

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
January 24, 2008  
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, December 20, 2007
- B. Executive Session Meeting, September 20, 2007
- C. Executive Session Meeting, October 18, 2007
- D. Executive Session Meeting, November 15, 2007
- E. Executive Session Meeting, December 20, 2007

**III. RESIDENT REPORT**

- A. Puahala Residents concerns regarding Next Step Shelter

**IV. 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
  - FY 2008 budget
  - Procurement
  - Section 8 Subsidy Program Branch
  - Personnel Status

**V. DECISION MAKING**

- A. Decision Making: Request for Approval of the Preliminary Draft of the HPHA FY 2008 5-Year and Annual Plans and to Conduct Required Public Hearings.

**VI. EXECUTIVE SESSION**

- A. Report on Use of Resources

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

**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.

HAWAII PUBLIC HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING  
OF THE HAWAII PUBLIC HOUSING AUTHORITY  
HELD AT 1002 N. SCHOOL STREET, BLDG. E  
ON THURSDAY, DECEMBER 20, 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, December 20, 2007 at 9:00 a.m.

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

ORDER/  
ROLL CALL

PRESENT: Director Travis O. Thompson, Chairperson  
Director Eric Beaver  
Director Anne Marie Beck  
Director Rene Berthiaume  
Director Carol Ignacio  
Director Clarissa Hosino  
Director Kaulana Park  
Director Linda Smith  
Designee Henry Oliva

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

EXCUSED: Director Sherrilee Dodson  
Director Matilda Yoshioka

STAFF PRESENT: Barbara Arashiro, Acting Contracts & Procurement Officer  
Shirley Befitel, Personnel Supervisor  
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 Officer I  
Glori Inafuku, Compliance Officer  
Sandra Miyoshi, Homeless Programs Branch  
Administrator  
Alan Sagayaga, Program Specialist  
Jordann Ares, Planner  
Lili Funakoshi, Hearings Officer  
Taryn Chikamori, Secretary to the Board

OTHERS: Lui Falafine, Urban Real Estate and R & L Property  
Management

Chairperson Thompson declared a quorum present.

QUORUM

Director Smith moved, seconded by Director Berthiaume,

That the minutes of the Regular Meeting held on  
November 15, 2007 be approved as circulated.

APPROVAL  
OF MINUTES  
REGULAR  
MEETING  
11/15/07

Director Hosino asked that on page 168, paragraph 7 "cable" be changed to  
"capable".

The motion was unanimously carried with the above amendment.

HAWAII PUBLIC HOUSING AUTHORITY

Director Smith stated Wils Choy, Auditor, came up with a methodology to get the audit completed. Rather than recreating the general ledger on a monthly basis for FY 2007 HPHA should reconcile HPHA's bank statements for the entire year. The statements will tell HPHA how much actual money HPHA has. Department of Accounting Services (DAGS) will provide 4-6 people to help HPHA with the audit.

TASK FORCE  
REPORT/  
FINANACE/  
AUDIT/ASSET  
MANAGEMENT

Chairperson Thomson stated Urban Housing Communities and other private companies have expressed interest in rehabilitation of some of HPHA projects by using the tax credit program, and HPHA will seek more information regarding the tax credit process.

Director Hosino stated the tenants from Puahala Homes requested to attend the next Board meeting to state their concerns regarding using 14 public housing units for transitional shelter units: 1) not enough information given, 2) homeless rules and regulations, 3) why residents were not informed before approval was given, 4) who will be supervising the transition, 5) how costs will be applied for tenants willing to relocate, 6) how long will this be a transitional shelter. Chairperson Thompson requested that Chad Taniguchi, Executive Director, get back to residents regarding the unanswered questions prior to hearing the residents at the next Board meeting.

TENANT  
RELATIONS

Director Hosino stated there is a concern about handicap stalls not being painted and no signs posted at many projects.

Director Hosino stated there are concerns that the HPHA participation funds are not being spent properly. The HPHA participation fund is a fund given to all qualified associations to help fund community activities which include but are not limited to community events, activities for the children, and buying books for the community center. Mr. Taniguchi stated that HPHA will request and review the yearly report from the associations. If there are any discrepancies the association's report will be further reviewed.

Director Hosino stated there are many different cultures that don't get along and are causing problems like assaults and stabbing. How is this being dealt with? Director Smith suggested working with Micronesians United and other community organizations. Designee Oliva stated that he is part of the Compact of Free Association (COFA) task force. Chairperson Thompson asked Designee Oliva to work with the COFA task force and report back at the next meeting. Mr. Taniguchi stated HPHA is working on the problem by translating documents. Asset Management Project (AMP) managers are networking, and providing seminars to emphasize "pay rent on time, keep units clean, and be good neighbors". Director Ignacio recommended that managers learn about new cultures so they have a better understanding of the people being served.

Director Park stated Kauai will have 20 families moving into transitional shelters. Villages of Maili have started to build 80 units that will be ready by September 2008. The Hawaii Council of Mayors talked about homelessness and requested proposals by January 17, 2008 to lessen chronic homelessness and increase affordable housing.

HOMELESS-  
NESS

Mr. Taniguchi stated there will be a meeting with residents and the community in Lahaina on January 3, 2008 in cooperation with the Maui County Council regarding maintenance problems. The follow up meeting to the December 4, 2007 Wailuku meeting will be January 22, 2008 at the Maui Economic Opportunity building.

PUBLIC  
HOUSING  
OPERATIONS

Designee Oliva stated offers were made to Executive Assistant candidates but the candidates did not accept. A new recruitment was announced and there were 18

HUMAN  
RESOURCES

HAWAII PUBLIC HOUSING AUTHORITY

applicants. The task force will review the applicants and shorten the list for interviews.

Designee Oliva moved, seconded by Director Park,

That the Board of Directors meets in Executive Session at 10:12 a.m. to discuss personnel issues.

The motion was unanimously carried.

The Board moved out of Executive Session at 10:41 a.m.

Chairperson Thompson asked what are the plans to spend the remaining \$1 million from the vacant unit repair and maintenance fund. Derek Fujikami, Building Engineer V, stated that phase 6 will be added to use the \$1 million.

Director Hosino asked if there are emergency procedures when elevators stop working, especially to aid the elderly. Mr. Taniguchi stated that he will speak to the property managers and elevator contractors to clarify what to do in case of elevator emergencies, 1) when someone is stuck in an elevator that does not operate, and 2) how to assist residents when an elevator is not operational for several hours or days. Director Smith stated HPHA must inform residents of the emergency plan. Director Ignacio stated HPHA should have emergency drills in all of the projects.

Director Smith asked 1) whether the vacant unit count is high this month, 2) because the units that were suppose to be demolished were put back into inventory, and 3) after U.S. Housing and Urban Development (HUD) agreed to "undemolish" those units.

Chairperson Thompson asked why there are so many delinquencies (more than 1000) but only 15 were referred for evictions. Mr. Lui Faleafini, Urban Real Estate and R & L Property, stated the process for eviction is very lengthy. After 7 working days grace period the manager generates the 1<sup>st</sup> notice (which is on or about the 15<sup>th</sup> day of the month), stating the tenant needs to schedule a meeting with the manager not less then 14 days from the date the tenant received the letter, (now 1 month has passed).

Chairperson Thompson asked if this is law or HPHA policy. Lili Funakoshi, Hearings Officer, stated this is law.

Mr. Faleafini stated the managers must now to allow a reasonable repayment schedule. Director Ignacio asked is this law or policy. Ms. Funakoshi stated this is law.

Mr. Faleafini stated then HPHA can start the eviction process but the tenant then has 30 days to file a grievance. Director Ignacio asked if a grievance is filed what happens. Ms. Funakoshi stated a grievance hearing is held. Director Hosino stated that it may take as much as 3-6 months before a grievance hearing is held.

Mr. Faleafini stated that the solution is to go straight to court. Ms. Funakoshi stated the federal HUD rules housing require that the grievance process be allowed.

Chairperson Thompson asked Mr. Taniguchi to speak to Jon Gutzmann, Executive Director of St. Paul housing, about their eviction process.

EXECUTIVE  
SESSION

REPORT OF THE  
EXECUTIVE  
DIRECTOR/FIX  
VACANT UNITS

ELEVATORS

COLLECT  
RENT/  
EVICTIONS

HAWAII PUBLIC HOUSING AUTHORITY

Director Hosino stated the managers need to insure that if a payment plan is made with tenant the tenants follow through with payment.

Chairperson Thompson asked what can be done to help the eviction process. Mr. Faleafini stated 1 person needs to be assigned to rent collection/eviction. Alan Sagayaga, Program Specialist, stated the tenants have 30 days to put money in escrow to show that they can pay before there is a grievance process. Many residents simply declare a grievance but do not put money into escrow, thereby gaining a 30-day delay without really intending to go through the grievance process. Diane Taira, Deputy Attorney General, stated the law regarding the grievance process for state projects has been changed to a 10 day period instead of 30 days and HPHA now has to change the administrative rules to eliminate the grievance process. Chairperson Thompson asked Mr. Taniguchi to bring an eviction plan to the board next month which may include policy or law changes.

The Chairperson declared a recess at 12:00 p.m. The meeting reconvened at 12:15 p.m.

RECESS  
RECONVENED

Mr. Taniguchi stated that during that Senate and House Hearing on November 7, 2007 residents stated they felt insecure, so the Legislators asked if the State gave HPHA more money for security how much does HPHA need and how will it be used. Mr. Laboy stated to improve security HPHA needs to add staff that have arresting powers, such as off duty police officer or sheriffs.

CRIME AND  
SAFETY

The new projects that added security guards have seen a tremendous positive change regarding keeping gangs off the property. Director Berthiaume asked how the 9 Honolulu projects got chosen for more security guards. Mr. Laboy stated that only these 9 projects were being discussed the day HPHA was at the hearing. If the Legislature does not earmark the funds strictly for these 9 properties, it may be possible for HPHA to use some of the funds on other projects.

Chairperson Thompson stated HPHA needs to review some of the concerns the residents brought up and get back to them. Mr. Taniguchi stated before the decision was made for HPHA staff to manage the project it was made clear to HPHA staff that the same level of security and repairs must be kept. With the recommendation of staff Mr. Taniguchi approved HPHA staff managing Palolo Valley Homes. Derek Kimura, Property Management Chief, stated since November 1, 2007 when HPHA management took over managing the property the following 3 security issues happened 1) a parked car window was broken, 2) a vacant unit was entered and vandalized, and 3) a parked car was keyed.

STATUS OF  
PALOLO  
VALLEY HOMES

On the other hand, operational deficiencies that were remedied within the first 6 weeks were as follows 1) 4 vacant units were repaired, 2) the project office had roach infestation and was treated, 3) the master keys do not unlock all the units and the 3 different brands of locks are being consolidated, 4) unit and mailbox keys are missing and being repaired on a as needed basis, 5) corroded shutoff valves, leaking pipes, and deferred unit plumbing repairs and the unit plumbing problems are being repaired, 6) 75% of the gas ranges are deficient in the burners/ovens, which are being replaced, 7) ranges and refrigerators do not match inventory list, 8) all project reports were deleted from the computer, 9) annual required reexamination reports were not completed, 10) vacant unit files were incomplete, 11) 11 accounts are lacking the notice of intent to vacate forms and vacant unit inspection forms, key return dates are unknown, and no work orders for vacant units were found, 12) internal unit transfers were not properly documented.

Chairperson Thompson asked does it cost less for public management compared to private management. Mr. Kimura stated in this case public management is less because administration costs alone are a savings because it is being done by a

HAWAII PUBLIC HOUSING AUTHORITY

previously established management unit.

Director Smith asked what is being done regarding the security issues. Mr. Kimura stated the staff asked the residents to become involved in the security of the property. The residents were asked to call the police and report violations/crimes to management immediately. As far as additional security HPHA does not have the budget to add more security at this time. Director Smith asked if it is possible next year for HPHA to talk about entering into a contract with Affordable Housing Alliance to take over managing this half of the project. Director Ignacio asked who is responsible for oversight of the property managers and what is being done to ensure the oversight. Mr. Taniguchi stated the Executive Director and Property Management are responsible. Mr. Kimura is working on this by reorganizing the staff. Mr. Taniguchi stated Shirley Befitel, Personnel Supervisor, is in the process of creating position descriptions for resident staff. Chair Thompson asked for a letter to draft to Palolo Valley Homes that the decision for the state to take over managing the project has been reviewed.

Mr. Taniguchi stated Mr. Gutzmann provided compact discs with many of St. Paul Housing Authority's documents. HPHA will provide a copy of the CD to all Board members. HPHA is inviting Mr. Gutzmann to provide assistance several times per year. HPHA staff will also visit St. Paul.

Director Smith asked that the Personnel status report be put back into the Executive Director Report.

Director Beaver moved, seconded by Director Hosino,

To discuss Decision Making: To Approve staff to Submit a Request to Hawaii Housing Finance and Development Corporation (HHFDC) for a rent Increase for the Ke Kumu Ekahi (aka Ke Kumu at Waikoloa) Rental Project.

Mr. Taniguchi stated the increase needs to be approved by HHFDC because it is a tax credit project. The rent that is collected is insufficient to pay the cost of running this project. The cost increase would be from \$611 to \$721 per unit. Tenants should be able to pay for the increase because 34% of the tenants would be paying less than 30% of their income. Chairperson Thompson asked who manages this project. Mr. Taniguchi stated a private managing company manages this project. Director Smith asked why is this HPHA's responsibility. Director Smith asked whether all the rents have to be the same. Mr. Hee stated in general with tax credit projects the rent is a flat rent.

Director Beaver left at 1:15 p.m.

Chairperson called for a vote on the above motion.

The motion was unanimously not approved.

Director Ignacio moved, seconded by Director Hosino,

To discuss that HPHA request that HHFDC assume responsibility of the Ke Kumu Ekahi project.

Chairperson called for a vote on the above motion.

The motion was unanimously carried.

ST. PAUL  
HOUSING  
AUTHORITY

DECISION  
MAKING:  
RENTAL IN-  
CREASE FOR  
THE KE KUMU  
EKAHI (AKA  
KE KUMU AT  
WAIKOLA)  
RENTAL  
PROJECT

DECISION  
MAKING: THAT  
HPHA REQUEST  
THAT HHFDC  
ASSUME RE-  
SPONSIBILITY  
OF THE KE  
KUMU EKAHI  
PROJECT

HAWAII PUBLIC HOUSING AUTHORITY

Director Smith stated HPHA requested the County apply for a Grant-In-Aid (GIA) for the Kona shelter. Sandra Miyoshi, Homeless Programs Branch Administrator, stated that HPHA requested the Governor approve \$5.3 million in the Governor's budget request for homeless operations. The Governor approved \$4.3 million.

FOR INFORMATION: BUDGET FOR HOMELESS PROGRAM

Mr. Taniguchi stated that the U.S. Department of Housing and Urban Development (HUD) is very disappointed in how Banyan Street Manor are being managed and asked HPHA to sell the project or HUD will no longer pay Housing assistance payments. In January HPHA will bring a "For Action" to approve the sale of Banyan Street Manor. A Request For Proposal (RFP) document will be prepared to hire a consultant. Director Ignacio asked who was responsible for oversight of this project. Mr. Taniguchi stated HPHA. Director Smith asked that HPHA call a meeting with the residents before HPHA proceeds with the "For Action". Chairperson Thompson asked where would the funds of the sale go and if HPHA can have all that information before bringing the "For Action" to the Board.

FUTURE STATUS OF BANYAN STREET MANOR

Ms. Taira, Deputy Attorney General, stated that she received the documents for the Hana property. She still needs to review them but so far all documents are not sufficient to make a decision on where the funds would go after the sale. She suggested that HPHA order title reports to assist the process.

DISPOSTION OF VACANT PROPERTIES

Director Berthiaume stated he met with HUD and State Department of Labor and they provided a list to start the Step Up program. HUD asked whether the agency is ready to run this program with the current staff. Chairperson Thompson stated that he does not feel that HPHA has the staff to commit to this program right now.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STEP UP PROGRAM

Mr. Taniguchi stated the recommendation by the Board was to refer this to a task force. Chairperson Thompson asked the Operations Task Force to report on this matter at the next meeting.

STATE PUBLIC HOUSING RENT INCREASE

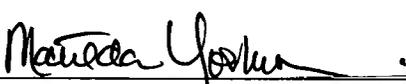
Mr. Taniguchi stated HPHA has 5,363 units in the federal housing projects. At the November 7, 2007 Senate and Housing Briefing the issue was raised that people who are living with family and friends are being by passed on the waitlist by people who are homeless. Some of the suggestions were 1) to change the preferences to apply only to certain housing areas but this might cause some fair hearing issues, 2) to remove all preferences 3) to change the definition of homeless. Chairperson asked Director Park to review this item and report back to the Board.

BOARD DISSCUSION: PREFERENCES FOR FEDERAL ASSISTED HOUSING PROJECTS AND SITE BASED WAITING LIST

There being no further items to be discussed,

ADJOURNMENT

The meeting be adjourned at 2:25 p.m.

  
MATILDA YOSHIOKA  
Secretary

Approved

## HPHA HOMELESSNESS TASK FORCE COMMITTEE MEETING REPORT

Attendee's: Carol Ignacio, Annie Marie Beck, Kaulana Park, Sandi Miyoshi; excused:  
Rene Berthiaume

Date of Meeting: January 14, 2008

Location of Meeting: Teleconference

Time Start: 12:30 pm

Time End: 1:15 pm

---

### Agenda:

1. Status update on refinement of Strategic Plan to End Homelessness (Sandi)
2. Program issues and challenges (Sandi)
3. Updates on homeless efforts in other communities (All)
4. Other business: 3rd Annual National Summit for Ending Chronic Homelessness D.C., April 9-10; 1 thing we wish to accomplish in 2008
5. Next Meeting: March 10, 2008 (t-conf)

### Notes:

1. Status update on refinement of Strategic Plan to End Homelessness: document is close to finishing and is with Gail Kaito City OCS for revisions. To send to Interagency Council on Jan 25th for their final review and edits. Next step would be to recommend to Governor for approval.
2. Program issues and challenges: a) Homeless Division trying to fill vacant position (specialist) due to staffing shortage. Identified a candidate, however the hiring process is stalled. DHS is holding back on filling positions due to HPHA financial situation, however, this has no bearing on Homeless Division that has the budgeted funds. Sandi will try to meet with Henry and Shirley as division may lose candidate. b) \$20M for Next Step project team needs to identify site(s) for Leg. Sandi to meet with HEART team to address Leg concern. c) Ka Upo site electrical costs; Homeless Division will do sublease agreement with KEO who will be responsible to spend any difference of allocated stipend funds towards utility costs. There will be an annual cap of \$300k for electrical costs, which will task KEO to implement electrical cost cutting actions. d) Leg briefings are on Jan 17<sup>th</sup>, WAM and Jan 18<sup>th</sup>, House Finance Cmte. e) Sandi will suggest to Board Chair thru Chad for a brief info workshop overview of the HEART efforts by Kaulana and Sandi for the HPHA Board members. It will depend on the agenda action items.
3. Updates on homeless efforts in other communities: suggestion was made to convene Providers on island to ask programmatic needs and how to increase inventory. State will support the Kaloko project and whoever is the lead (County or Provider).

4. Other business: Sandi received a complimentary letter from Rep. Oshiro on success of Service Providers and HEART efforts on the Leeward Coast. Annual National Summit meeting in DC on April 19-20, 2008 info was shared with committee members and encouraged to attend with Sandi.

Committee discussed the one thing we want to accomplish in 2008. A suggestion was to keep the issue of homelessness as a top priority in our State. Question was raised how do we do that and how much leeway do we have? One solution is to target the community leaders, for example, elected officials and private and non-profit community leaders. They will need to be made aware of homelessness, buy into it, and advocate publicly in order to keep the momentum that has begun.

5. Next Meeting: March 10, 2008. Committee decided to set tentative meetings every other month, or as needed to follow up on any major items or any programmatic issues that may arise.

**Other Items/Issues of Interest:**

None.

Submitted By:

Kaulana Park   
Kaulana Park, Chair

January 24, 2008  
Date

Executive Director's Report  
As of January 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. Updated 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 Review Report
    - A&B vacant units and rent ready units increased (wrong trend)
    - Units filled decreased (wrong trend); only 3 AMPs filling vacant units
  - e. Property Management Status Report
  - f. See Unit Turnaround Report 7/1/07 – 12/31/07
  - g. See Occupancy/Vacancy Report as of 12/31/07
4. Collect rent/evictions
  - h. 927 tenants owe \$518,660 30-90 days delinquent (increase, wrong trend)  
515 tenants owe \$1,190,477 90+ days delinquent (increase, wrong trend)
  - i. Results of eviction referrals July – December 2007 (change December no-eviction practice)
  - j. Work Order PHAS Indicators for period 7/31/07 to 12/31/07 (certain AMPs need to be targeted for improvement).
5. FY 2008 budget
  - Emergency Appropriation to be submitted after general ledger is completed.
6. Procurement
  - k. List of contracts  
Protest of contract award for private management of AMPs on Kauai and Leeward Oahu being reviewed.
7. Section 8 Subsidy Programs Branch
  - l. Program Report
8. Personnel status
  - m. Staffing Report
  - n. staff vacancy report  
Budget & Finance is not approving hiring of staff, impeding critical positions



## 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
<b>2007-2008 Repair and Maintenance Funds</b>					
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		
<b>2007-2008 Capital Improvement Program</b>					
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
<b>CAPITAL FUND CONTRACTS FFY2004 &amp; 2005</b>					
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	
<b>CAPITAL FUND CONTRACTS FFY2006</b>					
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
<b>CAPITAL FUND CONTRACTS FFY2007</b>					
Kauhale Ohana - 4 type C	11/1/2007	5/1/2008		4	
Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kauioakalani	5/1/2008	5/1/2009			12
Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace	5/1/2008	5/1/2009			6
<b>OTHER STATE FUNDS</b>					
Hauiki Abatement		12/31/2007	13		
		<b>Total Vacant Units</b>	<b>83</b>	<b>203</b>	<b>144</b>
* indicates additional funding required to construct					

EXHIBIT A

**HAWAII PUBLIC HOUSING AUTHORITY  
REPAIR and MAINTENANCE AND CAPITAL PROJECTS**

	Budget		Construction		Vacant Units
	Design	Construction	Start	End	
<b>2007-2008 Repair and Maintenance Funds (\$4.5M)</b>					
<b>\$ 3,000,000</b>					
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	3/1/2008	6/1/2008	29
Phase 2A - Oahu A&B Units (Contract)		\$ 150,000.00	2/18/2008	6/1/2008	10
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)		\$ 400,000.00	1/1/2008	6/1/2008	46
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)		\$ 208,700.00	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	2/1/2008	1
Repair Materials		\$ 97,126.89			
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
<b>SUBTOTALS (Design and Construction for \$3M)</b>		<b>\$ 2,534,981.55</b>		<b>Subtotal</b>	<b>187</b>
Unbudgeted Remaining Balance		\$ 465,018.45			
<b>\$ 1,000,000</b>	<b>General R&amp;M</b>				
<b>\$ 500,000</b>	<b>Annual Base R&amp;M</b>				
	<b>Design</b>	<b>Construction</b>			
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	2/1/2008	4/1/2008	
Makamae Hot Water Pump		\$ 2,073.29	11/1/2007	3/1/2008	
Punchbowl Homes Walkway Roof Repair		\$ 3,750.00	Completed		
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)	\$ 72,040.00 (1)	\$ -	5/1/2008	5/1/2009	
Elevator Repairs		\$ 340,917.78	on going		
Recurring Maintenance Contracts					
Landscape Architect for Tree Trimming	\$ 75,000.00				
MU Small Purchases and Materials		\$ 107,269.61			
Refuse Collection MU 46		\$ 120,000.00			
Fire Alarm Testing		\$ 40,000.00			
CM Equipment Purchase		\$ 100,000.00			
<b>SUBTOTAL</b>	<b>\$ 147,040.00</b>	<b>\$ 1,048,150.88</b>		<b>Subtotal</b>	<b>0</b>
<b>SUBTOTAL (Design and Construction for \$1.5M)</b>		<b>\$ 1,195,190.88</b>			
Unbudgeted Remaining Balance		\$ 304,809.12			
<b>TOTAL (Design and Construction for \$3M + \$1.5M)</b>		<b>\$ 3,730,172.43</b>			
<b>2006-2007 Capital Improvement Program (\$2.0M) Large Capacity Cesspool Conversion</b>					
	<b>Design</b>	<b>Construction</b>			
Consultant - Maui and Kauai	\$ 300,000.00 (5)		2/1/2008		
Lokahi, Halaula Teacher Cottage, Ka'u Teacher Cottage (Big Island)		\$ 752,949.00	2/1/2008	10/1/2008	
Nani O'Puna & Hale Aloha O'Puna (Big Island)		\$ 388,086.83 (7)	2/1/2008	10/1/2008	
Noelani I & II and Waimea Teacher Cottage (Big Island)	\$ -	\$ 558,964.17	7/25/2007	3/31/2008	
<b>SUBTOTALS</b>	<b>\$ 300,000.00</b>	<b>\$ 1,700,000.00</b>			
<b>TOTAL (Design and Construction)</b>		<b>\$ 2,000,000.00</b>			
Unbudgeted Remaining Balance		\$ -			
<b>2006-2007 Capital Improvement Program (\$4.9M)</b>					
	<b>Design</b>	<b>Construction</b>			
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)	\$ -			
<b>SUBTOTALS</b>	<b>\$ 1,040,462.00</b>	<b>\$ 3,307,504.00</b>			
<b>TOTAL (Design and Construction)</b>		<b>\$ 4,347,966.00</b>			
Unbudgeted Remaining Balance		\$ 552,034.00			
Legend - See Page 3					

**EXHIBIT b**

**10**

**HAWAII PUBLIC HOUSING AUTHORITY  
REPAIR and MAINTENANCE AND CAPITAL PROJECTS**

	Budget		Construction		Vacant Units
	Design	Construction	Start	End	
<b>2007-2008 Capital Improvement Program Elevators (\$5M)</b>					
	<u>Design</u>	<u>Construction</u>			
Minor Elevator Modernization at Ho'olulu, Kamalu, Halia Hale	\$ 50,000.00	\$ 690,000.00	4/1/2008	4/1/2009	
Kalaka'ua 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	
Kalanihulia - Elevator Modernization	\$ 40,000.00	\$ 520,000.00	4/1/2008	4/1/2009	
Elevator Consultant - To be determined	\$ 600,000.00	\$ -			
<b>SUBTOTALS</b>	<b>\$ 730,000.00</b>	<b>\$ 4,270,000.00</b>			
<b>TOTAL (Design and Construction)</b>		<b>\$ 5,000,000.00</b>			
<b>Unbudgeted Remaining Balance</b>		<b>\$ -</b>			
<b>2007-2008 Capital Improvement Program (\$20M)</b>					
	<u>Design</u>	<u>Construction</u>			
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/Kamalua: 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)	\$ -	8/1/2008	8/1/2009	
Mayor Wright Homes: Kitchen/Bath Repairs	\$ 100,000.00 (4)	\$ -	1/1/2009	1/1/2011	16
Lai'ola: Fire Alarm System (Wahiawa)	\$ 36,307.20	\$ 300,000.00	3/1/2008	7/1/2008	
Kupuna Home Waiialua: Sewage Trtmt Plant (Waiialua)	\$ 40,000.00	\$ 120,800.00	4/1/2008	10/1/2008	
Cesspool Conversions to Sewer Hook Up (\$2M)	\$ - (5)	\$ 2,000,000.00			
Nani O'Puna & Hale Aloha O'Puna (Big Island)		\$ 488,513.17 (7)	2/1/2008	1/1/2009	
Hale Hookipa & Nani Olu (Big Island)			2/1/2008	1/1/2009	
Hale Hauoli & Honokaa Teacher Cottage (Big Island)			2/1/2008	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	2/1/2008	7/1/2008	
<b>SUBTOTALS</b>	<b>\$ 2,146,369.20</b>	<b>\$ 18,420,800.00</b>		<b>Subtotal</b>	<b>69</b>
<b>TOTAL (Design and Construction)</b>		<b>\$ 20,567,169.20</b>			
<b>Unbudgeted Remaining Balance</b>		<b>\$ -</b>			
<b>CAPITAL FUND CONTRACTS FFY2004 &amp; 2005</b>					
	<u>Design</u>	<u>Construction</u>			
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)		\$ 2,387,931.60 (8)	9/1/2007	7/1/2008	2
Lanakila Demo/Abatement - 94 units (Big Island)		\$ 1,500,000.00	4/1/2008	7/1/2008	
Lanakila Phase 3A (Big Island)		\$ 6,000,000.00	2/1/2008	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	
<b>SUBTOTALS</b>	<b>\$ 369,031.00</b>	<b>\$ 24,105,898.24</b>		<b>Subtotal</b>	<b>102</b>
<b>TOTAL (Design and Construction)</b>		<b>\$ 24,474,929.24</b>			
Legend - See Page 3					

**EXHIBIT b.**

11

**HAWAII PUBLIC HOUSING AUTHORITY  
REPAIR and MAINTENANCE AND CAPITAL PROJECTS**

	Budget		Construction		Vacant Units
	Design	Construction	Start	End	
<b>CAPITAL FUND CONTRACTS FFY2006 (\$10M)</b>	<u>Design</u>	<u>Construction</u>			
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	2/1/2008	10/1/2008	10
Kuhio Park Terrace Fire Alarm - Design/Build		\$ 2,000,000.00	2/1/2008	7/1/2009	
Kaimalino, Exterior Repairs and Painting (Big Island)	\$ -	\$ 1,300,000.00	6/1/2008	5/1/2009	
<b>SUBTOTALS</b>	\$ -	\$ 10,000,000.00		<b>Subtotal</b>	<b>37</b>
<b>TOTAL (Design and Construction)</b>		\$ 10,000,000.00			
<b>CAPITAL FUND CONTRACTS FFY2007 (\$10M)</b>	<u>Design</u>	<u>Construction</u>			
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	8/1/2008	8/1/2009	
Nani Olu Roofing and Exterior Repairs (Big Island)		\$ 1,200,000.00	2/1/2008	8/1/2008	
Hale Hookipa Roofing and Exterior Repairs (Big Island)		\$ 1,100,000.00	2/1/2008	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, Kaiokalani	\$ 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	
<b>SUBTOTALS</b>	\$ 234,480.00	\$ 8,967,774.00		<b>Subtotal</b>	<b>22</b>
<b>TOTAL (Design and Construction)</b>		\$ 9,202,254.00			
<b>OTHER STATE FUNDS</b>					
Hauiki Abatement		\$ 883,894.00		2/1/2008	13
				<b>Subtotal</b>	<b>13</b>
				<b>Total Vacant Units</b>	<b>430</b>
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 funds encumbered					
(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   6**

**12**

Progress Report: Hawaii Public Housing Authority Elevators reported as of 01/18/08

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator between 7/1/07 to 01/02/07			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	2	1	6/29/2007	08/08/07	\$ 85,925.00
		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		3					\$ 412.50
		2		1		1	6/29/2007	08/13/07	\$ 17,038.90
Kalakaua Home	Elderly	1		7	1	1			
		2		4	2				\$ 15,000.00
Ho'olulu Elderly	Elderly	1				1	6/29/2007	07/06/07	\$ 12,140.20
		2		1					
Kalanihuia	Elderly	1		1		1	6/29/2007	07/06/07	\$ 27,557.50
		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		5		1			\$ 206.00
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		1					\$ 806.00
		2		4					
Pumehana	Elderly	1		4	1				\$ 17,450.00
		2		1					
Salt Lake Apts	Family	1		3					\$ 23,350.78
Wilikina Apts	Family	1		5					\$ 3,323.02
		2		3	1				\$ 18,661.00
Total Cost for Repairs to date									\$ 340,917.78

EXHIBIT C

13

HPHA AMP Overview  
Report  
(As of December 31, 2007)

Name	AMP No.	Total Available Units	Total Occupied Units	HUD "Available for Rent"			Monthly Activity			HUD "NOT Available for Rent"			Application Wait List		Delinquencies for Non-vacated Tenants				Evictions		Decision to Evict This Month
				Type A & B Vacant Units	Type C Vacant Units	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	30 to 90 Days		Greater than 90 days		Referred for Evictions During This Month		
															# of Accounts	Amount (\$)	# of Accounts	Amount (\$)	Rent	Non-Rent	
Aiea	30	361	355	1	0	5	3	2	4			2	see AMP 2 & 49 family		69	29,388.23	28	16,546.50	2		
Kalihi Valley	31	345	269	1	71	4	0	2	1	27		1	3378		103	82,053.40	63	318,783.13			
Mayor Wright	32	363	340	12	9	2	0	2	1			1	see AMP 2		49	27,590.22	22	43,763.32			
Kamehameha-Kaahumanu	33	371	365	5	1	0	0	0	0			2	see AMP 2		48	27,133.74	27	40,599.70			
Kalakaua	34	570	555	1	5	9	6	4	0	10		3	see AMP 2	1304	3	1365	2	74.34			
Kalanihua	35	556	514	33	5	4	1	4	4	28		3	see AMP 2	see AMP 4 elderly	26	8,093.98	18	26,701.37			
Hilo	37	302	255	30	14	3	0	3	3		94	0	395	147	69	25,323.23	47	40,760.06	1		
Kauai	38	319	302	10	3	4	2	3	3			2	172	83	45	29,248.84	37	138,298.11			
Maui	39	196	154	30	1	11	2	4	0			0	101	46	66	52,920.22	55	189,982.00			
Kuhio Homes - PkTerrace	40	740	709	1	20	10	0	1	1		4	4	see AMP 2		207	108,117.20	75	43,232.64	5	2	1
Kona	43	200	132	33	3	32	24	24	8			2	724	135	31	17,761.43	17	20,808.04	1	1	
Leeward Oahu	44	258	235	19	3	1	0	0	0			2	1462		104	51,728.46	70	176,280.14	4		
Windward Oahu	45	226	208	4	14	0	0	0	0			0	1079		57	32,380.92	25	52,723.54			
Kamuela	46	101	84	9	5	3	0	1	0			2	see AMP 43		16	8,535.10	8	30,288.85			
Central Oahu	49	149	135	1	2	11	3	2	0			1	747	128	24	10,495.50	11	39,917.57			
Palolo	50	114	110	0	0	4	4	0	1			4	see AMP 2		10	6,524.92	10	11,717.82			
		<b>5171</b>	<b>4722</b>	<b>190</b>	<b>156</b>	<b>103</b>	<b>45</b>	<b>52</b>	<b>26</b>	<b>65</b>	<b>98</b>	<b>29</b>	<b>8,058</b>	<b>1,843</b>	<b>927</b>	<b>\$ 518,660.39</b>	<b>515</b>	<b>\$ 1,190,477.13</b>	<b>13</b>	<b>3</b>	<b>1</b>
Total Public Housing Units available to rent =		5171																			
Total Public Housing Units available to rent		5,171																			
(plus) Units approved by HUD for Modernization		+ 65																			
(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		4722																			
(plus) Vacant Units - Type A & B		+ 190																			
(plus) Vacant Units - Type C		+ 156																			
(plus) Vacant Units - Rent Ready		+ 103																			
(equals) Total units available for occupancy		= 5,171																			

EXHIBIT d

14

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

Property Management and Maintenance Services Branch

Oahu

- Applications completely processed - 675
- Remaining to be inputted at beginning of December - 960
- Number of vacancies filled - 12
- Number of applications received - 180

Big Island

- Number of vacancies filled - 11

Maui

- Number of vacancies filled - 0

Kauai

- Number of vacancies filled - 3

Vacant Unit Summary

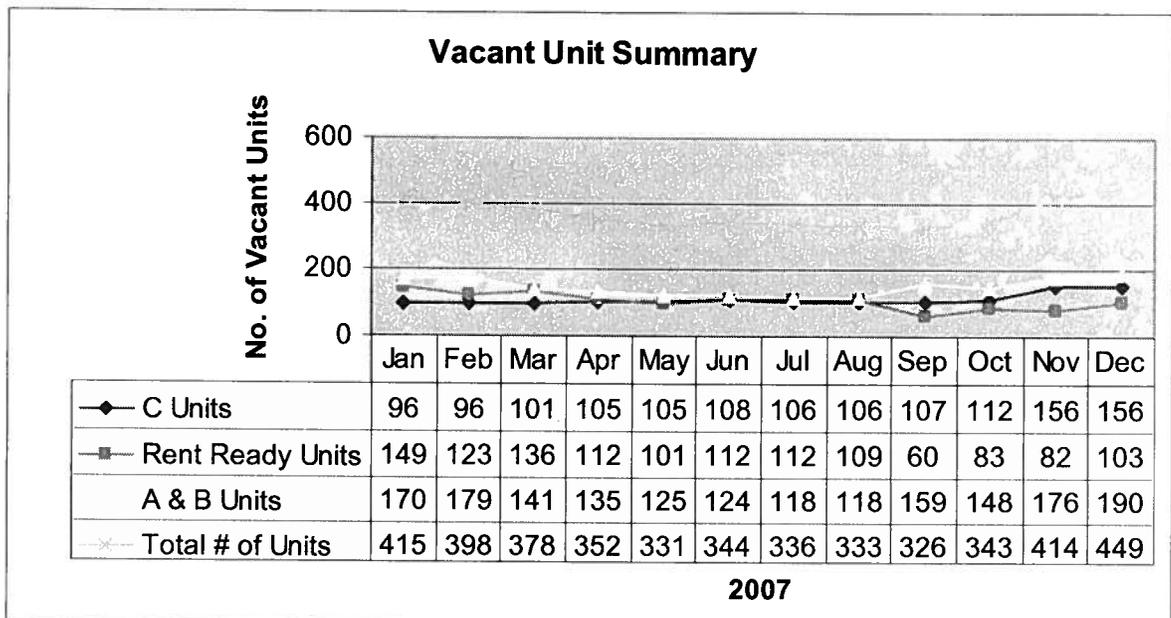


Table Legend:

- 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 35 total number of units vacant from November (414) to December (449) partially due to 24 units completed renovation at Ka Hale Kahaluu.

Unit Turnaround Report  
July 1, 2007 to December 31, 2007

Unit Turnaround  
(July 1, 2007 to December 31, 2008)

Units turned over (new occupancy):	259
Add: Average Days in Down Time (inspection)	2,218
Add: Average Days in Make Ready Time (maintenance repair)	4,640
Add: Average Days in Lease up Time (tenant select)	3,156
Average Total Days Vacant	10,014
Total Days Vacant (of units being occupied in reporting month)	41,225
Total Units Occupied (in reporting month)	259

Average Days Vacant: 131 days per unit

EXHIBIT 8

Unit Turnaround Report  
July 1, 2007 to December 31, 2007

MU

	3	4	5	6	7	8	9												
	Project Name	Project Number	Total Project Units	Total Employee Units	Total Non-Dwelling Units	Total Units Available for Occupancy	Total Vacant Units	Notation	Occupancy rate	Vacancy rate	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	HI10P001026	260	0	0	260	5		0.98	0.02	417	0	0	9	5	10	31	417	46
1	Hale Laulima	HI10P001027	36	0	0	36	0		1.00	0.00	129	0	0	3	13	19	11	129	43
1	Waipahu I	HI10P001038	19	0	1	18	0		1.00	0.00	52	0	0	1	0	11	41	52	52
1	Waipahu II	HI10P001039	20	0	1	19	0		1.00	0.00	0	0	0	0	0	0	0	0	0
1	Salt Lake	HI10P001066	28	0	0	28	1		0.96	0.04	64	0	0	1	0	0	64	64	64
2	Kalihi Valley Homes	HI10P001005	373	0	1	372	76	*	0.73	0.13	5037	3234	0	22	0	56	26	5037	82
3	Mayor Wright Homes	HI10P001003	364	0	1	363	23		0.94	0.06	872	0	0	8	77	0	32	872	109
3	Kaahumanu Homes	HI10P001009	152	0	1	151	3		0.98	0.02	602	0	0	4	145	0	6	602	151
3	Kamehameha Homes	HI10P001099	221	0	1	220	3		0.99	0.01	1100	0	0	8	88	17	33	1100	138
4	Makua Alii	HI10P001012	211	0	1	210	7		0.97	0.03	388	0	0	6	12	35	18	388	65
4	Paoakalani	HI10P001036	151	1	0	150	5	**	0.96	0.04	251	0	121	2	2	14	50	251	66
4	Kalakaua Homes	HI10P001062	221	0	1	220	3		0.99	0.01	317	0	0	4	6	40	34	317	80
5	Punchbowl Homes	HI10P001011	156	0	0	156	7		0.96	0.04	496	0	0	6	29	31	23	496	83
5	Kalanihua	HI10P001024	151	0	2	149	6		0.96	0.04	654	0	0	5	58	12	60	654	130
5	Makamae	HI10P001046	124	0	1	123	13	***	0.85	0.14	1343	0	0	5	162	18	89	1343	269
5	Pumehana	HI10P001047	139	0	0	139	13		0.91	0.09	1854	0	951	8	50	13	49	1854	112
5	Spencer House	HI10P001073	17	0	0	17	3		0.82	0.18	0	0	0	0	0	0	0	0	0
7	Lanakila Homes I	HI10P001004	36	0	0	36	4		0.89	0.11	380	0	0	3	127	0	0	380	127
7	Lanakila Homes II	HI10P001013	44	0	0	44	6		0.86	0.14	1102	0	0	4	163	71	41	1102	275
7	Lanakila Homes III	HI10P001014	0	0	0	0	0		0.00	0.00	0	0	0	0	0	0	0	0	0
7	Punahale	HI10P001028	30	0	0	30	5		0.83	0.17	384	0	0	1	383	0	1	384	384
7	Pomaikai	HI10P001029	20	0	0	20	6		0.70	0.30	0	0	0	0	0	0	0	0	0
7	Pahala	HI10P001045	24	0	0	24	7		0.71	0.29	888	0	0	2	0	444	0	888	444
7	Hale Aloha O Puna	HI10P001051	30	0	0	30	11		0.63	0.37	10	0	0	1	10	0	0	10	10
7	Hale Olaloa	HI10P001052	50	0	0	50	0		1.00	0.00	894	0	0	4	153	0	70	894	223
7	Kauhale O'Hanakahi	HI10P001097A	20	0	0	20	5		0.75	0.25	1381	968	0	3	53	30	54	1381	137
7	Lanakila Homes IV	HI10P001104	48	0	0	48	3		0.94	0.06	1047	0	0	2	255	0	269	1047	524

EXHIBIT f

17

Unit Turnaround Report  
July 1, 2007 to December 31, 2007

MU

3	4	5	6	7	8	9													
Project Name	Project Number	Total Project Units	Total Employee Units	Total Non-Dwelling Units	Total Units Available for Occupancy	Total Vacant Units	Notation	Occupancy rate	Vacancy rate	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	HI10P001018	36	0	1	35	2		0.94	0.06	49	0	0	1	0	49	0	49	49
8	Hale Hoolulu	HI10P001019	12	0	0	12	0		1.00	0.00	0	0	0	0	0	0	0	0	0
8	Hui O Hanamaulu	HI10P001021	46	0	1	45	4		0.91	0.09	797	475	0	6	3	50	1	797	54
8	Kalaheo	HI10P001022	8	0	0	8	4		0.50	0.50	0	0	0	0	0	0	0	0	0
8	Hale Nani Kai O Kea	HI10P001054	38	0	0	38	0		1.00	0.00	0	0	0	1	0	0	0	0	0
9	David Malo Circle	HI10P001016	18	0	0	18	3		0.83	0.17	0	0	0	0	0	0	0	0	0
9	Kahekili Terrace	HI10P001017	82	0	0	82	15		0.82	0.18	1393	0	0	6	0	97	136	1393	233
9	Piilani	HI10P001044	42	0	0	42	6		0.86	0.14	78	0	0	1	0	36	42	78	78
9	Makani Kai Hale I	HI10P001092	25	0	0	25	6		0.76	0.24	59	0	0	1	0	59	0	59	59
9	Makani Kai Hale II	HI10P001097C	4	0	0	4	2		0.50	0.50	0	0	0	0	0	0	0	0	0
40	Kuhio Homes	HI10P001007	134	0	1	133	1		0.99	0.01	355	0	0	9	11	5	23	355	39
40	Kuhio Park Terrace	HI10P001010	610	0	3	607	30	****	0.95	0.05	2455	0	0	37	39	10	18	2455	67
41	Eleele	HI10P001020	24	0	0	24	0		1.00	0.00	31	0	0	1	0	28	3	31	31
41	Home Nani	HI10P001023	14	0	0	14	1		0.93	0.07	48	0	0	1	0	15	33	48	48
41	Hale Hoonanea	HI10P001055	40	0	0	40	1		0.98	0.03	154	0	0	4	0	16	23	154	39
41	Kekaha Ha'aheo	HI10P001064	78	0	0	78	3		0.96	0.04	175	0	0	3	0	58	0	175	58
41	Kawaiaehua	HI10P001086	25	0	0	25	2		0.92	0.08	21	0	0	1	0	0	21	21	21
43	Kaimalino	HI10P001032	40	0	1	39	5		0.87	0.13	174	0	0	1	0	163	11	174	174
43	Hale Hookipa	HI10P001053	32	0	0	32	11		0.66	0.34	1267	0	0	1	0	407	860	1267	1267
43	Ka Hale Kahaluu	HI10P001061	50	0	0	50	32	*****	0.00	0.00	982	0	0	18	0	36	19	982	55
43	Nani Olu	HI10P001063	32	0	0	32	8		0.75	0.25	237	0	0	2	10	55	54	237	119
43	Kealakehe	HI10P001070	48	0	1	47	12		0.74	0.26	652	0	0	3	4	143	71	652	218
44	Maili I	HI10P001033	20	0	0	20	0		1.00	0.00	0	0	0	0	0	0	0	0	0
44	Nanakuli	HI10P001035	36	0	1	35	2		0.94	0.06	198	0	124	2	0	37	0	198	37
44	Maili II	HI10P001042																	
44	Waimaha/Sunflower	HI10P001057	130	0	1	129	7		0.95	0.05	738	0	96	9	24	47	0	738	71
44	Kau'iohalani	HI10P001091	50	0	0	50	12		0.76	0.24	1168	0	0	3	240	77	72	1168	389
44	Maili II	HI10P001108	24	0	0	24	2		0.92	0.08	1880	1272	0	2	0	304	0	1880	304

EXHIBIT F

18

Unit Turnaround Report  
July 1, 2007 to December 31, 2007

3	4	5	6	7	8	9												
Project Name	Project Number	Total Project Units	Total Employee Units	Total Non-Dwelling Units	Total Units Available for Occupancy	Total Vacant Units	Notation	Occupancy rate	Vacancy rate	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	HI10P001025	19	0	0	19	0	1.00	0.00	0	0	0	0	0	0	0	0	0
45	Koolau Village	HI10P001030	80	0	0	80	2	0.98	0.03	86	0	0	4	0	9	13	86	22
45	Kaneohe Apartments	HI10P001069	24	0	0	24	0	1.00	0.00	793	0	0	2	0	261	136	793	397
45	Hookipa Kahaluu	HI10P001072	56	0	0	56	11	0.80	0.20	944	0	0	3	0	243	72	944	315
45	Kauhale Ohana	HI10P001090	25	0	0	25	5	0.80	0.20	355	0	0	3	30	80	8	355	118
45	Waimanalo Homes II	HI10P001107	22	0	0	22	0	1.00	0.00	42	0	0	2	0	18	3	42	21
46	Hale Hauoli	HI10P001031	40	0	0	40	4	0.90	0.10	650	0	0	2	1	0	325	650	326
46	Noelani I	HI10P001071	19	0	1	18	4	0.78	0.22	0	0	0	0	0	0	0	0	0
46	Noelani II	HI10P001078	24	0	1	23	6	0.74	0.26	0	0	0	0	0	0	0	0	0
46	Ke Kumu 'Ekolu	HI10P001097B	20	0	0	20	3	0.85	0.15	0	0	0	0	0	0	0	0	0
47	Kauhale Mua	HI10P001088	25	0	0	25	10	0.60	0.40	1169	0	0	2	65	520	0	1169	585
49	Wahiawa Terrace	HI10P001015	60	0	0	60	5	0.92	0.08	1439	0	0	4	0	360	0	1439	360
49	Kupuna Home O'Waiialua	HI10P001050	40	1	0	39	6	0.85	0.15	854	0	0	2	0	335	93	854	428
49	Kauhale Nani	HI10P001056	50	0	0	50	3	0.94	0.06	1958	0	0	6	0	243	84	1958	327
80	Palolo Valley Homes	HI10P001008	118	1	3	114	4	0.96	0.04	362	0	0	4	0	58	33	362	91
			5265	3	26	5236	449	0.91	0.09	41225	5949	1292	259	2218	4640	3156	41225	10014
			<b>Sub-total</b>	<b>Demo</b>	<b>Total</b>		<b>Vacant</b>	<b>Total Occupied</b>					<b>New Occupancy</b>	<b>Total Days Vacant</b>	<b>Avg Days Vacant</b>			
			5265	98	5363		449	4722					259	41225	131			

Notation:

- \* Kalihi Valley Homes 102 vacant units = 7 units available for rent; 22 vacant C units; 27 mod approved units; 47 former demo aprpr
- \*\* Paoakalani 15 vacant units = 5 units available for rent; 10 vacant On-sched C mod
- \*\*\* Makamae 42 vacant units = 13 units available for rent; 28 On-sched C mod; 1 vacant C
- \*\*\*\* Kuhio Park Terrace 30 vacant units = 10 units available for rent; 20 vacant On-sched C mod
- \*\*\*\*\* Ka Hale Kahaluu 32 vacant units = 32 units available for rent (24 units On-sched C mod finished on 12/20/07)

EXHIBIT f 19

Occupancy / Vacancy Report  
(As of December 31, 2007)

Occupancy Report  
(As of December 31, 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
Less: Units not available for occ (less vcnt Mod appd, Dgm appd)	94
Equals Net Units Available for Occupancy	5171
Add: Units occupied that are demo approved	0
Total units available for occupancy	5171

= Mod C vacant 65 + Approved Deprogrammed 29

Occupancy Report	
Total available units	5171
Less: Total occupied units	4722
Equals Total Vacant Units	449

Total Occupancy: 91%  
Total Vacancy: 9%

EXHIBIT 9

20

Occupancy / Vacancy Report  
(As of December 31, 2007)

MU

3	5	6	7	8	9				10	11		Demo -	Mod -	C -	C - not	Demo -	Mod -		
Project Name	Total Project Units	Total Employee Units	Total Non-Dwelling Units	Total Units Available for Occupancy	Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	Total Units Occupied by Low Income Tenants	Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	apprvd	apprd	apprd	apprd	occ	occ	
1	Puuwai Momi	260	0	0	260	5		0.98	0.02	2	253	60	260						
1	Hale Laulima	36	0	0	36	0		1.00	0.00	0	36	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	1		0.96	0.04	0	27	27	28						
2	Kalihi Valley Homes	373	0	1	372	76	*	0.78	0.22	3	267	198	373		27	71			
3	Mayor Wright Homes	364	0	1	363	23		0.94	0.06	5	335	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	7		0.97	0.03	0	203	203	211			5			
4	Paoakalani	151	1	0	150	5	**	0.96	0.04	0	135	135	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	149	156						
5	Kalaniihuia	151	0	2	149	6		0.96	0.04	0	143	143	151			1			
5	Makamae	124	0	1	123	13	***	0.85	0.14	0	81	81	124		28	1			
5	Pumehana	139	0	0	139	13		0.91	0.09	1	125	126	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	6		0.86	0.14	0	38	6	44			1			
7	Lanakila Homes III	0	0	0	0	0		0.00	0.00	0	0	0	30	30					
7	Punahale	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	3		0.94	0.06	2	43	2	48						
8	Kapaa	36	0	1	35	2		0.94	0.06	1	32	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	4		0.91	0.09	1	40	14	46						
8	Kalaheo	8	0	0	8	4		0.50	0.50	0	4	2	8			3			
8	Hale Nani Kai O Kea	38	0	0	38	0		1.00	0.00	0	38	38	38						

EXHIBIT 9

21

Occupancy / Vacancy Report  
(As of December 31, 2007)

MU

3	5	6	7	8	9				10	11		Demo -	Mod -	C -	C- not	Demo -	Mod -	
Project Name	Total Project Units	Total Employee Units	Total Non-Dwelling Units	Total Units Available for Occupancy	Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	Total Units Occupied by Low Income Tenants	Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy	apprvd	apprd	apprd	apprd	occ	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	15		0.82	0.18	3	64	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	2		0.50	0.50	0	2	0	4						
40 Kuhio Homes	134	0	1	133	1		0.99	0.01	0	132	32	134						
40 Kuhio Park Terrace	610	0	3	607	30	****	0.95	0.05	0	577	32	614	4		20			
41 Eleele	24	0	0	24	0		1.00	0.00	1	23	2	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	3		0.96	0.04	0	75	15	78						
41 Kawaiaehua	25	0	0	25	2		0.92	0.08	0	23	0	25						
43 Kaimalino	40	0	1	39	5		0.87	0.13	2	32	8	40						
43 Hale Hookipa	32	0	0	32	11		0.66	0.34	0	21	21	32			3			
43 Ka Hale Kahaluu	50	0	0	50	32	*****	0.36	0.64	0	18	2	50						
43 Nani Olu	32	0	0	32	8		0.75	0.25	0	24	26	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	12		0.76	0.24	0	38	2	50			3			
44 Maili II	24	0	0	24	2		0.92	0.08	0	22	3	24						

EXHIBIT 9

22

Occupancy / Vacancy Report  
(As of December 31, 2007)

	3	5	6	7	8	9				10	11		Demo - apprvd	Mod - apprd	C - apprd	C- not apprd	Demo - occ	Mod - occ		
	Project Name	Total Project Units	Total Employee Units	Total Non- Dwelling Units	Total Units Available for Occupancy	Total Vacant Units	Notation	Occupancy rate	Vacancy rate	Total Units Occupied by Flat Rent Paying Low Income Tenants	Total Units Occupied by Low Income Tenants	Total Units Occupied by Elderly/Disable Low Income Tenants	Original total of units available for occupancy							
MU	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	0	14	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	5		0.92	0.08	0	55	3	60			2			
	49	Kupuna Home O'Waiialua	40	1	0	39	6		0.85	0.15	0	33	14	40						
	49	Kauhale Nani	50	0	0	50	3		0.94	0.06	47	0	4	50						
	80	Palolo Valley Homes	118	1	3	114	4		0.96	0.04	0	110	33	118						
			5265	3	26	5236	449		0.91	0.09	74	4648	1972	5363	98	65	156	0	0	0

Sub-total    Demo    Total    Total Vacant    Total Occupied  
5265    98    5363    449    4722

Notation:

- \* Kalihi Valley Homes    102 vacant units = 7 units available for rent; 22 vacant C units; 27 mod approved units; 47 former demo aprpd
- \*\* Paoakalani    15 vacant units = 5 units available for rent; 10 vacant On-sched C mod
- \*\*\* Makamae    42 vacant units = 13 units available for rent; 28 On-sched C mod; 1 vacant C
- \*\*\*\* Kuhio Park Terrace    30 vacant units = 10 units available for rent; 20 vacant On-sched C mod
- \*\*\*\*\* Ka Hale Kahaluu    32 vacant units = 32 units available for rent (24 units On-sched C mod finished on 12/20/07)

EXHIBIT 9

23

AGED RECEIVABLES NON-VACATED RENT SUMMARY BY AMP - as of 1/2/2008  
AS ACCURATE AS OF 1/2/2008

	<u>Count - Between 30 and 90 Days</u>	<u>Between 30 and 90 Days</u>	<u>Count - Over 90 days</u>	<u>Over 90 Days</u>
HI001000030P	69	\$29,388.23	28	\$16,546.50
HI001000031P	103	\$82,053.40	62	\$318,783.13
HI001000032P	49	\$27,590.22	22	\$43,763.32
HI001000033P	48	\$27,133.74	27	\$40,599.70
HI001000034P	3	\$1,365.00	1	\$74.34
HI001000035P	26	\$8,093.98	18	\$26,701.37
HI001000037P	68	\$25,323.23	44	\$40,760.06
HI001000038P	45	\$29,248.84	37	\$138,298.11
HI001000039P	66	\$52,920.22	55	\$189,982.00
HI001000040P	207	\$108,117.20	74	\$43,232.64
HI001000043P	31	\$17,761.43	17	\$20,808.04
HI001000044P	104	\$51,728.46	69	\$176,280.14
HI001000045P	57	\$32,380.92	24	\$52,723.54
HI001000046P	16	\$8,535.10	8	\$30,288.85
HI001000049P	24	\$10,495.50	11	\$39,917.57
HI001000050P	10	\$6,524.92	10	\$11,717.82
Grand Count - 30 to 90 days	926	\$518,660.39	Grand Count - Over 90 days	507 508
				\$1,190,477.13

\* Please notice - Security Deposits included.

EXHIBIT h

RESULT OF EVICTION REFERRALS

July 2007 – December 2007

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	TOTAL	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
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
Dec 07	3	2	1	1	0	1	1	0	3
<b>TOTALS</b>	<b>83</b>	<b>47</b>	<b>36</b>	<b>36</b>	<b>15</b>	<b>8</b>	<b>3</b>	<b>21</b>	<b>62</b>

**PHAS INDICATORS**  
For the period 7/1/07 - 12/31/07

AMP Name	AMP NO.	WORK ORDERS						ANNUAL INSPECTIONS				
		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	136	114	84%	2053	7	244	67%	41	0	0%
KALIHI VALLEY	31	373	260	238	92%	954	58	324	87%	44	44	100%
MAYOR WRIGHT	32	364	28	28	100%	924	6	0	0%	36	36	100%
KAM/KAHUMANU	33	373	151	145	96%	1051	3	305	82%	48	48	100%
KALAKAUA	34	583	57	54	95%	1479	8	307	53%	12	12	100%
KALANIHIUIA	35	587	165	153	93%	1294	8	312	53%	6	3	50%
HILO	37	396	159	111	70%	582	60	231	58%	149	88	59%
KAUAI	38	321	80	78	98%	628	11	144	45%	143	86	60%
MAUI	39	196	9	8	89%	482	8	25	13%	51	9	18%
KPT	40	748	169	163	96%	2395	9	686	92%	38	0	0%
KONA	43	202	6	6	100%	139	20	10	5%	35	0	0%
LEEWARD OAHU	44	260	47	24	51%	684	12	98	38%	97	55	57%
WINDWARD OAHU	45	226	130	116	89%	627	7	222	98%	75	75	100%
KAMUELA	46	103	30	13	43%	354	54.3588	0	0%	18	0	0%
CENTRAL OAHU	49	150	65	59	91%	504	10	150	100%	40	40	100%
PALOLO	50	118	5	5	100%	246	21	18	15%	20	0	0%
Total		5363	1497	1315	88%	14396	14	3076	57%	853	496	58%

EXHIBIT

210

**Contract & Procurement Office  
Monthly Status Report for December 2007**

Solicitations Issued, Contracts and Change Orders Executed in December 2007

<b>Solicitation No.</b>	<b>Project</b>	<b>Deadline</b>
RFP-HPB-2007-56	Request for Proposal to provide housing placement services for Temporary Assistance to Needy Families eligible families, persons and/or families with Section 8 Vouchers, or homeless families transitioning to permanent housing.	January 31, 2008

<b>Contract No.</b>	<b>Contractor &amp; Project</b>	<b>Amount</b>
RSS 05-03 SA 04	Honolulu Disposal Service, Inc. Refuse Collection Services at MU 2, 5, 40, 42, 44, 49 January 1, 2008 to June 30, 2008	\$105,753.12
CMS 07-21	Oahu Roofing & Waterproofing, Inc. Reroof Administration building at Puuwai Momi January 2, 2008 to April 15, 2008	\$42,875.00
CMS 08-01	Architects Hawaii Limited 2008 Physical Needs Assessment & Energy Audit for Federally Assisted Projects December 20, 2007 to October 31, 2008	\$369,031.00

**Section 8 Subsidy Programs Branch  
Program Report**

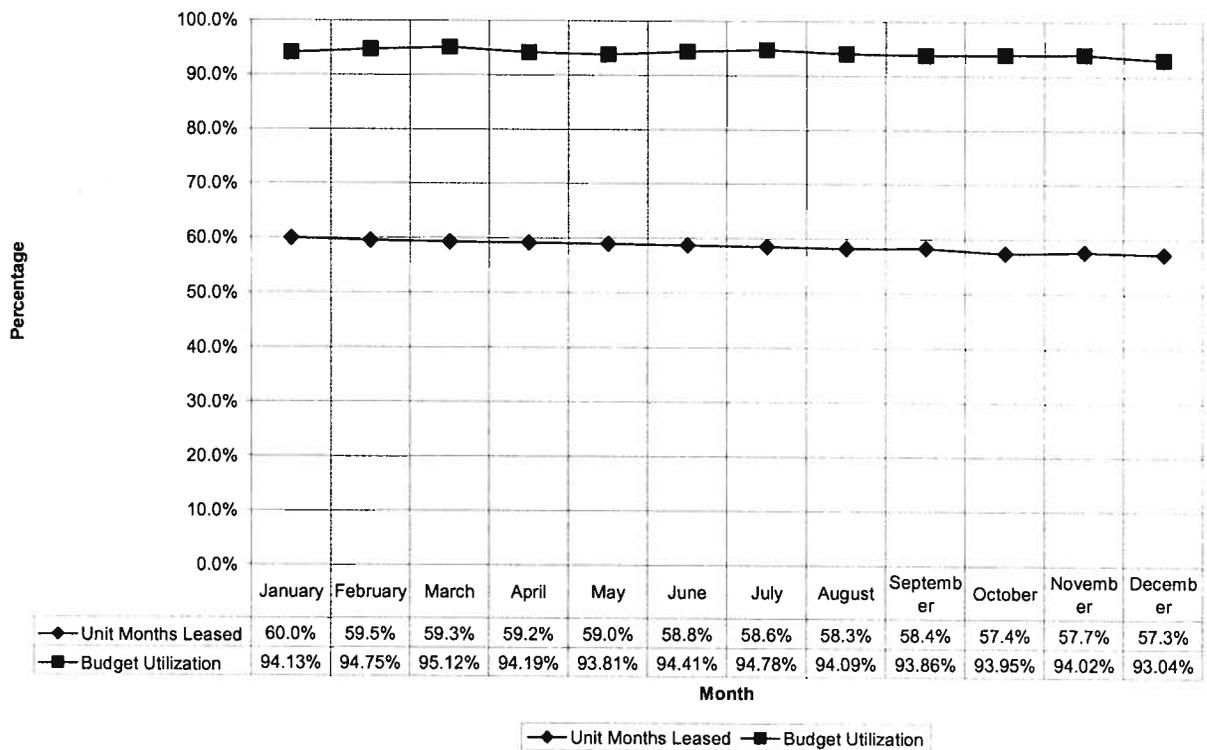
As of December 31, 2007

Calendar Year Report (Cumulative Trend)

- For CY 2007, unadjusted average monthly voucher lease up is 1,792 or 58.61% of the total 3,058 baseline vouchers.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 94.18% of the total annual allocated budget of \$17,408,280 or \$1,450,690 per month.
- The monthly average per unit cost subsidy is \$762.00 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)

**CY 2007 Section 8 Budget Utilization and Unit Months Leased**

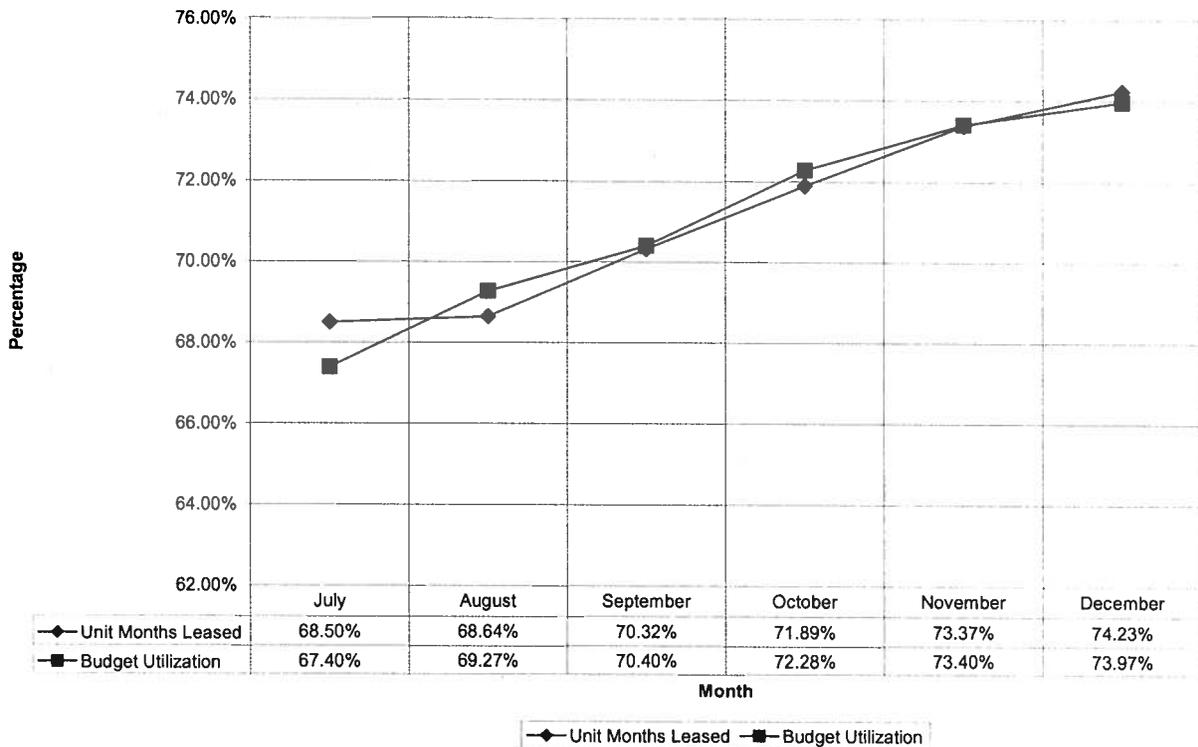


Fiscal Year Report (Cumulative Trend)

- For FY 2007 – 2008, unadjusted average monthly lease up is 379 families or 71.12% of the total 532 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 71.65% 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. Subsidy maximum increased to \$230 effective 1/1/2008.
- 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**



**DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)  
STAFFING REPORT  
As of January 7, 2008**

Branch	Section	Total Full Time Positions			% Vacant			Active Recruitment	
		Civil Svc	Exempt	Total	Occupied	Vacant	Vacant	Yes	No
Office of the Executive Director		5	3	8	6	2	25.00%	2	0
		5	3	8	6	2	25.00%	2	0
Planning and Evaluation Office		1	2	3	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		2	2	4	4	0	0.00%	0	0
		2	2	4	4	0	0.00%	0	0
Housing Information Office		0	2	2	2	0	0.00%	0	0
		0	2	2	2	0	0.00%	0	0
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	2	0
	Acctg Sec	11	0	11	8	3	27.27%	1	2
	Pay & Disb	4	0	4	3	1	25.00%	0	1
	Budget	1	1	2	1	1	50.00%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		21	1	22	14	8	36.36%	2	6
Information Technology		1	5	6	4	2	33.33%	2	0
		1	5	6	4	2	33.33%	2	0
Personnel Office		4	1	5	4	1	20.00%	0	1
		4	1	5	4	1	20.00%	0	1
Procurement Office		6	3	9	6	3	33.33%	1	2
		6	3	9	6	3	33.33%	1	2
Construction Mgt. Branch		2	0	2	0	2	100.00%	0	2
	CMS	3	0	3	2	1	33.33%	0	1
	CMS 1	2	7	9	6	3	33.33%	2	1
	CMS 2	4	3	7	6	1	14.29%	1	0
	DSS	1	2	3	2	1	33.33%	0	1
	12	12	24	16	8	33.33%	3	5	
Homeless Branch	Homeless	1	8	9	8	1	11.11%	1	0
		1	8	9	8	1	11.11%	1	0
Section 8 Branch	Sec 8 Office	2	0	2	2	0	0.00%	0	0
	Insp Unit	1	7	8	6	2	25.00%	1	1
	Rent Sub Sec 1	14	0	14	10	4	28.57%	2	2
	Rent Sub Sec 2	13	0	13	6	7	53.85%	4	3
		30	7	37	24	13	35.14%	7	6
Property Management & Maint. Services Branch	PMMSB	3	2	5	2	3	60.00%	0	3
	MGT SEC	2	0	2	1	1	50.00%	1	0
	APP	7	0	7	7	0	0.00%	0	0
	RSS	3	8	11	9	2	18.18%	0	2
	PMCS	2	5	7	5	2	28.57%	0	2
	CMSS	24	0	24	21	3	12.50%	0	3
	OAHU 1	25	0	25	23	2	8.00%	2	0
	OAHU 2	28	0	28	25	3	10.71%	2	1
	OAHU 3	35	0	35	30	5	14.29%	3	2
	OAHU 4	25	0	25	22	3	12.00%	3	0
	OAHU 5	31	0	31	22	9	29.03%	5	4
	HAWAII 7	16	0	16	13	3	18.75%	3	0
	KAUAI 8	10	0	10	9	1	10.00%	1	0
MAUI 9	13	0	13	11	2	15.38%	2	0	
	224	15	239	200	39	16.32%	22	17	
<b>TOTAL</b>		<b>308</b>	<b>63</b>	<b>371</b>	<b>292</b>	<b>79</b>	<b>21.29%</b>	<b>40</b>	<b>39</b>

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES  
As of January 7, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
<b>OFFICE OF THE EXECUTIVE DIRECTOR</b>						
106012	EX	N	T	Deputy Executive Director (EA)	SRNA	Interviews to be conducted on 01/08/08.
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Interviews conducted. No recommendation made.
<b>FISCAL MANAGEMENT OFFICE</b>						
41253	CS	N	P	Secretary II	SR14	PD submitted to DHS/MSO/PMSS pending final review.
<b>ACCOUNTING SECTION</b>						
41252	CS	N	P	Accountant IV	SR22	12/27/07 New list sent to manager; pending interviews.
42107	CS	N	P	Accountant III	SR20	Applicant accepted position; pending start date.
42097	CS	N	P	Account Clerk III	SR11	12/24/07 Pers responded to questions. DHS to review and finalize.
92003B	T	N	T	Account Clerk II	SR08	No action; cost savings.
<b>PAYROLL &amp; DISBURSEMENT SECTION</b>						
118751	CS	N	P	Account Clerk III	SR11	Position established effective 12/17/07. Waiting for a list from DHS.
<b>ASSET MANAGEMENT STAFF</b>						
97908K	T	N	P	Clerk III	SR08	No action; cost savings.
<b>BUDGET STAFF</b>						
41267	CS	N	P	Program Budget Analyst IV	SR22	01/02/08 - PD to redescribe the position submitted to DHS/MSO/PMSS.
<b>PROCUREMENT OFFICE</b>						
117691	EX	N	T	Contract Specialist	SRNA	No action; cost savings.
100882	EX	W	T	Contracts & Procurement Officer	SRNA	HPHA/CMB staff temporarily re-assigned.
31664	CS	W	P	Procurement & Supply Specialist II	SR20	No action; cost savings.
<b>CONSTRUCTION MGMT BRANCH</b>						
25649	CS	N	P	State Housing Development Admin	EM07	Interviews conducted.
2800	CS	W	P	Secretary II	SR14	No action; cost savings.
102205	SH	N	T	Student Helper II	NA	No action; cost savings.
<b>CONSTRUCTION MGMT SECTION</b>						
5857	CS	N	P	Secretary II	SR14	DHS is reviewing pd.
<b>CONSTRUCTION MGMT UNIT 1</b>						
103024	EX	N	T	Contract Administrator	SRNA	PD submitted to DHS/MSO/PMSS to be completed by 1/31/08.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	PD review completed. Pending B&F signature.
100202	EX	W	T	Project Engineer	SRNA	PD review completed. Pending B&F signature.

EXHIBIT A

31

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES  
As of January 7, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
<b>CONSTRUCTION MGMT UNIT 2</b>						
102676	EX	W	T	Engineer (Building) IV	SRNA	PD review completed. Pending Director's signature.
<b>DEVELOPMENT SUPPORT SECTION</b>						
100886	EX	W	T	Housing Development Specialist I	SRNA	No action; cost savings.
<b>HOMELESS PROGRAM BRANCH (HPB)</b>						
103014	EX	A	T	Homeless Program Specialist	SRNA	Recommendation made. Pending approval of B-1(Request to fill).
98901K	EX	A	T	Homeless Program Coordinator	SRNA	HPHA Personnel reviewing PD with manager.
<b>INFORMATION TECHNOLOGY OFFICE</b>						
100388	EX	N	T	HPHA Systems Analyst	99	HPHA Personnel and ITO working on PD.
106429	EX	N	T	HPHA Systems Analyst	99	HPHA Personnel and ITO working on PD.
<b>PERSONNEL OFFICE</b>						
51784	CS	N	T	Clerk Typist II	SR08	No action; cost savings.
<b>PLANNING AND EVALUATION OFFICE</b>						
102034	EX	N	P	Housing Planner (Supervisor)	SRNA	No action; cost savings.
98902K	EX	N	P	Clerk Typist III	SR 10	No action; cost savings.
<b>PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH</b>						
96904K		N	T	Hsg Maintenance Manager	SR26	No action; cost savings.
96905K	CS	N	T	Secretary II	SR14	No action; cost savings.
32210	CS	W	P	Clerk Typist II	SR08	No action; cost savings.
<b>CENTRAL MAINTENANCE SERVICES</b>						
6728	CS	N	P	General Laborer II	BC03	11/5/07 HRD-1 submitted to DHS to transfer position to MU 4 and redescribe to BMW I.
6787	CS	N	P	Heavy Truck Driver	BC07	No action; cost savings.
5968	CS	N	P	Welder I	BC10	No action; cost savings.
5647	CS	A	P	Clerk IV	SR10	Position to be transferred to MU 4. Variance approved to PHS II. 12/28/07 PD submitted to DHS/MSO/PMSS.
<b>PMMSB - MANAGEMENT SECTION</b>						
8751	CS	N	P	Public Housing Supervisor VI	SR26	DHRD open continuous recruitment opened 9/30/07. Pending 89-day appt.
<b>MANAGEMENT UNIT 1</b>						
5636	CS	N	P	Public Housing Spclt II	SR18	Applicant declined to be interviewed; pending eligible listing from DHRD.

EXHIBIT N

32

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES  
As of January 7, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
6171	CS	N	P	Account Clerk II	SR08	Position description final review to be completed by HPHA 1/15/08.
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
<b>MANAGEMENT UNIT 2</b>						
5855	CS	W	P	Secretary I	SR12	01/02/08 - B-1(Request to Fill) submitted to DHS.
2806	CS	N	P	Building Maint. Helper	BC05	No action; cost savings.
6642	CS	N	P	Truck Driver	BC06	No action; cost savings.
105752	TA	N	T	Janitor II	BC02	No action; cost savings.
10372	CS	W	P	Public Hsg Spclt V	SR24	Position temporarily filled. Pending arbitration, need to recruit and fill perm.
21546	CS	W	P	Public Hsg Spclt IV	SR22	Pending grievance issue. Duration too short to recruit and fill.
10879	CS	N	P	Building Maint. Worker I	BC09	Position vacant 12/11/07.
<b>MANAGEMENT UNIT 3</b>						
6281	CS	N	P	Gen Const & Maint Spvr I	F1 10	Recommendation made; pending start date.
6286	CS	N	P	Public Housing Specialist II	SR18	Position vacant 12/28/07.
8760	CS	N	P	Painter I	BC09	PD review completed. Waiting for list from DHRD.
46195	CS	N	P	Social Service Asst IV	SR11	Interviews to be conducted no later than 1/18/08.
8851	CS	N	P	Bldg Maint Wkr I	BC09	Recommendation made; pending start date.
101118	TA	N	T	General Laborer I	SRNA	Recommendation made; pending start date.
105745	TA	N	T	General Laborer I	BC02	DHS 141 submitted for recommendation to hire.
<b>MANAGEMENT UNIT 4</b>						
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
6693	CS	W	P	Public Hsg Spvr IV	SR22	Position on hold until B-1(Request to fill) is approved.
8842	CS	N	P	Painter I	BC09	Position vacant on 11/27/07. Manager working on PD.
6792	CS	W	P	Building Maint. Helper	BC05	Position vacant 12/30/07.
<b>MANAGEMENT UNIT 5</b>						
9204	CS	N	P	Public Hsg. Supr IV	SR22	Position on hold until B-1 (Request to fill) is approved.
5640	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
10886	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
12703	CS	N	P	General Laborer II	BC03	11/5/07 HRD-1 submitted to DHS to transfer position to MU 4.
43948	CS	N	P	General Laborer II	BC03	No action; cost savings.
15486	CS	N	P	General Laborer I	BC02	No action; cost savings.
41350	CS	N	P	Painter I	BC09	12/24/07 PD submitted to DHS/MSO/PMSS.
23698	CS	W	P	Public Hsg Spclt I	SR16	Interview conducted, no recommendation made. Pending new list.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
8846	CS	N	P	Buldiing Maint. Worker I	BC09	Position vacant 01/01/08.
<b>MANAGEMENT UNIT 7</b>						
35172	CS	N	P	Bldg Maint Wkr I	BC09	12/26/07 Internal announcement open. 01/07/08 closes.

EXHIBIT A

33

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES  
As of January 7, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
6046	CS	N	P	Bldg Maint Wkr I	BC09	Recommendation made. Applicant declined; pending eligible listing.
5639	CS	N	P	General Laborer II	BC03	Interviews completed; pending recommendation.
<b>MANAGEMENT UNIT 8</b>						
18794	CS	N	P	Social Service Aide IV	SR11	12/28/07 - list sent to manager; pending interview.
102241	TA	N	T	General Laborer I	SRNA	No action; cost savings.
102242	TA	N	T	General Laborer I	SRNA	DHS 140 submitted to DHS.
101124	TA	N	T	Social Service Aide I	SRNA	DHS 140 submitted to DHS.
<b>MANAGEMENT UNIT 9</b>						
23050	CS	N	P	Public Hsg Spvr III	SR20	PD submitted to DHS/MSO/PMSS; pending final review.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Pending arbitration. Duration too short to recruit and fill.
45873	CS	N	P	Social Services Asst. IV	SR 11	Recommendation for 89 day appt. made. Pending applicant's acceptance.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101134	TA	N	T	Clerk I	SR04	No action; cost savings.
<b>PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)</b>						
96903K	CS	N	T	Clerk III	SR08	No action; cost savings.
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
<b>RESIDENT SERVICES SECTION</b>						
51818	CS	N	T	Clerk Typist II	SR08	No action; cost savings.
103043	TA	N	T	Social Service Aide I	SR05	No action; cost savings.
103036	EX	N	T	Resident Services Pgm Specialist	99	No action; cost savings.
111874	EX	N	T	Resident Services Pgm Specialist	99	No action; cost savings.
<b>SECTION 8 - INSPECTION UNIT</b>						
101214	EX	N	T	Lead Housing Inspector	99	No action; cost savings.
100572	EX	N	T	Housing Inspector	SRNA	No action; cost savings.
101130	TA	N	T	Clerk I	SR04	No action; cost savings.
<b>RENT SUBSIDY SECTION 1</b>						
29009	CS	N	P	Clerk Typist II	SR08	No action; cost savings.
23029	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
28657	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
46983	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
<b>RENT SUBSIDY SECTION 2</b>						

EXHIBIT 11

34

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES  
As of January 7, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
10306	CS	N	P	Clerk Typist II	SR08	Interviews completed; pending recommendation.
28654	CS	N	P	Clerk Typist II	SR08	Recommendation made. Applicant declined; pending eligible listing from DHRD.
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111465	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111467	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111468	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111469	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.

## FOR ACTION

**SUBJECT:** Request for Approval of the Draft HPHA FY 2008 5-Year and Annual Plans and to Conduct Required Public Hearings

### I. FACTS

- A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). All public housing agencies administering federal public housing and Section 8 tenant-based (housing choice voucher) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, Capital Fund Program, and Section 8 Housing Choice Voucher assistance monies.
- B. The PHA 5-Year plan (2005 – 2009) states the mission of serving the needs of low-income and very low-income families for a five-year period.
- C. The PHA Annual Plan consists of nineteen components. The Hawaii Public Housing Authority (HPHA) will be submitting information for every component and will be using the HUD-developed template for the plans. HPHA must electronically submit the plans and attachments to the local Honolulu HUD Office for their review and subsequent approval no later than April 15, 2008.

### II. DISCUSSION

- A. For the FY 2008 PHA Plans, the initial development phase began in September 2007 with staff meetings. Discussions on the plans have taken place with the Resident Advisory Board (RAB) members on a monthly basis and RAB members have been provided with working drafts of the annual plan's components. There are no significant modifications to the 5-Year Plan and the Annual Plan. The RAB recommendations were provided to the agency on January 9, 2008. The agency staff reviewed the recommendations and met with the RAB on January 15, 2008 to respond to their recommendations.

- B. In order to meet the April 15, 2008 deadline, a timeline was developed:

<u>Action</u>	<u>Timeframe</u>
Drafting of Initial Draft Plans	September 2007 - January 2008
Input from RAB (Monthly Meetings)	September 2007 - January 2008
Board – “For Action” (Public Hearing)	January 24, 2008
Publish Hearing Notice (45 Day Notice)	January 30, 2008
Public Hearing	March 18, 2008
Finalize Plan	March 20 - April 10, 2008
Board – “For Action” (To Approve Plans)	April 10, 2008
Transmit Approved PHA Plans to HUD	April 14, 2008

- C. Updates and inclusions for FY 2008 Plans are as follows:

1. The removal from demolition status, Kalihi Valley Homes 72 units that are to be renovated and returned to the HPHA unit inventory.

2. Violence Against Women Act, the HPHA has commenced to implement policy to support the goals and provisions of the act, as required. Attachment R in the Annual Plan further describes HPHA's support plan.

D. The draft FY 2008 PHA 5-Year and Annual Plans are attached. In disseminating information on the PHA Plans and the public hearings to public housing residents, HPHA requested the Resident Advisory Board members and each of the Resident Associations' leadership inform their fellow housing project residents about the purpose, date and time, and location of the hearings. Information on the PHA Plans was included in the monthly resident newsletters, which is mailed to all public housing residents. In the March 2008 edition, specific information will be provided on the March 18, 2008 public hearings. To notify the public of the public hearings, notices will be published in the Honolulu Star Bulletin, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) in January 2008.

### III. RECOMMENDATION

That the HPHA Board of Directors approve the draft FY 2008 5-Year and Annual Plans to conduct required Public Hearings.

Attachment: Draft PHA FY 2008 5-Year and Annual Plans

Prepared by: Earl Nakaya, Program Specialist 

Reviewed by: Derek Kimura, PMMSB Chief 

**Approved by the Board of Directors at its meeting on**

**JAN 24 2008**

**PROPERTY MANAGEMENT & MAINTENANCE BRANCH**

**Please take necessary action**



**EXECUTIVE DIRECTOR**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

---

*DRAFT*

# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2008

HAWAII PUBLIC HOUSING AUTHORITY

HI001 – Federal Public Housing

HI901 – Section 8 Housing Choice Voucher Program

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Hawaii Public Housing Authority

**PHA Number:** HI001 (Federal Public Housing) and HI901 (Section 8 Housing Choice Voucher Program)

**PHA Fiscal Year Beginning:** (mm/yyyy) 07/2008

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library (Regional Libraries Only)
- PHA website (<http://www.hcdch.hawaii.gov>)
- Other (list below)
  - State of Hawaii Legislative Reference Bureau

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
    - Not to exceed 5% vacancy rate.
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
    - Shelter Plus – 100 units (20 unit per year)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
    - PHAS Physical Condition (REAC) - Minimum passing score of 75 out of 100 points.
    - PHAS Financial Condition - Reduce TAR by 75%.
    - PHAS Management Operations -Vacant Unit Turnaround Time: Less than or equal to 20 days, Work Orders: Complete 99% of emergency work orders within 24 hours and complete non-emergency work orders within an average of 25 days, Annual Inspections: Inspected 100% of its units and systems using the Uniform Physical Condition Standard (UPCS).
    - PHAS Resident Survey – refer to “Increase Customer Satisfaction” below.
    - Project based accounting and management for federal public housing.
    - Evaluate and upgrade PHA computer software to improve financial accounting and reporting.
    - Improve tenant rent collection system through timely evictions for non-payment of rents, and timely write offs.

- Improve voucher management: (SEMAP score) 79.0%
  - Maintain lease-up to 98% of budget utilization.
  - Partner with the City and County of Honolulu, Section 8 Housing Choice Voucher Program to develop a rent reasonableness process to improve operational effectiveness.
  - Develop and maintain an effective reporting system to improve operational efficiency.
  - Continue to develop relationships with more partners in the recruitment and retention of landlords.
- Increase customer satisfaction:
  - Resident Services and Satisfaction Survey - Achieve at least a score of 80% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance).
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Develop strategies and training for PH managers and staff to obtain a high rating on the Resident Service and Satisfaction Survey.
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
  - Leverage Capital Funds to accelerate modernization projects.
  - Analyze the feasibility to improve the quality of assisted housing for low income residents through the privatization and/or the sale of federal public housing properties.
- PHA Goal: Increase assisted housing choices
 

Objectives:

  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)
    - Geographical Wait List

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
 

Objectives:

  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Study the possibility of designating developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
  - Annually assist public housing residents to attain their goals for economic self-sufficiency.
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Annually provide or attract supportive services at 5 public housing sites that service elderly or disabled populations.
- Other: (list below)
  - Encourage and support resident participation in an existing Individual Development Account (IDA).
  - Provide measures and opportunities to increase the income of residents to complement deconcentration and income targeting.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
  - Continue on-going efforts to educate and provide information to the general population and to landlords.
  - On-going training to educate staff.
  - Continue to implement the Section 504 and ADA transition plans.
  - Develop a Limited English Proficiency (LEP) plan for applicants and residents of public housing and Section 8 programs.
  - Provide training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
  - Build community ties with private and non-profit organizations to affirmatively further fair housing.
  - Update the Fair Housing Analysis of Impediments in 2009.

**Other PHA Goals and Objectives: (list below)**

- Improve the housing delivery system through cost-effective management of federal and State government programs and resources.
  - Project based accounting and management for federal public housing.
  - Evaluate and upgrade PHA computer software to improve financial accounting and reporting.
  - Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs.

- Evaluate the current administration of HPHA's Section 8 Housing Choice Voucher (HCV) Program.
- Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HPHA will be exploring various options to maximize the number of voucher participants within the current HUD funding level to include:
  - Adjusting the subsidies given to the current voucher holders to increase the number of active vouchers;
  - Maintaining current subsidy amounts and not open the wait list until HUD funding is increased.
  - Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
 [24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Performer Plan (Federal Public Housing Program HI001)**
- High Performer Plan (Section 8 Housing Choice Voucher Program – HI901)**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

- Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	4
2. Financial Resources	9
3. Policies on Eligibility, Selection and Admissions	10
4. Rent Determination Policies	17
5. Operations and Management Policies	20
6. Grievance Procedures	21
7. Capital Improvement Needs	23
8. Demolition and Disposition	25
9. Designation of Housing	26
10. Conversions of Public Housing	27
11. Homeownership	28
12. Community Service Programs	30
13. Crime and Safety	32
14. Pets (Inactive for January 1 PHAs)	34
15. Civil Rights Certifications (with PHA Plan Certifications)	34
16. Audit	34
17. Asset Management	35
18. Other Information	35

**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments:**

- Admissions Policy for Deconcentration (Attachment A – hi001a01)
- FY 2006 Capital Fund Program Annual Statement (Attachment L - hi001101)
- Progress Report on Five-Year Plan Mission and Goals Accomplishment (Attachment C - hi001c01)
- Section 8 Homeownership Program Capacity Statement (Attachment D - hi001d01)
- Implementation of Public Housing Resident Community Service Requirements (Attachment E - hi001e01)
- Pet Ownership Policy (Attachment F - hi001f01)
- Resident Membership on PHA Governing Board (Attachment G - hi001g01)
- Resident Advisory Board Membership (Attachment H - hi001h01)
- Definition of "Substantial Deviation" and "Significant Amendment Or Modification" (Attachment I - hi001i01)
- Public Housing Asset Management Statement or Table (Attachment J – hi001j01)
- Deconcentration of Poverty and Income Mixing (Attachment K -hi001k01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment M - hi001m01)
- Responses to Comments from Resident Advisory Board and State-Wide Public Hearings (Attachment N - hi001n01)
- Required Initial Assessment (Attachment O – hi001o01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart (Attachment B – hi001b01)
- FY 2008 Capital Fund Program 5 Year Action Plan (Attachment L – hi001101)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Other (List below, providing each attachment name)
  - Federal Project-Based Certificate/Voucher Program – Palolo Homes I and II (Attachment P - hi001p01)
  - Resident Service and Satisfaction Survey Follow Up Plan (Attachment Q – hi001q01)
  - Violence Against Women Act (VAWA) statement of support and implementation of policies. (Attachment R-hi001r01)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	program	Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	services grant) grant program reports	Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	HCDCH Maintenance Plan	Annual Plan: Operations and Management Policies

### 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

#### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,290+ *6,029	5	5	3	Not Available	4	4
Income >30% but <=50% of AMI	7,910	5	5	3	Not Available	4	4
Income >50% but <80% of AMI	10,690	5	5	3	Not Available	4	4
Elderly	6,049	5	5	3	Not Available	Not Available	4
Families with Disabilities	Not Available	5	5	Not Available	4	Not Available	4
White	Not Available	5	5	3	Not Available	4	4
Black	Not Available	5	5	3	Not Available	4	4
Hispanic	Not Available	5	5	3	Not Available	4	4
Am Indian, etc.	Not Available	5	5	3	Not Available	4	4
Asian/Pacific Islander	Not Available	5	5	3	Not Available	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:

- Other housing market study - Hawaii Housing Policy Study  
Indicate year: 2003 Update
- Other sources: (list and indicate year of information)
  1. American FactFinder data (US Census)  
Indicate year: 2000 and 2004
    - DP-4 General Housing Characteristics: 2000
    - DP-1 Household Population and Household Type by Tenure: 2000
    - Profile of General Demographic Characteristics: 2004
    - Profile of Selected Economic Characteristics: 2004
    - Profile of Selected Housing Characteristics: 2004
  2. \*Homeless Point-in-Time Count Report, 2003.
  3. 2003 Analysis of Impediments in the State of Hawaii, August 21, 2003.

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7,204		82%
Extremely low income <=30% AMI	5,406	75.0%	
Very low income (>30% but <=50% AMI)	1,355	18.8%	
Low income (>50% but <80% AMI)	357	4.95%	
Families with children	3,553	49.31%	
Elderly families	1,617	22.0%	
Families with Disabilities	1,487	20.64%	
White	1,210	16.79%	
Hispanic	424	5.88%	
Black	145	2.01%	
Am Indian, etc	88	1.22%	
Asian/Pacific Islander/Other	5,760	79.95%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR (Includes Studio)	2,105	29.21%	0
2 BR	1,178	16.35%	0

Housing Needs of Families on the Waiting List			
3 BR	2,533	35.16%	0
4 BR	1,104	15.32%	0
5 BR	39	.005%	
5+ BR	1	.001%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,479		2%
Extremely low income <=30% AMI	2,297	92.6%	
Very low income (>30% but <=50% AMI)	141	5.7%	
Low income (>50% but <80% AMI)	40	1.6%	
Families with children	1,793	72.3%	
Elderly families	155	6.2%	
Families with Disabilities	380	15.3%	
White	461	18.6%	
Hispanic	274	11.05%	
Black	61	2.5%	
Am Indian, etc	25	1.0%	
Asian/Pacific Islander/Other	1,932	77.9%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? (98 months – closed in April 1999)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
  - Outsourcing.
- Reduce time to renovate public housing units
  - Outsourcing.
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working

- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
a) Public Housing Operating Fund	\$13,360,602.	
b) Public Housing Capital Fund	\$12,120,831.	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$17,419,538.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Comprehensive Grant (Capital Fund Program)	\$24,524,744	PH Capital Improvements
Public Housing Drug Elimination Program		
Resident Opportunities and Self Sufficiency	\$452,959.	PH Supportive Services
Supportive Housing		PH Supportive Services
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$13,848,549.</b>	<b>PH Operations</b>
<b>4. Other income (list below)</b>		
Interest Income		
Other Income		
<b>4. Non-federal sources (list below)</b>		
State General Fund		
<b>Total resources</b>	<b>\$ 81,700,223.</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
  - First 25 on wait list and correct bedroom size.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
  - Special Needs units, which is verified during the initial application process.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
  - Eviction from PHA on or after March 1,1985.

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)
  - Geographical Areas (By Island)
    - Island of Oahu
      - Honolulu (Red Hill to Palolo)
      - Central Oahu (Wahiawa to Waialua)
      - Windward and
      - Leeward (Aiea to Makaha)
    - Island of Hawaii
      - East Hawaii (Hilo, Honokaa to Kau) and
      - West Hawaii (Kona, Kohala, Waimea)
    - Island of Maui and Molokai
      - Central Maui (Kahului to Wailuku)
      - West Maui (Lahaina)
    - Island Molokai
    - Island of Kauai
      - East Kauai (Hanamaulu to Kapaa, Kilauea), and

- West Kauai ( Koloa to Kekaha)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management offices
- Other (list below)

- By mailing in application.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
  - Health and safety reasons.
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)

- To allow tenants with disabilities to transfer from State to Federal or from Federal to State housing projects.

Resident choice: (state circumstances below)

Other: (list below)

- Employment and education opportunities.

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) **Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence (Must be in or graduated from a program with case management in a domestic violence shelter or clearance house.)
- Substandard housing
- Homelessness (Must be in compliance with or graduated from a transitional or supportive services housing program with case management.)
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house.) To be revised to meet VAWA.
- 1 Homelessness (Must be participating or graduated from a transitional or supportive services housing program with case management.)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
  - HPHA Administrative Rule - §17-2028-5 and 6 (<http://www.hcdch.hawaii.gov>)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

(The following section on (6) Deconcentration and Income Mixing is being disregarded and completed as instructed in NOTICE PIH 99-51, NOTICE PIH 2001-4, NOTICE PIH 2001-26, and 24 CFR 903.2 dated August 6, 2002 in its place see Attachment K - hi001k01.)

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
  - Convictions against a person(s) and/or property.
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)
  - Section 8 Subsidy Programs Branch Office .

**(3) Search Time**

a. Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

- Written request with "reasonable" reasons for extension (60 day extension).

If yes, state circumstances below:

- Medical Hardships.
- Availability of units in the local rental market.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house.)
- Substandard housing
- Homelessness (Must be participating or graduated from a transitional or supportive services housing program with case management.)
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence (Must be participating in or graduated from a program with case management in a domestic violence shelter or clearance house.)
- 1 Homelessness (Must be participating or graduated from a transitional or supportive services housing program with case management.)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
  - Special Purpose Agencies:
    - State of Hawaii - Department of Human Services.
    - Financial Assistance Advisory Council.
    - State of Hawaii - Department of Labor and Industrial Relations, Workforce Development Division - Welfare to Work program.
    - City and County of Honolulu - Work Hawaii.
    - Kauai County - Family Self-Sufficiency Program.
    - Hawaii County - Hawaii Economic Development Council.
    - Maui County - Maui Economic Development Council.
    - U.S. Small Business Administration.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study

Fair market rents (FMR)

95<sup>th</sup> percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

Operating costs plus debt service

The "rental value" of the unit

Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option (Whenever the family is requesting an interim rent adjustment.)
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)
  - Any time there is a change in family composition.
  - If tenant receives an interim decrease and experiences an income increase.

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
  - Market studies.
  - Operating costs plus debt service.

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
- Other:
  - At or above 90%, but at or below 110% of FMR. (Hawaii Administrative Rules, Title 15 Subtitle 14, Chapter 185-55 (Section 8 - Housing Voucher Program))

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard

- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?  
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

**5. Operations and Management**

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. Attachment B (hi001b01)
- A brief description of the management structure and organization of the PHA follows: Attachment B (hi001b01)

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	4611	312
Section 8 Vouchers	1835	59
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0

Special Purpose Section 8 Certificates/Vouchers (list individually)	213	0
Special Purpose Section 8 Certificates/Vouchers (Welfare-To-Work)	363	45
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
Family Investment Center	N/A	
Resident Opportunities and Supportive Services (ROSS – Elderly)	200	21
Resident Opportunities and Supportive Services (ROSS – Neighborhood Networks)	168	17
Family Self-Sufficiency Program	143	21

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
  - Maintenance – Policy and Procedures Manual. (Implemented in August 2005)
  - Admissions and Continued Occupancy Plan. (Being updated)
  - Hawaii Administrative Rules, Title 17, Subtitle 5, Chapter 2028 (Federally-Assisted Housing Projects).
  - Hawaii Administrative Rules, Title 17, Subtitle 5, Chapter 2021 (Grievance Procedures).
  - Hawaii Administrative Rules, Title 17, Subtitle 5, Chapter 2020 (Eviction – Practice and Procedure).
  - Hawaii Revised Statutes, Volume 14, Chapter 356 D
- (2) Section 8 Management: (list below)
  - Section 8 Administrative Plan.
  - Hawaii Administrative Rules, Title 15 Subtitle 14, Chapter 185 (Section 8 - Housing Voucher Program).
  - Hawaii Administrative Rules, Title 15 Subtitle 14, Chapter 195 (Section 8 - Homeownership Program)
  - Hawaii Revised Statutes, Volume 14, Chapter 356 D

### 6. PHA Grievance Procedures

[24 CFR Part 903.79 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

- Purpose – clarification that grievance procedure is for tenants in federally-assisted public housing projects of the authority.
- Applicability
  - The Grievance Procedure applies to grievances between a tenant of the federally–assisted public housing projects and the authority.
  - All grievances involving an act or omission of the authority relating to delinquent payment of rent shall commence within 30 days from: receipt of the written notice, sent when a tenant fails to attend or reschedule a meeting between the tenant and the authority or its agent per HRS 356D-92(e); or (2) receipt of the written decision of the authority, which is based on the facts discussed at the meeting between the tenant and the authority per HRS 356D-92(f). All other grievances involving an act or omission of the authority relating to a rental agreement shall be commenced within 10 business days of such act or omission..
  - Untimely requests preclude a request for grievance unless waived in writing by the authority.
- Definitions "Drug-related criminal activity", "Federally-assisted public housing projects" and "State-aided public housing projects" defined.
- Informal Settlement of Grievance
  - The request for grievance must be explicitly made to management if complainant is invoking the grievance procedure. If the grievance is resolved, it shall be put in writing and the grievance shall be terminated.
  - If the matter is not informally resolved, the written summary of the informal settlement meeting shall be prepared within 5 business days.
  - The complainant shall submit a written request for a hearing to HPHA within 10 business days after receipt of the written summary of the informal settlement meeting.
- Selection of Hearing Officer – HPHA shall consult with the resident organizations to compile a list of hearings officers. HPHA shall randomly select a hearings officer from the list of persons.
- Escrow deposit
  - Concurrent with their request for grievance hearing, complainant shall pay the authority the full amount due instead of putting it into an escrow account. Future rents are paid timely to the authority until the grievance is resolved. If the dispute involves the amount of rent which HPHA claims is due, the tenant specifies the portion in dispute and HPHA holds the disputed amount in escrow until the disposition of the grievance.
  - The payment requirement may be waived by the authority for good cause shown by the tenant to the authority. Waivers shall be in writing with reasons given.
- Scheduling of Hearing - A hearing shall be scheduled promptly after selection of a hearing officer.
- Procedures governing the hearing – complainants requesting documents to prepare for the hearing must provide reasonable notice of their request to HPHA.
- Decision of the Hearing Officer.

- A reasonable time for the Hearing Officer to prepare the written decision is ten business days.
- Request for grievance hearing does not interfere with progress of an eviction case that has already commenced – the eviction action is stopped temporarily until disposition of the grievance then continues from the point where it was stopped.
- If the hearing officer upholds the authority's action to terminate the tenancy of a complainant, HPHA shall not commence the eviction action until it has served a written notice to vacate on the complainant. The notice to vacate shall not be issued prior to the decision of the hearing officer having been mailed or delivered to complainant.
- Expedited Grievance Procedure – this section provides that complainants have five business days to initiate grievances involving criminal activity that threatens the health and safety of other residents or drug-related criminal activity on or near the premises. The informal settlement of grievance process is not available for these types of grievances.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)
  - HPHA Hearings Office
  - Property Management and Maintenance Services Branch
  - Project Management Office where the resident resides

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)
  - Section 8 Housing Choice Voucher Assistance Unit
  - Property Management and Maintenance Services Branch Office

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables

provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment L (state name) hi001101

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

## **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment L hi001101

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

- Phase the acquisition with rehab of existing State funded low income public housing.
- Acquire additional units from the open market.

**8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes  No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Lanakila Homes (Phase III and IV)
1b. Development (project) number: HI10P001004 and HI10P001014
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> 8 Units and related site in Phase IV.
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Disposition of 8 units to be submitted in early 2006 to HUD for approval.
4. Date application approved, submitted, or planned for submission: DD/MM/YY 09/12/99 (Demolition) 7/01/06 (Planned Disposition)
5. Number of units affected: 46 - Phase III, 48 - Phase IV (Demolition) 8 – Phase IV (Planned Disposition)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 46 Units (06/06) – Phase III, 48 Units (06/08) - Phase IV b. Projected end date of activity: 46 Units (06/08) – Phase III, 48 Units (06/10) - Phase IV

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Kuhio Park Terrace
1b. Development (project) number: HI10P001010
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)

68

Approved <input checked="" type="checkbox"/> Two buildings (4 units) approved for demolition. Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 4
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity: TBD

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	<input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one)	<input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

See Voluntary Conversion Initial Assessment (Attachment O – hi001o01)

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: Waimanalo Homes	
1b. Development (project) number: HI10P001025	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input checked="" type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1/10/2000)	
5. Number of units affected: 28	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the

PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The HPHA is finalizing a Section 8 Homeownership Program pursuant to 24 CFR 982.625, Section 8 Housing Choice Voucher Assistance: Housing Choice Voucher Program, Homeownership Option. This program provides an option for eligible participants to use their Section 8 Housing Choice Voucher assistance vouchers for homeownership assistance rather than for rental assistance. The intent of the program is to promote and encourage homeownership, self-sufficiency, and in time, complete independence of government assistance. This program requires homebuyer education classes prior to purchasing a home. Preference is given to applicants who complete or are enrolled in and in full compliance with the HPHA's family self-sufficiency program or are enrolled in and in full compliance with the HPHA's welfare-to-work program or other self-sufficiency program. See HPHA Section 8 Homeownership Program - Capacity Statement at Attachment D (hi001d01).

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- Has been admitted to the Section 8 Housing Choice Voucher Program;
- Is in compliance with the terms of the lease and the Section 8 Housing Choice Voucher Program;
- Satisfies the first-time homeowner requirements in that the participant shall be a first-time homeowner or cooperative member which is an individual or family of which no member owned or has any present ownership interest in a residence during the three years before and at the commencement of homeownership assistance for the purchase of a home or is a family of which a family member is a person with disabilities and the use of the homeownership option is needed as a reasonable accommodation so that the Program is readily accessible to and usable by such person;
- Satisfies the minimum income requirements in that the participant shall demonstrate that the annual income of the adult family members who will own the home at commencement of homeownership assistance is not less than the federal minimum hourly wage multiplied by 2000 hours, or for a disabled family, the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve, and except for an elderly family or a disabled family, any welfare assistance received by the family shall not count in determining annual income;

- Satisfies the employment requirements in that the participant shall demonstrate that one or more adult family members who will own the home at commencement of homeownership assistance is currently employed on a full-time basis with an average of not less than thirty (30) hours per week and has been continuously so employed during the year before commencement of homeownership assistance for the family, except for an elderly family, a disabled family, or a family that includes a person with disabilities and the authority has determined that an exemption is needed as a reasonable accommodation so that the Program is readily accessible to and useable by persons with disabilities ;
- Has not defaulted on a mortgage securing debt to purchase a home under the Program;
- Meets the definition of a qualified resident of Hawaii for those adult family members who will be purchasers; a qualified resident is one who is a citizen of the United States or a resident alien, or a citizen of the freely associated states (Federated States of Micronesia and Palau, and the Marshall Islands), is at least eighteen years of age, and is domiciled in the State of Hawaii and shall physically reside in the dwelling unit purchased;
- Shall satisfactorily complete a pre-assistance homeownership counseling program approved by the authority; and
- Shall pre-qualify for a loan.

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY  
04/08/97 MOU

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<b>Child &amp; Family Services</b> Case management and congregate activities for elderly residents to improve the quality of life.	380 adult residents	First come, first served with outreach; open to all interested	Child & Family Services/ outreach and PHA referrals	Public housing residents at Kalakaua Homes, Makua Alii, Paoakalani, Pumehana, Punchbowl.
<b>Mental Health Kokua</b> Case management and supportive services for mentally disabled persons	250	First come, first served with outreach; open to all interested	Mental Health Kokua, outreach and HPHA referrals	Kalakaua Homes, Makua Alii, Paoakalani, Punchbowl and Pumehana

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25 Voluntary Program Size	23 as of 6/30/07 *2 graduates(10/04,12/04)
Section 8	161 Mandatory Program Size	134 as of 6/30/05

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

See Attachment E (hi001e01) for a summary of the HPHA's Implementation of Community Service Requirement.

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

<b>Oahu</b>	<b>Kauai</b>	<b>Maui/Molokai</b>	<b>Hawaii</b>
Hale Laulima	Hale Hoolulu	David Malo Circle	Hale Hookipa
Hookipa Kahaluu	Hale Hoonanea	Kahekili Terrace	Kealakehe
Kaahumanu Homes	Hui O Hanamaulu	Piilani Homes	Lanakila Homes
Kalihi Valley Homes	Kapaa	Kahale Mua	Noelani I & II
Kamehameha Homes	Kawailehua		Hale Hauoli
Kuhio Homes	Kekaha Ha'aheo		Kaimalino
Kuhio Park Terrace			Punahelu Homes
Puuwai Momi			Nani Olu
Wahiawa Terrace			
Waimaha/Sunflower			
Waipahu I & II			

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
  - Combined neighborhood walks between housing projects and community groups.
  - Continued support training for staff, residents, and community partners who participate in community activities, voluntary resident patrols, and/or resident associations.

2. Which developments are most affected? (list below)

<b>Oahu</b>	<b>Kauai</b>	<b>Maui</b>	<b>Hawaii</b>
Kaahumanu Homes	Hui O Hanamaulu	Kahekili Terrace	Lanakila Homes
Kalakaua Homes	Kapaa	Makani Kai Hale	Noelani I/II
Kalanihuia	Kekaha Ha'aheo		Ka Hale Kahaluu
Kalihi Valley Homes			
Kamehameha Homes			
Kau'iokalani			
Kuhio Homes			
Kuhio Park Terrace			
Mayor Wright Homes			
Nanakuli Homes			
Palolo Valley Homes			
Punchbowl Homes			
Puuwai Momi Homes			
Waipahu I & II			
Waimaha/Sunflower			

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
  - Encourage development of additional Voluntary Resident Patrols developed with the local Police Departments.
  - Proposed statutory or regulatory amendments allowing police access to public housing properties to curb criminal trespass.

2. Which developments are most affected? (list below)

<b>Oahu</b>	<b>Kauai</b>	<b>Maui</b>	<b>Hawaii</b>
Kaahumanu Homes	Hui O Hanamaulu	Kahekili Terrace	Lanakila Homes
Kalakaua Homes	Kapaa	Makani Kai Hale	Noelani I/II
Kalanihuia	Kekaha Ha'aheo		Ka Hale Kahaluu
Kalihi Valley Homes			
Kamehameha Homes			
Kau'iokalani			
Kuhio Homes			
Kuhio Park Terrace			
Mayor Wright Homes			
Nanakuli Homes			
Palolo Valley Homes			
Punchbowl Homes			
Puuwai Momi Homes			
Waipahu I & II			
Waimaha/Sunflower			

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)] (See Attachment F - hi001f01)

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD? (March 2006)
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)] Public Housing Asset Management Statement (Attachment J – hi001j01)

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management - Only preliminary analysis has been completed and no specific location (s) and/or management unit(s) have been identified for possible privatization.
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
    - Request for Proposal with the assistance from the State of Hawaii, Department of Business, Economic Development & Tourism to evaluate and identify for implementation of energy efficiency retrofitting through performance contracting.
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment M (File name) hi001m01
  - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary. See Attachment N (hi001n01)
  - The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

**3. Description of Resident Election Process**

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of Hawaii)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Based upon funding availability, the Physical Needs Assessment, consultation with public housing resident associations, and the Resident Advisory Board, the following projects are being undertaken in 2008:

- Lanakila Homes III is in Hilo, Hawaii. Lanakila III consists of 30 three and four bedroom units. Modernization includes abatement of hazardous materials where applicable, site grading and utilities, demolition of existing buildings and site elements, site appurtenances, parking, site improvements, landscaping, etc.
  - Kalihi Valley Homes is located in Kalihi/Kapalama area in Honolulu. It consists of 373 one to five bedroom units. Phase III-A is part of an overall Master Plan and work consists of abatement of hazardous materials where applicable, site grading and utilities, renovation and alterations of existing buildings and site appurtenances, parking, site improvements, landscaping, etc.
  - Ka Hale Kahaluu is located in Kailua-Kona. It consists of 50 one to four bedrooms units. The scope of work consists of the modernization of all 50 units to include abatement of hazardous materials where applicable, site grading and utilities, selective demolition of existing buildings and site elements, renovation and alterations of existing buildings and site appurtenances, parking, site improvements, landscaping, etc. *Completed November 2007*
  - Kuhio Park Terrace is high-rise apartment complex located in Kalihi/Kapalama area in Honolulu. The scope of work intends to address health/safety issues including the fire alarm system, elevator repairs, trash chute, and telecommunication systems.
- Committed to meeting all requirements of Section 504 as it relates to accessible units including the requirement to make 5% of the total units or at least one unit, which ever is greater accessible and an additional 2% of the total units or at least one unit accessible for persons with hearing or vision impairments. The work will be prioritized on the overall needs of each project, and the actions will be based on the funding ability of HPHA. To reaffirm this commitment, the HPHA has developed a transition plan as required by Section 504 of the Rehabilitation Action of 1973 (section 504).
  - Focused on the formation of duly-elected resident associations in its public housing projects. These resident associations play a key role in the management of public housing projects.
  - Established a resident advisory board pursuant to section 511 of the federal Quality Housing and Work Responsibility Act of 1998. The purpose of the Resident Advisory Board is to assist and make recommendations regarding the development of the HPHA's five year and annual public housing agency (PHA) plans. The Resident Advisory Board also provides a list of 5 nominees to the Governor for appointment to the HPHA Board of Directors.
  - Provide opportunities for public housing residents to move up the economic ladder and work towards homeownership. The HPHA's Family Self-Sufficiency Program assists Section 8 Housing Choice Voucher recipients and the Waimanalo Homeownership Program for a number of public housing residents residing in the housing project to move towards self-sufficiency.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**D. Other Information Required by HUD**

**Definition of "Substantial Deviation" and "Significant Amendment or Modification"**

[24 CFR Part 903.7 (r)(2)] (See Attachment I - hi001i01)

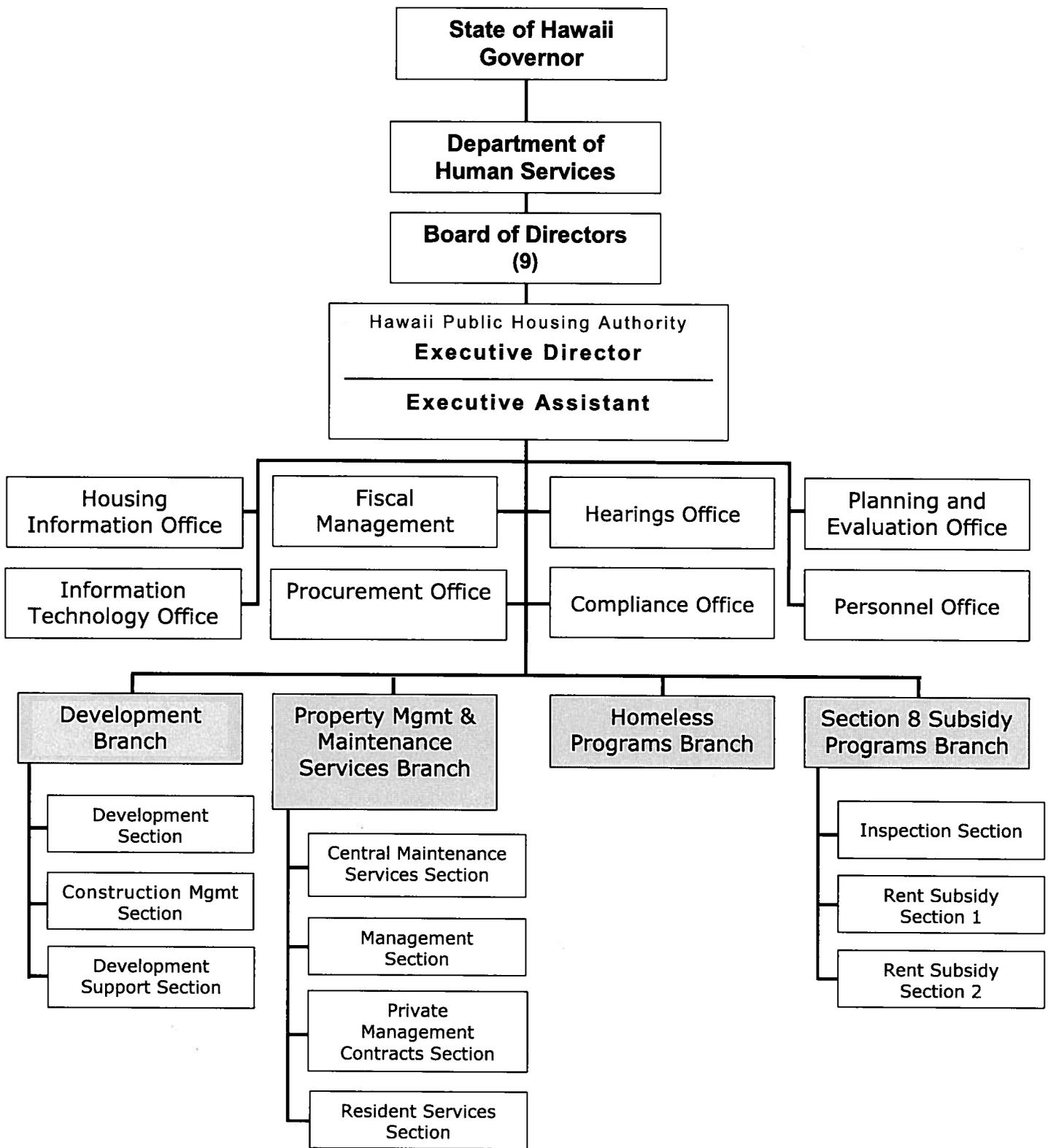
## HAWAII PUBLIC HOUSING AUTHORITY

### ADMISSIONS POLICY FOR THE DECONCENTRATION OF FEDERAL FAMILY PUBLIC HOUSING DEVELOPMENTS<sup>1</sup>

It is the intent of the HPHA to promote adequate and affordable housing, economic opportunity and a suitable living environment free of discrimination. Tenant selection and assignment for federal public housing shall be made without regard to race, color, religion, ancestry/national origin, sex, familial status, physical or mental disability, marital status, age, or HIV infection. To improve community quality of life and economic vitality, the HPHA will implement measures to provide for deconcentration of poverty and income-mixing. The HPHA will bring higher income tenants into lower income developments and lower income tenants into higher income developments. Additionally, the HPHA will support measures to raise the income of households that currently reside in federal public housing. All measures and incentives that are undertaken to accomplish deconcentration and income-mixing will be uniformly applied.

<sup>1</sup> Approved by the Board of Directors of the Housing and Community Development Corporation of Hawaii on December 17, 1999.

## Hawaii Public Housing Authority



The following is a brief description of the management structure and organization of the Hawaii Public Housing Authority (HPHA):

The Hawaii Public Housing Authority (HPHA) is governed by a nine member Board of Directors. The HPHA is comprised of the Office of the Executive Director; eight support offices (Compliance, Fiscal Management, Hearings, Housing Information, Information Technology, Personnel, Planning and Evaluation and Procurement) and five branches (Development, Homeless Programs, Property Management and Maintenance Services and Section 8 Subsidy Programs).

The following are brief summaries of Board of Directors, Executive Director, each office, and branch:

**Board of Directors:**

- Establishes policies and executive direction for HPHA.
- Approves programs and actions taken by HPHA.
- Approves for adoption and/or revision of administrative rules and procedures for the various HPHA programs.

**Executive Director**

- Serves as the focal point for the execution of the statutory provisions relating to housing management services, and the delivery of housing and housing services to the State of Hawaii.
- Provides for the overall administration and management of all functions and activities related to the day-to-day operation of HPHA.
- Implements programs to meet agency-wide goals and objectives in consonance with applicable plans and guidelines.
- Establishes policies and procedures to guide program operations.
- Serves as the focal point for program and personnel evaluation and personnel development.

**Compliance Office**

- Provides oversight to ensure that programs and activities operate according to Federal and State requirements, agency policies, and fair housing laws and regulations.
- Investigates incidents of waste, fraud and abuse, and, if necessary, imposes enforcement action.
- Performs annual and special reviews of HPHA's programs to ensure uniform application and implementation of rules, policies, and procedures.
- Coordinates and enforces all civil rights functions to comply with the law.

**Fiscal Management Office**

- Provides administrative assistance and advisory services in fiscal management, budget, and accounting services for HPHA.
- Oversees HPHA's assets, including real property.

- Formulates policies, procedures and standards in administering central accounting, asset (inventory) management and contract monitoring activities within HPHA.
- Provides consultative and technical services in budget coordination, planning development, execution and monitoring activities for all programs within HPHA, and with budget staff at the department level.

### **Hearings Office**

- Represents HPHA at all eviction hearings at the hearing board level and coordinates with the Department of the Attorney General on court appeals.
- Assists and advises the Executive Director and other staff on rules and regulations relating to hearings and evictions.

### **Housing Information Office**

- Acts as HPHA's media liaison.
- Establishes and maintains an effective communications program in support of public information.
- Serves as an intake for inquiries and complaints, and assists branches and offices with advocacy efforts.
- Develops cost-effective communication tools such as printed products, audio/visual materials, special events and presentations, public service announcements, and consumer services.

### **Information Technology Office**

- Responsible for the overall administration, planning, direction, management, development, implementation and maintenance of all information technology (IT) systems for HPHA.
- Provides support and management in business application development and maintenance, project planning and implementation, telecommunication and network operations, systems software/hardware, and technical training for HPHA.
- Directs and coordinates all IT matters within and between HPHA and other State and County agencies, the Federal government, and commercial hardware and software organizations including private consultants.

### **Personnel Office**

- Manages various personnel programs and activities including recruitment, examination and placement, position description, labor relations, civil rights, employee relations and safety, employee training and development, and personnel transactions and records maintenance.
- Provides advisory services to management personnel, supervisors, and employees. Interprets civil service regulations, departmental policies and procedures, Federal and State rules and regulations, collective bargaining contractual agreements, etc.
- Responsible to inform managers, supervisors and employees on personnel matters and concerns; obtain clarification on personnel issues as necessary and provide advice and guidance in the application of policies and procedures.

- Reviews and coordinates HPHA's safety program in compliance with Occupational Safety and Health Standards (OHSA) and Hawaii Occupational Safety and Health (HIOSH) requirements.

### **Planning and Evaluation Office**

- Provides housing research and needs assessments and overall planning support functions.
- Evaluates the implementation of HPHA's objectives and policies.
- Assists in the development of the housing studies and reports.
- Develops legislative proposals and reports and administers rule-making procedures and coordinates and assists in the development and revisions of the rules and bylaws, as necessary.

### **Procurement Office**

- Provides central procurement, storekeeping and inventory and inventory control services for all HPHA programs in accordance with State, Federal and HPHA's requirements.
- Reviews Request for Proposal (RFP), Invitation for Bids (IFB), Request for Qualifications (RFQ), and any other solicitation for consultants or good and services to ensure compliance with applicable Federal and State laws, rules, regulations, policies and procedures.
- Maintains appropriate level and composition of inventory for HPHA's needs and distributes items or purchases to users in an efficient and expeditious manner.

### **Development Branch**

- Provides for the overall administration of the rehabilitation and modernization programs.
- Coordinates and conducts periodic physical needs assessments of existing facilities, develops short and long-range plans for the modernization, capital improvement and extraordinary repairs and maintenance of the facilities.
- Provides construction management and technical assistance and architectural and engineering support for modernization, repair, and maintenance of HPHA projects.

### **Homeless Programs Branch**

- Serves as the focal point to comprehensively address the needs of the homeless in Hawaii with the goal of achieving self-sufficiency and economic independence.
- Manages contracts and administers supportive service programs targeting the attainment of safe and secure housing environments for homeless persons and persons at-risk of homelessness.
- Develops, coordinates and assists in the planning of programs, workshops, training sessions, needs assessments, grant applications, property management, and development activities to address homelessness.

### **Property Management and Maintenance Branch**

- Provides for the management and maintenance of Federal and State low-income public housing, teacher housing, vacant land, equipment, and various other properties owned by HPHA.
- Develops and establishes management and maintenance plans to reflect the agency goals.
- Assesses the adequacy and effectiveness of the management, maintenance, and resident programs and makes necessary adjustments to meet the needs of the residents.
- Coordinates application functions for the public housing program.
- Administers various assigned project-based rental subsidy programs for privately owned rental developments.

#### **Section 8 Subsidy Programs Branch**

- Coordinates application and rental assistance functions for rent subsidy programs administered by HPHA.
- Schedules and conducts on-site inspections of initial and existing rental units in the private sector throughout Oahu.
- Provides outreach to families and landlords to promote rent subsidy programs and to assist in locating a unit to rent; fosters and establishes working relationships with real estate management staff, the community and other agencies to benefit participants in the rent subsidy programs.

## Hawaii Public Housing Authority

### PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS FOR FY 2005-2009

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing

**Objectives:**

Apply for additional rental subsidies:

- *Applications for HUD Specific Section 8 Housing Choice Vouchers will be submitted provided that HUD specific funding are available and HPHA meets the criteria for the specific funding.*
- *On December 8, 2004, HUD issued PIH 2005-1 (HA) which called for the Implementation of the Consolidated Appropriations Action, 2005 Funding Provisions for the Housing Choice Voucher Program.*
- *PIH 2005-1 statutorily reduced the HAP expenditures by .8% across-the board, as enacted by Congress.*
- *PIH 2005-1 had reformed the Section 8 program whereby HUD views the budgetary allocations as a benchmark.*

Reduce public housing vacancies:

- *Not to exceed 5% vacancy rate.*

PHA Goal: Improve the quality of assisted housing

**Objectives:**

Improve public housing management: (PHAS score) 90.0

- *The 2005 PHAS score is 73% or a standard performer.*

Attain SEMAP score pf 90% or better:

- *The 2006-2007 final assessment SEMAP score is 79% or a standard performer.*

Increase customer satisfaction:

- *The HPHA scored 9 out of 10 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2005.*

Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- *Implemented strategies and training for public housing managers and their staff in order to obtain a high rating on the Resident Service and Satisfaction Survey.*

Renovate or modernize public housing units:

- *Site units (substantial rehabilitation).*
  - *Kalihi Valley Homes Phase II (63 units); Pumehana (7 Units); and Lanakila Homes Development Phase IIa and 2b (48 Units).*
  - *Modernization at Kalihi Valley Homes Phase IIIa (45 Units) in construction; modernization of Ka Hale Kahaluu (50Units)completed November 2007. Kalihi Valley Homes Phase IIIb (27 Units) in design; minor renovation at Noelani I and II (43 Units); and at Pumehana, Kalanihuia, and Makamae exterior structure renovations in progress (414 Units).*

Provide replacement public housing:

- *48 new units were developed at Lanakila Homes in Phases IIa and IIb to replace demolished units.*
- *20 new units currently in design and will be developed at Lanakila Homes in Phase IIIa to replace demolished units.*

PHA Goal: Increase assisted housing choices

**Objectives:**

Other: (list below)

- Geographical Wait List
  - *Administrative rules have been implemented in December 2001.*
- Subject to market rental conditions.
  - Conduct ongoing outreach efforts to potential voucher landlords.
    - *Outreach activities to attract new voucher landlords began in 03/05, which includes owners of accessible units is ongoing on an annual basis.*
- Increase voucher payment standards.
  - *Increased voucher payment standards to 110% of the FMRT.*

**HUD Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

**Objectives:**

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- Conduct financial analysis of all federal housing projects.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- *Ongoing.*

Implement public housing security improvements:

- *The HPHA coordinated Neighborhood Watch and Voluntary Tenant Patrol programs in fourteen public housing sites.*
- *Supported Boys and Girls Club of Maui to provide after school youth program in public housing.*

Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

PHA Goal: Promote self-sufficiency and asset development of assisted households

**Objectives:**

Increase the number and percentage of employed persons in assisted families:

- Annually assist 200 public housing residents to attain their goals for economic self-sufficiency.
- *From July 2006 – June 2007, the following assistance has been provided to federal public housing residents:*

- 20 – 19 - Hour Tenant Aides
- 10 - High School Equivalency/CBASE
- 139 - Family Self-Sufficiency: Individual Training Service Plan
- 361 - Child and Family Services: Case management and congregate activities for elderly residents

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- *Annually provide or attract supportive services at 5 public housing sites that service elderly or disabled populations.*
  - *Under the Resident Opportunities and Self-Sufficiency Program, case management and congregate services are being provided at Kalakaua Homes, Makua Alii, Paoakalani, Punchbowl Homes, Pumehana, Kalanhuia and Makamae.*

Other: (list below)

- *Individual Development Accounts currently being developed with Bank of Hawaii for the Section 8 Homeownership Option Program.*
- *Submitted and awarded a 2005 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$450,000 over three years at Kalakaua Homes, Makua Alii and Paoakalani. Partnering with Child and Family Services/Honolulu Gerontology to provide case management/services to assist elderly residents to age in place.*
- *Submitted and awarded a 2006 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$45,011 for a Family Self-Sufficiency Coordinator.*
- *Submitted and awarded a 2006 Resident Opportunities and Self-Sufficiency (ROSS) grant application for \$388,522 to assist residents with psychiatric disabilities to live in their homes independently, safely and to minimize potential negative interactions.*

### **HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

#### **Objectives:**

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- *Policy and procedures for reasonable accommodation/modification are being implemented throughout HPHA offices.*
- *Complaint process has been established for the HPHA.*
- *On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc.*
- *The HPHA has established a partnership with the counties, Hawaii Civil Rights Commission, and the Legal Aid Society of Hawaii.*
- *Drafted Limited English Proficiency (LEP) plan to affirmatively further fair housing.*

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- *Policy and procedures for reasonable*

*accommodation/modification are being implemented throughout HPHA offices.*

- *On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc.*

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other: (list below)

- Ongoing effort to post fair housing posters at all projects and office sites.
  - *All project management offices have posters. Main office has posted the posters.*
- On-going efforts to educate the public and landlords.
  - *Free workshops have been conducted for anyone wishing to attend.*
- On-going training to educate staff.
  - *In coordination with several counties, workshops were offered to all staff members.*
  - *The public, residents, and HPHA staff are making contact with the Fair Housing Officer on fair housing issues.*
- *Provided training to private management companies.*
- Provide information to the public.
  - *The HPHA in conjunction with the counties has coordinated training for the public, landlords, and employees on fair housing laws.*
  - *Opened lines of communications with the public, residents, and staff.*
- Implement the Section 504 and ADA transition plans.
  - *Plans for carrying out the transition plans have commenced. Accessibility issues are being addressed at each project as they are scheduled.*

**Other PHA Goals and Objectives: (list below)**

Improve the housing delivery system through cost-effective management of federal and State government programs and resources.

- *Provide examples of how we improved housing delivery:*
  - *Automating major operational components such as public housing and Section 8 wait list data, work order processing and tracking, materials inventory, and public housing and Section 8 inspections. The computer system was upgraded to provide electronic transmission of HUD's 50058 Forms for public housing and Section 8 programs.*
  - *Proceeding to upgrading the computer network infrastructure to increase productivity. Personal computers are in the process of being upgraded with new models, to provide faster response time for users. HPHA is in the process of developing a hardware and network plan, including upgrading the personal computers, cabling, and switches to provide faster response time for users.*
  - *Ongoing SEMAP and PHAS training is being provided to HPHA staff.*

Hawaii Public Housing Authority

Section 8 Homeownership Program - Capacity Statement

The HPHA shall adopt the following provisions as eligibility criteria for participation in the Section 8 Homeownership Program (HOP). The applicant shall meet the following requirements:

- Has been admitted as a participant to the Section 8 Housing Choice Voucher Program;
- Is in compliance with the terms of the Section 8 Housing Choice Voucher Program;
- Satisfies the first-time homeowner requirements;
- Satisfies the minimum income requirements;
- Satisfies the employment requirements;
- Has not defaulted on a mortgage securing debt to purchase a home under the Program;
- Meets the definition of a qualified resident of the State of Hawaii for those adult family members who will be purchasers;
- Shall satisfactorily complete a pre-assistance homeownership counseling program approved by the authority; and
- Shall pre-qualify for a loan.

## Hawaii Public Housing Authority

### Implementation of Public Housing Resident Community Service Requirements

Administrative steps taken to implement the program:

- **Schedule Changes in leases:**

In response to the PHRA of 1998, the Hawaii Public Housing Authority (HPHA) has implemented the Community Service Program. The new program was implemented on October 01, 2003 with a requirement of participation by October 31, 2003.

Community Service Program requirements will be reviewed with eligible participants at the tenants annual recertification.

- **Development of written description of the service requirement:**

Community Service Activities. The term community service is defined in 24 CFR Part 906.601 as the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. The following examples are considered community service activities:

1. Actively participating in a community Voluntary Tenant Patrol.
2. Participating in an anti-graffiti program by monitoring and eliminating graffiti in the housing community.
3. Assisting in grounds maintenance and community beautification project.
4. Assisting with a literacy and self-esteem program in an after-school youth program.
5. Assisting in a senior center providing elderly families with information on various services such as transportation, meals, etc.
6. Assisting in a homeless shelter kitchen.
7. Volunteering at the food bank.
8. Assisting with a youth sports or mentoring program.
9. Participating in a tutoring program.

Self-Sufficiency Activities. Any economic self-sufficiency program designed to encourage, assist, train, or facilitate the economic independence of public housing residents or families to provide work for such families. Eligible self-sufficiency activities must equal to no less than 8 hours per month to qualify. The following are example activities that meet the definition of self-sufficiency program:

1. Job training (such as basic office skills, resume writing, interview skills, dress for success, office equipment).
2. Employment counseling.
3. Work placement.
4. Basic skills training.
5. Education (such as secondary education).
6. English proficiency.
7. Financial management or budgeting classes.
8. Household management.

9. Life skills (such as health and wellness classes).
10. Apprenticeship or vocational training.
11. Substance abuse treatment.
12. Mental health treatment program.

Ineligible Activities.

1. Part-time or full-time employment (including seasonal or temporary employment).
2. Political activities (such as lobbying, campaigning, advocacy activities).
3. Any activities performed or work ordinarily performed by HPHA employees.
4. Community Service activities shall not replace a job at any administrative office or public housing complex where residents perform activities to satisfy the service requirement (24 CFR Part 960.609).

• **Written notification to residents regarding requirement or exempt status of each adult family member:**

All current residents have been notified of the Community Service Program requirements. New applicants will be provided written notice of the community service and self-sufficiency requirement and a description of program procedures at orientation and prior to placement in their unit. The program description includes information regarding general program policy; determination of exempt and non-exempt family members; description of the process for reviewing compliance; and required documentation for service requirement performance. Residents will be sent a quarterly reminder to provide HPHA with documentation of their service activities during the lease period. *(Residents will be notified with their Notice of Recertification that they must complete the Community Service Program requirements in order to remain eligible for housing assistance.)* All current residents will be required to enter into the revised lease agreement, which includes the community service requirement, at their recertification.

• **Entered into a cooperative agreements with TANF agency to assist in verifying residents' status:**

HPHA entered into a formal written agreement with the Department of Human Services (the State of Hawaii's TANF agency) to coordinate the verification of participation in TANF and/or in community service activities or duties in compliance with the Community Service Requirement.

• **Who will administer the program:**

The Community Service and Self-Sufficiency Program shall be implemented and administered by the HPHA's Property Management and Maintenance Services Branch staff.

• **Programmatic aspects of the requirement including types of activities residents may participate in to fulfill their obligations:**

Residents participating in community service and self-sufficiency activities are persons who are unemployed and may have been out of the work force for some period of time. Depending upon the type of activities under the HPHA's program, residents can benefit from participating in these activities including:

1. Significant experience or exposure to various volunteer work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-sufficiency in the community.
2. Opportunity to explore training and employment areas that may not have been available in the past.
3. Opportunity to be exposed to different types of job skills and work environments.
4. Contacts with possible agencies or employers that the resident may never have had the opportunity to interact with prior to this experience.
5. Increased confidence in the residents' skills and abilities that may encourage them to pursue permanent employment or training.

The HPHA shall maintain written documentation of a resident's exempt or non-exempt status and documentation of community service performance. Documentation shall include written verification by a third party and include the residents' name and address, the dates and number of hours of service performed, type of activity, and certification by the third party that the service was performed in compliance with the Community Service requirement.

## HAWAII PUBLIC HOUSING AUTHORITY

### Pet Ownership Policy for Federal Public Housing Projects

- A. Tenants of federal public housing under Section 31 of the United States Housing Act of 1937 may own and keep common household pets, if the resident maintains each pet responsibly, in accordance with applicable State and local public health, animal control and animal anti-cruelty laws and regulations, and policies established in the Public Housing Agency Plan, in certain designated projects/apartments owned and/or operated by the Hawaii Public Housing Authority, hereafter referred to as HPHA. HPHA shall bear full responsibility of enforcing the pet policy, including but not limited to providing any notification to a pet owner, removal of the pet or termination of the Tenant's tenancy or both.
- B. Each housing project having pets shall have the resident association and/or a project pet committee, which will consist of both residents who own a pet and those who do not own a pet, to participate in a pet monitoring program. The association or pet committee will assist the project management in monitoring the pet policy in their respective projects. Any violation of the pet policy and/or sighting of any stray animals within the boundaries of the housing project will be immediately reported to the housing project management staff.
- C. A Tenant may have multiple animals, but not in the same category (i.e., only one dog or cat, a bird (One small or medium sized bird or two small birds – parakeet size), and an aquarium.
- D. Definition: "Pets" mean the following domesticated, common household animals, and no others: cats, dogs, birds, fish. Only one four-legged furry, warm bodied pet per household will be permitted. The weight of a dog or cat shall not exceed 25 pounds (adult size). One small or medium sized bird or two small birds (parakeet size) may be kept. Only one aquarium, which shall not exceed 25 gallons, may be kept. Dogs and cats must be spayed or neutered. This definition does not include animals that are used to assist the disabled.
- E. Application. Prior to housing any pet on premises owned and/or operated by the HPHA, a tenant shall apply to HPHA for a permit to do so. The application must be accompanied by the following:
1. A full pet deposit of \$75.00 (per household). This deposit is refundable within 14 working days after the Tenant disposes of the pet or vacates and if HPHA verifies that there are no expenses directly attributable to the presence of the pet. However, for expenses exceeding the deposited amount, the household shall be responsible to reimburse HPHA for those costs. In addition to the pet deposit, each tenant owning a dog or cat will be charged a non-refundable fee of \$5.00 per month (per household). This non-refundable pet fee will cover reasonable operating costs expended by the HPHA associated to the maintenance of the housing project's common use areas relating to the presence of pets. The pet fee will be included as a separate item on tenant's monthly housing rental bill.
  2. A current dog license issued by the appropriate authority.
  3. Signed veterinarians' statement verifying that the animal is in good health, has no communicable diseases or pests, and, in the case of cats and dogs, is spayed or neutered.
  4. Evidence that the dog or cat has received all current inoculations or boosters required by state and county laws and regulations must be provided.
  5. A signed affidavit from an alternate custodian who will take temporary custody of the pet from the premises for period of time not to exceed 10 days when the Tenant is to be away overnight or longer and will assume all the responsibilities of the pet owner in caring for the pet. In addition, the alternate custodian must be available to take temporary custody of the pet

from the premises within twelve hours after any emergency causing the owner not to be able to care for the animal.

6. A signed statement from the Tenant acknowledging that he/she has received and read the Pet Rules and agrees to comply with them and accept any and all financial and personal liability associated with the personal pet ownership in the housing project.
7. HPHA may request a letter of reference on the pet from a previous landlord.
8. If the pet is a dog or cat, the Management, resident association, and/or pet committee must interview the owner and pet.
9. A color picture of the pet, except for fish, must be provided both at the time of application and when the pet reaches adult size.

F. Approval of Pet Application. Once all of the applicable conditions for application for pet ownership permit have been met, HPHA shall make a decision on the resident's application within five working days. If approved, the resident will be informed in writing and an anniversary date (Month and Day Only) will be established for purposes of the annual update of the pet ownership permit. It is the responsibility of the resident to re-validate the pet ownership permit within 30 days after the anniversary date. Failure to re-validate the pet ownership permit shall result in the removal of the pet or termination of the Tenant's tenancy or both.

G. Refusal of Pet Application. HPHA may refuse, subject to HPHA's grievance procedure, to approve a pet application due to the following reasons:

1. The animal does not meet the definition of pet.
2. Tenant fails to provide complete application information required by the Pet Ownership Policy.
3. Management determines that the Tenant will not be able to keep the pet in compliance with the Pet Rules and other Rental Agreement obligations, including such factors as pet's temperament and size and tenant's habits and practices.

H. Revoking Pet Ownership. Maintaining a pet in a facility owned and/or operated by HPHA shall be subject to the rules set forth herein. The Tenant's pet ownership may be revoked at any time, subject to HPHA's Grievance Procedure, due to any of the following reasons:

1. Management determines that the pet is not properly cared for.
2. The pet presents a threat to the safety and security of other tenants, HPHA employees, contractors and others on the premises.
3. The pet is destructive or causes an infestation.
4. The pet disturbs other tenants for reasons including but not limited to noise, odor, cleanliness, sanitation, and allergic reactions.
5. Tenant fails to re-validate the pet ownership permit as required in the Pet Ownership Policy.
6. Tenant fails to pay the monthly non-refundable pet fee on a timely basis.
7. Written recommendation from the Resident Association and/or Project Pet Committee to revoke a tenant pet ownership due to a demonstrated lack of

cooperation and responsibility in maintaining a pet.

I. All tenants allowed to keep a pet shall comply with the following rules:

1. In the case of dogs, proof that the pet is currently licensed must be provided annually.
2. Evidence that the dog or cat has received all current inoculations or boosters required by state and county laws and regulations must be provided to HPHA annually.
3. A signed affidavit from the alternate custodian must be provided to HPHA annually that the alternate custodian is willing to take temporary custody of the pet when the Tenant is unable to care for it for a period not to exceed 10 days.
4. No pet may be kept in violation of state law, or local ordinances with respect to humane treatment or health.
5. If pets are left unattended for a period of twenty-four (24) hours or longer, the Management may enter the dwelling unit to remove the pet. The Management will transfer the pet to the proper authorities, subject to the provisions of Hawaii State law and pertinent local ordinances. HPHA accepts no responsibility for the animal under such circumstances.
6. No animal shall be kept, raised, or bred for any commercial purpose.
7. Dogs and cats must wear identification tags specifying resident's name and apartment number.
8. All pets shall remain inside the Tenant's dwelling unit. No animal shall be permitted in laundromats, hallways, community rooms, public restrooms, or other designated common areas unless to allow for ingress and egress to the building. Pets must be carried at all times while in the elevator.
9. When taken outside the unit, dogs and cats must be kept on a leash, no longer than six (6) feet, and controlled by a responsible individual.
10. No animal may be leashed to any stationary object outside the Tenant's apartment.
11. Birds must be confined to a cage at all times.
12. Vicious and/or intimidating dogs or animals with a history of attack or aggressive behavior towards other animals or people will not be allowed.
13. Tenants shall not permit their pet to disturb, interfere, or diminish the peaceful enjoyment of other tenants. The terms "disturb", "interfere", and "diminish" shall include but not be limited to barking, howling, chirping, biting, scratching, and other like activities.
14. Tenants must provide litter boxes, which must be kept in the dwelling unit for cat waste. Tenants shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Litter shall be changed not less than once a week and placed in a sealed plastic bag, properly disposed of by being placed in a trash container outside of the building, and at no time washed down any drains or flushed down any toilets. Pet waste shall not be put down the garbage chutes.
15. Tenants shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.

16. Tenants are responsible for cleaning up waste from their pet both inside and outside the dwelling unit and on facility grounds. Waste must be disposed of by being placed in a sealed plastic bag and then placed in a trash container outside of the building. At no time is pet waste washed down any drains or flushed down any toilets. Pet waste shall not be put down the garbage chutes.
17. HPHA may designate areas on the project grounds for pet exercise and deposit of waste or may prohibit the entire grounds from being used for pet exercise and deposit of waste. HPHA shall provide adequate written notification to Tenant in event of any designation or prohibition.
18. Tenants shall not alter their dwelling unit, patio, or unit area in order to create an enclosure for any pet. No doghouses, animal runs, etc. will be permitted.
19. Tenants are responsible for all damages caused by their pets including the cost of professional cleaning of carpets and/or fumigation of units.
20. HPHA may designate areas within a project, building, floor, or section of building, where pet owners must live and may direct such moves as may be necessary to establish such areas. The areas may be adjusted and HPHA may direct such additional moves as may be necessary to meet changing needs. HPHA shall provide adequate written notification to tenant should any designation be made. Tenant agrees to comply with HPHA's request to move pursuant to this paragraph.
21. Tenants are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the HPHA.
22. Guests may not bring pets (any type) onto the premises. No pet sitting will be allowed except as allowed in paragraph E.5 (Alternate Custodian).

J. Animals That Assist, Support, or Provide Service to Persons with Disabilities.

As stated in 24 CFR 960.705, this policy does not apply to animals that are used to assist, support, or provide service to persons with disabilities. HPHA may not apply or enforce any policies established under this subpart against animals that are necessary as a reasonable accommodation to assist, support, or provide service to persons with disabilities. This exclusion applies to such animals that reside in public housing.

- K. Violation of these rules may be grounds for removal of the pet or termination of the Tenant's tenancy or both. Termination will be in accordance with procedures set forth in the Rental Agreement and State law.

Hawaii Public Housing Authority  
FY 2008 5-Year and Annual Plans

Resident Membership on HPHA Board

<u>Name</u>	<u>Federal Project</u>	<u>Selection</u>	<u>Term</u>
Ms. Clarissa Hosino	Kalanihuaia (E)	Appointment by Governor	Confirmation by State Senate

\*In accordance with Hawaii Administrative Rule§15-81, Resident Advisory Board, the Resident Advisory Board shall submit to HPHA a list of five nominees. The Governor shall select and appoint one of the nominees as the public housing resident member from the list of five nominees so submitted.

**HAWAII PUBLIC HOUSING AUTHORITY  
Resident Advisory Board Membership 2007-2008**

<u>District</u>	<u>Ms/Mr'</u>	<u>First Name</u>	<u>Last Name</u>	<u>Project</u>	<u>Title</u>
Big Island	Mr.	George	DeMello	Lanakila Homes	
Big Island	Ms.	Rodelle	Smith	Ka Hale Kahaluu	Secretary
Central	Ms	Lydia	Butler	Wahiawa Terrace	
Central	Ms.	Marsha	Rodrigues	Kauhale Nani	
Honolulu	Ms.	Theresa	Cummings	Mayor Wright Homes	Treasurer
Honolulu	Ms.	Clarissa	Hosino	Kalanihuia	
Honolulu	Ms.	Christine	Ke-a	Puuwai Momi	
Honolulu	Ms.	Desiree	Kihano	Palolo Valley	
Honolulu	Mr.	David	Yaw	Ka'ahumanu Homes	Chair
Kauai	Ms.	Arde	Long-Yamashita	Hui O'Hanamaulu	
Leeward	Mr.	Douglas	Allen	Waimaha Sunflower	Vice-Chair
Leeward	Ms.	Monique	O'campo	Puu Hale O'Nanakuli	
Maui	Ms.	Stephanie	Cramer	Makani Kai Hale	
Maui	Mr.	Robert	Burglehaus	Piilani	
Windward	Ms.	Dolly	Keama	Koolau Village	Sgt of Arms
Section 8	Ms.	Diana	Wong		
Section 8	Ms.	Eva	Ingasalo		
Section 8	Ms.	Regina	Jones		

## HAWAII PUBLIC HOUSING AUTHORITY

### DEFINITIONS OF SUBSTANTIAL DEVIATION TO THE 5-YEAR PLAN AND SIGNIFICANT MODIFICATION TO THE ANNUAL PLAN

In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are offered:

#### Substantial Deviation:

- A substantial change in a goal(s) identified in the Five-Year Plan. For example, checking or unchecking a PHA goal box.

#### Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities)

## **Hawaii Public Housing Authority**

### **Public Housing Asset Management Statement**

In January 2003, International Business Machine, Inc (IBM), Business Consulting Services was contracted by HUD and HPHA to conduct a review and analysis of HPHA's capabilities to effectively operate and manage its federal public housing stock. The contract specified that IBM develop an Independent Assessment (IA), a Physical Needs Assessment (PNA), and a long-range portfolio plan for HPHA. The IA was completed in April 2003 and identified operational and management issues that needed to be addressed in order to improve the long-term viability of the housing agency and raised issues such as insufficient staffing; challenges of the State legislative process; leadership turnover; lack of clear policies and procedures, training, and internal controls; technology problems; and an aging housing stock.

From January through May 2003 IBM carried out the physical assessment of all federal public housing projects owned by HPHA. The final PNA report and a "Recommended Approach to HPHA Long-Range Portfolio Planning – Five, Ten and Twenty Year Plan" was submitted to HUD and HPHA in September 2003.

The HPHA is also taking steps to move to project-based budgeting and accounting by developing an implementation plan to meet HUD guidelines and schedules for execution.

In addition, the HPHA is anticipating a Request for Proposal (RFP) in 2007 to incorporate Energy Performance Contracting for Public and Indian Housing, the Energy Policy Act of 2005, and the State of Hawaii's HRS Section 36-41 which would allow State agencies to evaluate and identify for implementation energy efficiency retrofitting. The PNA Report conducted in 2003, HUD REAC Inspection Reports, and HUD Energy Audits will be used to identify energy consumption benchmarks as part of an overall asset management approach to consider each development in terms of its position in the marketplace, management responsibilities, operations, budgeting, tenancy, and long-range capital needs.

**Component 3, (6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

\*Note: In accordance with 24 CFR 903, Public Housing Agency Plans: Deconcentration – Amendments to “Established Income Range”

Definition: Final Rule dated August 6, 2002; the following are the Area Median Incomes for counties in Hawaii and the separate county 30% income levels:

- o Oahu:  
Median Area Income: \$71,300 30% = \$21,400
- o Hawaii:  
Median Area Income: \$55,300 30% = \$17,950
- o Kauai:  
Median Area Income: \$60,900 30% = \$17,950
- o Maui:  
Median Area Income: \$65,700 30% = \$20,750

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Kalihi Valley Homes – Honolulu, Oahu \$15,898 (121.0)	373	Units on hold for modernization.	Select families with a broad range of incomes to meet deconcentration goals.
Kuhio Homes – Honolulu, Oahu \$15,402 (117.3)	134		Select families with a broad range of incomes to meet deconcentration goals.
Punchbowl Homes – Honolulu, Oahu \$10,992 (83.7)	156	Elderly housing project	
Makua Alii – Honolulu, Oahu \$10,669 (81.2)	211	Elderly housing project	
Lanakila II – Hilo, Hawaii \$10,023 (76.3)	42		Select families with a broad range of incomes to meet deconcentration goals.
Hui O Hanamaulu – Hanamaulu, Kauai \$15,584 (118.6)	46		Select families with a broad range of incomes to meet deconcentration goals.
Kalaheo – Kalaheo, Kauai \$10,048 (76.5)	8		Select families with a broad range of incomes to meet deconcentration goals.
Home Nani – Waimea, Kauai \$9,399 (71.6)	14	Elderly housing project	
Kalanihua – Honolulu, Oahu \$10,671 (81.2)	151	Elderly housing project	
Waimanalo Homes – Waimanalo, Oahu \$18,145 (138.1)	41	Homeownership Demonstration Project	
Maili I – Maili, Oahu \$10,484 (79.8)	20		Select families with a broad range of incomes to meet deconcentration goals.
Paoakalani – Honolulu, Oahu \$11,042 (84.1)	151	Elderly housing project	

Waipahu I – Waipahu, Oahu \$16,693 (127.1)	19		Select families with a broad range of incomes to meet deconcentration goals.
Waipahu II – Waipahu, Oahu \$18,936 (144.2)	20		Select families with a broad range of incomes to meet deconcentration goals.
Maili II – Maili, Oahu \$16,924 (127.3)	23		Select families with a broad range of incomes to meet deconcentration goals
Pahala – Pahala, Hawaii \$1,519 (11.6)	24	Elderly housing project.	
Kupuna Home O' Waialua – Waialua, Oahu \$10,911 (83.1)	40	Elderly housing project.	
Waimaha/Sunflower – Waianae, Oahu \$9,932 (75.6)	130		Select families with a broad range of incomes to meet deconcentration goals.
Ka Hale Kahaluu – Kailua-Kona, Hawaii \$10,008 (76.2)	50	Units on hold for modernization.	
Kekaha Ha'aheo – Kekaha, Kauai \$ 10,698 (81.4)	78		Select families with a broad range of incomes to meet deconcentration goals.
Noelani I – Kamuela, Hawaii \$17,338 (132.0)	19		Select families with a broad range of incomes to meet deconcentration goals.
Kahale Mua – Molokai \$9,826 (74.8)	25		Select families with a broad range of incomes to meet deconcentration goals.
Kauhale Ohana – Waimanalo, Oahu \$15,939 (121.3)	25		Select families with a broad range of incomes to meet deconcentration goals.
County of Hawaii: Scattered Sites - \$16,698 (127.1)	44		Select families with a broad range of incomes to meet deconcentration goals.
Kamehameha Homes – Honolulu \$15,451 (117.6)	221		Select families with a broad range of incomes to meet deconcentration goals.
Lanakila IV – Hilo, Hawaii \$13,880 (105.7)	48		Select families with a broad range of incomes to meet deconcentration goals.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Hawaii Public Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2008
---	--	-------------------------------------

Original Annual Statement as of 12/31/05  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: 0rig.)  
 Performance and Evaluation Report for Period Ending: 12/31/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$1,855,260.00	\$2,400,000.00	\$0.00	\$0.00
3	1408 Management Improvements	\$600,000.00	\$1,000,000.00	\$0.00	\$0.00
4	1410 Administration	\$284,105.00	\$1,000,000.00	\$0.00	\$0.00
5	1411 Audit	\$3,278.00	\$3,376.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$575,000.00	\$500,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$3,025,000.00	\$6,707,455.00	\$0.00	\$0.00
11	1465 Dwelling Equipment - Nonexpendable	\$2,975,881.00	\$1,000,000.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$271,562.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$10,000.00	\$10,000.00	\$0.00	\$0.00
18	1499 Development Activities	\$500,000.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$3,275,000.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$13,103,524.00	\$12,892,393.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$191,975.00	\$191,975.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Complinace	\$63,991.00	\$63,991.00	\$0.00	\$0.00
23	A mount of Line 20 Related to Security -Soft Costs	\$12,798.00	\$12,798.00	\$0.00	\$0.00
24	A mount of Line 20 Related to Security- Hard Costs	\$31,996.00	\$31,996.00	\$0.00	\$0.00
25	A mount of Line 20 Related to Energy Conservation	\$51,193.00	\$51,193.00	\$0.00	\$0.00
26	C ollateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Executive Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_ Signature of Public Housing Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

101

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations	1406		1,855,260.00	2,400,000.00	0.00	0.00	
	HA-Wide Operations Total			1,855,260.00	2,400,000.00	0.00	0.00	
HA-Wide Mgmt.	Management Deficiencies	1408		0.00	500,000.00			
	Economic Development	1408		0.00	0.00			
	Resident Training	1408		0.00	0.00			
	Drug/Crime Prevention	1408		0.00	0.00			
	Computer Upgrade	1408		600,000.00	500,000.00			
HA-Wide Mgmt. Impr. Total				600,000.00	1,000,000.00	0.00	0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410		100,000.00	400,000.00			
	Tech Salaries (1410.02)	1410		100,000.00	500,000.00			
	Fringe Benefits (1410.09)	1410		84,105.00	100,000.00			
	Travel (1410.10)	1410		0.00	0.00			
	Sundry (1410.19)	1410		0.00	0.00			
HA-Wide Admin. Total				284,105.00	1,000,000.00	0.00	0.00	
HA-Wide Audit	Audit Costs	1411		3,278.00	3,376.00	0.00	0.00	
	HA-Wide Audit Total			3,278.00	3,376.00	0.00	0.00	
HA-Wide Fees and Costs	A&E Services (1430.01)	1430		400,000.00	400,000.00	0.00	0.00	
	Inspection Costs (1430.07)	1430		150,000.00	75,000.00	0.00	0.00	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Travel (1430.19)	1430		0.00	0.00	0.00	0.00	
	Sundry (1430.19)	1430		25,000.00	25,000.00	0.00	0.00	
	<b>HA-Wide Fees and Costs Total</b>			<b>575,000.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA-Wide</b>	Extraordinary Maintenance	1450		0.00	0.00	0.00	0.00	
	Extraordinary Maintenance (Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights - Emergency health & safety units)	1460		1,525,000.00	2,400,000.00	0.00	0.00	
	Non-Routine Vacancy Prep - Type C Units	1460						
	Non-Routine PM Repairs - Type C Units	1460						
	Appliances	1465						
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	<b>HA-Wide Totals</b>			<b>1,525,000.00</b>	<b>2,400,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA-Wide Demolition</b>	Demolition	1485		0.00	0.00	0.00	0.00	
<b>HA-Wide Relocation</b>	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	1495		10,000.00	10,000.00	0.00	0.00	
<b>HA-Wide Development</b>	Development Activities	1499		500,000.00	0.00	0.00	0.00	
	<b>HA-Wide Development</b>			<b>500,000.00</b>	<b>0.00</b>			
<b>HA-Wide Collateralization or Debt Service</b>	Collateralization or Debt Service	1501		3,275,000.00	0.00	0.00	0.00	
	<b>HA-Wide Collateralization or Debt Service Totals</b>			<b>3,275,000.00</b>	<b>0.00</b>			

108

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-03 Mayor Wright Homes</b>	Bathrooms & Window Replacement							Planning Phase
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		0.00	3,324,750.15	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
<b>Mayor Wright Homes Total</b>				0.00	3,324,750.15	0.00	0.00	
<b>HA 1-10 Kuhio Park Terrace</b>	Elevators, Fire Systems, Trash Chutes							Bid Phase
	Site:	1450		0.00	0.00	0.00	0.00	
		1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		2,975,881.00	500,000.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
<b>Kuhio Park Terrace Total</b>				2,975,881.00	500,000.00	0.00	0.00	
<b>HA 1-05 Kalihi Valley Homes Phase 3B</b>	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage, improvements, accessibility	1450		0.00	0.00	0.00	0.00	Bid Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		500,000.00	982,704.85	0.00	0.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment:	1465		0.00	500,000.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	271,562.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Kalhi Valley Homes Total</b>			500,000.00	1,754,266.85	0.00	0.00	
<b>HA 1-26</b> <b>Puuwai Momi</b>	Electrical Disribution							Planning Phase
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Puuwai Momi Total</b>			0.00	0.00	0.00	0.00	
<b>HA 1-46 Makamae</b>	Site:	1450		0.00	0.00	0.00	0.00	85% complete
	Dwelling Structures:	1460		1,000,000.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Makamae Total</b>			1,000,000.00	0.00	0.00	0.00	

110

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150108</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-61 Kahale Kahaluu</b>	Site:	1450		0.00	0.00	0.00	0.00	99% Complete
	Dwelling Structures:	1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kahaluu Total			0.00	0.00	0.00	0.00	
	<b>Grand Total</b>				<b>13,103,524.00</b>	<b>12,892,393.00</b>	<b>0.00</b>	



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>HAWAII PUBLIC HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150108</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE Mgmt. Imprvmnts.	9/17/2008			9/17/2010				
1. Management Deficiencies	9/17/2008			9/17/2010				
2. Economic Development	9/17/2008			9/17/2010				
HA-WIDE Administration	9/17/2008			9/17/2010				
HA-WIDE Fees & Costs	9/17/2008			9/17/2010				
HA-WIDE Audit	9/17/2008			9/17/2010				
HA-WIDE Relocation Expenses	9/17/2008			9/17/2010				
HA-WIDE Extraordinary Maintenance	9/17/2008			9/17/2010				
HA-WIDE Development	9/17/2008			9/17/2010				
HA 1-03 Mayor Wright Homes	9/17/2008			9/17/2010				
HA 1-05 Kalihi Valley Homes 3B	9/17/2008			9/17/2010				
HA 1-10 Kuhio Park Terrace	9/17/2008			9/17/2010				

112

**Part I: Summary**

**FIVE-YEAR ACTION PLAN**

PHA Name:

Hawai'i Public Housing Authority

Original 5-Year Plan

Revision No:

	Development Number / Name HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
HA 1-03	Mayor Wright Homes	Annual	1,883,287.37	0.00	0.00	0.00
HA 1-04	Lanakila Homes II, III & IV	Statement	2,031,043.00	0.00	1,600,000.00	0.00
HA 1-05	Kalihi Valley Homes		0.00	1,175,000.00	0.00	0.00
HA 1-07	Kuhio Homes		0.00	0.00	0.00	0.00
HA 1-08	Palolo Valley Homes		0.00	0.00	3,884,017.00	4,534,017.00
HA 1-10	Kuhio Park Terrace		1,891,343.88	2,080,817.86	0.00	0.00
HA 1-11	Punchbowl Homes		0.00	0.00	0.00	0.00
HA 1-12	Makua Alii		678,342.75	2,276,825.04	0.00	0.00
HA 1-16	David Malo Circle		0.00	0.00	0.00	0.00
HA 1-18	Kapaa		0.00	0.00	0.00	0.00
HA 1-19	Hale Hoolulu		0.00	0.00	0.00	0.00
HA 1-20	Eleele Homes		0.00	0.00	0.00	0.00
HA 1-21	Hui O Hanamaulu		0.00	0.00	0.00	0.00
HA 1-22	Kalaheo		0.00	0.00	0.00	0.00
HA 1-23	Home Nani		0.00	0.00	0.00	0.00
HA 1-24	Kalanihua		0.00	0.00	0.00	0.00
HA 1-25	Waimanalo Homes		0.00	0.00	0.00	0.00
HA 1-26	Puuwai Momi		2,000,000.00	578,041.70	0.00	0.00
HA 1-27	Hale Laulima		0.00	0.00	0.00	0.00
HA 1-28	Punahale Homes		0.00	0.00	0.00	0.00
HA 1-29	Pomaikai Homes		0.00	1,273,332.40	1,500,000.00	450,000.00
HA 1-30	Koolau Village		0.00	0.00	0.00	0.00
HA 1-31	Hale Hauoli		0.00	750,000.00	1,500,000.00	2,500,000.00
HA 1-33	Maile I		0.00	0.00	0.00	0.00
HA 1-35	Nanakuli Homes		0.00	0.00	0.00	0.00
HA 1-36	Paoakalani		0.00	0.00	0.00	0.00
HA 1-38	Waipahu Homes		0.00	0.00	0.00	0.00

113

HA 1-39	Waipahu 2		0.00	0.00	0.00	0.00
HA 1-44	Piilani Homes		0.00	0.00	0.00	0.00
HA 1-45	Pahala		0.00	0.00	0.00	0.00
HA 1-46	Makamae		0.00	0.00	0.00	0.00
HA 1-47	Pumehana		0.00	0.00	0.00	0.00
HA 1-50	Kupuna Home O'Waiatua		0.00	0.00	0.00	0.00
HA 1-51	Hale Aloha O Puna		0.00	0.00	0.00	1,000,000.00
HA 1-52	Hale Olaloa		0.00	0.00	0.00	0.00
HA 1-53	Hale Hookipa		0.00	0.00	0.00	0.00
HA 1-54	Hale Nana Kai O Kea		0.00	0.00	0.00	0.00
HA 1-55	Hale Hoonanea		0.00	0.00	0.00	0.00
HA 1-56	Kauhale Nani		0.00	0.00	0.00	0.00
HA 1-57	Waimaha Sunflower		0.00	0.00	0.00	0.00
HA 1-61	Ka Hale Kahaluu		0.00	0.00	0.00	0.00
HA 1-62	Kalakaua Homes		0.00	0.00	0.00	0.00
HA 1-63	Nani Olu		0.00	0.00	0.00	0.00
HA 1-64	Kekaha Haaheo		0.00	0.00	0.00	0.00
HA 1-66	Salt Lake		0.00	0.00	0.00	0.00
HA 1-69	Kaneohe Apartments		0.00	0.00	0.00	0.00
HA 1-70	Kealakehe		0.00	0.00	0.00	0.00
HA 1-71	Noelani 1		0.00	0.00	0.00	0.00
HA 1-72	Hookipa Kahaluu		0.00	350,000.00	0.00	0.00
HA 1-73	Spencer House		0.00	0.00	0.00	0.00
HA 1-78	Noelani II		0.00	0.00	0.00	0.00
HA 1-86	Kawailehua-Federal		0.00	0.00	0.00	0.00
HA 1-90	Kauhale O'hana		0.00	0.00	0.00	0.00
HA 1-91	Kauioakalani		0.00	0.00	0.00	0.00
HA 1-92	Makani Kai Hale I		0.00	0.00	0.00	0.00
HA 1-97a	Kauhale O Hanakahi		0.00	0.00	0.00	0.00
HA 1-97b	HA 1-97b Ke Kumu Ekolu		0.00	0.00	0.00	0.00
HA 1-97c	HA 1-97c Makani Kai Hale II		0.00	0.00	0.00	0.00
HA 1-99	HA 1-99 Kamehameha Homes		0.00	0.00	0.00	0.00
Statewide Cesspool Conversion			0.00	0.00	0.00	0.00
Extraordinary Maintenance			0.00	0.00	0.00	0.00
Operations			2,400,000.00	2,400,000.00	2,400,000.00	2,400,000.00
Administration			1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00
Fees & Costs			500,000.00	500,000.00	500,000.00	500,000.00

171

<b>Relocation</b>		5,000.00	5,000.00	5,000.00	5,000.00
<b>Development Activities</b>		0.00	0.00	0.00	0.00
<b>Management Improvements</b>		500,000.00	500,000.00	500,000.00	500,000.00
<b>Audit</b>		3,376.00	3,376.00	3,376.00	3,376.00
<b>Collateralization or Debt Service</b>		0.00	0.00	0.00	0.00
<b>Total CFP Funds (Estimated)</b>		12,892,393.00	12,892,393.00	12,892,393.00	12,892,393.00
<b>Total Replacement Housing Factor Funds</b>					

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-03 Mayor Wright Homes</b>			<b>HA 1-03 Mayor Wright Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:	\$1,883,287.37	1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$1,883,287.37		Sub-total FFY 2008	\$0.00
	<b>HA 1-04,13,14 Lanakila Homes</b>			<b>HA 1-04,13,14 Lanakila Homes</b>		
	1450			1450	Site:	
	1460			1460	Dwelling:	
	1465			1465	Dwelling Equipment	
	1470			1470	Nondwelling Structures	
	1475			1475	Nondwelling Equipment	
	1499	Development	\$2,031,043.00		Development	
		Sub-total FFY 2007	\$2,031,043.00		Sub-total FFY 2008	\$0.00

116

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-05 Kalihi Valley Homes</b>			<b>HA 1-05 Kalihi Valley Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	\$1,175,000.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$1,175,000.00
	<b>HA 1-07 Kuhio Homes</b>			<b>HA 1-07 Kuhio Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

Capital Fund Program Tables

117

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-08 Palolo Valley Homes</b>			<b>HA 1-08 Palolo Valley Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-10 Kuhio Park Terrace</b>			<b>HA 1-10 Kuhio Park Terrace</b>		
	1450	Site:	\$1,891,343.88	1450	Site:	\$2,080,817.86
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$1,891,343.88		Sub-total FFY 2008	\$2,080,817.86

118

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-11 Punchbowl Homes</b>			<b>HA 1-11 Punchbowl Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-12 Makua Alii</b>			<b>HA 1-12 Makua Alii</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:	\$678,342.75	1460	Dwelling	\$2,276,825.04
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$678,342.75		Sub-total FFY 2008	\$2,276,825.04

611

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-16 David Malo Circle</b>			<b>HA 1-16 David Malo Circle</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-18 Kapaa</b>			<b>HA 1-18 Kapaa</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

120

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-19 Hale Hoolulu</b>			<b>HA 1-19 Hale Hoolulu</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-20 Eleele Homes</b>			<b>HA 1-20 Eleele Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

121

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-21 Hui O Hanamaulu</b>			<b>HA 1-21 Hui O Hanamaulu</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-22 Kalaheo</b>			<b>HA 1-22 Kalaheo Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-23 Home Nani</b>			<b>HA 1-23 Home Nani</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-24 Kalanihuia</b>			<b>HA 1-24 Kalanihuia</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-25 Waimanalo Homes</b>			<b>HA 1-25 Waimanalo Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-26 Puuwai Momi</b>			<b>HA 1-26 Puuwai Momi</b>		
	1450	Site:	\$2,000,000.00	1450	Site:	\$578,041.70
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$2,000,000.00		Sub-total FFY 2008	\$578,041.70

124

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-27 Hale Laulima</b>			<b>HA 1-27 Hale Laulima</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-28 Punahele Homes</b>			<b>HA 1-28 Punahele Homes</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-29 Pomaikai Homes</b>			<b>HA 1-29 Pomaikai Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	\$1,273,332.40
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$1,273,332.40
	<b>HA 1-30 Koolau Village</b>			<b>HA 1-30 Koolau Village</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

126

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-31 Hale Hauoli</b>			<b>HA 1-31 Hale Hauoli</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		\$750,000.00
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$750,000.00
	<b>HA 1-33 Maile I</b>			<b>HA 1-33 Maile I</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

127

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-35 Nanakuli Homes</b>			<b>HA 1-35 Nanakuli Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-36 Paoakalani</b>			<b>HA 1-36 Paoakalani</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

128

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-38 Waipahu I</b>			<b>HA 1-38 Waipahu I</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-39 Waipahu 2</b>			<b>HA 1-39 Waipahu 2</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

129

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-44 Piilani Homes</b>			<b>HA 1-44 Piilani Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-45 Pahala</b>			<b>HA 1-45 Pahala</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-46 Makamae</b>			<b>HA 1-46 Makamae</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-47 Pumehana</b>			<b>HA 1-47 Pumehana</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		\$0.00
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

131

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-50 Kupuna Home O'Waialua</b>			<b>HA 1-50 Kupuna Home O'Waialua</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-51 Hale Aloha O Puna</b>			<b>HA 1-51 Hale Aloha O Puna</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

132

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-52 Hale Olaloa</b>			<b>HA 1-52 Hale Olaloa</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-53 Hale Hookipa</b>			<b>HA 1-53 Hale Hookipa</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-54 Hale Nana Kai O Kea</b>			<b>HA 1-54 Hale Nana Kai O Kea</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-55 Hale Hoonanea</b>			<b>HA 1-55 Hale Hoonanea</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

134

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009			FFY Grant: 2010		
	PHA FY: 2009			PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	HA 1-56 Kauhale Nani			HA 1-56 Kauhale Nani		
		Site:			Site:	
		Dwelling:			Dwelling:	
		Dwelling Equipment			Dwelling Equipment	
		Nondwelling Structures			Nondwelling Structures	
		Nondwelling Equipment			Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	HA 1-57 Waimaha - Sunflower			HA 1-57 Waimaha - Sunflower		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	\$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-61 Ka Hale Kahaluu</b>			<b>HA 1-61 Ka Hale Kahaluu</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:	\$0.00	1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-62 Kalakaua Homes</b>			<b>HA 1-62 Kalakaua Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

136

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	HA 1-63 Nani Olu			HA 1-63 Nani Olu		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	HA 1-64 Kekaha Haaheo			HA 1-64 Kekaha Haaheo		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

137

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-66 Salt Lake</b>			<b>HA 1-66 Salt Lake</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-69 Kaneohe Apartments</b>			<b>HA 1-69 Kaneohe Apartments</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

138

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-70 Kealakehe</b>			<b>HA 1-70 Kealakehe</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-71 Noelani 1</b>			<b>HA 1-71 Noelani 1</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

139

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-72 Hookipa Kahaluu</b>			<b>HA 1-72 Hookipa Kahaluu</b>		
	1450	Site:		1450	Site:	\$350,000.00
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$350,000.00
	<b>HA 1-73 Spencer House</b>			<b>HA 1-73 Spencer House</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

146

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-78 Noelani II</b>			<b>HA 1-78 Noelani II</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-86 Kawailehua Federal</b>			<b>HA 1-86 Kawailehua-Federal</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

141

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009			FFY Grant: 2010		
	PHA FY: 2009			PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-90 Kauhale O'hana</b>			<b>HA 1-90 Kauhale O'hana</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-91 Kaiokalani</b>			<b>HA 1-91 Kaiokalani</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

142

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009			FFY Grant: 2010		
	PHA FY: 2009			PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-92 Makani Kai Hale I</b>			<b>HA 1-92 Makani Kai Hale I</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-97a Kauhale O Hanakahi</b>			<b>HA 1-97a Kauhale O Hanakahi</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

143

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-97b Ke Kumu Ekolu</b>			<b>HA 1-97b Ke Kumu Ekolu</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>HA 1-97c Makani Kai Hale II</b>			<b>HA 1-97c Makani Kai Hale II</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

144

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2009 PHA FY: 2009			FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>HA 1-99 Kamehameha Homes</b>			<b>HA 1-99 Kamehameha Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00
	<b>Statewide Cesspool Conversion</b>			<b>Statewide Cesspool Conversion</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

145

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 2 FFY Grant: 2009. PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		719			720	
	<b>Extraordinary Maintenance</b>			<b>Extraordinary Maintenance</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:	\$0.00	1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2007	\$0.00		Sub-total FFY 2008	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-03 Mayor Wright Homes			HA 1-03 Mayor Wright Homes		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-04,13,14 Lanakila Homes			HA 1-04,13,14 Lanakila Homes		
	1450	Site:		1450		
	1460	Dwelling:		1460		
	1465	Dwelling Equipment		1465		
	1470	Nondwelling Structures		1470		
	1475	Nondwelling Equipment		1475		
		Development	\$1,600,000.00	1499	Development	
		Sub-total FFY 2011	\$1,600,000.00		Sub-total FFY 2012	\$0.00

147

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-05 Kalihi Valley Homes			HA 1-05 Kalihi Valley Homes		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-07 Kuhio Homes			HA 1-07 Kuhio Homes		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

148

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-08 Palolo Valley Homes</b>			<b>HA 1-08 Palolo Valley Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:	\$3,884,017.00	1460	Dwelling:	\$4,534,017.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$3,884,017.00		Sub-total FFY 2012	\$4,534,017.00
	<b>HA 1-10 Kuhio Park Terrace</b>			<b>HA 1-10 Kuhio Park Terrace</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

149

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-11 Punchbowl Homes</b>			<b>HA 1-11 Punchbowl Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-12 Makua Alii</b>			<b>HA 1-12 Makua Alii</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-16 David Malo Circle</b>			<b>HA 1-16 David Malo Circle</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-18 Kapaa</b>			<b>HA 1-18 Kapaa</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-19 Hale Hoolulu</b>			<b>HA 1-19 Hale Hoolulu</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-20 Eleele Homes</b>			<b>HA 1-20 Eleele Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

152

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-21 Hui O Hanamaulu</b>			<b>HA 1-21 Hui O Hanamaulu</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-22 Kalaheo Homes</b>			<b>HA 1-22 Kalaheo</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-23 Home Nani</b>			<b>HA 1-23 Home Nani</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-24 Kalanihuia</b>			<b>HA 1-24 Kalanihuia</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	\$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

154

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-25 Waimanalo Homes</b>			<b>HA 1-25 Waimanalo Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-26 Puuwai Momi</b>			<b>HA 1-26 Puuwai Momi</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

155

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-27 Hale Laulima</b>			<b>HA 1-27 Hale Laulima</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-28 Punahale Homes</b>			<b>HA 1-28 Punahale Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

151

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-29 Pomaikai Homes</b>			<b>HA 1-29 Pomaikai Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:	\$1,500,000.00	1460	Dwelling:	\$450,000.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$1,500,000.00		Sub-total FFY 2012	\$450,000.00
	<b>HA 1-30 Koolau Village</b>			<b>HA 1-30 Koolau Village</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

157

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-31 Hale Hauoli</b>			<b>HA 1-31 Hale Hauoli</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:		\$1,500,000.00	1460 Dwelling:		\$2,500,000.00
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2011	\$1,500,000.00		Sub-total FFY 2012	\$2,500,000.00
	<b>HA 1-33 Maile I</b>			<b>HA 1-33 Maile I</b>		
	1450 Site:			1450 Site:		
	1460 Dwelling:			1460 Dwelling:		
	1465 Dwelling Equipment			1465 Dwelling Equipment		
	1470 Nondwelling Structures			1470 Nondwelling Structures		
	1475 Nondwelling Equipment			1475 Nondwelling Equipment		
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

158

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-35 Nanakuli Homes			HA 1-35 Nanakuli Homes		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-36 Paoakalani			HA 1-36 Paoakalani		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

159

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-38 Waipahu I			HA 1-38 Waipahu I		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-39 Waipahu 2			HA 1-39 Waipahu 2		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

160

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-44 Piilani Homes</b>			<b>HA 1-44 Piilani Homes</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-45 Pahala</b>			<b>HA 1-45 Pahala</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

101

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-46 Makamae</b>			<b>HA 1-46 Makamae</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	\$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-47 Pumehana</b>			<b>HA 1-47 Pumehana</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	\$0.00
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

162

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-50 Kupuna Home O'Waialua			HA 1-50 Kupuna Home O'Waialua		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-51 Hale Aloha O Puna			HA 1-51 Hale Aloha O Puna		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	\$1,000,000.00
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$1,000,000.00

163

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-52 Hale Olaloa</b>			<b>HA 1-52 Hale Olaloa</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-53 Hale Hookipa</b>			<b>HA 1-53 Hale Hookipa</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

101

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-54 Hale Nana Kai O Kea</b>			<b>HA 1-54 Hale Nana Kai O Kea</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-55 Hale Hoonanea</b>			<b>HA 1-55 Hale Hoonanea</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

165

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-56 Kauhale Nani</b>			<b>HA 1-56 Kauhale Nani</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-57 Waimaha - Sunflower</b>			<b>HA 1-57 Waimaha - Sunflower</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-61 Ka Hale Kahaluu			HA 1-61 Ka Hale Kahaluu		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-62 Kalakaua Homes			HA 1-62 Kalakaua Homes		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

157

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-63 Nani Olu			HA 1-63 Nani Olu		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-64 Kekaha Haaheo			HA 1-64 Kekaha Haaheo		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

168

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-66 Salt Lake</b>			<b>HA 1-66 Salt Lake</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-69 Kaneohe Apartments</b>			<b>HA 1-69 Kaneohe Apartments</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

169

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-70 Kealakehe</b>			<b>HA 1-70 Kealakehe</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-71 Noelani 1</b>			<b>HA 1-71 Noelani 1</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

170

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-72 Hookipa Kahaluu</b>			<b>HA 1-72 Hookipa Kahaluu</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-73 Spencer House</b>			<b>HA 1-73 Spencer House</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

171

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-78 Noelani II</b>			<b>HA 1-78 Noelani II</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-86 Kawailehua-Federal</b>			<b>HA 1-86 Kawailehua Federal</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

172

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-90 Kauhale O'hana			HA 1-90 Kauhale O'hana		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-91 Kaiokalani			HA 1-91 Kaiokalani		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	<b>HA 1-92 Makani Kai Hale I</b>			<b>HA 1-92 Makani Kai Hale I</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	<b>HA 1-97a Kauhale O Hanakahi</b>			<b>HA 1-97a Kauhale O Hanakahe</b>		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

174

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-97b Ke Kumu Ekolu			HA 1-97b Ke Kumu Ekolu		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	HA 1-97c Makani Kai Hale II			HA 1-97c Makani Kai Hale II		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

175

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	HA 1-99 Kamehameha Homes			HA 1-99 Kamehameha Homes		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00
	Statewide Cesspool Conversion			Statewide Cesspool Conversion		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

176

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages - Work Activities

Activities for Year 1 FFY 2008	Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
	Development Name / Number	Major Work Categories	Estimated Cost	Development Name / Number	Major Work Categories	Estimated Cost
		721			722	
	Extraordinary Maintenance			Extraordinary Maintenance		
	1450	Site:		1450	Site:	
	1460	Dwelling:		1460	Dwelling:	
	1465	Dwelling Equipment		1465	Dwelling Equipment	
	1470	Nondwelling Structures		1470	Nondwelling Structures	
	1475	Nondwelling Equipment		1475	Nondwelling Equipment	
		Sub-total FFY 2011	\$0.00		Sub-total FFY 2012	\$0.00

177

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Hawaii Public Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: HI08P00150107 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2007
---	--	-------------------------------------

Original Annual Statement as of 12/31/05     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending:     
  12/31/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$2,620,704.80	\$2,267,162.00	\$0.00	\$0.00
3	1408 Management Improvements	\$1,300,000.00	\$650,000.00	\$0.00	\$0.00
4	1410 Administration	\$284,105.00	\$300,000.00	\$0.00	\$0.00
5	1411 Audit	\$3,278.00	\$3,278.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$575,000.00	\$500,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$118,663.06	\$2,148,460.06	\$0.00	\$0.00
10	1460 Dwelling Structures	\$7,756,964.14	\$6,160,895.94	\$0.00	\$0.00
11	1465 Dwelling Equipment - Nonexpendable	\$0.00	\$546,459.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$16,040.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$300,000.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$12,658,715.00	\$12,892,295.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities	\$191,975.00	\$191,975.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Complince	\$63,991.00	\$63,991.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security -Soft Costs	\$12,798.00	\$12,798.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security- Hard Costs	\$31,996.00	\$31,996.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation	\$51,193.00	\$51,193.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Executive Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_ Signature of Public Housing Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

8178

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations	1406		2,620,704.80	2,267,162.00	0.00	0.00	
	<b>HA-Wide Operations Total</b>			2,620,704.80	2,267,162.00	0.00	0.00	
HA-Wide Mgmt.	Management Deficiencies	1408		50,000.00	50,000.00			
	Economic Development	1408		335,416.00	0.00			
	Resident Training	1408		100,000.00	0.00			
	Drug/Crime Prevention	1408		650,000.00	400,000.00			
	Computer Upgrade	1408		164,584.00	50,000.00			
	<b>HA-Wide Mgmt. Impr. Total</b>			1,300,000.00	650,000.00	0.00	0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410		100,000.00	225,000.00			
	Tech Salaries (1410.02)	1410		100,000.00	150,000.00			
	Fringe Benefits (1410.09)	1410		84,105.00	125,000.00			
	Travel (1410.10)	1410		0.00	0.00			
	Sundry (1410.19)	1410		0.00	0.00			
	<b>HA-Wide Admin. Total</b>			284,105.00	300,000.00	0.00	0.00	
HA-Wide Audit	Audit Costs	1411		3,278.00	3,278.00	0.00	0.00	
	<b>HA-Wide Audit Total</b>			3,278.00	3,278.00	0.00	0.00	
HA-Wide Fees and Costs	A&E Services (1430.01)	1430		400,000.00	400,000.00	0.00	0.00	
	Inspection Costs (1430.07)	1430		150,000.00	25,000.00	0.00	0.00	

179

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Travel (1430.19)	1430		0.00	50,000.00	0.00	0.00	
	Sundry (1430.19)	1430		25,000.00	25,000.00	0.00	0.00	
	<b>HA-Wide Fees and Costs Total</b>			<b>575,000.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA-Wide</b>	Extraordinary Maintenance	1450		118,663.06	118,663.06	0.00	0.00	
	Extraordinary Maintenance (Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights - Emergency health & safety units)	1460		2,548,926.62	3,321,336.94	0.00	0.00	
	Non-Routine Vacancy Prep - Type C Units	1460			500,000.00			
	Non-Routine PM Repairs - Type C Units	1460						
	Appliances	1465						
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	<b>HA-Wide Totals</b>			<b>2,667,589.68</b>	<b>3,940,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA-Wide Demolition</b>	Demolition	1485		0.00	0.00	0.00	0.00	
<b>HA-Wide Relocation</b>	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	1495		0.00	0.00	0.00	0.00	
<b>HA-Wide Development</b>	Development Activities	1499		0.00	300,000.00	0.00	0.00	
	<b>HA-Wide Development</b>			0.00	300,000.00			
<b>HA-Wide Cesspool</b>	Site Improvement - Mandatory Statewide Cesspool Conversion at various location	1450		0.00	2,000,000.00	0.00	0.00	
	<b>HA-Wide Cesspool Conversion</b>			0.00	2,000,000.00			

180

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-03</b> <b>Mayor Wright Homes</b>	Bathrooms & Window Replacement							Planning Phase
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		1,208,037.52	2,000,000.00	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Mayor Wright Homes Total</b>			1,208,037.52	2,000,000.00	0.00	0.00	
<b>HA 1-10</b> <b>Kuhio Park Terrace</b>	Elevators, Fire Systems, Trash Chutes & Telephones							Bid Phase
	Site:	1450		0.00	0.00	0.00	0.00	
		1460		1,000,000.00	0.00	0.00	0.00	
	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		0.00	500,000.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Kuhio Park Terrace Total</b>			1,000,000.00	500,000.00	0.00	0.00	
<b>HA1-05 Kalihi Valley Homes Phase 3B</b>	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage, improvements, accessibility	1450		0.00	0.00	0.00	0.00	Bid Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		756,383.35	339,559.00	0.00	0.00	

181

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Kalhi Valley Homes Total</b>			<b>756,383.35</b>	<b>339,559.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA 1-26</b> <b>Puuwai Momi</b>	Electrical Disribution							Planning Phase
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling:	1460		1,000,000.00	0.00	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Puuwai Momi Total</b>			<b>1,000,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150107</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2007</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-61 Kahale Kahaluu</b>	Site:	1450		0.00	29,797.00	0.00	0.00	99% Complete
	Dwelling Structures:	1460		1,243,616.65	0.00	0.00	0.00	
	Dwelling Equipment	1465		0.00	46,459.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	16,040.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	Kahale Kahaluu Total			1,243,616.65	92,296.00	0.00	0.00	
<b>Grand Total</b>				<b>12,658,715.00</b>	<b>12,892,295.00</b>	<b>0.00</b>	<b>0.00</b>	

103

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>HAWAII PUBLIC HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150107</b> Replacement Housing Factor Grant No:					Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-WIDE Mgmt. Imprvmnts.	9/17/2008			9/17/2010				
1. Management Deficiencies	9/17/2008			9/17/2010				
2. Economic Development	9/17/2008			9/17/2010				
HA-WIDE Administration	9/17/2008			9/17/2010				
HA-WIDE Fees & Costs	9/17/2008			9/17/2010				
HA-WIDE Audit	9/17/2008			9/17/2010				
HA-WIDE Cesspool Conversion	9/17/2008			9/17/2010				
HA-WIDE Extraordinary Maintenance	9/17/2008			9/17/2010				
HA-WIDE Development	9/17/2008			9/17/2010				
HA 1-03 Mayor Wright Homes	9/17/2008			9/17/2010				
HA 1-05 Kalihi Valley Homes 3B	9/17/2008			9/17/2010				
HA 1-10 Kuhio Park Terrace	9/17/2008			9/17/2010				

181

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Hawaii Public Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: HI08P00150106 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2006
---	--	-------------------------------------

Original Annual Statement as of 12/31/05  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 12/31/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$2,620,704.80	\$1,778,145.00	\$0.00	\$0.00
3	1408 Management Improvements	\$1,300,000.00	\$600,000.00	\$0.00	\$0.00
4	1410 Administration	\$284,105.00	\$300,000.00	\$0.00	\$0.00
5	1411 Audit	\$3,278.00	\$3,278.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$400,000.00	\$575,000.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$118,663.08	\$451,755.30	\$29,797.00	\$0.00
11	1465 Dwelling Equipment - Nonexpendable	\$7,756,964.14	\$8,045,069.00	\$754,279.99	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$46,459.00	\$46,459.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$16,040.00	\$16,040.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$37,500.00	\$10,000.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$653,182.70	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$12,521,215.00	\$12,478,929.00	\$846,575.99	\$0.00
21	Amount of line 20 Related to LBP Activities	\$112,500.00	\$112,500.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliace	\$11,000.00	\$11,000.00	\$0.00	\$0.00
23	Amount of Line 20 Related to Security -Soft Costs	\$450.00	\$450.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security- Hard Costs	\$11,250.00	\$11,250.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation	\$7,000.00	\$7,000.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Executive Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_ Signature of Public Housing Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

105

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Operations	Operations	1406		2,620,704.80	1,778,145.00	0.00	0.00	
	HA-Wide Operations Total			2,620,704.80	1,778,145.00	0.00	0.00	
HA-Wide Mgmt.	Management Deficiencies (PNA/Energy Audit)	1408		50,000.00	225,000.00			
	Economic Development	1408		335,416.00	167,708.00			
	Resident Training	1408		100,000.00	25,000.00			
	Drug/Crime Prevention	1408		650,000.00	100,000.00			
	Computer Upgrade	1408		164,584.00	82,292.00			
HA-Wide Mgmt. Impr. Total				1,300,000.00	600,000.00	0.00	0.00	
HA-Wide Admin.	Non-Tech Salaries (1410.01)	1410		100,000.00	100,000.00			
	Tech Salaries (1410.02)	1410		100,000.00	100,000.00			
	Fringe Benefits (1410.09)	1410		84,105.00	100,000.00			
	Travel (1410.10)	1410		0.00	0.00			
	Sundry (1410.19)	1410		0.00	0.00			
HA-Wide Admin. Total				284,105.00	300,000.00	0.00	0.00	
HA-Wide Audit	Audit Costs	1411		3,278.00	3,278.00	0.00	0.00	
	HA-Wide Audit Total			3,278.00	3,278.00	0.00	0.00	
HA-Wide Fees and Costs	A&E Services (1430.01)	1430		400,000.00	400,000.00	0.00	0.00	
	Inspection Costs (1430.07)	1430		0.00	150,000.00	0.00	0.00	

186

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Travel (1430.19)	1430		0.00	0.00	0.00	0.00	
	Sundry (1430.19)	1430		0.00	25,000.00	0.00	0.00	
	<b>HA-Wide Fees and Costs Total</b>			<b>400,000.00</b>	<b>575,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA-Wide</b>	Extraordinary Maintenance	1450		118,663.06	0.00	0.00	0.00	
	Extraordinary Maintenance (Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights - Emergency health & safety units)	1460		2,548,926.62	1,700,000.00	0.00	0.00	
	Non-Routine Vacancy Prep - Type C Units	1460						
	Non-Routine PM Repairs - Type C Units	1460						
	Appliances	1465						
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	<b>HA-Wide Totals</b>			<b>2,667,589.68</b>	<b>1,700,000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA-Wide Demolition</b>	Demolition	1485		0.00	0.00	0.00	0.00	
<b>HA-Wide Relocation</b>	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	1495		37,500.00	10,000.00	0.00	0.00	
<b>HA-Wide Development</b>	Development Activities	1499		0.00	653,182.70	0.00	0.00	
	<b>HA-Wide Development</b>			<b>0.00</b>	<b>653,182.70</b>			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>Hawaii Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide Collateralization or Debt Service</b>	Collateralization or Debt Service	1501		0.00	0.00	0.00	0.00	
	<b>HA-Wide Collateralization or Debt Service Totals</b>			0.00	0.00			
<b>HA 1-10</b>	Elevators, Fire Systems, Trash Chutes & Telephones							
<b>Kuhio Park Terrace</b>	Site:	1450		0.00	0.00	0.00	0.00	
		1460		0.00	0.00	0.00	0.00	
	Dwelling Equipment: Telephones, Trash Chutes, Fire Systems, Elevators	1465		2,975,881.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Kuhio Park Terrace Total</b>			2,975,881.00	0.00	0.00	0.00	
<b>HA1-05 Kalihi Valley Homes Phase 3B</b>	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage, improvements, accessibility	1450		0.00	0.00	0.00	0.00	Bid Phase
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		500,000.00	5,590,789.01	0.00	0.00	

188

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment: Non-Dwelling Structures Non-Dwelling Equipment	1465 1470 1475		0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	
	<b>Kalhi Valley Homes Total</b>			500,000.00	5,590,789.01	0.00	0.00	
<b>HA 1-46 Makamae</b>	Site: Dwelling Structures: Dwelling Equipment Non-Dwelling Structures Non-Dwelling Equipment	1450 1460 1465 1470 1475		0.00 1,000,000.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	85% Complete
	<b>Makamae Total</b>			1,000,000.00	0.00	0.00	0.00	
<b>HA 1-61 Kahale Kahaluu</b>	Site: Dwelling Structures: Dwelling Equipment Non-Dwelling Structures Non-Dwelling Equipment	1450 1460 1465 1470 1475		0.00 732,156.52 0.00 0.00 0.00	29,797.00 34,628.00 46,459.00 16,040.00 0.00	29,797.00 34,628.00 46,459.00 16,040.00 0.00	0.00 0.00 0.00 0.00 0.00	99% Complete
	<b>Kahaluu Kahale Total</b>			732,156.52	126,924.00	126,924.00	0.00	
<b>HA 1-26 Puuwai Momi</b>	Site: Dwelling Structures: Dwelling Equipment Non-Dwelling Structures Non-Dwelling Equipment	1450 1460 1465 1470 1475		0.00 0.00 0.00 0.00 0.00	421,958.30 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	Design Phase
	<b>Puuwai Momi Total</b>			0.00	421,958.30	0.00	0.00	

189

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150106</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-71</b>	Site:	1450		0.00	0.00	0.00	0.00	100% Complete
<b>Noelani I &amp; II Interiors</b>	Dwelling Structures:	1460		0.00	719,651.99	719,651.99	0.00	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Noelani I &amp; II Interiors Total</b>			0.00	719,651.99	719,651.99	0.00	
	<b>Grand Total</b>			12,521,215.00	12,478,929.00	846,575.99	0.00	

1961

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2006</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2008			9/17/2010			
1. Management Deficiencies	9/17/2008			9/17/2010			
2. Economic Development	9/17/2008			9/17/2010			
HA-WIDE Administration	9/17/2008			9/17/2010			
HA-WIDE Fees & Costs	9/17/2008			9/17/2010			
HA-WIDE Audit	9/17/2008			9/17/2010			
HA-WIDE Relocation Expenses	9/17/2008			9/17/2010			
HA-WIDE Extraordinary Maintenance	9/17/2008			9/17/2010			
HA-WIDE Development	9/17/2008			9/17/2010			
HA 1-05 Kalihi Valley Homes 3B	9/17/2008			9/17/2010			
HA 1-61 Kahale Kahaluu	9/17/2008			9/17/2010			
HA 1-71 Noelani I & II Interiors	9/17/2008			9/17/2010			

191

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Hawaii Public Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: HI08P00150105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
---	--	-------------------------------------

Original Annual Statement as of 12/31/04  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending: 12/31/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$2,620,704.80	\$2,276,341.65	\$2,276,341.65	\$1,450,000.00
3	1408 Management Improvements	\$1,300,000.00	\$212,939.19	\$212,939.19	\$0.00
4	1410 Administration	\$284,105.00	\$875,738.36	\$875,738.36	\$100,416.31
5	1411 Audit	\$3,278.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$982,309.00	\$992,532.47	\$992,532.47	\$316,849.09
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$118,663.06	\$476,694.17	\$476,694.17	\$311,880.24
10	1460 Dwelling Structures	\$7,756,964.14	\$6,697,148.28	\$6,697,148.28	\$5,253,273.48
11	1465 Dwelling Equipment - Nonexpendable	\$0.00	\$152,269.58	\$152,269.58	\$122,586.54
12	1470 Nondwelling Structures	\$0.00	\$273,274.01	\$273,274.01	\$70,395.77
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$37,500.00	\$717.24	\$717.24	\$717.24
18	1499 Development Activities	\$0.00	\$1,062,204.05	\$1,062,204.05	\$421,592.21
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$13,103,524.00	\$13,019,859.00	\$13,019,859.00	\$8,047,710.88
21	Amount of line 20 Related to LBP Activities	\$232,709.00	\$232,709.00	\$30,500.00	\$30,500.00
22	Amount of line 20 Related to Section 504 Complinance	\$24,700.00	\$24,700.00	\$630,000.00	\$630,000.00
23	Amount of Line 20 Related to Security -Soft Costs	\$15,514.00	\$15,514.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security- Hard Costs	\$38,784.00	\$38,784.00	\$0.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation	\$62,056.00	\$62,056.00	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Executive Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_ Signature of Public Housing Director \_\_\_\_\_ Date (mm/dd/yyyy) \_\_\_\_\_

192

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide Operations</b>	Operations	1406		2,620,704.80	2,276,341.65	2,276,341.65	1,450,000.00	
	<b>HA-Wide Operations Total</b>			2,620,704.80	2,276,341.65	2,276,341.65	1,450,000.00	
<b>HA-Wide Mgmt.</b>	Management Deficiencies	1408		50,000.00	0.00			
	Economic Development	1408		335,416.00	0.00			
	Resident Training	1408		100,000.00	0.00			
	Drug/Crime Prevention	1408		650,000.00	0.00			
	Computer Upgrade	1408		164,584.00	212,939.19	212,939.19		
	<b>HA-Wide Mgmt. Impr. Total</b>			1,300,000.00	212,939.19	212,939.19	0.00	
<b>HA-Wide Admin.</b>	Non-Tech Salaries (1410.01)	1410		100,000.00				
	Tech Salaries (1410.02)	1410		100,000.00				
	Fringe Benefits (1410.09)	1410		84,105.00				
	Travel (1410.10)	1410		0.00				
	Sundry (1410.19)	1410		0.00				
	<b>HA-Wide Admin. Total</b>			284,105.00	875,738.36	875,738.36	100,416.31	
<b>HA-Wide Audit</b>	Audit Costs	1411		3,278.00	0.00	0.00	0.00	
	<b>HA-Wide Audit Total</b>			3,278.00	0.00	0.00	0.00	
<b>HA-Wide Fees and Costs</b>	A&E Services (1430.01)	1430		810,000.00		992,532.47	316,849.09	
	Inspection Costs (1430.07)	1430		150,000.00		0.00	0.00	

193

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Travel (1430.19)	1430		0.00		0.00	0.00	
	Sundry (1430.19)	1430		22,309.00		0.00	0.00	
	<b>HA-Wide Fees and Costs Total</b>			982,309.00	992,532.47	992,532.47	316,849.09	
<b>HA-Wide</b>	Extraordinary Maintenance	1450		118,663.06	0.00	0.00	0.00	
	Extraordinary Maintenance (Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights - Emergency health & safety units)	1460		2,548,926.62	0.00	0.00	0.00	
	Non-Routine Vacancy Prep - Type C Units	1460		0.00	0.00	0.00	0.00	
	Non-Routine PM Repairs - Type C Units	1460		0.00	82,813.14	82,813.14	76,681.83	
	Appliances	1465		0.00	0.00	0.00	0.00	
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	<b>HA-Wide Totals</b>			2,667,589.68	82,813.14	82,813.14	76,681.83	
<b>HA-Wide Demolition</b>	Demolition	1485		0.00	0.00	0.00	0.00	
<b>HA-Wide Relocation</b>	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	1495		37,500.00	717.24	717.24	717.24	
<b>HA-Wide Development</b>	Development Activities	1499		0.00	1,062,204.05	1,062,204.05	421,592.21	

161

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>Hawaii Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>Mayor Wright Homes HA1-03</b>	Emergency Extraordinary Maintenance							Planning Phase
	Site:	1450		0.00	0.00	0.00	0.00	
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		1,208,037.52	0.00	0.00	0.00	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
<b>Mayor Wright Homes Total</b>				1,208,037.52	0.00	0.00	0.00	
<b>HA1-05 Kalihi Valley Homes Phase 3a</b>	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage, improvements, accessibility	1450		0.00	0.00	0.00	0.00	100% Complete'
	Dwelling: Dwelling improvements, accessibility,	1460		756,383.35	0.00	0.00	0.00	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
	<b>Kalihi Valley Homes Total</b>				756,383.35	0.00	0.00	

195

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-10 Kuhio Park Terrace</b>	Site:	1450		0.00	0.00	0.00	0.00	82% Complete
	Dwelling Structures:	1460		0.00	16,255.64	16,255.64	0.00	
	Dwelling Equipment	1465		0.00	129,958.83	129,958.83	100,275.79	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
	<b>Kuhio Park Terrace Total</b>				0.00	146,214.47	146,214.47	
<b>HA 1-46 Makamae</b>	Site:	1450		0.00	99,109.00	99,109.00	36,010.00	85% Complete
	Dwelling Structures:	1460		1,000,000.00	1,608,488.50	1,608,488.50	905,541.50	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
	<b>Makamae Total</b>				1,000,000.00	1,707,597.50	1,707,597.50	
<b>HA 1-61 Kahale Kahaluu</b>	Site:	1450		0.00	377,585.17	377,585.17	275,870.24	99% Complete
	Dwelling Structures:	1460		1,243,616.65	3,283,228.30	3,283,228.30	3,103,212.79	
	Dwelling Equipment	1465		0.00	22,310.75	22,310.75	22,310.75	
	Non-Dwelling Structures	1470		0.00	273,274.01	273,274.01	70,395.77	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
	<b>Kahaluu Kahale Total</b>				1,243,616.65	3,956,398.23	3,956,398.23	
<b>HA 1-26 Puuwai Momi</b>	Site:	1450		0.00	0.00	0.00	0.00	Planning Phase
	Dwelling Structures:	1460		1,000,000.00	0.00	0.00	0.00	

196

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150105</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
	<b>Puuwai Momi Total</b>			1,243,616.65	0.00	0.00	0.00	
<b>HA 1-71</b>								
<b>Noelani I &amp; II Interiors</b>	Site:	1450		0.00	0.00	0.00	0.00	100% complete
	Dwelling Structures:	1460		0.00	38,083.09	38,083.09	14,281.16	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
	<b>Noelani I &amp; II Interiors Total</b>			0.00	38,083.09	38,083.09	14,281.16	
<b>HA 1-71</b>								
<b>Noelani I &amp; II Exteriors</b>	Site:	1450		0.00	0.00	0.00	0.00	51% Complete
	Dwelling Structures:	1460		0.00	1,668,279.61	1,668,279.61	1,153,556.20	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	<b>Non-Dwelling Equipment</b>	1475		0.00	0.00	0.00	0.00	
	<b>Noelani I &amp; II Exteriors Total</b>			0.00	1,668,279.61	1,668,279.61	1,153,556.20	
	<b>Grand Total</b>			13,103,524.00	13,019,859.00	13,019,859.00	8,047,710.88	

197

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part III: Implementation Schedule**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150105</b> Replacement Housing Factor Grant No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2007			9/17/2009			
1. Management Deficiencies	9/17/2007			9/17/2009			
2. Economic Development	9/17/2007			9/17/2009			
HA-WIDE Administration	9/17/2007			9/17/2009			
HA-WIDE Fees & Costs	9/17/2007			9/17/2009			
HA-WIDE Audit	9/17/2007			9/17/2009			
HA-WIDE Relocation Expenses	9/17/2007			9/17/2009			
HA-WIDE Extraordinary Maintenance	9/17/2007			9/17/2009			
HA-WIDE Vacant Unit Type "C"	9/17/2007			9/17/2009			
HA 1-10 Kuhio Park Terrace	9/17/2007			9/17/2009			
HA 1-46 Makamae	9/17/2007			9/17/2009			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Hawaii Public Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: HI08P00150104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2004
---	--	-------------------------------------

Original Annual Statement  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 12/31/07

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$3,161,895.00	\$1,861,899.94	\$1,861,899.94	\$700,000.00
3	1408 Management Improvements	\$483,483.00	\$220,398.41	\$220,398.41	\$220,398.41
4	1410 Administration	\$758,699.00	\$1,212,807.11	\$1,212,807.11	\$1,212,807.11
5	1411 Audit	\$3,183.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$611,187.00	\$564,080.95	\$564,080.95	\$564,080.95
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$1,967,186.00	\$2,009,690.02	\$2,009,690.02	\$2,009,690.02
10	1460 Dwelling Structures	\$4,551,544.00	\$7,311,565.64	\$7,311,565.64	\$7,311,565.64
11	1465 Dwelling Equipment - Nonexpendable	\$64,634.00	\$74,179.77	\$74,179.77	\$74,179.77
12	1470 Nondwelling Structures	\$387,772.00	\$149,493.12	\$149,493.12	\$149,493.12
13	1475 Nondwelling Equipment	\$64,626.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$91,500.00	\$3,686.99	\$3,686.99	\$3,686.99
18	1499 Development Activities	\$3,663,768.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$15,809,477.00	\$13,103,524.00	\$13,103,524.00	\$12,245,902.01
21	Amount of line 20 Related to LBP Activities	\$0.00	\$106,200.00	\$106,200.00	\$106,200.00
22	Amount of line 20 Related to Section 504 Complince	\$0.00	\$59,700.00	\$59,700.00	\$59,700.00
23	Amount of Line 20 Related to Security -Soft Costs	\$0.00	\$14,890.00	\$14,890.00	\$0.00
24	Amount of Line 20 Related to Security- Hard Costs	\$0.00	\$37,225.00	\$37,225.00	\$0.00
25	Amount of Line 20 Related to Energy Conservation	\$0.00	\$158,600.00	\$158,600.00	\$158,600.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide Operations</b>	Operations	1406		3,161,895.00	1,557,621.99	1,557,621.99	700,000.00	
	<b>HA-Wide Operations Total</b>			3,161,895.00	1,557,621.99	1,557,621.99	700,000.00	
<b>HA-Wide Mgmt.</b>	Management Deficiencies	1408		0.00				
	Economic Development	1408		0.00				
	Servers and computer equipment	1408		0.00				
	<b>HA-Wide Mgmt. Impr. Total</b>			483,483.00	220,398.41	220,398.41	220,398.41	
<b>HA-Wide Admin.</b>	Non-Tech Salaries (1410.01)	1410		85,640.00				
	Tech Salaries (1410.02)	1410		450,000.00				
	Fringe Benefits (1410.09)	1410		218,059.00				
	Travel (1410.10)	1410		0.00				
	Sundry (1410.19)	1410		5,000.00				
	<b>HA-Wide Admin. Total</b>			758,699.00	1,212,807.11	1,212,807.11	1,212,807.11	
<b>HA-Wide Audit</b>	Audit Costs						0.00	
	<b>HA-Wide Audit Total</b>	1411		3,183.00	0.00	0.00		
<b>HA-Wide Fees and Costs</b>	A&E Services (1430.01)	1430		485,000.00	38.07	38.07	38.07	
	Inspection Costs (1430.07)	1430		95,000.00	10.00	10.00	10.00	
	Travel (1430.19)	1430		6,187.00				
	Sundry (1430.19)	1430		25,000.00				
	<b>HA-Wide Fees and Costs Total</b>			611,187.00	564,080.95	564,080.95	564,080.95	

200

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide</b>	Extraordinary Maintenance	1450		0.00	0.00	0.00	0.00	
	Extraordinary Maintenance	1460		0.00	0.00	0.00	0.00	
	Non-Routine Vacancy Prep	1460		0.00	0.00	0.00	0.00	
	Non-Routine PM Repairs	1460		0.00	0.00	0.00	0.00	
	Appliances	1465		0.00	0.00	0.00	0.00	
	Computers, vehicles and other equipment	1475		0.00	0.00	0.00	0.00	
	<b>HA-Wide Totals</b>				0.00	0.00	0.00	0.00
<b>HA-Wide Demolition</b>	Demolition	1485		0.00	0.00	0.00	0.00	
<b>HA-Wide Relocation</b>	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	1495		91,500.00	3,686.99	3,686.99	3,686.99	
<b>HA-Wide Development</b>	Development Activities	1499		3,663,768.00	0.00	0.00	0.00	
<b>HA1-03 Mayor Wright Homes</b>	Bath and Kitchen Renovation							Planning Phase
	Site: Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1450 1460		900,148.00 1,975,000.00	0.00 0.00	0.00 0.00	0.00 0.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Mayor Wright Homes Total</b>			<b>2,875,148.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>HA1-05 Kalihi Valley Homes Phase 2</b>	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage, improvements, accessibility	1450		0.00	545,714.94	545,714.94	545,714.94	100% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		0.00	486,705.46	486,705.46	486,705.46	
	Dwelling Equipment:	1465		0.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		0.00	476.88	476.88	476.88	
	Non-Dwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Kalhi Valley Homes Ph 2 Total</b>			<b>0.00</b>	<b>1,032,897.28</b>	<b>1,032,897.28</b>	<b>1,032,897.28</b>	
<b>HA1-05 Kalihi Valley Homes Phase 3</b>	Site: Infrastructure walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage, improvements, accessibility	1450		550,000.00	6,200.25	6,200.25	6,200.25	100% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazard material abatement	1460		1,025,438.00	466,654.45	466,654.45	466,654.45	
	Dwelling Equipment:	1465		0.00	13,167.60	13,167.60	13,167.60	

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Non-Dwelling Structures Non-Dwelling Equipment	1470 1475		0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	
	<b>Kalhi Valley Homes Ph 3 Total</b>			1,575,438.00	486,022.30	486,022.30	486,022.30	
<b>HA 1-10 Kuhio Park Terrace</b>	Telephone Systems	1465		0.00	61,012.17	61,012.17	61,012.17	82% Complete
	<b>Kuhio Park Terrace Total</b>			0.00	61,012.17	61,012.17	61,012.17	
<b>HA 1-46 Makamae</b>	Site:	1450		18,466.00	455,791.00	455,791.00	455,791.00	85% Complete
	Dwelling Structures:	1460		55,397.00	1,933,563.50	1,933,563.50	1,933,563.50	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	<b>Makamae Total</b>			92,328.00	2,389,354.50	2,389,354.50	2,389,354.50	
<b>HA 1-61 Kahale Kahaluu</b>	Site:	1450		36,931.00	1,001,983.83	1,001,983.83	1,001,983.83	99% Complete
	Dwelling Structures:	1460		110,793.00	3,986,686.70	3,986,686.70	3,986,686.70	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		27,698.00	149,016.24	149,016.24	149,016.24	
	Non-Dwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Kahaluu Kahale Total</b>			184,655.00	5,137,686.77	5,137,686.77	5,137,686.77	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-21 Hui O Hanamaulu</b>	Site:	1450		55,397.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		166,190.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		6,925.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		41,547.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		6,925.00	0.00	0.00	0.00	
	<b>Hui O Hanamaulu Total</b>			276,984.00	0.00	0.00	0.00	
<b>HA 1-22 Kalaheo</b>	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	<b>Kalaheo Total</b>			92,328.00	0.00	0.00	0.00	
<b>HA 1-23 Home Nani</b>	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	<b>Home Nani Total</b>			92,328.00	0.00	0.00	0.00	

204

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-29</b>  <b>Pomaikai Homes</b>	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		13,849.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	<b>Pomaikai Homes Total</b>			92,328.00	0.00	0.00	0.00	
<b>Ha 1-31 Hale Hauoli</b>	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		27,698.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Hale Hauoli Total</b>			184,655.00	0.00	0.00	0.00	
<b>HA 1-45 Pahala</b>	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Non-Dwelling Structures	1470		27,698.00	0.00	0.00	0.00	
	Non-Dwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Pahala Total</b>			184,655.00	0.00	0.00	0.00	

205

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-51 Hale Aloha O Puna</b>	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Hale Aloha O Puna Total</b>				184,655.00	0.00	0.00	0.00
<b>HA 1-50 Kupuna Home O'Waialua</b>	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Kupuna Home O'Waialua Total</b>				184,655.00	0.00	0.00	0.00
<b>HA 1-53 Hale Hookipa</b>	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Hale Hookipa Total</b>				184,655.00	0.00	0.00	0.00

204

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-54 Hale Nana Kai O Kea Hale</b>	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Hale Nana Kai O Kea Total</b>				184,655.00	0.00	0.00	0.00
<b>HA 1-55 Hale Hoonanea</b>	Site:	1450		36,931.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		110,793.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		4,617.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		27,698.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		4,616.00	0.00	0.00	0.00	
	<b>Hale Hoonanea Total</b>				184,655.00	0.00	0.00	0.00
<b>HA 1-70 Kealakehe</b>	Site:	1450		55,397.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		166,190.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		6,925.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		41,547.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		6,925.00	0.00	0.00	0.00	
	<b>Kealakehe Total</b>				276,984.00	0.00	0.00	0.00

207

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-71 Noelani I</b>	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		13,849.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	<b>Noelani I Total</b>				92,328.00	0.00	0.00	0.00
<b>HA 1-73 Spencer House</b>	Site:	1450		18,466.00	0.00	0.00	0.00	
	Dwelling Structures:	1460		55,397.00	0.00	0.00	0.00	
	Dwelling Equipment	1465		2,308.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		13,849.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		2,308.00	0.00	0.00	0.00	
	<b>Spencer House Total</b>				92,328.00	0.00	0.00	0.00
<b>HA 1-078 Noelani I &amp; II</b>	Site:	1450		0.00	0.00	0.00	0.00	100% Complete
	Dwelling Structures:	1460		0.00	437,955.53	437,955.53	437,955.53	
	Dwelling Equipment	1465		0.00	0.00	0.00	0.00	
	Nondwelling Structures:	1470		0.00	0.00	0.00	0.00	
	Nondwelling Equipment	1475		0.00	0.00	0.00	0.00	
	<b>Noelani I &amp; II Total</b>				0.00	437,955.53	437,955.53	437,955.53
<b>Grand Total</b>				15,809,477.00	13,103,524.00	13,103,524.00	12,245,902.01	

2008

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.	9/17/2006			9/17/2008			
1. Management Deficiencies	9/17/2006			9/17/2008			
2. Economic Development	9/17/2006			9/17/2008			
HA-WIDE Administration	9/17/2006			9/17/2008			
HA-WIDE Fees & Costs	9/17/2006			9/17/2008			
HA-WIDE Relocation Expenses	9/17/2006			9/17/2008			
HA-WIDE Extraordinary Maintenance (Cesspools)	9/17/2006			9/17/2008			
HA 1-46 Makamae	9/17/2006			9/17/2008			
HA 1-05 Kalihi Valley Homes 2 & 3	9/17/2006			9/17/2008			
HA 1-03 Mayor Wright Homes	9/17/2006			9/17/2008			
HA 1-10 Kuhio Park Terrace	9/17/2006			9/17/2008			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Hawaii Public Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150104</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
HA 1-61 Kahale Kahaluu	9/17/2006			9/17/2008			
HA 1-78 Noelani I & II	9/17/2006			9/17/2008			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing and Community Development Corporation of Hawaii		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150203 (713b)</b>		Federal FY of Grant: <b>2003</b>	
Original Annual Statement Reserve for Disasters/Emergencies		Revised Annual Statement/Revision Number <u>3</u>		12/31/2007 Approved on 09-17-2003	
Performance and Evaluation Report for Program Year Ending _____		Final Performance and Evaluation Report		Expend by 09-16-2007	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original *	Revised	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 0.0% Operations (May not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 6.5% Management Improvements	\$0.00	\$144,658.43	\$144,658.43	\$144,658.43
4	1410 1.7% Administration	\$0.00	\$35,860.75	\$35,860.75	\$35,860.75
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$566,002.04	\$566,002.04	\$566,002.04
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$900,000.00	\$379,338.60	\$379,338.60	\$379,338.60
10	1460 Dwelling Structure	\$1,582,738.00	\$1,179,083.19	\$1,179,083.19	\$1,179,083.19
11	1465 Dwelling Equipment - Non Expendable	\$0.00	\$88,920.00	\$88,920.00	\$88,920.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$78,586.00	\$167,460.99	\$167,460.99	\$167,460.99
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	<b>Amount of Annual Grant (sum of lines 2-19)</b>	<b>\$2,561,324.00</b>	<b>\$2,561,324.00</b>	<b>\$2,561,324.00</b>	<b>\$2,561,324.00</b>
21	Amount of line 20 related to LBP Activities	\$0.00	\$35,372.00	\$35,372.00	\$35,372.00
22	Amount of line 20 related to Section 504 Compliance	\$0.00	\$58,954.00	\$58,954.00	\$58,954.00
23	Amount of line 20 related to Security	\$0.00	\$15,259.00	\$15,259.00	\$15,259.00
24	Amount of line 20 related to Energy Conservation Measures	\$0.00	\$114,680.00	\$114,680.00	\$114,680.00
Signature of Executive Director		Date (mm/dd/yyyy)		Signature of Public Housing Director	
				Date (mm/dd/yyyy)	

211

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing and Community Development Corporation of Hawaii</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150203</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide Operations</b>	Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>HA-Wide Operations Total</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>HA-Wide Mgmt.</b>	Drug/Crime Prevention	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Upgrade HA computer program	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Economic Development	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Employee Training	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>HA-Wide Mgmt. Impr. Total</b>			\$0.00	\$144,658.43	\$144,658.43	\$144,658.43	
<b>HA-Wide Admin.</b>	Non-Tech Salaries (1410.01)	1410						
	Tech Salaries (1410.02)	1410			\$35,860.75	\$35,860.75	\$35,860.75	
	Fringe Benefits (1410.09)	1410						
	Travel (1410.10)	1410						
	Sundry (1410.19)	1410						
	<b>HA-Wide Admin. Total</b>				\$0.00	\$35,860.75	\$35,860.75	\$35,860.75
<b>HA-Wide Audit</b>	Audit Costs	1411		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>HA-Wide Audit Total</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>HA-Wide Fees and Costs</b>	A&E Services (1430.01)	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Inspection Costs (1430.07)	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Travel (1430.19)	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Sundry (1430.19)	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>HA-Wide Fees and Costs Total</b>				\$0.00	\$566,002.04	\$566,002.04	\$566,002.04

212

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:		2003	
<b>Housing and Community Development Corporation of Hawaii</b>		Capital Fund Program Grant No: <b>HI08P00150203</b>						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide</b>	Non-Routine Vacancy Prep	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Routine PM Repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Non-dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Development Activities	1499		\$100,000.00	\$167,460.99	\$167,460.99	\$167,460.99	
	<b>HA-Wide Totals</b>			\$100,000.00	\$167,460.99	\$167,460.99	\$167,460.99	
<b>HA1-05 Kalihi Valley Homes</b>	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility	1450		\$890,000.00	\$0.00	\$0.00	\$0.00	100% Complete
<b>Ph2</b>	Dwelling Structures:	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Appliances	1465		\$52,436.11	\$0.00	\$0.00	\$0.00	
	Non-dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Non-dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Kalihi Valley Homes Ph 2 Total</b>			\$942,436.11	\$0.00	\$0.00	\$0.00	
<b>HA1-05 Kalihi Valley Homes</b>	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility	1450		\$0.00	\$379,338.60	\$379,338.60	\$379,338.60	100% Complete
<b>Ph3a</b>	Dwelling Structures:	1460		\$0.00	\$1,069,718.19	\$1,069,718.19	\$1,069,718.19	
	Dwelling Equipment: Appliances	1465		\$0.00	\$88,920.00	\$88,920.00	\$88,920.00	
	Non-dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Non-dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Kalihi Valley Homes Ph 3 Total</b>			\$0.00	\$1,537,976.79	\$1,537,976.79	\$1,537,976.79	

213

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Housing and Community Development Corporation of Hawaii</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150203</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA 1-47 Pumehana</b>	Site:	1450		\$0.00	\$0.00	\$0.00	\$0.00	100% Complete
	Dwelling Structures:	1460		\$0.00	\$109,365.00	\$109,365.00	\$109,365.00	
	<b>Kalanihuia Total</b>			\$0.00	\$109,365.00	\$109,365.00	\$109,365.00	
<b>HA1-33 Maile 1</b>	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility	1450		\$25,000.00	\$0.00	\$0.00	\$0.00	100% Complete
	Dwelling Structures:	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Maile 1 Total</b>			\$25,000.00	\$0.00	\$0.00	\$0.00	
<b>HA1-45, 151 Pahala/Hale Aloha O Puna</b>	Site: Lighting	1450		\$10,000.00	\$0.00	\$0.00	\$0.00	100% Complete
	Dwelling Structures:	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Structures:	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment:	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Pahala/Hale Aloha O Puna Total</b>			\$10,000.00	\$0.00	\$0.00	\$0.00	
<b>HA 1-57 Waimaha/Sunflower Phase 3</b>	Site: Infrastructure, walkways, landscaping, roadway, parking improvements, utilities, security, retaining walls, drainage improvements, accessibility	1450		\$260,000.00	\$0.00	\$0.00	\$0.00	100% Complete

214

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing and Community Development Corporation of Hawaii</b>		Capital Fund Program Grant No: <b>HI08P00150203</b>			2003			
Replacement Housing Factor Grant No:								
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Dwelling Structures:	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Structures:	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Waimaha/Sunflower Ph 3 Total</b>			\$260,000.00	\$0.00	\$0.00	\$0.00	
<b>HA1-61 Kahale Kahaluu</b>	Site:	1450		\$0.00	\$0.00	\$0.00	\$0.00	99% Complete
	Dwelling: Dwelling improvements, accessibility, infrastructure, exterior building systems, utilities, termite control, interior building systems, energy efficient systems, hazardous material abatement	1460		\$1,223,887.89	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Structures:	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Kahaluu Kahaluu Total</b>			\$1,223,887.89	\$0.00	\$0.00	\$0.00	
	<b>Grand Total</b>			\$2,561,324.00	\$2,561,324.00	\$2,561,324.00	\$2,561,324.00	

215

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII</b>		Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150203</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (February 13, 2006)			All Funds Expended (February 13, 2008)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-Wide Development Activities - Lanakila Homes Phase 2a	2/13/2006			2/13/2008				
HA 1-05 Kalihi Valley Homes Ph 2 & 3	2/13/2006			2/13/2008				
HA 1-47 Pumehana	2/13/2006			2/13/2008				

212

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> Hawaii Public Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
---	--	-------------------------------------

Original Annual Statement  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: 3)  
 Performance and Evaluation Report for Period Ending: 12/31/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Initial Budget	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$1,110,940.70	\$1,013,595.84	\$1,013,595.84	\$1,013,595.84
3	1408 Management Improvements	\$512,692.00	\$1,121,595.75	\$1,121,595.75	\$1,121,595.75
4	1410 Administration	\$514,023.00	\$486,153.73	\$486,153.73	\$486,153.73
5	1411 Audit	\$2,252.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$662,138.00	\$487,881.48	\$487,881.48	\$487,881.48
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$381,702.86	\$1,740,828.30	\$1,740,828.30	\$1,740,828.30
10	1460 Dwelling Structures	\$8,226,869.92	\$5,775,467.19	\$5,775,467.19	\$5,775,467.19
11	1465 Dwelling Equipment - Nonexpendable	\$75,000.00	\$101,018.13	\$101,018.13	\$101,018.13
12	1470 Nondwelling Structures	\$0.00	\$14,017.82	\$14,017.82	\$14,017.82
13	1475 Nondwelling Equipment	\$0.00	\$476.89	\$476.89	\$476.89
14	1485 Demolition	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495 Relocation Costs	\$30,611.00	\$1,702.98	\$1,702.98	\$1,702.98
18	1499 Development Activities	\$6,256.52	\$778,547.89	\$778,547.89	\$778,547.89
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 1-19)	\$11,522,486.00	\$11,522,486.00	\$11,522,486.00	\$11,522,486.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$57,755.00	\$57,755.00	\$57,755.00
22	Amount of line 20 Related to Section 504 Complinance	\$0.00	\$24,820.00	\$24,820.00	\$24,820.00
23	Amount of Line 20 Related to Security -Soft	\$0.00	\$11,550.00	\$11,550.00	\$11,550.00
24	Amount of Line 20 Related to Security- Hard	\$0.00	\$28,877.00	\$28,877.00	\$28,877.00
25	Amount of Line 20 Related to Energy	\$0.00	\$46,204.00	\$46,204.00	\$46,204.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director \_\_\_\_\_ Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

217

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		H108P00150103		Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide Operations</b>	Operations	\$1,110,940.70	\$1,013,595.84	\$1,013,595.84	\$1,013,595.84	
	<b>HA-Wide Operations Total</b>	\$1,110,940.70	\$1,013,595.84	\$1,013,595.84	\$1,013,595.84	
<b>HA-Wide Mgmt.</b>	Drug/Crime Prevention	\$107,665.00		\$0.00	\$0.00	
	Upgrade HA computer program	\$174,315.00		\$0.00	\$0.00	
	Economic Development	\$148,680.00		\$0.00	\$0.00	
	Section 3	\$0.00		\$0.00	\$0.00	
	Employee Training	\$82,032.00		\$0.00	\$0.00	
	<b>HA-Wide Mgmt. Impr. Total</b>	\$512,692.00	\$1,121,595.75	\$1,121,595.75	\$1,121,595.75	
<b>HA-Wide Admin.</b>	Non-Tech Salaries (1410.01)	\$72,023.00		\$0.00	\$0.00	
	Tech Salaries (1410.02)	\$328,000.00		\$0.00	\$0.00	
	Fringe Benefits (1410.09)	\$110,000.00		\$0.00	\$0.00	
	Travel (1410.10)	\$0.00		\$0.00	\$0.00	
	Sundry (1410.19)	\$4,000.00		\$0.00	\$0.00	
	<b>HA-Wide Admin. Total</b>	\$514,023.00	\$486,153.73	\$486,153.73	\$486,153.73	
<b>HA-Wide Audit</b>	Audit Costs	\$2,252.00	\$0.00	\$0.00	\$0.00	
	<b>HA-Wide Audit Total</b>	\$2,252.00	\$0.00	\$0.00	\$0.00	

218

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
 Part II: Supporting Pages**

PHA Name: Hawaii Public Housing Authority		HI08P00150103		Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA-Wide Fees and Costs</b>	A&E Services (1430.01)	\$547,138.00	\$443,494.61	\$443,494.61	\$443,494.61	
	Inspection Costs (1430.07)	\$100,000.00		\$0.00	\$0.00	
	Travel (1430.19)	\$0.00		\$0.00	\$0.00	
	Sundry (1430.19)	\$15,000.00		\$0.00	\$0.00	
	<b>HA-Wide Fees and Costs Total</b>	<b>\$662,138.00</b>	<b>\$487,881.48</b>	<b>\$487,881.48</b>	<b>\$487,881.48</b>	
<b>HA-Wide</b>	Non-Routine Vacancy Prep	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Routine PM Repairs	\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation Expenses (\$1500/unit and applicable staff time for coordination)	\$30,611.00	\$1,702.98	\$1,702.98	\$1,702.98	
	Development Activities	\$6,256.52	\$778,547.89	\$778,547.89	\$778,547.89	
	<b>HA-Wide Totals</b>	<b>\$36,867.52</b>	<b>\$780,250.87</b>	<b>\$780,250.87</b>	<b>\$780,250.87</b>	
<b>HA1-03 Mayor Wright Homes</b>	Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structures:	\$217,010.30	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
	Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Mayor Wright Homes Total</b>	<b>\$217,010.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: Hawaii Public Housing Authority		HI08P00150103		Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA1-33 Maile 1</b>	Site:	\$0.00				
			\$0.00	\$0.00	\$0.00	
	Dwelling Structures:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Maile 1 Total</b>	\$0.00	\$0.00	\$0.00	\$0.00	
<b>HA1-05 Kalihi Valley Homes</b>  <b>Phase 2</b>	Site:	\$0.00	\$49,708.75	\$49,708.75	\$49,708.75	100% Complete
	Dwelling:	\$0.00	\$360,909.00	\$360,909.00	\$360,909.00	
	Nondwelling Equipment:	\$0.00	\$0.00	\$0.00	\$0.00	
	Demolition:	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Kalihi Valley Homes Total</b>	\$0.00	\$410,617.75	\$410,617.75	\$410,617.75	
<b>HA1-05 Kalihi Valley Homes</b>  <b>Phase 3a</b>	Site: Infrastructure, walkways,	\$381,702.86	\$1,644,430.31	\$1,644,430.31	\$1,644,430.21	100% Complete
	Dwelling: Dwelling Improvements and	\$2,713,000.62	\$2,881,546.06	\$2,881,546.06	\$2,881,546.06	
	Dwelling Equipment: Appliances, H-VAC, Emergency Systems	\$75,000.00	\$93,441.53	\$93,441.53	\$93,441.53	
	Non-dwelling Structures		\$0.00	\$0.00	\$0.00	
	Non-dwelling Equipment		\$0.00	\$0.00	\$0.00	
	Demolition		\$0.00	\$0.00	\$0.00	
	<b>Kalihi Valley Homes Total</b>	\$3,169,703.48	\$4,619,417.90	\$4,619,417.90	\$4,619,417.80	

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages**

PHA Name: <b>Hawaii Public Housing Authority</b>		HI08P00150103		Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost		Status of Work
<b>HA1-24 Kalanihua</b>	Site:	\$0.00	\$0.00	\$0.00	\$0.00	100% Complete
	Dwelling Structures:	\$2,109,559.00	\$1,555,062.68	\$1,555,062.68	\$1,555,062.68	
	<b>Kalanihua Total</b>	\$2,109,559.00	\$1,555,062.68	\$1,555,062.68	\$1,555,062.68	
<b>HA1-46 Pumehana</b>	Site:	\$0.00	\$0.00	\$0.00	\$0.00	100% Complete
	Dwelling Structures:	\$2,187,300.00	\$260,910.00	\$260,910.00	\$260,910.00	
	<b>Pumehana Total</b>	\$2,187,300.00	\$260,910.00	\$260,910.00	\$260,910.00	
<b>HA1-46 Makamae</b>	Site:	\$0.00	\$0.00	\$0.00	\$0.00	85% Complete
	Dwelling Structures:	\$1,000,000.00	\$0.00	\$0.00	\$0.00	
	<b>Makamae Total</b>	\$1,000,000.00	\$0.00	\$0.00	\$0.00	
<b>HA1-57 Waimaha Sunflower Ph2</b>	Site 1450:	\$0.00	\$46,689.24	\$46,689.24	\$46,689.24	100% Complete
	Dwelling 1460:	\$0.00	\$717,039.45	\$717,039.45	\$717,039.45	
	Dwelling Equipment 1465:	\$0.00	\$7,576.60	\$7,576.60	\$7,576.60	
	Nondwelling Structures 1470:	\$0.00	\$14,017.82	\$14,017.82	\$14,017.82	
	Nondwelling Equipment 1475:	\$0.00	\$476.89	\$476.89	\$476.89	
	Demolition 1485:	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00	
	<b>Waimaha Sunflower Ph 2 Total</b>	\$0.00	\$787,000.00	\$787,000.00	\$787,000.00	
<b>Grand Total</b>		\$11,522,486.00	\$11,522,486.00	\$11,522,486.00	\$11,522,486.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: <b>Hawaii Public Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>HI08P00150103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (December 31, 2005)			All Funds Expended (June 30, 2007)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Mgmt. Imprvmnts.							
1. PNA 5 Year Plan Upate	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
2. Drug/Crime Prevention	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
3. Upgrade HA computer program.	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
4. Economic Development	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
5. Employee Training	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA-WIDE Administration	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA-WIDE Fees & Costs	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA-WIDE Relocation Expenses	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-03 Mayor Wright Homes	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-05 KVH 2	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-05 KVH 3	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-24 Kalanihua	12/31/2005	9/16/2005		6/30/2007	9/16/2007		
HA 1-47 Pumehana	12/31/2005	9/16/2005		6/30/2007	9/16/2007		

Capital Fund Programs Table

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (December 31, 2005)		All Funds Expended (June 30, 2007)			Reasons for Revised Target Dates
HA 1-57 Waimaha Sunflower 2	12/31/2005	9/16/2005		6/30/2007	9/16/2007	

Resident Advisory Board (RAB) Recommendations  
On HPHA FY 2008 5-Year and Annual Plans  
January 11, 2008

**Annual Plan**

**Component 3: Eligibility, Selection and Admission (PMMSB-Applications)**

- A resident, evicted for non-payment of rent, should be allowed to re-enter public housing on the condition that they are willing to pay their back rent in **FULL** and/or after completion of a financial management training program.
- Tenants who were evicted because of criminal offenses associated with the manufacturing, selling or using of illegal drugs should be mandated to go through a certified re-habilitation program to be considered for entry/re-entry into public housing. (after a 18 months waiting period)
- Management will evict tenants who are harboring convicted sex offenders in their units.

**Component 5: Operations and Management (PMMSB)**

- Management should be carefully evaluated when they fail to fulfill duties documented in their job descriptions or show negligence in not properly enforcing rules listed in the tenant's current lease agreement and/or project rules.
- Managers should be evaluated every 6 months to keep managers accountable for their job performance and responsibilities they were hired to do.
- Managers should be evaluated by a panel of individuals, which includes an equal number of staff and residents.
- Since the PHA has no plans to create separate projects for the elderly and the mentally/physically disabled, the RAB recommends that proper training be given to managers and staff to deal with each specific population.
- In regards to the Section 8 program, the RAB recommends that HPHA discern HUD's recommendation(s) **before** it is implemented, that may affect the residents in a negative way. Example: HUD secretary Alfonso Jackson shorted this year's budget by \$2 billion, which is projected to affect 600,000 tenant/families over the next two years. Last fiscal year, 150,000 tenants/families in the Section 8 program were involuntarily displaced.
- Management and maintenance staff should take the lead in the up-keep of the curb-side appeal of the projects, which would then influence residents to take pride in their community, knowing that government cannot do it alone. AMP's should have power equipment readily available to tenants.
- The RAB recommends that HPHA properly place personnel in areas where their talents/skills can be best utilized.
- In order to be effective at their jobs, managers should be able to effectively communicate with their tenants. HPHA should provide **ALL** managers and management personnel with people skills/training, to better relate to the tenants that they are working with.
- Representatives of state projects be included to make recommendations and comments to the RAB for the PHA plan on behalf of State projects (the HPHA must cover ALL State representative expenses, using a minimal number of State reps).
- The RAB will meet with their geographic communities to assess the possibility of becoming a Jurisdiction-Wide Resident Council.
- The RAB recommends the use of bank drafts and/or EBT cards in order to pay monthly rent for those in arrears and who want to voluntarily utilize its program.

**Component 7: Capital Improvements (Construction Management)**

- To prevent over budgeting of construction projects, the RAB recommends that the bidding and procurement process needs to be completed in a timely manner.
- The RAB recommends that HPHA fund the Section 3 program so that residents can participate in capital improvements without having the resident's salary/income being counted towards their rent.

#### **Component 8: Demolition and Disposition (Construction Management)**

- RAB request a site visit to Mayor Wright Homes so that they can be educated/trained by Construction Management as to the differences between Type C and demo-units.
- RAB has always supported and commented that for every unit that is demolished, a unit should come back on line.
- With the large amount of money appropriated by the legislature for repair and maintenance, the RAB recommends that multiple projects should be worked on at the same time so that more projects can be renovated and completed in shorter amount of time.
- HPHA's Construction Management Section should communicate with the RAB and the communities in a straightforward manner on what projects are being worked on and the periodic updates on the status of each project.

#### **Component 9: Designation of Public Housing (PMMSB)**

- Tenants, who are disabled, should be held to the lease agreement like all other residents in public housing. (eg: 8(o)(p) of the lease agreement; Disturbing the peaceful enjoyment and security of other residents.)

#### **Component 13: Crime and Safety: (PMMSB-OED)**

- HPHA needs to initiate tree trimming contracts for all projects in need for the purpose of cutting overgrown trees and shrubs, reducing areas where illegal activities can occur.
- HPHA should install brighter lights to illuminate sidewalks and common areas of all public housing projects;
- HPHA should list in their scope of services that it be mandatory for contracted security officers to report ALL illegal activity immediately, so that management can take immediate action;
- To ensure the safety of all residents, management needs to forward information to tenants, about tenants who have been convicted of crimes such as burglary, rape, theft, and pedophilia;
- To ensure that no convicted felons are living in public housing, a criminal background check should be done on all adult members of a household at re-certification. Currently criminal background checks are only done on initial placement into public housing.
- HPHA needs to post neighborhood watch and weed and seed signs should be displayed around the project.
- No trespassing and no loitering signs should be placed in common areas of the project.
- The RAB recommends that each AMP/Project with security guards, incorporate the security to participate in the security walks with the residents and associations.

# FORTHCOMING

Attachment N – HPHA responses to RAB  
comments/recommendation and testimony received from  
public hearing.

---

Attachment N (hi001n01)

## Hawaii Public Housing Authority

### Component 10(B) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments?

**Response: 48 projects**

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

**Response: 18 elderly projects were not subject to the Required Initial Assessments.**

c. How many Assessments were conducted for the PHA's covered developments?

**Response: One assessment conducted.**

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	N/A

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

**Response: HPHA has completed the Required Initial Assessments.**

## **Hawaii Public Housing Authority**

### **Federal Project-Based Certificate/Voucher Program**

Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives.

To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation. HPHA will continue to develop these strategies to better address housing needs in Hawaii.

Hawaii Public Housing Authority  
2006 Public Housing Assessment System  
Resident Services and Satisfaction Survey Follow-Up Plan

Concern	Item	Strategy	Department	Date to be Launched	Funding Source
Communication	Adequate Communications	We will expand our important announcements that are printed on each monthly rent bill and periodic information inserts; to publishing and distributing HPHA Newsletters that addresses the quality of life issues while residing in public housing. We will include updates on, but not limited to, major modernization projects, services, self-sufficiency programs, policies and rules, procedures, safety programs, crime prevention efforts, resident association announcements and/or "success stories" of the residents.	HIO, PMMSB	Ongoing	PMMSB & Project funds
		Encourage management to attend resident association meetings on a regular basis to discuss quality of life issues, procedures, community updates, topics of concern or interest.	PMMSB	Ongoing	PMMSB & Project funds
		Continue to use bulletin boards or other areas of high traffic to display important announcements and updates on such issues as modernization projects, series, programs, policies and procedures, and announcements.	PMMSB, CMS	Ongoing	PMMSB & Project funds
	Staff Training	Staff will receive continuing education and be afforded the opportunity to attend seminars of their choice, to improve and enhance their ability to deliver the requisite quality of service and to operate the program; including attending mandatory training as deemed necessary.	PMMSB & PERS	Ongoing	Project Funds
Safety	Applicant Screening	Implement improved applicant screening process prior to placement in public housing, such as criminal background checks.	PMMSB	Ongoing	Project Funds
	Crime Prevention Through Environmental Design (CPTED)	Coordinate training for Development, Property Managers, and maintenance staff on CPTED.  Incorporate CPTED features into the maintenance plan	CMS  CMS	Ongoing  Ongoing	Cap Fund  Cap Fund
Neighborhood Appearance	Curb Appeal	Develop and implement maintenance plan to include improvement of neighborhood appearance in the areas of building exterior, common areas, parking lots, graffiti.	CMS	Ongoing	Cap Funds, Project Funds

**DRAFT**

**Violence Against Women Act**

Violence Against Women Act (VAWA) requires PHAs to describe any goals, objectives, policies or programs that enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

- The HPHA supports the goals and objectives of VAWA and will comply with its requirements
- The HPHA is currently working to implement policies to the Section 8 and Public Housing Program as required by VAWA.
- Recognizing the seriousness, HPHA has in place a Preference designation in its Admission Policy for victims of domestic violence and will expand this Preference to include provisions of VAWA.
- The HPHA has completed the following in its efforts to support and comply with VAWA provisions:
  - \* Staff training conducted by Hawaii State Coalition Against Domestic Violence and Legal Aid Society of Hawaii on August 10, 2007.
  - \*Established a list of domestic violence service providers statewide to provide referrals to aid applicant or resident victims.

**5-Year Plan**

1. Page 40 PHAS Physical Condition (REAC) delete [Minimum] Passing score of 75 out of 100 points.
2. page 42 HUD Strategic Goal: Other - 4<sup>th</sup> bullet delete [Develop a] insert [Implement the] Limited English Proficiency (LEP) plan

**Annual Plan**

1. Page 50 Strategy 2 : Increase the number of affordable housing units by:
  - \*boxes will be checked.
  - Leverage affordable housing resources in the community through the creation of mixed-finance housing.
  - Pursue housing resources other than public housing or Section 8 tenant-based assistance.
2. Page 51 (2<sup>nd</sup> heading) Families with Disabilities
  - Strategy 1: Target available assistance to Families with Disabilities:
    - \*box will be checked
    - 1<sup>st</sup> checkbox:  Seek designation of public housing for families with disabilities
3. Page 67 Hope VII and Public Housing Development and Replacement Activities (Non-Capital Fund)
  - (at bottom of page, d) change; No-will be unchecked/Yes-will be checked
  - Yes  No d) Will PHA be engaging in any mixed-finance development activities for public housing in the Plan year? \*No will be unchecked/Yes will be checked.
4. Page 69 - 9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities
  1.  Yes  No Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities.
    - \*Change; No-will be unchecked/Yes-will be checked.

5. Page 74 Family Self Sufficiency program/s a. Participation Description

Program	Required Number of Participants	Actual Number of Participants
Section 8	161 Mandatory Program Size	[134 as of 06/30/05] delete

\*\*Insert [116 as of 06/30/07]

6. Page 88 -Attachment C
  - PROGRESS IN MEETING THE 5-YEAR PLAN MISSION AND GOALS FOR FY 2005-2009
  - A. Page 88- Objectives:
    - Improve public housing management: \*change insert [ ]
    - a. (PHAS) The ~~2005~~ [2006] PHAS score is [70%] or a standard performer.
    - b. Increase Customer satisfaction: delete ~~2005~~ insert-year ending [June 30, 2006].
  - B. Page 90 ENSURE EQUAL OPPORTUNITY in HOUSING
    - \*delete Draft/insert [ ]
    - ~~Draft~~ [DHS] Limited English Proficiency (LEP) plan [has been adopted] to affirmatively further fair housing.
7. Page 103-Attachment J -- last paragraph 1<sup>st</sup> sentence delete 2007, insert [2008]
8. Page 101-Attachment H has been replaced completely.

**HAWAII PUBLIC HOUSING AUTHORITY  
Resident Advisory Board Membership 2007-2008**

	<u>District</u>	<u>Ms/Mrs</u>	<u>First Name</u>	<u>Last Name</u>	<u>Project</u>	<u>Title</u>
	Big Island	Mr.	George	DeMello	Lanakila Homes	
*1	Big Island	Ms.	Rodelle	Smith	Ka Hale Kahaluu	Secretary
*2	Central	Ms.	Lydia	Butler	Wahiawa Terrace	
	Central	Ms.	Marsha	Rodrigues	Kauhale Nani	
	Honolulu	Ms.	Theresa	Cummings	Mayor Wright Homes	Treasurer
	Honolulu	Ms.	Clarissa	Hosino	Kalanihuia	
	Honolulu	Ms.	Christine	Ke-a	Puuwai Momi	
	Honolulu	Ms.	Desiree	Kihano	Palolo Valley	
	Honolulu	Mr.	David	Yaw	Ka'ahumanu Homes	Chair
	Kauai	Ms.	Arde	Long-Yamashita	Hui O'Hanamaulu	
	Leeward	Mr.	Douglas	Allen	Waimaha Sunflower	Vice-Chair
	Leeward	Ms.	Monique	O'campo	Puu Hale O'Nanakuli	
	Maui	Ms.	Stephanie	Cramer	Makani Kai Hale	
	Maui	Mr.	Robert	Burglehaus	Piilani	
	Windward	Ms.	Dolly	Keama	Koolau Village	Sgt of Arms
*3	Section 8	Ms.	Diana	Wong		
*4	Section 8	Ms.	Eva	Ingasalo		
*5	Section 8	Ms.	Regina	Jones		
*						

1	West Big Island representative had to resign her RAB seat because she had moved from federal public housing.					
2	Central Representative Lydia Butler resigned her seat in September 2007 due to health reasons.					
3 & 5	Section 8 representatives Diana Wongs and Regina Jones resigned their seats in September 2007 and October 2007 respectively due to personal reasons.					
4	Section 8 Representative Eva Ingasalo resigned in August 2007 due to full time employment which prohibited her from attending monthly meetings.					

**BANYAN STREET MANOR**  
**F.H.A. Project No.: 140-35073-LDI-L8**

**SUPPLEMENTAL DATA REQUIRED BY HUD**

-----

Year Ended June 30, 2005

**Replacement reserve and residual receipts account**

In accordance with the provisions of the Regulatory Agreement, a reserve fund for replacements and residual receipts are maintained with the mortgagee, USGIinc. Disbursements from the funds may be made only with the approval of HUD. A summary of the funds is as follows:

	<u>Replacement Reserve</u>	<u>Residual Receipts</u>
Balance, June 30, 2004	\$ 507,837	\$ 2,002,798
Deposits made during the year	56,667	14,224
Interest income credited	<u>982</u>	<u>4,068</u>
	565,486	2,021,090
Disbursements for:		
Operating funds	-	(60,000)
Replacement for (3) hot water storage tanks	<u>(61,476)</u>	<u>-</u>
Balance, June 30, 2005, as confirmed by mortgagee	<u>\$ 504,010</u>	<u>\$ 1,961,090</u>

Subsequent to June 30, 2005, the Project received approval for withdrawal from the residual receipts for operating funds to pay the mortgage payments. The Project also needs to reimburse the replacement fund for approximately \$11,800 for the advance on the security camera system which was not installed.

**Chad Taniguchi**

01/23/2008 05:04 PM

To: Banyan St Manor Residents  
cc:  
Subject: Banyan St Manor Proposed Sale

**Goal:** sell to nonprofit housing organization that specializes in affordable/Section 8 projects

**Purpose:**

continue affordability for long term with more efficiency  
comply with HUD requirements

**Draft Timetable:**

Search for consultant April 2008

Market strategy and draft request for buyer proposals - August 2008

Meet again with Banyan St Manor residents re draft request for buyer proposals - September 2008

Marketing to nonprofit organizations - October 2008

Completion of sale - February 09

**Questions and Issues:**

Amount of money in fund

Future management company: up to buyer

Future rules: comply with HUD rules, up to buyer

Land ownership: City and County of Honolulu; lease until 2028; can buy land at 75% of appraised value

Timetable for current renovations: \$1.1 million for design and construction; to be completed in less than one year

10 units, roof, security cameras, exterior repairs

Audit records: awaiting completion of 2006 and 2007 audit, other audits available

01/24/08

Notes on 01/23/08 resident meeting at Banyan Street Manor

Meeting was held in the outdoor court yard at the project beginning at approximately 5:30. Chad introduced Clarissa Hosino and HPHA staff. Attached is a handout outlining the discussion.

The following are the questions that were brought up after it was explained that HPHA intended to sell the project to a non-profit entity:

1. What happens to the current tenants?
2. When will we start moving the tenants out?
3. Will we have to put up a fight (to protect our affordable rentals like Kukui Gardens)?
4. What will be the rents be?
5. What will happen if the rents go up under new buyer?
6. Will the non-profit still be accountable to HUD?
7. Will the new owners accept Section 8?

The residents were satisfied that the intent is to sell to a non-profit buyer with the condition that the Section 8 subsidy will be maintained. The residents do want to have follow up meetings and thanked HPHA for the meeting.

01/24/08

By Michael Hee

Report on vacant land adjacent to Laiola.

TMK 7-4-022: portion of 045 is the entire parcel comprising Laiola, vacant useable lots and gulch.

HHFDC issued a Request For Proposals on April 24, 2006 for the development of two affordable leasehold for-sale dwelling units sale on approximately 10,000 square feet useable area of the parcel and to subdivide the adjacent Laiola Elderly rental project from the remainder of the parcel.

According to HHFDC staff who was involved in the project it was offered leasehold to facilitate having self-help submit a proposal.

The vacant area is zoned P-2.

HHFDC did not set a value for the property because they were offering it leasehold for affordable housing and because it is part of a large parcel which the developer would have to subdivide.

Staff did review the City & County real property assessment of 4 adjacent single family lots in the subdivision that was part of the original property and the values were between \$81 and \$90 per square foot.

**Hawaii Public Housing Authority  
Vacancies - Priority Listing  
As of January 23, 2008**

Pos. No.	CS EX TA	Funding Source	Type of Pos. PT	Authorized Position Title	SR	Status
<b>OFFICE OF THE EXECUTIVE DIRECTOR</b>						
106012	EX	N	T	Deputy Executive Director (EA)	SRNA	Interviews to be conducted on 01/08/08.
118550	EX	N	T	Chief Financial Management Advisor	SRNA	
<b>FISCAL MANAGEMENT OFFICE</b>						
41253	CS	N	P	Secretary II	SR14	PD submitted to DHS/MSO/PMSS pending final review.
<b>ACCOUNTING SECTION</b>						
41252	CS	N	P	Accountant IV	SR22	12/27/07 New list sent to manager; 2 applicants not interested; waiting for another listing.
42097	CS	N	P	Account Clerk III	SR11	12/24/07 Pers responded to questions. DHS to review and finalize.
<b>PAYROLL &amp; DISBURSEMENT SECTION</b>						
118751	CS	N	P	Account Clerk III	SR11	Submitted request to DHS 1/22/08.
<b>BUDGET STAFF</b>						
41267	CS	N	P	Program Budget Analyst IV	SR22	01/02/08 - PD to redescribe the position submitted to DHS/MSO/PMSS.
<b>CONSTRUCTION MGMT BRANCH</b>						
25649	CS	N	P	Sate Housing Development Admin	EM07	Interviews to be completed by 1/29/08. Will submit Request to Fill thru DHS and B&F by 1/25/08.
2800	CS	W	P	Secretary II	SR14	
<b>CONSTRUCTION MGMT SECTION</b>						
5857	CS	N	P	Secretary II	SR14	DHS is reviewing pd.
<b>CONSTRUCTION MGMT UNIT 1</b>						
103024	EX	N	T	Contract Administrator	SRNA	Position will be advertised on 1/27/08. PD review completed. Pending B&F signature. PD review completed. Pending B&F signature.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	
100202	EX	W	T	Project Engineer	SRNA	
<b>CONSTRUCTION MGMT UNIT 2</b>						
102676	EX	W	T	Engineer (Building) IV	SRNA	Pending B-1s approval from DHS Director.

**\*\*Note: Priority Listing Subject to Change  
Personnel Office**

**Hawaii Public Housing Authority  
Vacancies - Priority Listing  
As of January 23, 2008**

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
<b>HOMELESS PROGRAM BRANCH (HPB)</b>						
103014	EX	A	T	Homeless Program Specialist	SRNA	Recommendation made. Pending approval of B-1(Request to fill). HPHA Personnel reviewing PD with manager.
98901K	EX	A	T	Homeless Program Coordinator	SRNA	
<b>INFORMATION TECHNOLOGY OFFICE</b>						
100388	EX	N	T	HPHA Systems Analyst	99	HPHA Personnel and ITO working on PD.
106429	EX	N	T	HPHA Systems Analyst	99	HPHA Personnel and ITO working on PD.
<b>CENTRAL MAINTENANCE SERVICES</b>						
6728	CS	N	P	General Laborer II	BC03	11/5/07 HRD-1 submitted to DHS to transfer position to MU 4 and redescribe to BMW I.
5647	CS	A	P	Clerk IV	SR10	Position to be transferred to MU 4. Variance approved to PHS II. 12/28/07 PD submitted to DHS/MSO/PMSS.
<b>PMMSB - MANAGEMENT SECTION</b>						
8751	CS	N	P	Public Housing Supervisor VI	SR26	DHRD open continuous recruitment opened 9/30/07. Pending 89-day appt.
<b>MANAGEMENT UNIT 1</b>						
5636	CS	N	P	Public Housing Spclt II	SR18	Applicant declined to be interviewed; pending eligible listing from DHRD. Position Description sent to DHS for final approval on 1/15/08.
6171	CS	N	P	Account Clerk II	SR08	
105749	TA	N	T	Social Service Aide I	SRNA	
<b>MANAGEMENT UNIT 2</b>						
5855	CS	W	P	Secretary I	SR12	01/02/08 - B-1(Request to Fill) submitted to DHS.
10372	CS	W	P	Public Hsg Spclt V	SR24	Position temporarily filled. Pending arbitration, need to recruit and fill perm.
21546	CS	W	P	Public Hsg Spclt IV	SR22	Pending grievance issue. Duration too short to recruit and fill.
10879	CS	N	P	Building Maint. Worker I	BC09	Position vacant 12/11/07.

**\*\*Note: Priority Listing Subject to Change**  
Personnel Office

**Hawaii Public Housing Authority  
Vacancies - Priority Listing  
As of January 23, 2008**

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
<b>MANAGEMENT UNIT 3</b>						
6286	CS	N	P	Public Housing Specialist II	SR18	Position vacant 12/28/07.
8760	CS	N	P	Painter I	BC09	PD review completed. Waiting for list from DHRD.
46195	CS	N	P	Social Service Asst IV	SR11	Interviews to be conducted no later than 1/18/08.
<b>MANAGEMENT UNIT 4</b>						
101127	TA	N	T	Social Service Aide I	SRNA	
6693	CS	W	P	Public Hsg Spvr IV	SR22	Position on hold until B-1(Request to fill) is approved.
8842	CS	N	P	Painter I	BC09	Position vacant on 11/27/07. Manager working on PD.
6792	CS	W	P	Building Maint. Helper	BC05	Position vacant 12/30/07.
<b>MANAGEMENT UNIT 5</b>						
9204	CS	N	P	Public Hsg. Supr IV	SR22	Position on hold until B-1 (Request to fill) is approved.
10886	CS	N	P	Bldg. Maint Wkr I	BC09	Pending request to fill from manager.
12703	CS	N	P	General Laborer II	BC03	11/5/07 HRD-1 submitted to DHS to transfer position to MU 4.
41350	CS	N	P	Painter I	BC09	12/24/07 PD submitted to DHS/MSO/PMSS.
23698	CS	W	P	Public Hsg Spclt I	SR16	Interview conducted, no recommendation made. Pending new list.
<b>MANAGEMENT UNIT 7</b>						
35172	CS	N	P	Bldg Maint Wkr I	BC09	12/26/07 Internal announcement open. 01/07/08 closes.
6046	CS	N	P	Bldg Maint Wkr I	BC09	Recommendation made. Applicant declined; pending eligible listing.
<b>MANAGEMENT UNIT 8</b>						
18794	CS	N	P	Social Service Aide IV	SR11	Interviews conducted 1/18/08; no selection.
102241	TA	N	T	General Laborer I	SRNA	
<b>MANAGEMENT UNIT 9</b>						
23050	CS	N	P	Public Hsg Spvr III	SR20	PD submitted to DHS/MSO/PMSS; pending final review.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Pending arbitration. Duration too short to recruit and fill.
<b>RENT SUBSIDY SECTION 2</b>						
28654	CS	N	P	Clerk Typist II	SR08	Recommendation made. Applicant declined; pending eligible listing from DHRD.

**\*\*Note: Priority Listing Subject to Change  
Personnel Office**

LINDA LINGLE  
GOVERNOR



CHAD K. TANIGUCHI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
Honolulu, Hawaii 96817

IN REPLY PLEASE REFER TO:  
07:PM/269

## NOTICE

### HAND DELIVERED

DATE: ~~November 28, 2007~~  
TO: Residents at Puahala Homes I, II, III and IV  
FROM: Ligo Letuli  
Area 2 Manager  
SUBJECT: Informational Resident Meeting - Transitional Housing

Dear Residents:

On Thursday, December 13, 2007, the Hawaii Public Housing Authority (HPHA) is having an informational meeting regarding the proposal to convert several buildings at Puahala Homes to Transitional Housing.

All residents are strongly encouraged to attend this meeting with your questions and concerns.

When: Thursday, December 13, 2007  
Where: HPHA Administrative Office – Building E  
1002 N. School Street  
Time: 5:30 p.m.

We look forward to your attendance. If there are any questions, please contact Mr. Kelfred Chang at 832-4685.

LINDA LINGLE  
GOVERNOR



CHAD K. TANIGUCHI  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
Honolulu, Hawaii 96817

IN REPLY PLEASE REFER TO:

## NOTICE

### HAND DELIVERED

DATE: January 8, 2008

TO: Residents at Puahala Homes I, II, III and IV

FROM: Ligo Letuli  
Area 2 Manager

SUBJECT: Informational Resident Meeting - Transitional Housing

Dear Residents:

On Thursday, January 10, 2008, the Hawaii Public Housing Authority (HPHA) is having an informational meeting regarding the proposal to convert several buildings at Puahala Homes to Transitional Housing.

All residents are strongly encouraged to attend this meeting with your questions and concerns.

When: January 10, 2008  
Where: HPHA Administrative Office - Bldg E  
1002 N. School Street  
Time: 5:30 PM

We look forward to your attendance. If there are any questions, please contact Mr. Kelfred Chang at 832-4685.

## Questions/Concerns of Puahala Residents

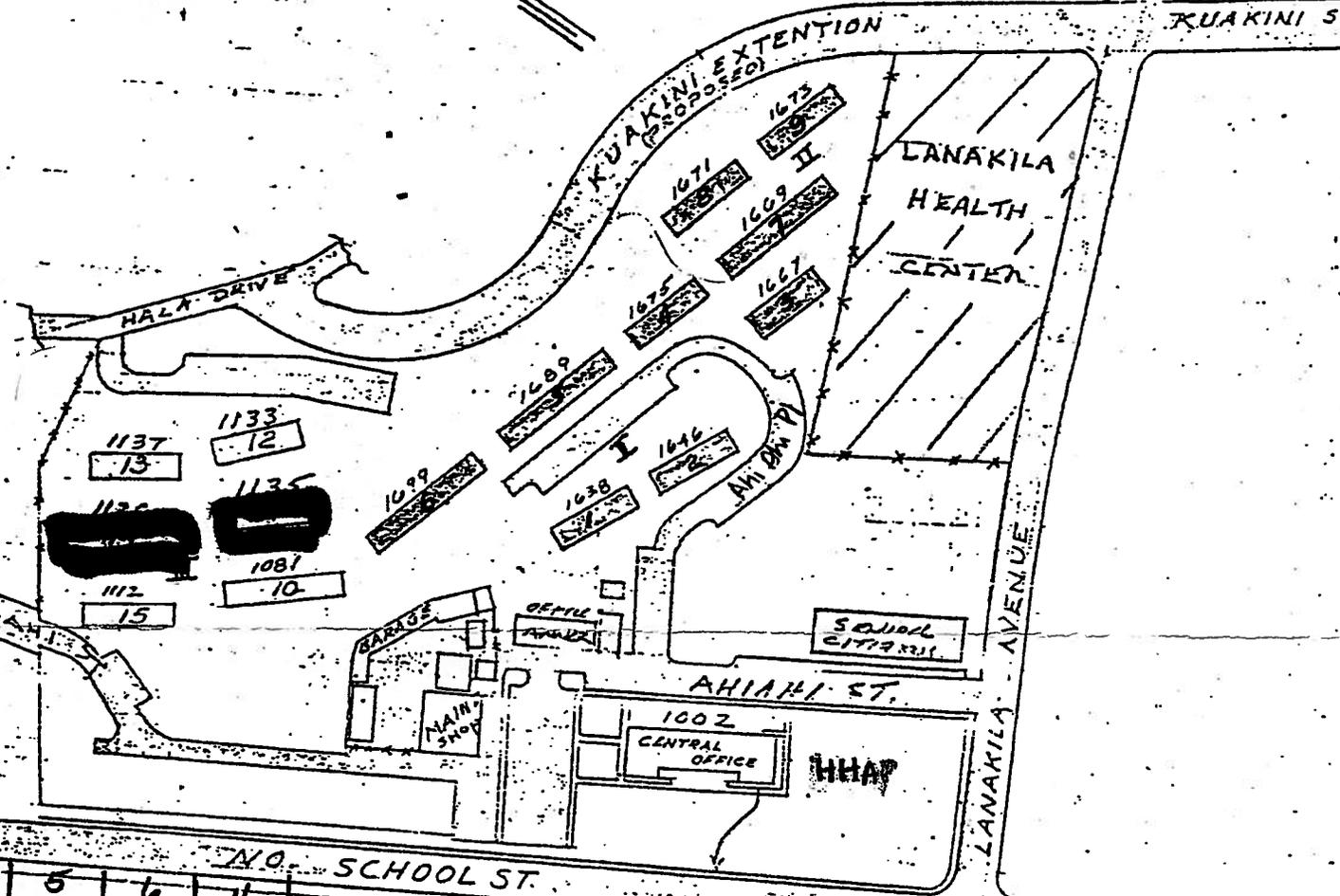
Subject: Conversion of Puahala Units into Transitional Shelters for the Homeless

Objective: Peacefully and Open-Mindedly be able to receive the Homeless Families into Puahala Homes.

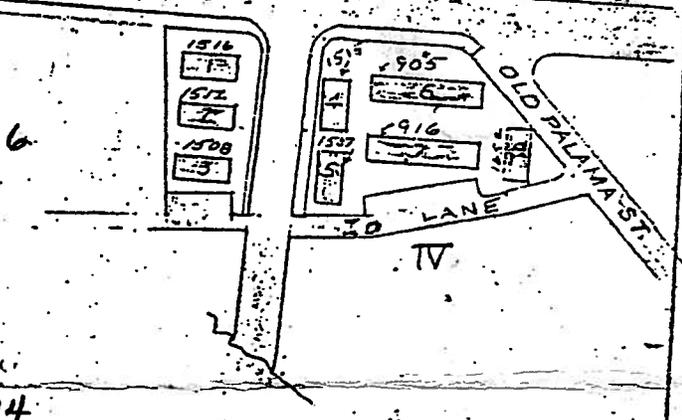
Concerns: (Properly informing the residents, safety, finances, etc.)

1. When was the decision made to convert Puahala units into Transitional Shelters?
2. By whom was the decision made?
3. What part did the Board of Directors have in making this decision?
4. When did HPHA become aware of this decision?
5. Why weren't the residents of Puahala given ample notification?
6. Who will be financially responsible for the living expenses of the Homeless families and how will it affect the budget for the residents of Puahala?
7. The newspaper states, "if the concept works, more of the state's empty and crumbling public housing units could be put to the same use." Where does this leave those who have been patiently waiting on the list to get into public housing?
8. The newspaper also states that this move is a "creative trial plan" and that the units will only be used for a period of two years as a transitional shelter. How can we be sure of this?
9. With regard to the renovations, why weren't the residents informed that the Halawa inmates would be involved in renovating the units, work-line or not? (safety issue)

We want to be clear as to where we stand, we are not against helping the Homeless, we are just very disappointed and disturbed by the manner in which this subject has presented itself. As residents of Puahala, we should have been properly notified and involved in the decision making process (to some degree) with sufficient time to respond or inquire as to the when, where, why, and how.



4	5	6	4	NO. SCHOOL ST.	
A	B	C	D	BLDG 1 to 4	
4	5	5	4	5	4
A	B	C	D	E	F
2U S	3	3	3	3	2U H
A	B	C	D	E	F
2U E	3	3	2U F	BLDG 5 & 6	
A	B	C	D	BLDG 7	
2U E	3	3	2U F	BLDG 8 & 9	
A	B	C	D	BLDG 10 & 14	
1U G	3	3	3	3	1U H
A	B	C	D	E	F
2U E	3	3	2U F	BLDG 11, 13 & 15	
A	B	C	D	BLDG 12	
2U E	3	3	1U F	3	
A	B	C	D		



TMK 1-6-7, 9

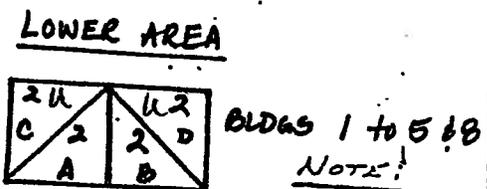
HAWAII HOUSING AUTHORITY  
HONOLULU, HAWAII

PUAHALA HOMES

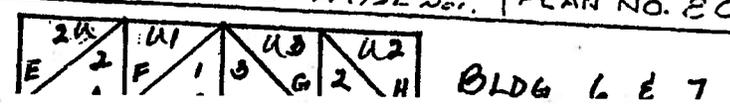
PLOT PLAN

APPROVED: *OKWing* SCALE: 1" = 200'  
DATE 9-9-64

PLAN NO. 808



REVISED 2/74  
REVISED 9/64  
REVISED 11/62



HPHA Wailuku  
Community Meeting  
12/04/07

<b>PROBLEMS</b>	<b>SOLUTIONS</b>	<b>TASKS/ KULEANA</b>	<b>ACCOUNTABILITY</b>
Fixing/ repairs	In stock/ Sched.	Staff Repairs/ vendors	"Timeliness"
Resident services Progs.	Provider(s) Grants	Meeting needs Providers/residents	Involvement Tenants Assocs.
Rent calculations	Publish list	Affordability/ fairness	Fed/ state standards
Re-exams.	Process	Fairness	Regular schedule
Non-payments	Payments	Start collecting	\$\$\$ back into project
"Fear"	"Trust"	Build community	"Working together"
Tenants Assocs.	Boards/ agenda	Resident involvement	Hold regular mtgs.
Noise	Enforcement	Security/ MPD	"Upholding the law"
"Outsiders"	Enforcement	Security/ MPD	Do not tolerate
Violations	Citations	Staff enforcement	Mutual understanding
Grievances	Procedure	Staff/ advocates	Staff processes
Procedures	Let residents know	Staff/ mngmnt.	Enforcement/ control
Communication	Nurture both ways	Working together	Community effort
Management	Responsive	Non-retaliatory	Tenants Rights
Disputes	Mediation	Mediator	Quality of Life
Lack of relationships	Partnerships	Public/ private	Solutions
Lack of community	Involvement of all	Commhunity dev.	Nurturing "Pride"
Lack of Money	Grants/ Budget	Staff/ Developer	New Units/ Programs

<b>December 4, 2007 HPHA - Wailuku Community Meeting discussion notes</b>			
<b>Problems</b>	<b>Solution</b>	<b>Task/Kuleana</b>	<b>Accountability</b>
Fix Stoves	Resolution/Staff	Repairs - Staff- Vendors	Timeliness/response scheduling
Security Deposits/disputes	Working Utilities	Working of relationships	What is regular/emergency
Fix Refrigerators	Appliance in Stock	need to have quality of life	Regulations- county/state/federal
Re-Examinations	Quality of Life	Advocacy	Community- residents/staff/administration/commission
Resident Services Program	Staff/process/procedure	Pay rent	Involvement- health/safety
Child care	Council Resolution	Co-council	Tenants rights
Rents/Calculations	Trust	Government/connection	Maui Police Dept - upholding the law
Collections/non-payment	Partnership/non-profits	Working together	Head of household responsible-guests
Fear	Appreciation of others	No retaliation	Enforcement/control
Tenant Associations Involvement	Staff violation notices- evictions	LASH 242-0724	Community service obligation
Legal/needs	Trust fund for rent	Building Community	Next meeting (Tentative) 1/22/07 5:30pm
Loud noises	Rental Caps	Grant-community policing	
Outsiders	Flat Rent 30% AGI	Head start	
Violations that are wrong	Involvement tenant association	Youth services	
Communication w/management	Vacancies/repairing units	Legal assistance \$\$	
Violation procedure/process hearing		Volunteer/community partnership	

My name is Ione Godsey and as of 4/2/07, I am the Manager of Kahekili Terrace Site I & II, Makani Kai Hale, David Malo Circle, Piilani Homes and Kahale Mua on Molokai. I have a total of 171 Federal units on Maui, 25 Federal units on Molokai and 32 State units on Molokai.

On 11/16/07, I received a copy of the 9/25/07 list of concerns from Rep Mele Carroll and the concerns from the 9/17/07 meeting held by John Tomoso and Tenant Community Meeting and subsequent Resolution 07-137 addressing their concerns. I'd like to address some of these concerns.

#### 9/17/07 Tenant Community Meeting

**1. Tenant Concern: Rent is Climbing, what happened to rent caps?"**

Rent is still calculated at "30% of adjusted gross income", this would include any deduction that HUD allows for dependents, disability, schooling, medical, etc. A tenant is always given a choice to either select paying either 30% of adjusted gross income or a "flat rent" which is the fair market value as determined by HUD. So if a tenant was paying \$1643 per month (as indicated by one of the tenants) that means they chose to pay lesser flat rent amounts of \$1643, which means that the 30% adjusted gross income was over \$2,000 per month.

**2. Tenant Concern: The "Notice of Eviction" received was "cruel and malicious".** The violation notices that are sent to tenants for delinquency rent or non-rent violation are standard forms reviewed and approved by the Attorney General's Office used throughout HPHA agency.

During the ending of August 2007 thru September 2007, 62 out of 196 Federal families were sent delinquent rent violation totaling \$297,107 in back rent and 3 out of 32 State families totaling \$8,950.18 in back rent for a grand total of \$306,057.36. I met with 61 families and re-payment arrangements were made and confirmation letters sent to each family.

As of January 16, 2008, 63 of 196 Federal families have Federal delinquent rent totaling \$289,881.36 and 3 out of 32 State families totaling \$7,872 for a grand total of \$297,754.16. Thirty Six (36) Federal families and 3 State families are being referred for eviction, 17 new delinquent violation notices sent, 5 families are still on re-payment plans and 5 families moved rather than be evicted.

I acknowledge that management has not done a good job of managing rent delinquencies but filling our vacant staffing positions will resolve this situation.

Chad Taniguchi, HPHA executive director, stated he will ask the Attorney General's office to revise the letter to be more accurate regarding whether an eviction is actually imminent or not, so as not to unduly scare a resident when it is the initial letter being sent. See also paragraph 6 immediately below.

3. **Tenants Concern: Change in management and style.** While management styles may differ, the rental agreement and project rules haven't changed, only the consistency in which they are enforced. I believe in being consistent in enforcing HPHA and HUDS rules and regulations that we are required to follow.
4. **Tenants Concerns: From yearly inspections, "nothing done".** A review of past inspections, did confirm that some repairs were not completed., i.e. replacing cabinets, repairing holes in roof, repairing water damaged ceilings. There is no reason why routine repairs would not be completed. Only major repairs, i.e. the repair/replacing the roof, repair/replacing deteriorating cabinets for entire complex must be budgeted and approved by Honolulu.
5. **Tenants Concern: With Rick Sogawa gone, "no dept. liaison":** Rick Sogawa represented Resident Services and was the liaison that worked with the resident associations. When that department was dissolved, each management unit was assigned his duties. At that time, there were only 2 staff members out of 5.5 staff members and it was difficult to attend the morning meetings. I was only able to attend the association meetings held in the evenings until the new specialist was hired on 4/16/07. Paula Banks now attends the resident association meetings.
6. **Tenants Concern: What about the grievance procedure if "violations" are filed...what about process.** The violation letters states, "this is not an eviction notice". It also confirms that the tenant has a right to request a "grievance hearing" and the "grievance procedures" documentation is attached to the letter. If a tenant requests for a grievance hearing, an informal hearing is set up between the tenant and manager. Following the meeting, a summary of events will be sent to the tenant. If the tenant requests a formal grievance hearing, then the grievance hearing request is completed by the tenant and it is sent to PMMSB in Honolulu. Allan Sagayaga is currently in charge of the grievance hearing. Once he makes all the necessary arrangements, a date is set, and the hearing is conducted in Maui with Allan, a grievance hearing chair person, the tenant requesting the hearing and any witnesses/representative he selects and HPHA management and any representative they select. After hearing testimony from both sides and questioning both parties, the chair person notifies all parties in writing as to her/his decision within 10 days from date of hearing.

Currently I have 2 grievance hearings waiting for dates.

**7. Tenants Concern: Can Legal Aid of Hawaii help tenants?** Tenants can and have had legal aid assist them with legal questions concerning their residency. Tenants can select family members/friends to assist/testify in their behalf at grievance hearings, etc. if they feel it will provide relevant information to help their case.

- 8. Tenants Concern: Lack of security.** Currently, none of our projects have contracted security. HPHA has been working with MPD, and they have been very supportive in their efforts to deal with illegal drug activity, underage drinking and fighting on the property. Until recently, MPD provided 2 police officers to walk with our resident patrol at Kahekili Terrace once or twice a week. However, due to budget reductions, they would not be able to provide this service. However, they would assist in any training/questions the patrols may have. HPHA is also looking into the possibility of cameras and sharing the cost of a "roving patrol" with other agencies.

HPHA has also discussed with possibility of having an MPD officer living on property but at this time, MPD declined because of concern for officers' family members.

HPHA is also committed to supporting/developing the resident patrol and encourage tenants to take ownership in their communities and to call the police when required in an effort to keep the community safe. It will take the community, HPHA and MPD to keep our community safe for our families.

- 9. Resolution addressed: leaky ceilings when it rains.** We received approval for a \$48,500 patch on 5 bldgs. Work commenced 1/7/08 and should be completed by the ending of January 2008. Long term roof repairs will commence 8/1/08 to be completed by 7/31/09.

- 10. Resolution addressed: Homes equipped with substandard appliances, i.e. refrigerators, gas heaters, stoves and sinks.** At the 12/4 07 meeting, several residents stated they had problems with refrigerators, stoves, light fixtures. Each problem was addressed and refrigerators and stoves were replaced and light fixture was repaired with a new bulb.

- 11. Resolution addressed: Children often play in the parking lot or roads.** Kahekili Terrace, Site II has a playground that is shared with MEO's 15 headstart children. They also have a Girls and Boys Club program 5 days a week in the community hall for all Wailuku children. Kahekili Terrace, Site I has a basketball court and grass area. David Malo Circle has a grassy park area under a large tree. Makani Kai Hale children don't have a playground area but there is a large County park adjacent to the housing.

- 12. Resolution addressed: Residents didn't complain for fear of retaliation by HPHA** HPHA mgt. received calls concerning underage drinking/fighting that occurred on property. Tenants stated they didn't confront or call the police anonymously because they were afraid of retaliation to their families or personal property. At the December 4<sup>th</sup> meeting, Chad Taniguchi, E.D. replied to a former HPHA tenant that eviction for failure to pay rent is not retaliation from HPHA.

There was also a 9/25/07 email from Representative Mele Carroll

**13. Tenant's concern: gas leaks (resolved):** Maintenance has received several work orders for gas smells and they have responded. Two stoves had to be replaced with new ones. Some had to be repaired for crimped gas lines or broken gas lines from the tenant pulling the stove out to clean behind and the line getting crimped when replacing the stove.

**14. Tenant's concern: roof leaks.** I received approval for a \$48,500 patch on 5 bldgs. Work commenced on 1/7/08 and estimated completion date is end of January 2008.

**15. Tenant's concern:** Unit 731 Mill Street had numerous concerns. Complaints were not called in prior to hearing from Representative Carroll. Tenants need to inform management so they can be addressed.

- a. **water heater old (resolved):** The water heater has rust due to previous tenant chemical spill, works fine
- b. **outlet for washer not working, using extension cord (resolved):** The outlet for the washer works fine but tenant was using a power strip to run an illegal clothes dryer that was next to the washer.
- c. **Toilet seat was slightly loose (resolved):** Maintenance tightened bolts
- d. **Toilet leaking from base (resolved).** Maintenance checked and there was no leak
- e. **Bath/Shower – hot water faucet has no handle, must use wrench (resolved):** Maintenance replaced handle.
- f. **Kitchen sink pipes leak, hot water faucet doesn't work at all (resolved).** Maintenance replaced kitchen sink stem and turned hot water back on.
- g. **Stove works on/off, sparks (resolved).** Maintenance replaced one burner that didn't work.
- h. **Master bedroom door – not on hinges.** Original door was removed by tenant and replaced with door taken from vacant unit. The door didn't fit. Maintenance has to re-do door to make it conform and also noted small holes in doors and ceiling from tenant abuse.
- i. **A/C desired: who pays electricity bill?:** Utilities are included in the rent and a/c's are not allowed unless a tenant applies for a "reasonable accommodation" which requires a physician's certification that the tenant has a medical problem that requires an air conditioner. Documents are then submitted to Compliance in Honolulu for review and approval.
- j. **Tenant had to pay \$20 cash up front for work order...why? Only if tenant fault? (resolved)** A tenant is responsible for charges incurred that are not normal wear and tear. In this instance, the tenant's ledger was charged because a drain was clogged by tenant's socks.

On December 4<sup>th</sup>, 2007 a meeting was held at MEO Family Center, attended by 53 people, which included several members of the Maui County Council, Members of HPHA Board of Directors, representatives of Boys and Girls Club, Dept. of Housing and Human Concerns, Maui Police Department, MEO, Catholic Charities Hawaii, Maui County Commission on Disability, Legal Aid Society of

Hawaii, Habitat for Humanity, Hale Mahaolu and tenants/former tenants of HPHA and HPHA staff members and Executive Director.

**16. Tenant concern resolved: Repairs were not done in a timely manner and broken appliances needed to be replaced.** 1 tenant stated her refrigerator didn't work properly and her food was spoiling. Maintenance replaced the refrigerator on 12/4/07. 1 tenant stated only one burner on her stove worked and her kitchen light fixture didn't work because of standing water. Maintenance replaced the stove with a new one on 12/10/07 and replaced the burned out bulb in the kitchen fixture (there was no water in it) on 12/5/07. 1 tenant stated her father's stove didn't work properly. Maintenance replaced the stove with a new one on 12/10/07.

**17. Tenants concern resolved: One of the tenants constantly blasted their music loud and created havoc throughout the community. How long will it take to evict her?** Management spoke to tenant on 12/5/07 and they moved out by 1/7/08.

**18. Tenants concern: Violations/Grievances:** Head of household is responsible for any guest/visitor on property. If there is a violation of the rules, the notice will go to the head of household. Tenants have 10 days to contact management regarding the violation and if they dispute the notice, documents to request a grievance hearing is attached.

**19. Delinquency Rent Violations:** Chad Taniguchi reported that 62 out of 196 federal families were delinquent totaling \$297,000 and that it is very important for tenants to pay their rents, conserve utilities and take ownership of their communities by pitching in with the landscaping and being active with the resident association.

**20. Tenants concerns: Communication with management is poor.** Management is working on improving communications with resident associations and residents, keeping them updated as to what is going on in their communities, i.e. move ins, repairs, no-trespassing issued, etc.

**A follow up meeting is scheduled for January 22, 2008.**

**A 2<sup>nd</sup> public community meeting was held January 3<sup>rd</sup>** at West Maui Senior Center and it was attended 24 people, including several members of Maui County Council, HPHA Board Members, HPHA staff and E.D., and HPHA tenants and other concerned citizens.

**21. Tenants Concerns resolved: Trees not being trimmed along Honoapiilani Hwy.** HPHA contacted State DOT and they have agreed to cut down 2 papaya trees, 2 fan palm trees and trim banyan tree limbs hanging over the highway.

**22. Tenants Concerns resolved: Resident at Piilani Homes were not notified when a new tenant moves in.** Management agreed to notify Resident Association prior to moving in a new tenant.

**23. Tenants Concerns resolved : An evicted tenant and 2 associates were hanging around Piilani Homes and the tenants wanted restraining orders**

**issued.** HPHA management issued no trespassing notices and MPD served the 3 violators 1/9/08 (waiting for a copy of the signed documents from MPD).

**24. Tenants Concerns resolution in progress: Project Rules vague concerning plants allowed on property. Requested copies of the project rules to be reviewed and updated.** Copies of the Project Rules were distributed to all tenants 1/16/08 and HPHA is in the process of contacting an arborist regarding input concerning tree trimming/plants that are acceptable on property.

**25. Tenants Concerns resolved: Tenants at David Malo Circle request installation of speed bumps in the circle driveway surrounding park.** HPHA maintenance installed 4 speed bumps today.

**26. Tenants Concerns: Tenants would like a resident manager/staff position.** HPHA will look into the possibility.

**27. Tenants Concerns: No Security.** HPHA will look into the possibility of sharing security with not only State properties, but others to reduce the cost of roving guards.

**28. Tenants Concerns: What about direct TV and cameras in the parking lot?** HPHA advised tenants to submit a proposal for review.

**A follow up meeting is scheduled for February 7<sup>th</sup>.**