00	1885	565	96	96			565	30%
12	3	2	661	2,446.42	24,044.84	2004	601	60	60			601	30%
13	2	2	661	592.59	24,960.00	2080	624	37	37			624	30%
14	2	2	661	546.90	27,046.84	2254	676	-15				661	29%
15	4	2	661	570.89	28,361.06	2363	709	-48				661	28%
16	3	2	661	510.42	28,813.97	2401	720	-59				661	28%
17	2	2	661	1,319.47	29,109.02	2426	728	-67				661	27%
18	2	2	661	Blank	29,744.00	2479	744	-83				661	27%
19	3	2	661	1,530.86	31,976.50	2665	799	-138				661	25%
20	4	2	661	1,160.23	32,448.51	2704	811	-150				661	24%
21	5	2	661	356.71	33,372.00	2781	834	-173				661	24%
22	2	2	661	2,735.70	33,857.81	2821	846	-185				661	23%
23	4	2	661	4,518.24	33,883.20	2824	847	-186				661	23%
24	2	2	661	5,279.26	35,519.47	2960	888	-227				661	22%
25	4	2	661	3,647.83	35,789.18	2982	895	-234				661	22%
26	1	2	661	809.98	36,368.80	3031	909	-248				661	22%
27	3	2	661	10,196.34	37,204.50	3100	930	-269				661	21%
28	4	2	661	501.70	40,563.16	3380	1014	-353				661	20%
29	4	2	661	189.52	43,049.37	3587	1076	-415				661	18%
30	4	2	661	567.41	50,179.85	4182	1254	-593				661	16%
31	2	2	661	1,857.36	61,111.46	5093	1528	-867				661	13%
32	4	2	661	14,204.88	61,371.10	5114	1534	-873				661	13%
33	4	2	661	5,913.45	63,353.90	5279	1584	-923				661	13%
34	2	2	661	554.12	64,500.82	5375	1613	-952				661	12%
35	3	2	661	570.89	65,418.51	5452	1635	-974				661	12%
36	2	2	661	772.79	72,525.16	6044	1813	-1152				661	11%
37	3	2	661	1,689.37	73,117.24	6093	1828	-1167				661	11%
38	4	2	661	668,326.19	87,242.60	7270	2181	-1520				661	9%
39	4	2	661	11,309.90	91,148.30	7596	2279	-1618				661	9%
40	3	2	661	141.84	3,120.39	260	78	583		611	S8	50	19%
41	2	2	661	58.00	17,160.35	1430	429	232		411	S8	250	17%
42	3	2	661	281.42	19,640.00	1637	491	170		405	S8	256	16%
43	4	2	661	1,562.10	21,060.34	1755	527	134		214	S8	447	25%
									$1,837	$1,641		$24,945	$28,423

	Ke Kumu Ekahi Tenant Rent												
	$75 Rent Increase ($686)												
	Occupants	Unit Type	Rent	Asset Total	Annual Income	Monthly Income	Min. Tenant Cont.	Remaining Rent	Rental Assistance Program	Other Subsidy	Type	Tenant Cont.	% of Income
1	3	2	686	57,457.82	1,149.16	96	29	657	175			511	534%
2	1	2	686	161.29	5,460.00	455	137	550	175			511	112%
3	3	2	686	26.60	9,380.80	782	235	451	175			511	65%
4	5	2	686	2,228.81	12,073.36	1006	302	384	175			511	51%
5	4	2	686	0.00	15,600.00	1300	390	296	175			511	39%
6	2	2	686	272.72	18,012.00	1501	450	236	175			511	34%
7	4	2	686	9,411.38	18,282.73	1524	457	229	175			511	34%
8	2	2	686	0.00	18,720.00	1560	468	218	175			511	33%
9	1	2	686	2,839.49	19,880.09	1657	497	189	175			511	31%
10	2	2	686	1,968.76	21,823.79	1819	546	140	140			546	30%
11	3	2	686	530.35	22,614.00	1885	565	121	121			565	30%
12	3	2	686	2,446.42	24,044.84	2004	601	85	85			601	30%
13	2	2	686	592.59	24,960.00	2080	624	62	62			624	30%
14	2	2	686	546.90	27,046.84	2254	676	10	10			676	30%
15	4	2	686	570.89	28,361.06	2363	709	-23				686	29%
16	3	2	686	510.42	28,813.97	2401	720	-34				686	29%
17	2	2	686	1,319.47	29,109.02	2426	728	-42				686	28%
18	2	2	686	Blank	29,744.00	2479	744	-58				686	28%
19	3	2	686	1,530.86	31,976.50	2665	799	-113				686	26%
20	4	2	686	1,160.23	32,448.51	2704	811	-125				686	25%
21	5	2	686	356.71	33,372.00	2781	834	-148				686	25%
22	2	2	686	2,735.70	33,857.81	2821	846	-160				686	24%
23	4	2	686	4,518.24	33,883.20	2824	847	-161				686	24%
24	2	2	686	5,279.26	35,519.47	2960	888	-202				686	23%
25	4	2	686	3,647.83	35,789.18	2982	895	-209				686	23%
26	1	2	686	809.98	36,368.80	3031	909	-223				686	23%
27	3	2	686	10,196.34	37,204.50	3100	930	-244				686	22%
28	4	2	686	501.70	40,563.16	3380	1014	-328				686	20%
29	4	2	686	189.52	43,049.37	3587	1076	-390				686	19%
30	4	2	686	567.41	50,179.85	4182	1254	-568				686	16%
31	2	2	686	1,857.36	61,111.46	5093	1528	-842				686	13%
32	4	2	686	14,204.88	61,371.10	5114	1534	-848				686	13%
33	4	2	686	5,913.45	63,353.90	5279	1584	-898				686	13%
34	2	2	686	554.12	64,500.82	5375	1613	-927				686	13%
35	3	2	686	570.89	65,418.51	5452	1635	-949				686	13%
36	2	2	686	772.79	72,525.16	6044	1813	-1127				686	11%
37	3	2	686	1,689.37	73,117.24	6093	1828	-1142				686	11%
38	4	2	686	668,326.19	87,242.60	7270	2181	-1495				686	9%
39	4	2	686	11,309.90	91,148.30	7596	2279	-1593				686	9%
40	3	2	686	141.84	3,120.39	260	78	608		611	S8	75	29%
41	2	2	686	58.00	17,160.35	1430	429	257		411	S8	275	19%
42	3	2	686	281.42	19,640.00	1637	491	195		405	S8	281	17%
43	4	2	686	1,562.10	21,060.34	1755	527	159		214	S8	472	27%
									$1,993	$1,641		$25,864	$29,498

Reviewed and Approved by the Executive Director
December 20, 2007

FOR INFORMATION

SUBJECT: Homeless Programs Budget Request – FY 2009

I. In preparation for the 2008 State Legislature the State Homeless Programs (HPHA) has submitted a budget request to the Governor for an additional $5,300,000 for operations of homeless programs. The current allocation for FY 09 is $12,380,806. The additional appropriation would bring the budget total to $17,680,806.

II. The Governor approved an additional appropriation of $4,300,000 for submittal to the Legislature, which would bring the total budget request to $16,680,806.

III. The justification for the additional operations funding is as follows ($1.85 million + $3.45 million = $5.3 million):

A. The funds appropriated by the Legislature in the FY 08 budget was $1.85 million less than was requested in last year's budget, and the funding shortfall was made up in a separate one-year appropriation. The funding shortfall is a recurring need which is part of the new budget request.

B. Five new shelters will come on line in FY 2009, hence the additional $3.45 million was requested to fund shelter services.

July 2009 – Building 36 at Kalaeloa (72 units)
Aug. 2009 – Villages at Maili in Waianae (80 units)
Aug. 2009 – Kahikolu in Waianae (capacity of 262 persons)
July 2009 – Kauai Judiciary Bldg. transitional housing (20 families)
July 2009 – Two transitional houses, in Hilo (12-18 persons)

The new inventory will provide increased shelter capacity of 886 persons.

However, if the completion of shelter development for the above projects is delayed, $2.45 million in operations funding for the new shelters and 1.85 million for the budget shortfall ($2.45 million + $1.85 million = $4.3 million) should be adequate.

IV. Additionally, Homeless Programs has requested Capital Improvement Project (CIP) funds totaling $32 million: $20 million for a permanent shelter facility to replace the Kakaako Next Step Emergency Shelter and $12 million for a new shelter in Kona, comprised of 25 transitional shelter units and 25 affordable rental units. The Kona Shelter is needed to replace Kawaihae Transitional Shelter, the only Kona homeless facility, which must close in June 2009, due to building deterioration and cesspool issues.

V. The Governor's budget includes the $20 million requested for the Next Step replacement shelter.

VI. Attached is the current budget for the State Homeless Programs for FY 2008. It identifies all of the current funding sources and how the funds have been designated. The special legislative appropriations (CIP and GIA) are for the current year only, and are not expected to recur in the coming year. The federal allocations are expected to remain the same in the coming year.

Prepared by: Sandra J. Miyoshi, Homeless Programs Branch Administrator

3/30/2007 **FB 08 - 09 Executive Budget Details - HMS Other Current Expenses**
Click on the column headings in Row 4 for a brief explanation of the data fields

Prog ID/Org	Line No.	Item Description	MOF	Object Code	FY 2008	2009	
HMS224HS	002	JANITORIAL SUPPLIES	A	3000	1,000.00	1,500.00	
HMS224HS	017	OFFICE SUPPLIES	A	3200	4,000.00	4,000.00	
HMS224HS	020	OTHER SUPPLIES	A	3400	2,000.00	2,000.00	
HMS224HS	023	POSTAGE	A	3700	1,200.00	1,200.00	
HMS224HS	024	TELEPHONE & TELEGRAPH	A	3800	3,000.00	3,000.00	
HMS224HS	026	ADVERTISING	A	4000	1,700.00	1,700.00	
HMS224HS	027	CAR MILEAGE	A	4100	1,600.00	1,600.00	
HMS224HS	028	TRANSPORTATION, INTRASTATE	A	4200	6,000.00	6,000.00	
HMS224HS	029	SUBSISTENCE ALLOWANCE, INTRASTATE	A	4300	2,000.00	2,000.00	
HMS224HS	030	TRANSPORTATION, OUT-OF-STATE	A	4400	8,000.00	8,000.00	
HMS224HS	031	SUBSISTENCE ALLOWANCE, OUT-OF-STATE	A	4500	3,000.00	3,000.00	
HMS224HS	032	HIRE OF PASSENGER CARS	A	4600	600.00	600.00	
HMS224HS	033	MOTOR POOL CARS	A	4700	300.00	300.00	
HMS224HS	035	ELECTRICITY	A	5000	3,000.00	3,000.00	
HMS224HS	037	WATER	A	5200	1,000.00	1,000.00	
HMS224HS	038	SEWER	A	5300	0.00	0.00	
HMS224HS	041	RENTAL OF EQUIPMENT	A	5600	4,000.00	4,000.00	
HMS224HS	043	R & M-OFFICE FURNITURE & EQUIPMENT	A	5800	1,000.00	1,000.00	
HMS224HS	045	R & M-MACHINERY & EQPT-ROUTINE MAINTENAN	A	5800	4,000.00	4,000.00	
HMS224HS	047	R & M-BLDGS & STRUCTURES-ROUTINE MAINTEN	A	5800	40,000.00	40,000.00	
HMS224HS	053	MISCELLANEOUS CURRENT EXPENSES	A	7200	10,000.00	10,000.00	audit
HMS224HS	054	STIPEND PAYMENT	A	7200	11,018,671.00	16,318,671.00	
HMS224HS	055	OUTREACH PAYMENT	A	7200	2,486,443.00	2,500,000.00	
HMS224HS	056	GRANT PROGRAM PAYMENT	A	7200	345,000.00	400,000.00	
HMS224HS	057	SERVICE ON A FEE BASIS	A	2900	120,000.00	120,000.00	legal, OED
HMS224HS	054	SVC ON A FEE-EMERGENCY SHELTER GRANT PRO	N	2900	222,610.00	222,610.00	
HMS224HS	055	HOUSING OPPORTUNITIES FOR PEOPLE WITH AI	N	7200	155,200.00	155,200.00	
HMS224HS	056	SVC ON A FEE-SHELTER PLUS CARE GRANT	N	2900	1,183,362.00		
HMS224HS	060	HOMELESS SUPPORTIVE HOUSING PROGRAM	N	7200	482,076.00	482,076.00	
		SHELTER PLUS CARE MATCHING FUNDS				591,365.00	
		MISC. CONTRACTS (Self help, Ohana Ola)			690,000.00		
		GRANT IN AID - Family Promise			40,000.00		
		GRANT IN AID - Habitat for Humanity			225,000.00		
		CIP - Planning for Waimanalo Shelter			300,000.00		
		CIP - Habitat for Humanity			300,000.00		
		CIP - Hawaii Coalition of Christian Churches			250,000.00		
		Community Reintegration Supplement Contract			400,000.00	400,000.00	
		Housing Placement Program			2,763,324.00	2,763,324.00	
		PERSONNEL			470,591.00	470,591.00	
		Procurement personnel			63,806.00	63,806.00	
		New Bldg 36 -			500,000.00		
		Health Interventions for the Homeless			100,000.00	100,000.00	
		Allocated costs from HPHA			389,224.00	389,224.00	
		TOTAL			**22,602,707.00**	**24,685,543.00**	

INCOME		
TANF (Source - DHS)	5,421,324.00	5,421,324.00
Emergency Shelter Grants (Source - HUD)	228,310.00	228,310.00
HOPWA (Source - HUD)	160,000.00	160,000.00
Competitive CoC Grant (Source - HUD)	1,666,038.00	1,666,038.00
HB 500 (2008 State budget allocation)	11,011,698.00	
SB 1917 (2007 Omnibus Housing Bill for $6,000,000)	3,000,000.00	591,365.00
HB 500 (2008 State budget - Grants in Aid)	265,000.00	
HB 500 (2008 State budget CIP)	850,000.00	
Proposed Budget Allocation for FY 09		16,680,806.00
TOTAL	**22,602,370.00**	**24,747,843.00**
Office of Hawaiian Affairs (restricted)	1,000,000.00	

Reviewed and Approved by the Executive Director CJ
December 20, 2007

FOR INFORMATION

SUBJECT: Future Status of Banyan Street Manor (Section 8 New Construction Program)

I. FACTS

The current status of Banyan Street Manor remains in need of attention and resolution.

Currently the deficiencies are:

A. Below Average Management review conducted on 4/18/2006 which is still open and findings have not been closed.

B. Management Agent Certification expired on 5/31/2006.

C. Delinquent Annual Financial Statement (AFS) for years ending 5/31/2006 and 6/30/2007. The 6/30/2005 AFS requires a redeposit of $6,850 to the Residual Receipt account to clear the deficiency, which has not been made.

D. No request for renewal of the Housing Assistance Payments (HAP) contract has been received, which actually expired on 8/31/2007. In August 2007, HUD granted a 3 month extension to allow the Hawaii Public Housing Authority (HPHA) the opportunity to correct the deficiency.

E. The current monthly HUD mortgage payment is delinquent.

As of December 11, 2007, none of the deficiencies were addressed.

II. DISCUSSION

HUD proposed the following options to consider:

A. Option 1: Based on the last known balance in the reserve for replacement, there is a total of $2,370,420. These funds could be used to pay down or pay off the existing HUD insured mortgage. With the HUD mortgage paid off, HUD could cancel the Section 8 HAP contract and issue Section 8 vouchers to the eligible residents in occupied units. HUD would agree to do a short term renewal to accomplish this.

B. Option 2: Refinance the existing HUD insured mortgage. By refinancing the existing HUD mortgage, sufficient funds would be borrowed to clear all the health and safety issues and upgrade the units. Once the rehabilitation of the units are complete, a request for a long term HAP contract would be required.

C. Option 3: Exercise the option to purchase the land from the City's Honolulu Redevelopment Agency (HRA) at 75% of the fair market value. Refinance the existing HUD mortgage as noted in option 2 along with long term HAP contract.

D. Option 4: Provide the existing tenants with a one-year Section 8 opt-out notification. During this time, apply/obtain a HUD substantial rehabilitation loan which would maintain the property as a 221d3 affordable complex. The loan should be adequate to insure the units are rehab to market rentable standards. The current Section 8 residents could exercise the use of their voucher to move to another complex.

These options are provided for discussion purposes. Approval and financial qualification will be required. Because the current mortgage is delinquent and the current HAP contract expires on 12/31/2007, HUD requires a solid and workable direction no later that 12/31/2007. Failing to do so will cause HUD to proceed with the non renewal of the HAP contract and the requirement to pay off the current HUD mortgage using the existing reserves.

Under Option 1, a prepayment of the mortgage would not leave funds to pay the current repair contract that will address some of HUD's issues. The loss of the Section 8 HAP contract will hamper HPHA's ability to continue to modernize the units and provide housing to existing clientele.

Option 2. Re-financing the existing HUD insured mortgage and borrowing additional funds to complete the modernization of the project and entering into a long term HAP contract is the best alternative. Selling the project to a private owner who specializes in operating these types of projects would be more beneficial to the residents and the project. HPHA recently executed contract for $976,000 for repairs to the roof, modernization of 9 units and installation of a video security system, estimated completion date to be provided at later date.

Option 3. Exercising the option to purchase the land from Honolulu Redevelopment Agency (City and County of Honolulu) and refinancing the project to generate funds to modernize the project and entering into a long term HAP contract with HUD could also be accomplished by a private owner. The cost to purchase of the land from the City and County of Honolulu based on the assessed value of the land would be $2,800,350. There would be no advantage to owning the land if a lease can be negotiated for this affordable rental project.

Option 4. Opt-out of the Section 8 contract would hamper the ability of the owner to continue to rent units to the existing clientele. Converting the property to a 221d3 could be an issue for HPHA because there is no staff familiar with administering this program. This could be an option for a private owner if the project is sold.

Other issues have or are being resolved. The managing agent paid the November and December mortgage payments on December 11, 2007. The delay was due to the transfer of the records and funds from Urban Realty to R & L Realty. On December 18, 2007, R & L Realty was instructed to make the delinquent residual receipts deposit of $6,850.

A short term HAP contract renewal was executed with HUD in September to cover the period September 1 to December 31, 2007. HPHA submitted a one-year HAP renewal contract to HUD on December 18, 2007.

HUD has had several issues with HPHA's operation which included the inability to procure and implement major repair and maintenance projects, make changes to policies and procedures to accommodate changing conditions (eviction procedures took two years to change) and lease violations. HPHA has addressed the repairs with the current repair contract. The eviction procedures have been implemented and the managing agent has submitted four lease termination cases to HPHA for referral to the attorney general's office. The security and lease violations are being addressed with the implementation of the management

assistants program in R & L Realty's management contract and the installation of security cameras. Law enforcement agencies conducted a drug raid of two Banyan Street Manor units with the cooperation of the management agent. Lease termination referrals will be submitted upon receipt of the police reports. While these issues have been addressed. HUD is concerned about the length of time required to comply with state rules and regulations.

III. RECOMMENDATION

That the HUD-suggested options for the future status of the Banyan Street Manor be referred to a task force for investigation with staff assistance.

Prepared by: Michael J. Hee, Acting Supervising Public Housing Manager
Reviewed by: Derek Kimura, Property Management and Maintenance Services Branch Chief

Reviewed and Approved by the Executive Director CT
December 20, 2007

FOR INFORMATION

SUBJECT: State Public Housing Rent Increase

I. FACTS

A. The six project (288 units) State-Aided Family Public Housing (SFPH) program does not receive annual operating subsidies. The projects are Hauiki Homes and Puahala Homes on Oahu, Lokahi in Hilo, Ke Kumu Elua in Waikoloa, Kahale Mua on Molokai and Kawailehua in Koloa on Kauai.

B. Tenant rent for the program is 30% of adjusted household income or the minimum rent, whichever is greater. The rents include water, electricity and gas.

C. The program originally was set up as a transition to unsubsidized rentals for families that became ineligible for federal Low Income Public Housing (LIPH) at a time when the federal public housing program required families to vacate when they reached a certain income level. HUD no longer has an income limit for continued occupancy for the federal LIPH.

D. The original income limits for admission and continued occupancy for SFPH were higher than the LIPH limits. The current SFPH program maximum income limit for admission is the HUD Very-Low Income (50% of median) and for Continued Occupancy is the HUD Low Income (80% of median). These limits were adopted in December 2001.

In contrast, the maximum income limit for admission to federal LIPH is the HUD Low Income (80% of median) limit. Therefore, the income limit for admission to the SFPH program is lower than the federal LIPH, and the SFPH requires tenants to vacate when their income increases. This is the exact opposite of why the SFPH program was developed.

E. The SFPH has been operating at a deficit for a number of years. Two recent attempts to increase rents were rejected by the Board of Directors of the Housing and Community Development Corporation of Hawaii.

F. The program would need to collect an average of $752 per unit per month (full occupancy) to generate income to offset the proposed $2.5 million FY08 operating budget. Current average rent is $301 per unit or about 40% of the rent needed.

II. DISCUSSION

A. The Hawaii Public Housing Authority (HPHA) is reviewing the Central Office allocation to the program in order to reduce expenses. The Central Office allocation accounts for about 26% of the program expenses. The Central Office cost for SFPH units is $2,226 per unit per annum, while the allocated Central Office costs for LIPH is about $968 per unit per annum.

B. Unless there is a drastic overhaul of the program rent structure by going to a flat rent (average monthly rent would need to increase from $301 to $752 per unit), there is no short term solution to increasing rent revenue.

C. A long term solution is to admit higher income families to the program by:

1. Increasing the income limits for admission from the HUD Very-Low (50% of median) to the Low (80% of median).

2. Increasing the income limits for continued occupancy from HUD Low (80% of median) to 100% of the median, or eliminating the limits for continued occupancy entirely.

3. Adopting program preferences to admit higher income families such as a preference for working families.

4. Increasing minimum rents for new admissions.

III. RECOMMENDATION

Refer this issue to a Board task force with staff assistance to provide data, review how other states with state public housing (New York, Massachusetts, Connecticut, and Rhode Island) structure the differences, compare with Hawaii Housing Finance and Development Corporation rents, and propose to the Board of Directors how rents for state public housing should be structured.

The State Elderly Housing program rents should also be referred to the task force.

Prepared by: Michael J. Hee, Acting Supervising Public Housing Manager
Reviewed by: Derek Kimura, Property Management and Maintenance Services Branch Chief

Family Size	Hawaii Income Limits 50% (maximum for admission)	Hawaii Income Limits 80% (maximum for continued occ)	Hawaii Income Limits 100%	Kauai Income Limits 50% (maximum for admission)	Kauai Income Limits 80% (maximum for continued occ)	Kauai Income Limits 100%	Maui Income Limits 50% (maximum for admission)	Maui Income Limits 80% (maximum for continued occ)	Maui Income Limits 100%	Oahu Income Limits 50% (maximum for admission)	Oahu Income Limits 80% (maximum for continued occ)	Oahu Income Limits 100%
1 person	$21,800	$34,900	$40,740	$23,150	$37,050	$44,310	$25,050	$40,100	$48,930	$26,100	$41,700	$51,450
2 person	$24,900	$39,900	$46,560	$26,450	$42,300	$50,640	$28,650	$45,850	$55,920	$29,800	$47,700	$58,800
3 person	$28,050	$44,850	$52,380	$29,750	$47,600	$56,970	$32,200	$51,550	$62,910	$33,550	$53,650	$66,150
4 person	$31,150	$49,850	$58,200	$33,050	$52,900	$63,300	$35,800	$57,300	$69,900	$37,250	$59,600	$73,500
5 person	$33,650	$53,850	$62,860	$35,700	$57,150	$68,360	$38,650	$61,900	$75,490	$40,250	$64,350	$79,380
6 person	$36,150	$57,850	$67,510	$38,350	$61,350	$73,430	$41,550	$66,450	$81,080	$43,200	$39,150	$85,260
7 person	$38,650	$61,800	$72,170	$41,000	$65,600	$78,490	$55,500	$71,050	$86,680	$46,200	$73,900	$91,140
8 person	$41,100	$65,800	$76,820	$43,650	$69,850	$83,560	$47,250	$75,650	$92,270	$49,150	$78,650	$97,020

Bedroom Size	**Minimum Rents**
1 Bedroom	$108
2 bedroom	$128
3 Bedroom	$152
4 Bedroom	$180
5 Bedroom	$212

Current Tenants as of Sept 07

	# Households	Lowest Inc	Average Inc	Lowest Rent	Average Rent
1 person	41	$1,920	$10,704	$108	$216
2 person	61	$2,712	$13,109	$108	$280
3 person	34	$2,880	$15,744	$128	$342
4 person	26	$2,704	$17,369	$128	$401
5 person	19	$2,280	$18,995	$152	$452
6 person	8	$8,625	$23,893	$152	$534
7 person	5	$7,380	$20,695	$185	$492
8+ person	5	$17,664	$27,798	$442	$634
Overall Average			**$13,665**		**$301 ($342 minus adjustments)**

Total Occupied 199 (89 vacant units)
Total Expense $2,598,550
Total Units 288
Average Rent Required $752 * (at 100% occupancy) * $30,076/12 mo. = $2,506 x 30% = $752
288 units X 12 months X $752 rent = $2,598,912 annual revenue

Reviewed and Approved by the Executive Director
December 20, 2007

FOR DISCUSSION

SUBJECT: Information on Preferences for Federally-Assisted Housing Projects and Site-Based Waiting Lists

I. FACTS

A. On November 7, 2007, the Hawaii Public Housing Authority (HPHA) Board Chair, Executive Director and staff attended the Senate Committee on Human Services and Public Housing and the House Committee on Human Services and Housing quarterly meeting to discuss various issues related to public housing.

B. The issue of preferences was raised at the meeting as there were concerns that the "hidden" homeless—families who were doubled up and those who did not have any of the three preferences under the current rules, weren't given the same opportunity for housing as others. It was questioned whether the system of preferences fairly addressed the housing needs for all applicants.

C. As a result, it was requested that the HPHA Board of Directors consider the possibility of modifying the preferences to meet the needs of individual communities rather than having the same preferences applied throughout the state. HPHA was also asked to review the possibility of site-based waiting lists.

II. DISCUSSION

A. Current Preferences

Under Chapter 17-2028 "Federally-Assisted Housing Projects," Hawaii Administrative Rules, applicants shall be given preference if they fall within the following three categories:

1. Involuntarily displaced applicants who are required to vacate their rental unit as a result of: disaster; federal, state or local government action; action by a housing owner which is beyond an applicant's ability to control; or
2. Victims of domestic violence who are participating in or graduated from a program with case management in a domestic violence shelter or clearance house; or
3. Homeless persons who are participating or graduating from a homeless program (which includes transitional shelters, supportive housing programs, and unsheltered homeless programs), and who are in compliance with a social service plan.

The suggestion to apply different preferences to different communities may pose questions, some of which may not be readily apparent on the surface regarding HPHA's obligation to be consistent with all applicable civil rights and fair housing laws and regulations. It may also pose concerns of steering and segregation.

Another suggestion to fairly address preferences for all eligible families may be to remove all preferences and having applicants selected purely by the date and time of application.

The Quality Housing & Work Responsibility Act of 1998 (QHWRA) repealed the mandatory federal preferences which included applicants involuntarily displaced, living in substandard housing or paying more than 50% of their income for rent. HUD does allow the Public Housing Authority (PHA) to adopt local and ranking preferences but it must be included in the Annual Plan and adopted by Board resolution.

B. Site-based Waiting Lists

HUD does permit the PHA to establish site-based waiting lists for admissions to public housing projects. Site-based waiting lists would allow applicants to apply directly for the project(s) in which they seek to reside. Procedures must be in compliance with applicable civil rights laws.

24 CFR (Code of Regulations) 903.7(b)(2) sites specific requirements for adopting site-based waiting lists:

Notwithstanding any other regulations, a PHA may adopt site-based waiting lists where:

1. The PHA regularly submits required occupancy data to HUD's Multifamily Tenant Characteristics Systems (MTCS) in an accurate, complete and timely manner;
2. The system of site-based waiting lists provides for full disclosure to each applicant of any option available to the applicant in the selection of the development in which to reside, including basic information about available sites (location, occupancy, number and size of accessible units, amenities such as day care, security, transportation and training programs) and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types (e.g., regular or accessible) at each site;
3. Adoption of site-based waiting lists would not violate any court order or settlement agreement, or be inconsistent with a pending complaint brought by HUD;
4. The PHA includes reasonable measures to assure that adoption of site-based waiting lists is consistent with affirmatively furthering fair housing, such as reasonable marketing activities to attract applicants regardless of race or ethnicity;
5. The PHA provides for review of its site-based waiting list policy to determine if the policy is consistent with civil rights laws and certifications through the following steps:

    a) As part of the submission of the Annual Plan, the PHA shall assess changes in racial, ethnic or disability-related tenant composition at each PHA site that may have occurred during the implementation of the site-based waiting list, based upon MTCS occupancy data that has been confirmed to be complete and accurate by an independent audit (which may be the annual independent audit) or is otherwise satisfactory to HUD;
    b) At least every three years the PHA uses independent testers or other means satisfactory to HUD, to assure that the site-based waiting list is not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist, and providing the results to HUD;
    c) Taking any steps necessary to remedy the problems surfaced during the review; and
    d) Taking the steps necessary to affirmatively further fair housing.

III. RECOMMENDATION

This topic be referred to one of the task forces for more in depth discussion, including analysis of the current waitlist system, review of other waitlist systems around the country, and recommendation to the Board on whether changes are needed.

Prepared by: Michi Kanoura-Hatae, Application Services Unit Supervisor MKH
Reviewed by: Derek Kimura, Property Management and Maintenance Services Branch Chief MKH for DK

Waiting List Count

Island Location	# of applicant on Waitlist	# of Units in Project
East HI Federal Elderly LIPH	147	124
East HI Federal Family LIPH	395	272
Kauai East Federal Elderly	55	50
Kauai East Federal Family	104	90
Kauai West Federal Elderly	28	54
Kauai West Federal Family	68	127
Maui Federal Elderly LIPH	44	42
Maui Federal Family LIPH	97	129
Molokai Federal Family LIPH	4	25
Oahu Central Federal Elderly	128	40
Oahu Central Federal Family	747	110
Oahu Honolulu Federal Elderly	1304	932
Oahu Honolulu Federal Family	3378	2502
Oahu Leeward Federal Family	1462	335
Oahu Windward Federal Family	1079	226
West HI Federal Elderly LIPH	135	104
West HI Federal Family LIPH	724	201
TOTAL	**9899**	**5363**

HPHA USE ONLY
NEW _____
REACT _____
CRIM_____
NOC_____
HIST_____

EQUAL HOUSING OPPORTUNITY

STATE OF HAWAII
HAWAII PUBLIC HOUSING AUTHORITY

APPLICATION FOR PUBLIC HOUSING PROGRAM

Instructions: Please print and complete both sides of this application. Answer each section/item. If not applicable to you, write "NA" in the space provided. Do not leave any section unanswered.

I/we am/are applying for the following programs:

SEE ATTACHMENT 1

☐ Federal Low Rent Housing for the **Elderly** ☐ Federal Low Rent Housing for **Family** ☐ State Housing

County of Oahu ☐Central Oahu (Wahiawa and Waialua) ☐Honolulu (Red Hill to Palolo) ☐Leeward Oahu (Pearl City to Waianae) ☐Windward Oahu (Kaneohe and Waimanalo)	Oahu Public Housing Applications Office 1002 North School St, Bldg A P. O. Box 17907 Honolulu, HI 96817 Telephone (808) 832-5960 TTY (808) 832-6083
County of Hawaii ☐ East Hawaii (Hilo, Honokaa to Ka'u ☐] West Hawaii (Kona, Kohala, Waimea)	Big Island Housing Office, 600 Wailoa Street Hilo, HI 96720 Telephone (808) 933-0474 TTY (808) 933-CXV593
County of Maui ☐ East Maui (Kahului to Wailuku) ☐ Molokai ☐ West Maui (Lahaina) ☐ Lanai	Maui Housing Office, 2015 Holowai Place, P. O. Box 885 Wailuku, HI 96793 Telephone (808) 243-5001 TTY (808) 243-5947
County of Kauai ☐East Kauai (Hanamaulu to Kapaa, Kilauea, Kalaheo) ☐ West Kauai (Koloa to Kekaha)	Kauai Housing Office, 4726 Malu Road, P. O. Box 650 Kapaa, HI 96746 Telephone (808) 821-4415 TTY (808) 821-6951

- **There will be one offer of placement made. Refusal will result in cancellation of application.**

The Hawaii Public Housing Authority (HPHA) assigned its units in accordance with prevailing zoning and City and County Building, Health and Fire Codes. A family shall be assigned the smallest unit suitable for its needs and each bedroom shall be occupied by at least one person. As an applicant you may also wait for a smaller unit than the HPHA determines you qualify for, providing your family meets certain criteria. Are you willing to accept a smaller unit? ☐ Yes ☐ No

We collect data on race & ethnicity in accordance with federal regulations. People of various races may be of Hispanic ethnicity. Please indicate if you are Hispanic. Your answers will not affect your application.

APPLICANT INFORMATION

Is Head of Household (Check Only One) ☐ Hispanic ☐ Non-Hispanic
Is Head of Household (Select as many as appropriate)
☐ White ☐ Black/African American ☐ American Indian/Alaskan Native ☐ Asian ☐Hawaiian/Other Pacific Islander

HEAD OF HOUSEHOLD

(Last Name) (First Name) (Middle Initial) (Date of Birth) (Social Security Number)

(Racial Ancestry) (Place of Birth, City and State or Country) (Maiden or Other Names Used) (Contact Number)

Check All that Apply : ☐ Male ☐ Female ☐ Single ☐ Married ☐ Divorced ☐ Separated ☐ Widow
☐ Disabled ☐ Handicapped ☐ Employed ☐[Unemployed ☐ Self Employed ☐ Retired ☐ Student

SPOUSE OR CO-HEAD

(Last Name) (First Name) (Middle Initial) (Date of Birth) (Social Security Number)

(Racial Ancestry) (Place of Birth, City and State or Country) (Maiden or Other Names Used) (Contact Number)

Check All that Apply : ☐ Male ☐ Female ☐ Single ☐ Married ☐ Divorced ☐ Separated ☐ Widow
☐ Disabled ☐ Handicapped ☐ Employed ☐[Unemployed ☐ Self Employed ☐ Retired ☐ Student

MAILING ADDRESS

(Number) (Street) (Apt No.) (City) (State-Country) (Zip Code)

RESIDENTIAL ADDRESS

(Number) (Street) (Apt No.) (City) (State-Country) (Zip Code)

Effective June 1995, Section 214 of the Housing and Community Development Act of 1980 prohibits the secretary of Department of Housing and Urban Development (HUD) from making financial assistance available to persons other than United States Citizen, nationals, or certain categories of eligible non-citizens.

Is any member of your household an Alien with a Visa? ☐ Yes ☐ No
If Yes, Give Family Member's name and Alien Number(s) _____ _____ _____

_____ _____ _____

FAMILY COMPSITION

LIST BELOW ALL OTHERS WHO WILL LIVE WITH YOU (DO NOT INCLUDE YOURSELF, SPOUSE OR CO-HEAD)

FAMILY MEMBER NO	FULL NAME	RELATIONSHIP TO APPLICANT (son, dau, etc.)	SEX (M or F)	BIRTHDATE	U.S. CITIZEN (Y OR N)	PLACE OF BIRTH (City, State, Country)	SOC. SEC NO
3							
4							
5							
6							
7							
8							

INCOME

LIST EVERYONE ON THE APPLICATION WHO IS WORKING, THEIR EMPLOYERS, THEIR PAY RATES

FAMILY MEMBER NUMBER	COMPANY/EMPLOYER'S NAME	POSITION	GROSS PAY PER HOUR/MONTH	HOURS WORKED PER WEEK	ANNUAL GROSS PAY

REPORT BELOW IF ANYONE ON THE APPLICATION HAS INCOME FROM THE FOLLOWING SOURCES AND GIVE THE GROSS AMOUNTS RECEIVED

FAMILY MEMBER NUMBER	SOURCE	AMOUNT PER MONTH	FAMILY MEMBER NUMBER	SOURCE	AMOUNT PER MONTH
	WELFARE (FINANCIAL) UNIT _____ WORKER _____			VETERAN'S BENEFITS	
				EDUCATIONAL SCHOLARSHIPS	
				TEMPORARY DISABILITY	
	OTHERE WELFARE ASSISTANCE CHILD CARE [ ] MEDICAL [ ] FOOD STAMPS [ ] CHORE HOUSEKEEPER SERVICE			CHILD SUPPORT FROM:	
	SOCIAL SECURITY			ALIMONY	
	SUPPLEMENTAL SECURITY INCOME (SSI)			ANY OTHER SUPPORT	
	UNEMPLOYMENT COMPENSATION			CONTRIBUTIONS	
	WORKERS COMPENSATION			MEDICAL PREMIUM FROM:	
	RETIREMENT/PENSION FROM:			INTEREST/DIVIDENDS	
				OTHER INCOME:	

ASSETS

CHECKING ☐ YES ☐ NO

FAMILY MEMBER NUMBER	NAME OF BANKS, S & L CREDIT UNIONS, ETC.	ACCOUNT NO.	AMOUNT

SAVINGS ☐ YES ☐ NO

FAMILY MEMBER NUMBER	NAME OF BANKS, S & L CREDIT UNIONS, ETC.	ACCOUNT NO.	AMOUNT

PROPERTY/REAL ESTATE ☐ YES ☐ NO

FAMILY MEMBER NUMBER	ADDRESS/LOCATION	ESTIMATED MARKET VALUE	ESTIMATED EQUITY

STOCKS/MUTUAL FUNDS ☐ YES ☐ NO

FAMILY MEMBER NUMBER	NAME OF STOCK /MUTUAL FUND	NO OF SHARES	ESTIMATED VALUE

CERTIFICATE OF DEPOSIT ☐ YES ☐ NO

FAMILY MEMBER NUMBER	NAME OF BANK	ACCT NO.	AMOUNT

LIFE INSURANCE ☐ YES ☐ NO

FAMILY MEMBER NUMBER	COMPANY NAME	CASH VALUE

OTHER ASSETS

A.	IRA/KEOG/DEFERRED COMPENSATION	☐YES ☐NO	CURRENT BALANCE	_____
B.	TRUST FUND	☐YES ☐NO	CURRENT BALANCE	_____
C.	JOINT ACCOUNT	☐YES ☐NO	CURRENT BALANCE	_____
D.	LUMPSUM SETTLEMENT	☐YES ☐NO	CURRENT BALANCE	_____
E.	INVESTMENT (COIN COLLECTIONS, ETC.)	☐YES ☐NO	MARKET VALUE	_____
F.	PROFIT SHARING/401K	☐YES ☐NO	ESTIMATED VALUE	_____
G.	BONDS	☐YES ☐NO	TOTAL VALUE	_____

HAVE YOU OR ANY FAMILY MEMBER TRANSFERRED ANY ASSETS TO SOME ONE ELSE WITHIN THE LAST TWO YEARS?

☐YES ☐NO IF YES, DATE _____

EXPLAIN WHY ?_____

HOUSING NEEDS AND OTHER INFORMATION

HAVE YOU EVER RENTED ON YOUR OWN? ☐ YES ☐ NO	DO YOU PRESENTLY OCCUPY A RENTAL UNIT? ☐YES ☐NO	ARE YOU SHARING THE UNIT? ☐ RELATIVE ☐ FRIEND ☐ NO
HOW LONG HAVE YOU LIVED AT PRESENT RENTAL? DATE OF OCCUPANCY:	HOW MANY BED-ROOMS IN UNIT? / WHAT IS YOUR PRESENT RENT?	ARE UTILITIES INCLUDED IN THE RENT? ☐ YES ☐ NO IF NO, LIST OF UTILITIES NOT INCLUDED IN RENT
NAME OF PRESENT LANDLORD MANAGEMENT	ADDRESS _____ STREET _____ CITY STATE ZIP CODE	HOME / BUSINESS
PAST LANDLORD(S) OR PREVIOUS LIVING ARRANGEMENTS NAME : _____ ADDRESS: _____		Phone Number / Dates of Occupancy
NAME : _____ ADDRESS: _____		Phone Number / Dates of Occupancy
DO YOU OR ANY HOUSEHOLD MEMBER REQUIRE A WHEELCHAIR UNIT? ☐YES ☐NO	IF YES WHOM? _____	
HAVE YOU FILED AN APPLICATION WITH THE HOUSING AUTHORITY IN THE PAST? ☐YES ☐ NO	IF YES, DATE FILED _____ UNDER WHAT NAME? _____	
HAVE YOU OR ANY HOUSEHOLD MEMBER LIVED IN A GOVERNMENT SUBSIDIZED PROJECT OR RECEIVED ANY KIND OF RENTAL ASSISTANCE, SUCH AS SECTION 8 OR RENT SUPPLEMENT? ☐ YES ☐ NO IF YES, UNDER WHAT NAME _____		IF YES, NAME(S) OF PROJECT/PROGRAM _____ DATE IN _____ DATE OUT _____
HAVE YOU OR ANY HOUSEHOLD MEMBER EVER BEEN EVICTED FROM A GOVERNMENT PROGRAM/PROJECT? ☐ YES ☐ NO IF YES, UNDER WHAT NAME _____ **Housing Tenants evicted since March 1, 1985 are ineligible**		NAME OF PROJECT _____ DATE: _____
ARE YOU OR ALL MEMBERS OF YOUR HOUSEHOLD RESIDENTS OF THE STATE OF HAWAII? ☐ YES ☐ NO **Hawaii State Programs For State Residents Only**		IF NOT A HAWAII STATE RESIDENT, SPECIFY WHICH STATE YOU ARE A RESIDENT OF
HAS ANY ONE IN THE HOUSEHOLD SERVED IN THE ARMED FORCES? ☐ Yes ☐ No	IF YES, INDICATE BRANCH OF SERVICE AND DATES ☐ ARMY ☐ NAVY ☐ AIR FORCE ☐ NATIONAL GUARD ☐ MARINE CORPS ☐ OTHER	NAME: / DATES:
HAVE YOU OR ANY HOUSEHOLD MEMBER: A) EVER BEEN ARRESTED OR CONVICTED OF ANY OFFENSE AGAINST THE LAW? ☐ Yes ☐ No		If yes, list name, offense and date:
B) EVER BEEN ARRESTED OR CONVICTED OF ANY VIOLENT CRIMINAL OR DRUG RELATED ACTIVITY? ☐ Yes ☐ No		If yes, list name, offense and date:
C) EVER BEEN ARRESTED OR CONVICTED OF THE MANUFACTURE, PRODUCTION, DISTRIBUTION OR PROMOTION OF METHAMPHETAMINE? ☐ Yes ☐ No		
D) ARE YOU OR ANY HOUSEHOLD MEMBER SUBJECT TO A LIFETIME REGISTRATION AS A SEX OFFENDER? ☐ Yes ☐ No		Name:

Hawaii's public housing does not condone drug usage. The Hawaii Public Housing Authority does not discriminate against any person because of race, color, sex, disability, familial status, national origin, religion or any other non-merit factors. You have the right to ask for a hearing in writing if you are dissatisfied.

Families living in a Homeless Transitional Shelter will only be offered one opportunity for placement. Failure to accept may be grounds for eviction from homeless project.

I certify that all the information provided is correct to the best of my knowledge and I am not falsifying or withholding any information from the Hawaii Public Housing Authority. I understand that I may be denied admission to programs administered by the Hawaii Public Housing Authority or subject to eviction/termination and/or back charges for falsifying or withholding any information requested in this application, pursuant to Title 15 Chapter 186, 193 and Title 17, Chapter 2028 Hawaii Administrative Rules.

I authorized the Hawaii Public Housing Authority to obtain and verify information about the income, assets, personal data, and conduct of all persons listed in my household. Sources of such information may include but are not limited to employers, social workers, welfare workers, landlords, resident managers, housing managers, parole officers, court and criminal records, drug treatment centers, and clinics, physicians, or police departments.

PRINT NAME	SIGNATURE OF HEAD OF HOUSEHOLD	DATE
PRINT NAME	SIGNATURE OF SPOUSE OR CO-HEAD	DATE
PRINT NAME	ADD WITNESS IF SIGNATURE IS "x"	DATE

HAWAII PUBLIC HOUSING AUTHORITY
CERTIFICATION FOR PREFERENCE FOR HOUSING ASSISTANCE

TO: HPHA APPLICANTS FOR FEDERAL LOW RENT AND STATE AIDED PROJECTS

Applicants for the federally-aided low income public housing and state-aided projects shall be given preference if they meet conditions listed below.

Please check-off the condition(s) which applies to you now. At the time of final eligibility screening, you will be required to provide proper verification on your preference. You must still have a preference prior to placement into a unit.

☐ I/WE DO NOT QUALIFY FOR A PREFERENCE AT THIS TIME
(Families without preference will remain on the waiting list)

☐ I/WE HEREBY CERTIFY THAT I/WE QUALIFY FOR PREFERENCE BECAUSE OF

- ☐ Victim of Domestic Violence
- ☐ Involuntary Displacement (State reason _____)
- ☐ Homeless persons that live in transitional shelters, supportive housing programs, and those who are unsheltered Homeless persons who are participating and who are in compliance with a social service plan. (State the name of the program your social service plan is with) _____.

☐ I/WE HEREBY CERTIFY THAT I/WE QUALIFY FOR STATE-AIDED PREFERENCE BECAUSE I/WE ARE A:

- ☐ Disabled Veterans with service connected disabilities.
- ☐ Families of deceased veterans who death was determined to be service connected.
- ☐ Other veterans and servicemen.
- ☐ Families residing in a transitional shelter and who have successfully completed a social service plan.

NOTE: APPLICANTS MAY OR MAY NOT QUALIFY FOR THE PREFERENCE SELECTED.
A PREFERENCE MAY OR MAY NOT RESULT IN A FASTER PLACEMENT.

PRINT NAME	SIGNATURE OF HEAD OF HOUSEHOLD	DATE
PRINT NAME	SIGNATURE OF SPOUSE OR CO-HEAD	DATE

CERTIFICATION BY AUTHORIZED REPRESENTATIVE OR OTHER PERSON ASSISTING IN FILLING OUT APPLICATION

I HELPED THE APPLICANT FILL OUT THIS FORM.

SIGNATURE OF AUTHORIZED REPRESENTATIVE/LEGAL GUARDIAN/ INTERPRETER OR OTHER PERSON _____ DATE _____

HOME ADDRESS _____ TELEPHONE _____

HAWAII PUBLIC HOUSING AUTHORITY
LOW INCOME PUBLIC HOUSING (LIPH) ON OAHU (HONOLULU)

FEDERAL LOW INCOME PROJECTS (Federally-Aided) FOR FAMILIES

HOUSING	LOCATION	BEDROOM SIZE
Honolulu (Red Hill to Palolo)		
Kaahumanu Homes	Alokele & Kaiwiula St. Honolulu, 96817	2, 3
Kalakaua Homes	1545 Kalakaua Ave. Honolulu 96826	1, 2, 3
Kalihi Valley Homes	2250 Kalena Dr. Honolulu 96819	1, 2, 3, 4, 5
Kamehameha Homes	1541 Haka Dr. Honolulu 96817	1, 2, 3
Kuhio Homes	Ahonui St. Honolulu 96819	1, 2, 3, 4, 5
Kuhio Park Terrace	1475 Linapuni St. Honolulu 96819	1, 2, 3, 4
Mayor Wright Homes	521 N, Kukui St. Honolulu 96817	1, 2, 3, 4, 5
Palolo Valley Homes	2107 Ahe St. Honolulu, 96816	1, 2, 3, 4, 5
Punchbowl	1421 Alapai St. Honolulu, 96813	2
Puuwai Momi	99-132 Kohomua St. Aiea 96701	1, 2, 3, 4
Salt Lake	2907 Ala Ilima St. Honolulu 96818	1
Spencer House	1035 Spencer St. Honolulu 96822	2, 3
Central Oahu		
Kauhale Nani	310 North Cane St. Wahiawa 96786	1, 2, 3
Wahiawa Terrace	300 Palm St. Wahiawa 96786	1, 2, 3, 4
Windward Oahu (Kaneohe and Waimanalo)		
Hookipa Kahaluu	47-330 Ahuimanu Rd. Kaneohe 96744	1, 2, 3
Kaneohe Apartments	45-513 Pahia Rd Bldg A&B Kaneohe 96744	1, 2
Kauhale O'hana	41-1260 Kalanianaole Hwy Waimanalo 96795	3
Koolau Village	41-1027 Kamau Pl. Kaneohe 96744	1, 2, 3, 4
Waimanalo Homes [A&B]	Humuniki St. & Humuna Pl. Waimanalo 96795	2, 3, 4
Leeward Oahu (Pearl City to Waianae)		
Hale Laulima	1184 Waimano Home Rd. Pearl City 96782	2, 3
Kau'iokalani	85-658 Farrington Hwy. Waianae 96792	3
Maili I	Maliona St, Maili 96792	2, 3
Maili II	Keliikipi St. Maili 96792	2, 4
Nanakuli Homes	Lualei Pl. Farrington Hwy. Nanakuli 96792	3
Waimaha – Sunflower	85-186 McArthur St. Waianae 96792	1, 2, 3,
Waipahu I	94-111 Pupuole Pl. Waipahu 96797	2, 3
Waipahu II	94-132 Pupupuhi St. Waipahu 96797	2, 3

FEDERAL LOW INCOME PROJECTS (Federally-Aided) FOR ELDERLY

Honolulu		
Kalanihuia	1220 Aala St. Honolulu 96817	Studio, 1
Makamae	21 S. Kuakini St. Honolulu 96817	Studio, 1
Makua Alii	1541 Kalakaua Ave. Honolulu 96826	1
Paoakalani	1583 Kalakaua Ave. Honolulu 96826	Studio, 1
Pumehana	1212 Kinau St. Honolulu 96814	Studio, 1
Punchbowl Homes	730 Captain Cooke Ave Honolulu 96813	1, 2
Central Oahu		
Kupuna Home O'Waialua	67-088 Goodale Ave. Waialua 96791	Studio, 1

STATE HOUSING PROJECTS FOR FAMILIES

Honolulu		
Hauiki Homes	Meyers St. Honolulu 96819	2, 3, 4
Puahala Homes	Ahiahi Pl. & Hala Dr. Honolulu 96817	1, 2, 3, 4, 5

NOTE: For Information Only. Not to be used with Application.

HPHA LIST HSG
REV 01/26/07

Attachment 1

Palolo Valley Homes
Status Report
December 20, 2007

The following is a status report from Palolo Valley Homes staff since state management's takeover of November 1, 2007:

Security:

1. There have been three security breaches:
   a. Parked car window broken (November)
   b. Vacant unit entered and vandalized (November)
   c. Parked car scratched (November)

Maintenance:

1. Four vacant units renovated.
2. Project office treated for roach infestation.
3. Key system: Master keys do not unlock all units. Units have three different brands of locks. Unit and mailbox keys are missing. Locks are being replaced on an as needed basis. Master key system is being corrected.
4. Plumbing concerns: Corroded shut off valves. Leaking drain pipes and deferred unit plumbing repairs. Unit plumbing repairs are being done.
5. Gas ranges: Approximately 75% of ranges are deficient (i.e. burners, ovens, broilers not working). Ranges are being repaired/replaced.

Operations:

1. Ranges and refrigerators in units do not match inventory list.
2. All project reports by previous contractor were deleted from computer. Present staff is working on restoring reports.
3. Twenty seven (27) re-exam reports are not complete. Staff is scheduling re-exams to complete the reports.
4. Vacant unit files are incomplete. Eleven (11) accounts are lacking Notice of Intent to Vacate forms, Vacant Unit Inspections forms, key return dates unknown and no work orders for vacant unit renovations. Staff is working on completing files.
5. Internal unit transfers were not properly documented. Documentation is being corrected.

Request for Assistance:

1. Due to deferred maintenance, request deployment of maintenance help from CM to Palolo.
2. Request plumbing assistance to locate and replace all corroded pipes and shut off valves.
3. Request immediate hiring of vacant project positions.

PMMSB

Alvarez & Marsal Valuation Discussion Outline

Hawaii Public Housing Authority

LEADERSHIP · PROBLEM SOLVING · VALUE CREATION

October 2007

ALVAREZ & MARSAL

Copyright 2007. Alvarez & Marsal. All Rights Reserved.

Introduction

This presentation should only be used by those persons who will have the opportunity to obtain a full understanding of the assumptions underlying the analysis. Neither the report nor its contents may be referred to or quoted in any registration statement, prospectus, or other agreement or document not involved in this business planning process without our prior written approval.

Our analysis is based in part on estimates, assumptions and information provided by Mr. Michael Hee, Hawaii Public Housing Authority ("HPHA") and other information from various sources that we consider to be reliable. The services performed were not sufficient to constitute an audit, review or compilation of historical financial information in conformity with Generally Accepted Auditing Standards or the standards prescribed by the American Institute of Certified Public Accountants ("AICPA"). Accordingly, we do not express an opinion or any other form of assurance with respect to any of the historical financial information. While we believe that the sources of information are reasonable and reliable, Alvarez & Marsal Real Estate Advisory Services, LLC ("A&M") has not, as part of this engagement, performed an audit or review of any of the financial and market information used and therefore does not express an opinion or any other form of assurances on the accuracy of such information.

Our analysis incorporates certain assumptions such as future developments in the economy and the local real estate market that may affect the underlying assets, and assumptions about future actions by various parties, the occurrence of which cannot be assured.

The likelihood of the assumptions depends on the timing and probability of a complex series of future events, both internal and external to respective enterprises. In addition, our analysis is based on assumptions and conditions provided by others. Accordingly, we do not express an opinion on the likelihood of the assumptions or that the actual financial performance estimates may or may not approximate the expected results.

The procedures that we performed were performed in conformity with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation.

October 31, 2007

Copyright 2007 Alvarez & Marsal All Rights Reserved

Preliminary Valuation – As Renovated

General Assumptions for "As Renovated" Valuation

1. Assumed the rents per the HAP contract are current;
2. Assumes rent affordability at HAP levels are maintained indefinitely;
3. Assumed the occupancy reflects a normalized level-5.0% (i.e. water-damaged units are in operation);
4. The existing unit excluded from the HAP contract is used as a manager's unit;
5. Operating expenses are more in-line with industry standards per the 2007 Institute of Real Estate Management ("IREM") survey (based on 2006 data) for Hawaii Section 8 housing;
6. A&M did not project market real estate taxes as part of its analysis, as any knowledgeable buyer would apply for the real estate tax exemption;
7. Under the "As Renovated" scenario, A&M assumes that the $4.1 million existing reserve account is adequate to renovate Wilikina Apartments to well-occupied affordable housing market standards.

Copyright 2007 Alvarez & Marsal. All Rights Reserved

Preliminary Valuation – As Is

General Assumptions for "As Is" Valuation

1. Assumed the rents per the HAP contract are current;
2. Assumes rent affordability at HAP levels are maintained indefinitely;
3. Assumed the occupancy reflects a relatively normalized level-5.0% (i.e. water-damaged units are in operation);
4. The existing unit excluded from the HAP contract is used as a manager's unit;
5. Operating expenses are more in-line with industry standards per the 2007 Institute of Real Estate Management ("IREM") survey (based on 2006 data) for Hawaii Section 8 housing;
6. A&M did not project market real estate taxes as part of its analysis, as any knowledgeable buyer would apply for the real estate tax exemption;
7. A&M assumed a reasonable buyer would budget approximately $1.3 million to account for the rent loss incurred during the renovation period. Further, A&M assumes that the $4.1 million existing reserve account is adequate to renovate Wilikina Apartments to well-occupied affordable housing market standards.

Copyright 2007 Alvarez & Marsal All Rights Reserved

Contents

I. Introduction

II. Preliminary Valuation Analysis

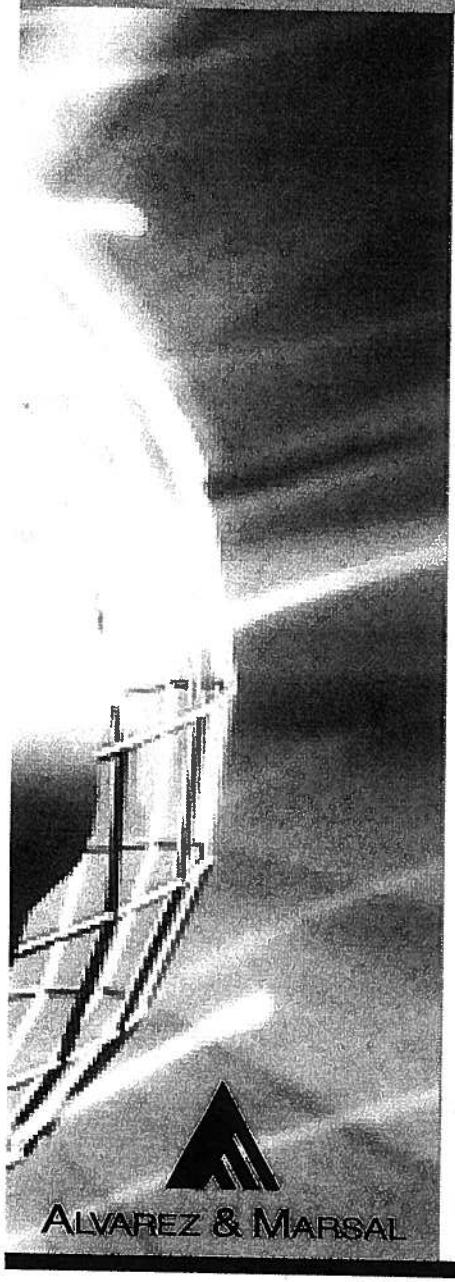
III. Possible Solutions for Maintaining Affordable Housing

IV. Current Status & Next Steps

ALVAREZ & MARSAL

Copyright 2007 Alvarez & Marsal. All Rights Reserved

Contents



I. Introduction

II. Preliminary Valuation Analysis

III. Possible Solutions for Maintaining Affordable Housing

IV. Current Status & Next Steps

Copyright 2007 Alvarez & Marsal All Rights Reserved

Alvarez & Marsal Valuation Discussion Outline

Hawaii Public Housing Authority

LEADERSHIP · PROBLEM SOLVING · VALUE CREATION

October 2007

ALVAREZ & MARSAL

Copyright 2007. Alvarez & Marsal. All Rights Reserved.

Contents

I. Introduction

II. Preliminary Valuation Analysis

III. Possible Solutions for Maintaining Affordable Housing

IV. Current Status & Next Steps

'07 NOV -5 P12:16

RECEIVED
HAWAII PUBLIC

ALVAREZ & MARSAL

Copyright 2007 Alvarez & Marsal. All Rights Reserved

Introduction

This presentation should only be used by those persons who will have the opportunity to obtain a full understanding of the assumptions underlying the analysis. Neither the report nor its contents may be referred to or quoted in any registration statement, prospectus, or other agreement or document not involved in this business planning process without our prior written approval.

Our analysis is based in part on estimates, assumptions and information provided by Mr. Michael Hee, Hawaii Public Housing Authority ("HPHA") and other information from various sources that we consider to be reliable. The services performed were not sufficient to constitute an audit, review or compilation of historical financial information in conformity with Generally Accepted Auditing Standards or the standards prescribed by the American Institute of Certified Public Accountants ("AICPA"). Accordingly, we do not express an opinion or any other form of assurance with respect to any of the historical financial information. While we believe that the sources of information are reasonable and reliable, Alvarez & Marsal Real Estate Advisory Services, LLC ("A&M") has not, as part of this engagement, performed an audit or review of any of the financial and market information used and therefore does not express an opinion or any other form of assurances on the accuracy of such information.

Our analysis incorporates certain assumptions such as future developments in the economy and the local real estate market that may affect the underlying assets, and assumptions about future actions by various parties, the occurrence of which cannot be assured.

The likelihood of the assumptions depends on the timing and probability of a complex series of future events, both internal and external to respective enterprises. In addition, our analysis is based on assumptions and conditions provided by others. Accordingly, we do not express an opinion on the likelihood of the assumptions or that the actual financial performance estimates may or may not approximate the expected results.

The procedures that we performed were performed in conformity with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation.

October 31, 2007

Copyright 2007 Alvarez & Marsal All Rights Reserved

Contents

I. Introduction

II. Preliminary Valuation Analysis

III. Possible Solutions for Maintaining Affordable Housing

IV. Current Status & Next Steps

ALVAREZ & MARSAL

Copyright 2007 Alvarez & Marsal. All Rights Reserved

Preliminary Valuation – As Renovated

General Assumptions for "As Renovated" Valuation

1. Assumed the rents per the HAP contract are current;
2. Assumes rent affordability at HAP levels are maintained indefinitely;
3. Assumed the occupancy reflects a normalized level-5.0% (i.e. water-damaged units are in operation);
4. The existing unit excluded from the HAP contract is used as a manager's unit;
5. Operating expenses are more in-line with industry standards per the 2007 Institute of Real Estate Management ("IREM") survey (based on 2006 data) for Hawaii Section 8 housing;
6. A&M did not project market real estate taxes as part of its analysis, as any knowledgeable buyer would apply for the real estate tax exemption;
7. Under the "As Renovated" scenario, A&M assumes that the $4.1 million existing reserve account is adequate to renovate Wilikina Apartments to well-occupied affordable housing market standards.

Copyright 2007 Alvarez & Marsal. All Rights Reserved

Preliminary Valuation – As Renovated

Income					
One-Bedroom Monthly Rent		$ 67,116	$	564	
Two-Bedroom Monthly Rent		84,371		709	
Other Income		116,025		975	
Vacancy & Collections Loss		5.0%			[1]
Expenses					
Annual Administrative Expense per Unit		154,630	$	1,299	
Annual Utilities Expense per Unit		99,365		835	
Annual Operating & Maint. Exp. per Unit		205,513		1,727	
Annual Taxes & Ins. Expense per Unit		121,123		1,018	[2]
Total Operating Expenses		580,631	$	4,879	
Income Capitalization					
Potential Rent		$ 874,992	$	7,353	
Other Income		116,025		975	
Potential Gross Income		$ 991,017		8,328	
Less Vacancy Loss		(43,750)		(368)	
Effective Gross Income		$ 947,267	**$**	**7,960**	
Total Operating Expenses		580,631	**$**	**4,879**	[3]
Net Operating Income		**$ 366,637**	**$**	**3,081**	
As Renovated	7.5%	$ 4,888,490	$	41,080	
Valuation as of September 19, 2007	8.0%	$ 4,582,959	$	38,512	
	8.5%	$ 4,313,373	$	36,247	

Notes:

[1] Assumes the reserves are used to renovate the Subject Property and the damaged units. Further, we assume the single unit not a part of the Section 8 Contract will be used as a manager's unit. We have compensated for the lost revenue in our vacancy and collection loss assumption.
[2] Our valuation assumes any willing buyer will apply for the real estate tax exemption.

[3] Operating expenses have been modified to reflect a private buyer, however, certain expenses are based on the historical trends of subject property.

ALVAREZ & MARSAL

DRAFT

Copyright 2007 Alvarez & Marsal. All Rights Reserved

Preliminary Valuation – As Is

General Assumptions for "As Is" Valuation

1. Assumed the rents per the HAP contract are current;
2. Assumes rent affordability at HAP levels are maintained indefinitely;
3. Assumed the occupancy reflects a relatively normalized level-5.0% (i.e. water-damaged units are in operation);
4. The existing unit excluded from the HAP contract is used as a manager's unit;
5. Operating expenses are more in-line with industry standards per the 2007 Institute of Real Estate Management ("IREM") survey (based on 2006 data) for Hawaii Section 8 housing;
6. A&M did not project market real estate taxes as part of its analysis, as any knowledgeable buyer would apply for the real estate tax exemption;
7. A&M assumed a reasonable buyer would budget approximately $1.3 million to account for the rent loss incurred during the renovation period. Further, A&M assumes that the $4.1 million existing reserve account is adequate to renovate Wilikina Apartments to well-occupied affordable housing market standards.

Copyright 2007 Alvarez & Marsal All Rights Reserved

Preliminary Valuation – As Is

Income					
One-Bedroom Monthly Rent		$ 67,116	$	564	
Two-Bedroom Monthly Rent		84,371		709	
Other Income		116,025		975	
Vacancy & Collections Loss		5.0%			[1]
Expenses					
Annual Administrative Expense per Unit		154,630	$	1,299	
Annual Utilities Expense per Unit		99,365		835	
Annual Operating & Maint. Exp. per Unit		205,513		1,727	
Annual Taxes & Ins. Expense per Unit		121,123		1,018	[2]
Total Operating Expenses		580,631	$	4,879	
Income Capitalization					
Potential Rent		$ 874,992	$	7,353	
Other Income		116,025		975	
Potential Gross Income		$ 991,017		8,328	
Less Vacancy Loss		(43,750)		(368)	
Effective Gross Income		$ 947,267	$	**7,960**	
Total Operating Expenses		580,631	$	**4,879**	[3]
Net Operating Income		**$ 366,637**	$	**3,081**	
Capitalization Rates	7.5%	$ 4,888,490	$	41,080	
	8.0%	$ 4,582,959	$	38,512	
	8.5%	$ 4,313,373	$	36,247	
As Renovated		$ 4,582,959			
Projected Rent Loss during Renovation		(1,312,488)			[4]
As Is Valuation as of September 19, 2007		$ 3,270,471	$	27,483	

Notes:

[1] Assumes the property is purchased "as is" with reserve funds for renovation. Further, we assume the single unit not a part of the Section 8 Contract will be used as a manager's unit. We have compensated for the lost revenue in our vacancy and collection loss assumption.

[2] Our valuation assumes any willing buyer will apply for the real estate tax exemption.

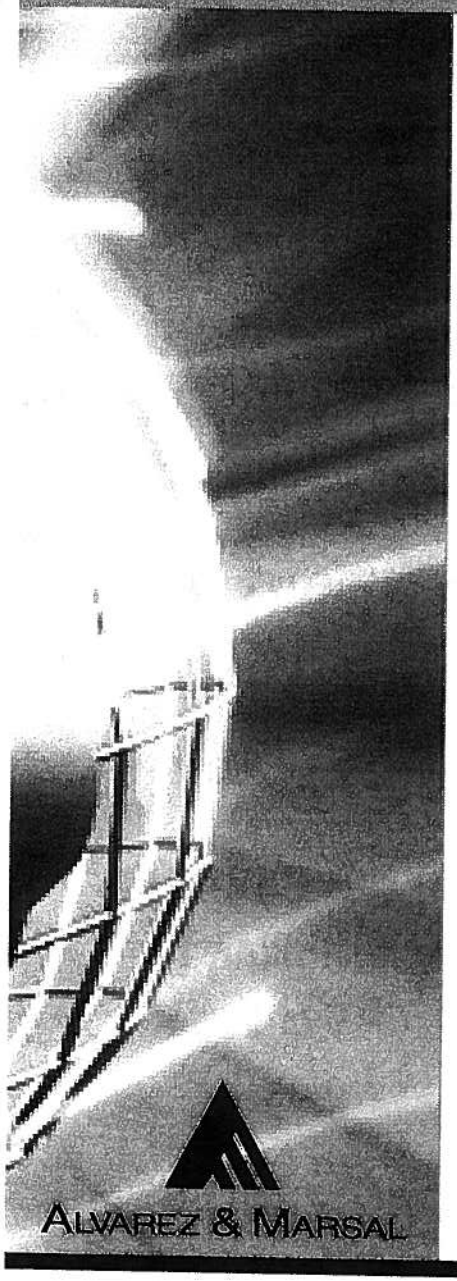
[3] Operating expenses have been modified to reflect a private buyer, however, certain expenses are based on the historical trends of subject property.

[4] Our valuation assumes a buyer will underwrite for rent loss, which we have estimated at 18 months.

DRAFT

Copyright 2007 Alvarez & Marsal. All Rights Reserved

Contents



I. Introduction

II. Preliminary Valuation Analysis

III. Possible Solutions for Maintaining Affordable Housing

IV. Current Status & Next Steps

Copyright 2007 Alvarez & Marsal All Rights Reserved

Possible Solutions for Maintaining Affordable Housing

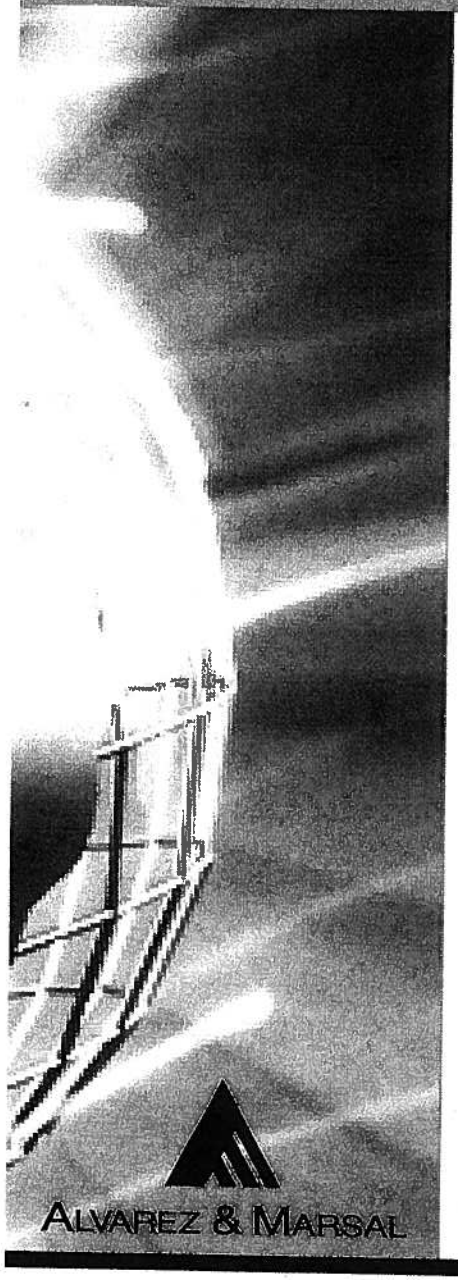
A&M researched possible solutions for maintaining affordable housing at Wilikina Apartments into perpetuity. Two well-known methods to restrict the use of an asset are as follows:

1. Deed Restriction;
2. Ground Lease term.

While there can be legal reasons to execute one or the other, A&M did not explore the legal implications. Both methods are options, but a ground lease may provide better protection through the cure provision of the ground lease.

Copyright 2007 Alvarez & Marsal All Rights Reserved

Contents



I. Introduction

II. Preliminary Valuation Analysis

III. Possible Solutions for Maintaining Affordable Housing

IV. Current Status & Next Steps

Copyright 2007 Alvarez & Marsal All Rights Reserved

Current Status & Next Steps

Current Status

1. Appraisal (85-90% complete)
   I. Initial draft essentially complete
      a. Reviewing valuation assumptions
      b. Editing appraisal text
      c. Refining format (i.e. tables, etc.)
2. Request for Proposal ("RFP") document (75% complete)
   I. First draft is 90% complete
      I. Evaluating the inclusion of additional content

Path for Completing Wilikina Apartments Disposition

1. Present appraisal results to the HPHA Board of Directors (3-4 weeks)
2. Finalize HPHA RFP and gain HPHA approval (2-3 weeks)
3. Send out HPHA RFP to potential buyers (January 2008)
4. Secure letters of intent (February-March 2008)
5. Present Offers & Recommendation to Board and obtain approval (March 2008)
6. Execute contract with the approved buyer (March 2008)
7. Close transaction (April-May 2008)

Copyright 2007 Alvarez & Marsal. All Rights Reserved