

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
March 20, 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. Special Meeting, February 15, 2008
- B. Special Meeting, Continued from February 15, 2008 to February 29, 2008
- C. Regular Meeting, February 29, 2008
- D. Executive Session Meeting, September 20, 2007
- E. Executive Session Meeting, October 18, 2007
- F. Executive Session Meeting, November 15, 2007
- G. Executive Session Meeting, December 20, 2007
- H. Executive Session Meeting, January 24, 2008
- I. Executive Session Special Meeting, Continued from February 15, 2008 to February 29, 2008
- J. Executive Session Meeting, February 29, 2008

III. PUBLIC TESTIMONY

IV. REPORTS

- A. Report of Task Force Committees
 - Finance / Audit/Asset Management – T. Thompson, E. Beaver & L. Smith
 1. Governor Letter
 2. Tech Assistance – HUD
 3. Internal (State) support/assistance
 4. Plan/Schedule
 - 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, including State properties
 - Fixing Elevators
 - Filling vacant units, including State properties
 - Collecting rent, evicting for non-payment of rent and rules violations
 - Maui Improvement Program
 - Legislative Report
 - FY 2008 budget, CIP
 - Procurement, including contact status
 - Section 8 Subsidy Program Branch
 - Personnel Status

V. DECISION MAKING

- A. Decision Making: Resolution No. 12, Expressing Appreciation to Ms. Anne Marie Beck.
- B. Decision Making: Approval to enter into an agreement with the Department of Hawaiian Home Lands for a sewer easement at 41-555 Humana Place, Waimanalo, Hawaii.
- C. Decision Making: Acceptance of the Audited Financial Statements of Hawaii Public Housing Authority of the Fiscal Year Ending June 30, 2007
- D. Decision making on the release of the opinion provided by the Attorney General's office relative to the Board's action on Puahala Homes. Executive session may be called pursuant to sections 92-4 and 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 liabilities.
- E. Executive Session and decision making: Evaluating the performance of the Executive Director and possible personnel actions related thereto, pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes. Evaluation to cover performance to date, including first six months performance review.

VI. DISCUSSION

- A. Housing Policies
 - Homeless preferences
 - Satisfying others on the waitlist long term
 - Other alternatives for Next Step besides Puahala
 - Oahu shelter alternatives
 - Puahala Homes
- B. HPHA Properties
 - Sale of Hana Land
 - Other vacant properties
 - TMK 91013001 Kalaeloa
- C. Repair and Maintenance Fund Status
 - 2007, 2008, 2009
 - Appropriation, Expenditures, Timing
- D. Discussion of HUD findings, 19 projects with one or more life threatening health and safety deficiencies
- E. Eviction Process – Flow Chart
 - HPHA
 - Private Sector
 - Recommendations for change

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) 832-4690 by close of business two days prior to meeting date.

HAWAII PUBLIC HOUSING AUTHORITY

**MINUTES OF THE SPECIAL MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON FRIDAY, FEBRUARY 15, 2008,
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 Friday, February 15, 2008 at 12:30 p.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 Sherrilee Dodson
Director Carol Ignacio
Director Clarissa Hosino
Director Kaulana Park
Director Linda Smith
Designee Henry Oliva
Director Matilda Yoshioka

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

STAFF PRESENT: Barbara Arashiro, Acting Contracts & Procurement Officer
James Miyasaki, Application
Lili Funakoshi, Hearing Officer
Sandi Miyoshi, Homeless Program Administrator
Derek Kimura, Property Management & Maintenance
Services Branch Chief
Dexter Ching, Section 8 Subsidy Program Branch Chief
Mary Jane Hall Ramiro, Applications
Taryn Chikamori, Secretary to the Board

OTHERS: Alisha Leisek, Senator Chun Oakland's Office
Alyn Vasquez, Neighborhood Board 15
Amber Kekahu, Puahala Homes Resident
Au Tufu, Honolulu Community Action Program
Beatrice Kobayashi, Private Resident
Bernie Young, Neighborhood Board 15 Chairperson
Chan Gaaluu, Puahala Homes Resident
David Yaw, Resident Advisory Board (RAB)
Desiree Kihano, Resident Advisory Board (RAB)
Donald Nitta, Member of Neighborhood 14
Doran Porter, Affordable Housing Alliance
Emily Viglielmew, Representative Rhoads Office
France Abaya, Puahala Homes Resident
Francis Nishimura, Private Resident
Gerald Kita, Representative Shimabukuro's Office
Grace Rabor, Puahala Homes Resident
Gregory Abaya, Private Resident
Hideo Kobayashi, Private Resident
Jerry Vasconcelos, Puahala Homes Resident
Jolene Cruz, Puahala Homes Resident
Ken Harding, Neighborhood Board 15
Lani Rivera, Puahala Homes Resident

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Linda Vehemente, Puahala Homes Resident
Lisa Talu, Puahala Homes Resident
Michael Erice, Puahala Homes Resident
Monique Ocampo, Resident Advisory Board (RAB)
Monte Kalama, Puahala Homes Resident
Robert Stubbs, Neighborhood Board 14 Chairperson
Roy Matsunaga, Private Resident
Senator Suzanne Chun Oakland, State Senator
Sharon Kekahu, Puahala Homes Resident
Shawnee Kalama, Puahala Homes Resident
Theresa Cummings, Resident Advisory Board (RAB)
Tim Garry, Private Resident
Toni Estes, Private Resident
Tracey Comell, Puahala Resident
Utu Longi, Next Step Manager
Vickie Milo, Puahala Homes Resident
Vivian Chee, Private Resident
Yuen Chee, Private Resident

Chairperson Thompson declared a quorum present.

QUORUM

Chairperson stated Decision Making: Board Policy for Tenants at Puahala Homes will be discussed.

BOARD
POLICY FOR
TENANTS AT
PUAHALA
HOMES

Chairperson Thompson asked the Board of Directors if it is okay to limit the people who are testifying to 3 minutes per person plus one minute to finish for a total of 4 minutes.

The Board of Directors unanimously agreed.

Chairperson Thompson stated the meeting was requested by the Chairperson of the Senate and House committee of the Human Resources and Public Housing Committee. He received by fax on January 3, 2008 a letter "I would appreciate your Board's immediate attention to this matter to review and request a reconsideration of the recent board decision."

Chairperson Thompson stated Chad Taniguchi, Executive Director, raised the question of legality of the Boards action in October 2007. Based on the request Diane Taira, Deputy Attorney General, has responded.

Chairperson Thompson stated the legal question raised was whether the Board can legally make the decision to remove 14 units from state public housing at Puahala Homes for homeless transitional shelter use. The written opinion from Deputy Attorney General Taira was the Board of Directors had full authority to make the decision during the October 2007 Board of Directors meeting which is specifically to approve the removal of 14 units at Puahala Homes from the state public housing inventory to be used for the Homeless Programs Branch as a transitional homeless shelter not to exceed two years.

Chairperson Thompson asked for public testimony.

Ms. Bernie Young, Neighborhood Board 15 Chairperson, stated that the Board of Directors should not have taken action without public input and due process. Kalihi has high concentration of public housing, elderly housing, care homes, and drug houses. The neighborhood does not need transitional housing to be added to the area.

Mr. Robert Stubbs, Neighborhood Board 14 Chairperson, stated they had their neighborhood Board meeting on Monday, February 11, 2008. He listened to all the people who spoke and the Board had no consensus on this matter. His personal opinion is that he is in favor of the transitional shelter. He believes the

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homeless shelter rules are an improvement to the rules that currently govern Puahala Homes. Although, he is concerned about the affect on Lanikila Elementary School as this will be the school many children will be attending.

Donald Nitta, Neighborhood Board 15, stated he would like to see this project succeed. It would improve the conditions and help people get back to a normal life.

Yuen Chee, private resident, stated he is against this program. The Board is putting more problems in the neighborhood. This is like asking the people in Waimanalo would you like another landfill in your area. He is against the project.

Sharon Kekahu, Puahala Homes resident, stated she feels she was misinformed, misled and harassed. She is against the project. Chairperson Thompson asked how you were harassed. Ms. Kekahu said trees were cut in front of her building and her building has nothing to do with the project.

Francis Nishimura, private resident, stated the intent of Puahala Homes is for public housing. The different rules for transitional housing and Puaahla Homes tenants are a big concern. The tension that this will cause will be brought to the community. The strict rules only tell the community that the Board recognizes the need for strict rules but many homeless people have publicly declared that they do not want to live by these rules. Even if the staff visits them in their apartments daily what happens outside when they are on the streets in the community. Even if staff removes tenants on their first offense they have already caused the harm because they might not have been caught the first time. The Board did not give the public notice of using Puahala Homes as transitional housing. At the neighborhood board only one person spoke for this project out of several dozen.

Alisha Leisek of Senator Suzanne Chun Oakland's Office, handed out letter that was a response to Mr. Roy Matsunaga which reiterates Senator Chun Oakland's stance that she is against the program unless she can get in writing from residents of Puahala Homes and the surrounding areas that they are in favor of the project. Senator Chun Oakland has concerns that having transitional shelters to Puahala Homes might jeopardize the progress the current Hawaii Public Housing Authority (HPHA) management has made. Senator Chun Oakland has spoken to her colleges and with the exception of Representative Corinne Ching none of the Senators or Representatives who signed the letter has changed his/her mind.

Tim Garry, private resident, stated his concern that the units have not been used for years. At the top of Puahala Homes there is a parking lot that in the evening if you want to buy drugs that is the place to go. How is the area going to get uplifted if the state keeps dumping things in the area? He is opposed to the transitional shelter.

Amber Kekahu, Puahala Homes resident, stated that the residents were not properly notified. We as residents have to deal with the people coming in, not the Board. Director Yoshioka asked what your definition of transitional people is. Ms. Kekahu responded by saying homeless.

Lani Rivera, Puahala Homes resident, stated her concern is about youth gangs coming into Puahala Homes.

Chairperson Thompson welcomed Senator Suzanne Chun Oakland and asked her to say a few words.

Senator Chun Oakland stated there is a concern with the Legislators with the decision that was made and although this is temporary there has been an effort to stabilize public housing, resource it appropriately, and to get the waitlist down.

Vivian Chee, private resident, is concerned that the project does not answer the

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Vivian Chee, private resident, is concerned that the project does not answer the problem of the homeless. If the homeless is put in the area temporarily there will be no pride. There will be tension between the permanent residents and the temporary residents. The units should be fixed and used as permanent housing.

Monte Kalama, Puahala Homes resident, is against transitional housing. Puahala Homes was built for public housing. The people who are homeless can go through the same application process that all the other residents went through to get a unit.

Roy Matsunaga, private resident, stated that this will impact Lanikila Elementary School, Kawanankoa Middle School and McKinley High School. He feels that public housing should not be extended to transitional housing.

Ken Harding, Neighborhood Board 15 member, has a passion for the homeless but he feels that the Board needs to listen to the community. The problems of public housing will not be solved by using it as transitional housing. Take the time to educate everyone before taking any action. Director Beaver asked are you for or against the project. Mr. Harding responded at this time with the information he has, he is against the project.

Beatrice Kobayashi, private resident, felt that this will have an impact on the schools. She feels that this should be taken care of in a more organized way. The residents were not informed. Please take care of the community.

Hideo Kobayashi, private resident, stated the process that was taken was wrong. Information was not given to the community. If you put two different resident communities together the Board is setting up a scenario for friction.

Vickie Milo, Puahala Homes resident, stated her concern was that the community was not notified. The residents want to give their comments and concerns. If they were notified appropriately she believes this could have been worked out. The residents were told this was a done deal and now she found out this is not a done deal, it's still in the process. The residents are willing to help fix and rebuild the units if needed. She is against the Board's decision.

Jerry Vasconcelos, Puahala Homes resident, stated that the road needs to be fixed.

Theresa Cummings, Resident Advisory Board (RAB), stated the wait list for public housing is in the thousands. Throughout the state there has been thousands of dollars spent on reducing homelessness. There has been improvement in public housing. She asked that the Board do more research and get more input from the public.

David Yaw, RAB member, stated that one of the items in the public housing plan is homelessness but none of the RAB members were notified about this project. Homelessness is a problem but the understanding was the homeless people would have a preference into a stable home not a transitional home.

Monique Ocampo, RAB member, stated public housing is "transitional". People who are in homeless transitional housing are already on the wait list. HPHA should pull these people off the list and put their applications through the process to put them into public housing.

Desiree Kihano, RAB member, stated this is a quick fix. This problem is going to go around and around. When they have to move out from Puahala Homes they will go to the next shelter.

Mary Jane Hall-Ramiro, Hawaii Public Housing Authority (HPHA) employee, stated it is hard for her as an employee to convey fairness to families who have been on the waitlist from 1995 only to have to tell them they have to wait longer because a homeless family will be placed in the units. These families may not meet the eligibility requirements that are required by law. Public housing is not a

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quick fix to solve the homeless situation; it is a stepping stone to something greater-homeownership and independence.

Senator Chun Oakland stated that the Legislators were not notified of the Board action; she found out from a resident. She requested Senators, Representatives, Neighborhood Boards and RAB be put on the mailing list to receive HPHA's agendas.

Chairperson Thompson asked Director Smith to explain how Puahala Homes was picked.

Director Smith stated that the Next Step Shelter was set up May of 2006. This was a temporary basis that expires on June 30, 2008. There are around 300 individuals sleeping at the Kakaako shelter. The families still need a place to go. HPHA staff had noticed that Puahala Homes had some vacant units that were vacant for a number of years. The focus is on families because the singles need more of dormitory type of situation. Most children are very young and not of school age. The other children are who are attending school are attending Central Middle School and they want to continue attending Central Middle School.

Utu Longi, Manager of Next Step, stated there are about 30 families at the shelter currently and 14 families will be selected to live at Puahala Homes. There are 55 children and 19 of these children are under the age of 3. Part of the process in selecting the families are one or both parents needs to be employed, all school age children need to enter school, and they have to show progress in their program. Also before entering Next Step they were drug tested and a background check was done. They are trying to help the homeless be successful in their lives.

Mr. Taniguchi requested that everyone support the request to the Legislature to get \$20 million to provide a permanent transitional shelter. There are 3 components associated with HPHA: Section 8 Programs, Homeless Programs and Public Housing Programs. Section 8 and Homeless programs are running fine; the problems are with public housing. The homeless program needs are infringing on the public housing needs. The solution is not to put the problem on the public housing program. He stated Director Smith believes it is important to honor the commitment that Next Step made to move out the Kakaako property by June 30, 2008. What about HPHA's commitment to honor the alleviation of the people on the waitlist. He does not feel that the needs of the people at Next Step are more important than the needs of the people on the waitlist. The reason Puahala was suggested as a transitional shelter was because in May 2007 Norman Ho thought these units would not be fixed within a year. The reason to use these units no longer exists because the Legislature has appropriated \$3 million to fix vacant units that need minor repair. The repairs for all 24 units at Puahala Homes should be done by June 30, 2008.

Director Ignacio asked Mr. Longi what will happen to the other 16 families that will not be selected to live in Puahala Homes. Mr. Longi stated Next Step has a transitional plan in place. Director Ignacio asked if the plan is able to expand to 30 families. Mr. Longi stated it is possible.

Chairperson Thompson stated the special meeting will be recessed until February 21, 2008 at 9:00 a.m. in building E

RECESS

The special meeting was recessed at 2:15 p.m.


MATILDA YOSHIOKA
Secretary

Approved

HAWAII PUBLIC HOUSING AUTHORITY

MINUTES OF THE CONTINUED SPECIAL MEETING
FROM FEBRUARY 15, 2008
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON FRIDAY, FEBRUARY 29, 2008,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their continued Special Meeting at 1002 N. School Street, on Friday, February 29, 2008 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: Chairperson Travis Thompson
Director Eric Beaver
Director Rene Berthiaume
Director Sherrilee Dodson
Director Carol Ignacio
Director Clarissa Hosino
Director Kaulana Park
Director Linda Smith
Designee Henry Oliva
Director Matilda Yoshioka

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

EXCUSED: Director Anne Marie Beck

STAFF PRESENT: Barbara Arashiro, Acting Contracts & Procurement Officer
Dexter Ching, Section 8 Subsidy Program Branch Chief
Derek Fujikami, Building Engineer V
Derek Kimura, Property Management and Maintenance
Services Branch Chief
Chu Lee, Fiscal Officer I
Sandra Miyoshi, Homeless Programs Branch
Administrator
Lili Funakoshi, Hearings Officer
Taryn Chikamori, Secretary to the Board

OTHERS: Ace Tufu, Honolulu Community Action Program (HCAP)
Aldora Kahele, KPCC
Alisha Leisek, Senator Chun Oakland's Office
Amber Kekahu, Puahala Homes resident
Beatice Kobayashi, private resident
Cloms Melson, Puahala Homes resident
Corinne Ching, State Representative
David Yaw, Resident Advisory Board
Doran Porter, Affordable Housing Alliance
Emily Viglielmu, Representative Karl Rhoads Office
Faia Fua Ioane, Puahala Homes resident
Hideo Kobayashi, private resident
Jolene Cruz, Puahala Homes resident
Ken Harding, private resident
Lani Rivera, Puahala Homes resident
Linda Vehemente, Puahala Homes resident
Loy Kuo, private resident
Melanie Ape, Puahala Homes resident

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Monique Ocampo, RAB
Monte Kalama, Puahala Homes resident
Norhana Schumacher, Puahala Homes resident
Robert Stubbs, private resident
Roland Louie, private resident
Roy Matsunaga, private resident
Sharon Kekahu, Puahala Homes resident
Shawnee Kalama, Puahala Homes resident
Theresa Cummings, RAB
Tim Garry, private resident
Tuamua Iona, Puahala Homes resident
Vanbure Rodrigues, private resident
Vickie Milo, Puahala Homes resident

QUORUM

Chairperson Thompson declared a quorum present.

Chairperson Thompson asked for any new testimony.

BOARD
POLICY FOR
TENANTS AT
PUAHALA
HOMES

Loy Kuo, private resident, stated he is opposed to the idea of converting 2 building of the Puahala Homes to homeless shelters. He also wanted to clarify that Neighborhood Board 14 did not take any action on the matter. People are saying this decision is good for the children; if this is true then the principal at Lanikila Elementary School should be consulted. After speaking to the principal she informed him that her concern is that the influx of students will hinder the services that the school can provide to the other students.

Director Dodson asked what and where did you hear about the Puahala Homes decision. Mr. Kuo stated initially he read about it in the newspaper and then Director Smith and Sandra Miyoshi, Homeless Programs Branch Administrator came to the neighborhood meeting and discussed it further.

Chairperson Thompson stated the testimony is now closed and the board will deliberate on the decision.

Chairperson stated on October 18, 2007 a proposal was brought before the Board stating facts which were as follows 1) Puahala Homes is a state public facility, 2) approximately 30 units were vacant, 3) the wait list for state projects was approximately 9,400 as of the August 1st, and 4) the Next Step task force looked at 30-40 private and public sites.

Chairperson stated the Board has authority to remove units from state public housing inventory.

Director Dodson stated in the previous discussion the Board talked about the concerns of the residents and that HPHA wanted to keep them informed. She stated HPHA knew they had until June 30, 2008 to get the information out and asked when and why did things become rushed.

Chad Taniguchi, Executive Director stated Hawaii Public Housing Authority (HPHA) wanted to target July 1, 2008. This would have given HPHA 8 months to talk to the community. HPHA held a meeting in early December 2007. There were many questions and the Next Step manager was not available to speak at that meeting. One question was whether the transitional shelter will be extending longer than 2 years and whether it will extend to other public housing projects. In December the information was only given to the Puahala residents and not extended to neighborhood boards or the community. In January 2008 there was a push to have units repaired quickly and have families move in quickly instead of July 2008. Prison inmates became available to help fix the units faster than planned.

Director Dodson stated that goes against what the intent was, which was to take

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HPHA's time and have HPHA notify the community. Why did it have to be speeded up? Director Smith referred to a printed set of question and answers developed and was passed out during a February 2008 resident meeting. Director Smith stated there was a limited amount of money available to help repair the units. The Public Safety Department offered to help with no cost labor to repair these units. Because of the lead time there were 2 opportunities in January for the inmates to come and start repairs.

Mr. Taniguchi stated that his previous answer to Director Dodson's question of why implementation was rushed was indirect, and his answer now will be direct. On October 18, 2007 the board was asked when the transitional shelters will start at Puahala. The response was July 1, 2008. Mr. Taniguchi stated he intended to start transitional shelter occupancy on July 1, 2008, and take the necessary time to inform and discuss with Puahala residents. Directors who were proponents of using Puahala for transitional shelter had stated in conversations that even if the Board approves use of Puahala for transitional shelter, Next Step will keep looking for another location and Puahala Homes will be a last resort. However, several directors wanted to move the start to January or February and got involved in the implementation by using Public Safety inmates.

Director Dodson stated the reasons she was in favor of this idea was because 1) the units were vacant and weren't being fixed and 2) HPHA didn't have the money or the manpower to fix the units. Mr. Taniguchi said the foregoing was not true. There is enough money to fix the vacant units and it will be done by June 30, 2008. The 2007 Legislature gave HPHA \$3 million to fix A & B vacant units. 207 units statewide will be fixed by June 30, 2008. Norman Ho, previous Property Management and Maintenance Branch Chief, suggested it would take about a year from April or May 2007 for the units to be fixed, therefore he recommended that for one year from April or May 2007 the units be used for temporary homeless shelter. His timing prediction was accurate; the units will now be fixed for public housing occupancy by June 30, 2008. Mr. Taniguchi stated the application staff has created pools of applicants ready to move in.

Director Dodson stated another reason why she approved the decision was it would be a partnership that would be great publicity for HPHA. Her concern was why it was rushed. If this was done right HPHA would have gone out to the community, to the neighborhood boards, and to the schools to explain to them why the Board thought it was a good idea and if the community still had concerns then the Board would have to look at their decision. Mr. Taniguchi stated the rush was because of the desire of several Directors to put families into the units in January or February.

Doran Porter, Affordable Housing and Homeless Alliance (AHHA), has the contract to run the Next Step Shelter. He stated that AHHA had a comprehensive plan to inform the community. There were several factors that came up that altered that plan. The urgency came up because he never thought July 1, 2008 was the deadline. He thought HPHA was moving ahead to make the transition. The Next Step shelter has a transitional plan that they have to follow to move families to the next location. The maximum number of children is 17.

Director Beaver asked whether the community is okay with HPHA continuing dialogue with the community which should include specifics on the families, rules, and plans then come back in the future to decide whether or not to go ahead with the decision the Board made in October 18, 2008 meeting.

Director Ignacio thought the community outreach was done before the vote was taken. She believes that this is the area the Board went wrong, but the comments from the public regarding criminal activity are not a valid reason for rescinding the previous decision. After going back ten years she found there is more drug use and criminal activity in public housing than any other homeless shelter. If the community is still against the Board's decision because the Board didn't do the due diligence then she will still vote against the decision but please do not base your decision on false information about criminality of homeless people.

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Director Berthiaume said the state decided about 15 years ago to put homeless villages around the island. In Haleiwa the community was against the decision at first but after hearing more information the community embraced the idea.

Director Park said the July 1, 2008 deadline is regarding funding. During the February residents' meeting he felt most questions were answered. The biggest problem he felt was the breakdown in communication.

Director Beaver moved, seconded by Director Dodson,

That the Board change the current policy at Puahala Homes by rescinding the previous motion approved on October 18, 2007, of the removal of 14 units at Puahala Homes from the state public housing inventory for use by the Homeless Programs Branch as a transitional homeless shelter for a period not to exceed two years.

Chairperson Thompson quoted HPHA's by-law's Statement of Mission and Purpose: "the Legislature has declared Hawaii's greatest housing need is housing for those earning below 50% and 50% to 80% of the median family income. The Legislature has found the public purpose to help the unsheltered, homeless population or those whose primary night time resident that is public or private place not ordinarily used as a regular sleeping accommodation."

Director Beaver asked is there a priority for homeless people over public housing applicants.

Director Yoshioka moved, Director Hosino seconded,

To move into Executive Session pursuant to HRS 92-5 to consult to with the Board's attorneys on questions and issues pertaining to the Board's powers, duties and privileges, immunities and liabilities.

The motion was unanimously carried. The Board met in Executive Session at 9:46 a.m.

The Board moved out of Executive Session at 10:11 a.m.

EXECUTIVE
SESSION

Chairperson Thompson stated that according to the Deputy Attorney General there is no Legislative priority for homeless people over public housing applicants. The Board needs to balance the needs of homeless people and public housing applicants.

Director Beaver moved, seconded by Director Dodson,

To amend the motion to defer the decision to rescind the October 18, 2008 decision to June 2008's Board meeting subject to HPHA's staff and the providers continue dialogue with the community.

Chairperson Thompson stated that 14 units were removed from public housing but the repairs and maintenance would continue for what ever purpose. Director

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Dodson stated that the units will remain vacant until a final decision is made.

Director Ignacio asked who will ensure that the outreach to the community is carried out.

Chairperson Thompson appointed Director Berthiaume, Director Hosino and Director Park. Director Park declined the appointment but did state that he and the Homelessness Task Force committee members will be part of the community outreach effort.

Chairperson Thompson called for a vote on the amendment of the motion.

The motion was carried.

Aye: Chairperson Travis Thompson
Director Eric Beaver
Director Rene Berthiaume
Director Sherrilee Dodson
Director Carol Ignacio
Director Kaulana Park
Director Linda Smith
Designee Henry Oliva
Director Matilda Yoshioka

Nay: Director Hosino

Chairperson Thompson stated the Board will now vote on the motion as amended:

To defer the decision to rescind the decision to June 2008's Board of Directors meeting subject to HPHA's staff and the providers continue dialogue with the community and to defer action on changing the current policy at Puahala Homes by rescinding the previous approved on October 18, 2007, of the removal of 14 units at Puahala Homes from the state public housing inventory for use by the Homeless Programs Branch as a transitional homeless shelter for a period not to exceed two years.

The motion was unanimously carried.

Chairperson Thompson declared a recess at 10:35 a.m. The meeting reconvened at 10:40 a.m.

RECESS
RECONVENED

Director Dodson moved, Designee Oliva seconded,

To move into Executive Session to hiring of an Executive Assistant.

EXECUTIVE
SESSION

The motion was unanimously carried. The Board met in Executive Session at 10:41 a.m.

The Board moved out of Executive Session at 11:40 a.m.

Director Dodson moved, Director Yoshioka seconded,

That the Board of Directors hire Barbara Arashiro as the Executive Assistant.

HIRING OF
BARBARA
ARASHIRO
AS THE

HAWAII PUBLIC HOUSING AUTHORITY

The motion was carried.

Aye: Chairperson Thompson
Director Eric Beaver
Director Rene Berthiaume
Director Sherrilee Dodson
Director Clarissa Hosino
Director Carol Ignacio
Director Matilda Yoshioka

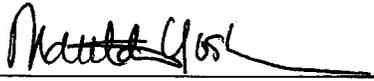
Nay: Designee Henry Oliva
Director Kaulana Park
Director Linda Smith

EXECUTIVE
ASSISTANT

There being no further items to be discussed,

The meeting be adjourned at 11:42 a.m.

ADJOURNMENT



MATILDA YOSHIOKA
Secretary

Approved

HAWAII PUBLIC HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON FRIDAY, FEBRUARY 29, 2008,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their continued Special Meeting at 1002 N. School Street, on Friday, February 29, 2008 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: Chairperson Travis Thompson
Director Eric Beaver
Director Rene Berthiaume
Director Sherrilee Dodson
Director Carol Ignacio
Director Clarissa Hosino
Director Linda Smith
Director Matilda Yoshioka

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

EXCUSED: Director Anne Marie Beck
Director Kaulana Park
Designee Henry Oliva

STAFF PRESENT: Barbara Arashiro, Acting Contracts & Procurement Officer
Dexter Ching, Section 8 Subsidy Program Branch Chief
Derek Fujikami, Building Engineer V
Derek Kimura, Property Management and Maintenance
Services Branch Chief
Chu Lee, Fiscal Officer I
Sandra Miyoshi, Homeless Programs Branch
Administrator
Lili Funakoshi, Hearings Officer
Taryn Chikamori, Secretary to the Board

Chairperson Thompson declared a quorum present.

QUORUM

Chairperson Thompson stated Anne Marie Beck is resigning from the Board effective March 31, 2008.

Director Smith moved, Director Berthiaume seconded,

That the minutes of the Regular Meeting held on
January 24, 2008 be approved as circulated.

The motion was unanimously carried.

APPROVAL
OF MINUTES
REGULAR
MEETING
01/24/08

Director Ignacio moved, Director Hosino seconded,

That the Board change the order of the agenda to go directly
to decision making.

The motion was unanimously carried.

HAWAII PUBLIC HOUSING AUTHORITY

Director Beaver moved, Director Yoshioka seconded,

The appointment of Mr. Robert G. Hill to the Maui Eviction Board for a Two-Year Term Effective March 1, 2008 through February 28, 2010.

Lili Funakoshi, Hearings Officer, stated Mr. Hill use to be on the hearing eviction Board and is currently with the police department. He could not be renewed before because he moved to Lanai. He currently lives on Maui.

Director Dodson stated she personally knows him and he is a great person.

Director Smith asked when he previously served. Ms. Funakoshi stated in the late 1990s and early 2000s.

Director Berthiaume asked to be on the Maui eviction Board do you have to live on Maui or anywhere in Maui County. Ms. Funakoshi stated anywhere in Maui County but because of his job it would have been hard for Mr. Hill to commute back and forth.

Director Ignacio asked can Mr. Hill make hard decisions. Ms. Funakoshi stated yes.

Chairperson Thompson called for a vote.

The motion was unanimously carried.

Director Beaver moved, Director Yoshioka seconded,

The reappointment of Mr. Darren Gionson to the Oahu Eviction Board for a Two-Year Term Effective February 1, 2008 through January 31, 2010.

Director Smith asked to attach resumes for reappointments.

Director Berthiaume asked what his back ground is? Ms. Funakoshi stated he is a resident and is currently attending college to get his masters. He is interested in being a drug abuse counselor.

Director Ignacio asked how HPHA gets people to be on the hearings board. Ms. Funakoshi stated the resident applicants must submit a letter of interest and resume to the property manager and must be in good standing with HPHA. Then the hearings office will review the applicant and submit a "For Action" to the Board.

Chairperson Thompson asked does HPHA have an excess pool of hearing Board members. Ms. Funakoshi stated Oahu has an excess pool. Oahu's hearing board meets every Tuesday and first and last Friday of every month. The neighbor islands meet every Thursday or when a location is available.

Director Smith asked if an eviction board applicant is hesitant because of retaliation please let the Board know. Ms. Funakoshi stated she will inform the Board and she discloses to eviction board applicants the possibility of resident retaliation against eviction board members.

Chairperson Thompson called for a vote.

The motion was unanimously carried.

Chairperson stated the first report that will be discussed will be the Finance/Audit/Asset Management Task Force.

APPOINTMENT
OF MR.
ROBERT G.
HILL TO THE
MAUI EVICT-
ION BOARD
FOR A TWO-
YEAR TERM
EFFECTIVE
MARCH 1, 2008
THROUGH
FEBRUARY
28, 2010

REAPPOINT-
MENT OF MR.
DARREN
GIONSON TO
THE OAHU
EVICTION
BOARD FOR
A TWO-YEAR
TERM EFFECT-
IVE FEBRUARY
1, 2008
THROUGH
JANUARY
31, 2010

TASK FORCE
REPORT/

HAWAII PUBLIC HOUSING AUTHORITY

HPHA has been assured that the audit would meet the U.S. Department of Urban Housing and Development (HUD) deadline of March 31, 2008. The audit will be critical of HPHA's financial management practices. The financial information required by the state has not been submitted. In the audit it states "the deficiencies subscribed in the company's scheduled findings and questions costs to be significant deficiencies in internal control of financial reporting" and there are 11 of them. The audit also states "a material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control" and there were three of them. There will need to be a response in case.

FINANCE/
AUDIT/
ASSET
MANAGEMENT

Director Beaver moved, Director Ignacio seconded,

EXECUTIVE
SESSION

To move into Executive Session pursuant to HRS 92-5 to consult to with the Board's attorneys on questions and issues pertaining to the Board's powers, duties and privileges, immunities and liabilities.

The motion was unanimously carried. The Board met in Executive Session at 12:36 p.m.

The Board moved out of Executive Session at 12:40 p.m. Director Park left at this time.

Chairperson Thompson asked if it is possible to outsource the financial duties to Department of Accounting and General Services (DAGS)/Budget and Finance (B & F)/Hawaii Housing Finance and Development Corporation (HHFDC) or another public housing agency like St. Paul.

Mr. Taniguchi stated HUD was asked to help fund and find a consulting firm for HPHA's finance department for HPHA for 6-12 months.

Chairperson asked HPHA to bring a "For Action" to the Board at the next meeting to explore outsourcing HPHA's financial services.

Mr. Taniguchi stated that HPHA put out two Request For Proposals (RFP) with no response. HPHA is currently seeking a financial consultant sole sourcing. HUD is help paying and agreed on the scope of work. Director Smith asked for a copy of the scope of work.

Director Ignacio asked if information is going to the Legislature without the task force's review. Director Beaver stated yes, but in all fairness to Mr. Taniguchi the Legislature calls for a hearing with only two day's advance notice. Director Smith asked that the task force be consulted before any information is given to the Legislature. Mr. Taniguchi stated HPHA has been telling the Legislature that these are preliminary numbers.

Vice-Chairperson asked does the Human Resources task force have a report. Director Yoshioka stated none at this time.

HUMAN
RESOURCES

Chairperson Thompson asked if there is a report from the Tenant/Tenant Relations task force. Director Hosino stated none at this time because she did not share her report with the task force.

TENANT/
TENANT
RELATIONS

HAWAII PUBLIC HOUSING AUTHORITY

Chairperson Thompson asked if there is a report from the Homelessness task force. Director Ignacio stated none at this time.

Chairperson Thompson asked if there is any report from the Public Housing Operations task force. Director Yoshioka stated the task force discussed the morale of staff. The task force recommended an employee recognition system, which is being implemented. The task force recommended HPHA staff create a tracking system for complaints.

Mr. Taniguchi stated staff has contacted the Governor's office because they have a great tracking system. The task force also recommended a time study by the staff members and supervisors involved in specific areas where workload is heavy. for employees. Chairperson Thompson recommended that staff talk to the unions regarding the time study.

Director Yoshioka asked if HPHA has a target date for the employee recognition program. Mr. Taniguchi stated March.

Mr. Taniguchi stated arrangements have been made with Junior Atisanoe's volunteers at Waianae but because the change in private management companies, new arrangements need to be made.

Mr. Taniguchi stated the design for the elevators at Kuhio Park Terrace (KPT) has been done and being bid out. Someone intentionally set fire to some items by the tower A elevators. The wires and circuits became wet and Kone cannot fix the elevators until the wires and circuits are replaced. Kone stated they cannot fix the elevators in tower B. HPHA may ask Thyssenkrupp Elevator to come in and fix them.

Chairperson Thompson asked isn't Thyssenkrupp Elevator the company HPHA had problems with.

Director Smith moved, Director Yoshioka seconded,

To move into Executive Session pursuant to HRS 92-5 to consult to with the Board's attorneys on questions and issues pertaining to the Board's powers, duties and privileges, immunities and liabilities.

The motion was unanimously carried. The Board met in Executive Session at 1:29 p.m.

The Board moved out of Executive Session at 1:35 p.m.

Chairperson Thompson stated that HPHA should be careful when using Thyssenkrupp Elevator.

Chairperson Thompson stated that the elevator report only shows back history; he would like to see the most recent month so progress can be seen.

Mr. Taniguchi stated the delinquencies had decreased but the report does not show history. This will be added to reports in the future.

Mr. Taniguchi stated the number of vacant units are currently higher now than in the past because many units are contracted out to be fixed. In the future there may be a higher number of vacant units due to a higher number of evictions.

Chairperson Thompson requested the number of evictions versus number of

HOMELESS-
NESS
PUBLIC
HOUSING
OPERATIONS

REPORT OF THE
THE EXECUT-
IVE DIRECTOR
VACANT UNITS

ELEVATORS

EXECUTIVE
SESSION

FILLING
VACANT
UNITS

HAWAII PUBLIC HOUSING AUTHORITY

tenants that vacated before being evicted.

Director Ignacio asked is the turn around time 137 days. Mr. Taniguchi stated yes and it will not be getting any better soon because of the C units being brought back on line.

Chairperson called a recess at 1:10 p.m. and reconvened at 1:12 p.m.

RECESS
RECONVENED

Mr. Taniguchi stated the lease up time has been getting faster, from 66 days per units in FY 2007 year to 38 days in the first six months of FY 2008. Director Dodson asked does HPHA have people ready to move into the units. Mr. Taniguchi stated the Asset Management Projects (AMPS) need to have pools of people ready to move in.

Derek Kimura, Property Management and Maintenance Services Branch Chief, stated the asset management concept will give the managers incentive to fill the units faster because if they don't fill their units then they do not get income for their expenses. Director Ignacio stated HPHA should not wait for asset management to start. The AMPS should be expected to start filling faster now.

Mr. Taniguchi stated Central Maintenance (CM) is responding to work order requests from the Oahu AMPS and Mr. Kimura is creating a schedule for one month's work at a time. Mr. Taniguchi stated for neighbor islands a portion of the \$3 million vacant unit repair appropriation is used to do repairs.

Chairperson Thompson asked if by the end of June 2008 HPHA will have about 100 vacant units. Mr. Taniguchi stated HPHA will have 144 vacant units and what ever else becomes vacant from now until June 2008 that do not get turned around quickly.

Director Hosino asked as an example at Kalanihuiia there is a vacant unit that has been rent ready from October 2007 and is still vacant, why is that? Mr. Taniguchi asked Mr. Kimura to check on the status of this unit.

Director Smith asked if people on the waiting list are no longer able to have three choices in where they want to live, why people are not getting in faster. Mr. Taniguchi stated he will check on this but he believes the placements are going faster.

Director Beaver asked when the Board can get information on lease up time. Mr. Taniguchi stated by Friday, March 7, 2008.

Mr. Taniguchi stated Governor Lingle and Director Smith submitted an emergency appropriation for \$10 million. He stated the bill passed out of the House Finance committee but the Senate Ways and Means committee is asking for more documentation. The Senate Ways and Means is holding the bill until the House Finance bill crosses over. Mr. Wayne Chu, DAGS, has been asked to help get the information for the Senate Ways and Means committee.

BUDGET

Chairperson Thompson asked how funds that were not spent will affect HPHA. HPHA will be encumbering all the funds by end of the fiscal year.

HAWAII PUBLIC HOUSING AUTHORITY

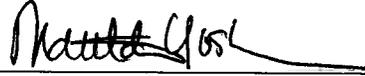
There being no further items to be discussed,

ADJOURNMENT

Director Beaver moved, Director Hosino seconded,

That the meeting be adjourned at 2:14 p.m.

The motion was unanimously carried.



MATILDA YOSHIOKA
Secretary

Approved

Executive Director's Report
March 14, 2008

(Letters indicate Exhibits attached)

1. Fix vacant units
 - a. 431 vacant units for repair and renovation by contractors 7/1/07 – 12/31/09.
 - b. List of infrastructure, repair, and maintenance projects 7/1/07-12/31/09. State properties included.
2. Fix elevators
 - c. 5 of 9 elevators repaired – Elevator Repair Report.
 - d. KPT modernization out to bid – Elevator Modernization Report.
3. Fill vacant units
 - e. See HPHA AMP Overview Report
8,058 on Family waitlist (Federal)
1,843 on Elderly waitlist (Federal)
State waitlist
 - f. Property Management Status Report
 - g. See Unit Turnaround Report (Federal) 7/1/07 – 02/29/08
 - h. See Occupancy/Vacancy Report (Federal) as of 02/29/08
 - i. See HPHA State Housing Overview Report as of 02/29/08
 - j. See State Housing Occupancy/Vacancy Report as of 02/29/08
4. Collect rent/evictions
 - 490 tenants owe \$312,913 30-90 days delinquent (included in Exhibit e)
 - 268 tenants owe \$969,599 90+ days delinquent (included in Exhibit e)
 - Good trends show fewer tenants owe fewer dollars for two straight months, but no breakdown between collections and vacancies yet
 - Maui improvement program
 - k. Results of eviction referrals July 07 – February 2008
 - l. Rent Violation Flowchart of Eviction Process
 - m. PHAS Indicators for period 7/31/07 to 01/31/08
5. Legislative Report
 - FY 2008 budget
 - Emergency Appropriation for \$10 million
 - CIP
6. Procurement
 - n. List of contracts
7. Section 8 Subsidy Programs Branch
 - o. Program Report
8. Personnel status
 - p. Staffing report
 - q. Staff vacancy report

**HAWAII PUBLIC HOUSING AUTHORITY
VACANT UNIT REPAIR STATUS REPORT**

| | Construction | | Vacant Units | | |
|--|--------------|-----------|-----------------------|----------------------|------------|
| | Start | End | 7/1/07 to 12/31/07 | 1/1/08 to 6/30/08 | FFY 09 |
| 2007-2008 Repair and Maintenance Funds | | | | | |
| Hoolulu Termite Repair (Waipahu) | 8/1/2007 | completed | 9 | | |
| Phase 1 - Kalihi Valley Homes A&B Units (Contract) | 12/15/2007 | 4/1/2008 | | 49 | |
| Phase 2 - Oahu A&B Units (Contract) | 4/1/2008 | 6/30/2008 | | 29 | |
| Phase 2A - Oahu A&B Units (Contract) | 3/15/2008 | 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) | 3/15/2008 | 4/1/2008 | | 18 | |
| Phase 5 - Maui Vacant Units | 5/1/2008 | 6/30/2008 | | 14 | |
| Phase 6 - Makamae | 5/1/2008 | 6/30/2008 | | 28 | |
| Pomaikai Abatement | 10/15/2007 | completed | | 6 | |
| David Malo Burn Unit | 9/22/2007 | 2/1/2008 | | 1 | |
| Lokahi Re-tiling | 11/15/2007 | completed | 5 | | |
| Hanamaulu - Repair Unit 14R | 10/1/2007 | completed | 1 | | |
| 2007-2008 Capital Improvement Program | | | | | |
| Kalihi Valley Homes Phase 4 w/ Retaining wall | 6/1/2008 | 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 | 1/1/2009 | 1/1/2011 | | | 16 |
| Capital Fund Contracts FFY2004 & 2005 | | | | | |
| Makua Alii Sewer Repair | 9/1/2007 | completed | 2 | | |
| Noelani Exterior Repair (Big Island) | 9/1/2007 | 7/1/2008 | | | 2 |
| Lanakila Phase 3A (Big Island) | 3/15/2008 | 10/1/2009 | | | 20 |
| Kahale Kahaluu (Big Island) | 1/2007 | completed | 50 | | |
| Makamae Spall Repair | 9/18/2006 | 3/14/2008 | | | |
| Capital Fund Contracts FFY2006 | | | | | |
| Kalihi Valley Homes Phase 3B Construction | 4/15/2008 | 3/15/2009 | | | 27 |
| * Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr | 6/1/2008 | 10/1/2008 | | | 10 |
| Capital Fund Contracts FFY2007 | | | | | |
| Kauhale Ohana - 4 type C | 11/1/2007 | 5/1/2008 | | 4 | |
| Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kauioakalani | 7/1/2008 | 5/1/2009 | | | 12 |
| Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace | 7/1/2008 | 5/1/2009 | | | 6 |
| Other State Funds | | | | | |
| Hauiki Abatement | | 3/15/2008 | 13 | | |
| Sub Total | | | 80 | 205 | 146 |
| Total Vacant Units | | | | | 431 |
| * indicates additional funding required to construct | | | | | |

EXHIBIT a

021

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

| | Budget | | Construction | | Vacant Units |
|--|-----------------|-------------------|--------------|----------------------|--------------|
| | Design | Construction | Start | End | |
| 2007-2008 Repair and Maintenance Funds (\$4.5M) | | | | | |
| \$ 3,000,000 | | | | | |
| Vacant Unit Repairs = \$1.5M contract costs; \$1.5M for MUs new/existing vacants | | | | | |
| Hoolulu Termite Repair (Waipahu) | | \$ 68,405.00 | 8/1/2007 | completed 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) | | \$ 449,000.00 | 4/1/2008 | 6/30/2008 | 29 |
| Phase 2A - Oahu A&B Units (Contract) | | \$ 150,000.00 | 3/15/2008 | 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 | 3/15/2008 | 4/1/2008 | 18 |
| Phase 5 - Maui Vacant Units | | \$ 290,000.00 | 5/1/2008 | 6/30/2008 | 14 |
| Phase 6 - Makamae | (4) | \$ 295,032.37 | 5/1/2008 | 6/30/2008 | 28 |
| Pomaikai Abatement | | \$ 30,260.00 | 10/15/2007 | completed 1/1/2008 | 6 |
| 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 | | \$ 168,112.97 | on going | | |
| Lokahi Re-tiling | | \$ 13,695.00 | 11/15/2007 | completed 12/15/2007 | 5 |
| Hanamaulu - Repair Unit 14R | | \$ 934.38 | 10/1/2007 | completed 11/1/2007 | 1 |
| SUBTOTALS (Design and Construction for \$3M) | | \$ 3,000,000.00 | | Subtotal | 216 |
| Unbudgeted Remaining Balance | | \$ - | | | |
| \$ 1,000,000 | | | | | |
| \$ 584,556 | | | | | |
| | General R&M | | | | |
| | Annual Base R&M | | | | |
| | Design | Construction | | | |
| Kalihi Valley Homes Gym Ceiling Renovation | | \$ 9,999.00 | 10/1/2007 | completed 10/19/2007 | |
| Hale Hookipa Tree Removal (Big Island) | | \$ 72,916.20 | 10/26/2007 | completed 12/1/2007 | |
| Lai'ola Booster Pump Replacement (Wahiawa) | | \$ 28,500.00 | 9/15/2007 | completed 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 | 10/1/2007 | completed 12/14/2007 | |
| Kalanihua: Trash Chute Repair | \$ - | \$ 17,650.00 | 10/1/2007 | 4/1/2008 | |
| 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 | | \$ 46,836.31 | on going | | |
| Recurring Maintenance Contracts | | | | | |
| MU Small Purchases and Materials | | \$ 548,050.22 | | | |
| Refuse Collection | \$ - | \$ 587,370.08 | | | |
| SUBTOTAL | \$ 72,040.00 | \$ 1,522,220.10 | | Subtotal | 0 |
| SUBTOTAL (Design and Construction for \$1.5M) | | \$ 1,594,260.10 | | | |
| Balance | | (4) \$ (9,704.10) | | | |
| TOTAL (Design and Construction for \$3M + \$1.5M) | | \$ 4,594,260.10 | | | |
| 2006-2007 Capital Improvement Program (\$2.0M) Large Capacity Cesspool Conversion | | | | | |
| | Design | Construction | | | |
| Consultant - Maui and Kauai | \$ 300,000.00 | (5) | 3/1/2008 | | |
| 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) | | (7) \$ 388,066.83 | 2/1/2008 | 10/1/2008 | |
| Noelani I & II and Waimea Teacher Cottage (Big Island) | \$ - | \$ 558,964.17 | 7/25/2007 | 5/1/2008 | |
| SUBTOTALS | \$ 300,000.00 | \$ 1,700,000.00 | | | |
| TOTAL (Design and Construction) | | \$ 2,000,000.00 | | | |
| Unbudgeted Remaining Balance | | \$ - | | | |
| 2006-2007 Capital Improvement Program (\$5M, previously shown as \$4.9M) | | | | | |
| | Design | Construction | | | |
| Past CIP work | \$ 100,000.00 | \$ 100,000.00 | | | |
| Hawaii Vertical Transportation (Elev. R&M) | \$ - | \$ 360,966.00 | 10/1/2006 | 6/30/2007 | |
| Puuhala: Site Work, Sidewalks, Retaining Wall | \$ 151,000.00 | (10) | 8/1/2008 | 10/1/2009 | |
| Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps | \$ 308,274.00 | (10) | 8/1/2008 | 8/1/2009 | |
| Elevator Consulting Services | \$ 716,242.00 | (6) | | | |
| Lanakila: Disability Fair Housing Renovations (Big Island) | \$ 273,349.00 | (10) | | | |
| Makani Kai Hale: Sliding & Electrical Work (Maui) | \$ 159,039.00 | (10) | | | |
| Kahekilli Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui) | \$ 365,450.00 | (10) | | | |
| Kalihi Valley Homes Phase 4 w/ Retaining wall | \$ 632,818.00 | (10) | | | |
| Puuwai Momi: Electrical Distribution System (Halawa) | \$ 170,062.00 | (10) | | | |
| Hale Hauoli: Roofing and Interior Repairs (Big Island) | \$ 233,650.00 | (10) | | | |
| Kuhio Park Terrace: Sewer Repair | \$ 269,042.00 | (10) | | | |
| Lokahi: Site Work and Bath Renovations (Big Island) | \$ 374,507.00 | (2) | 7/1/2008 | 4/1/2009 | |
| Mayor Wright Homes: Solar Water Heater | \$ 380,758.58 | (3) | | | |
| Lai'ola: Fire Alarm System (Wahiawa) | \$ 36,307.20 | (10) | | | |
| Kupuna Home Waialua: Sewage Trmnt Plant (Waialua) | \$ 241,510.00 | (10) | | | |
| LCCC - Nani O'Puna & Hale Aloha O'Puna (Big Island) | | (7) \$ 488,513.17 | 2/1/2008 | 1/1/2009 | |
| LCCC - Hale Hauoli, Honokaa Teacher Cottage, Nani Olu, & Hale Hookipa (Big Island) | \$ - | (9) \$ 127,025.22 | 6/1/2008 | 4/1/2009 | |
| SUBTOTALS | \$ 4,412,008.78 | \$ 587,991.22 | | | |
| TOTAL (Design and Construction) | | \$ 5,000,000.00 | | | |
| Unbudgeted Remaining Balance | | \$ - | | | |
| Legend - See Page 3 | | | | | |

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

| | Budget | | Construction | | Vacant Units |
|---|---------------|-----------------------|--------------|-------------------|--------------|
| | Design | Construction | Start | End | |
| 2007-2008 Capital Improvement Program Elevators (\$5M) | | | | | |
| | Design | Construction | | | |
| Minor Elevator Modernization at Ho'olulu, Kamalu, Halia Hale | | \$ 600,000.00 | 7/1/2008 | 7/1/2009 | |
| Kalakaua Elevator Modernization | | \$ 630,000.00 | 8/1/2009 | 2/1/2010 | |
| Kuhio Park Terrace Elevator Modernization | (6) | \$ 2,400,000.00 | 11/1/2008 | 11/1/2009 | |
| Kalanihulia - Elevator Modernization | (2) | \$ 520,000.00 | 2/1/2010 | 9/1/2010 | |
| Paoakalani - Elevator Modernization | (2) | \$ 450,000.00 | 8/1/2009 | 2/1/2010 | |
| Makua Aii - Elevator Modernization | | \$ 450,000.00 | 8/1/2009 | 2/1/2010 | |
| Pumehana Elevator Modernization | (2) | \$ 450,000.00 | 2/1/2010 | 9/1/2010 | |
| Punchbowl Elevator Modernization | (2) | \$ 400,000.00 | 11/1/2010 | 6/1/2011 | |
| Makamae Elevator Modernization | (2) | \$ 400,000.00 | 11/1/2010 | 2/1/2011 | |
| Salt Lake Apt Elevator Modernization | (2) | \$ 200,000.00 | 2/1/2010 | 5/1/2010 | |
| Hale Poai Elevator Modernization | | \$ 300,000.00 | 6/1/2008 | 7/1/2009 | |
| Laiola Elevator Modernization | | \$ 200,000.00 | 7/1/2008 | 7/1/2009 | |
| Elevator Repairs | | \$ 110,245.07 | | | |
| Elevator Consultant - Elevator Modernization of 17 Projects | \$ 314,967.50 | \$ - | | | |
| SUBTOTALS | \$ 314,967.50 | \$ 7,110,245.07 | | | |
| TOTAL (Design and Construction) | | \$ 7,425,212.57 | | | |
| Balance | | (2) \$ (2,425,212.57) | | | |
| 2007-2008 Capital Improvement Program (\$20M) | | | | | |
| | Design | Construction | | | |
| Lanakila: Disability Fair Housing Renovations (Big Island) | (10) | \$ 3,000,000.00 | 4/1/2008 | 10/1/2009 | |
| Landscape Architect for Tree Trimming | \$ 75,000.00 | | | | |
| Makani Kai Hale: Siding & Electrical Work (Maui) | (10) | \$ 750,000.00 | 4/1/2008 | 2/1/2009 | |
| Kahekili Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui) | (10) | \$ 400,000.00 | 4/1/2008 | 10/1/2008 | |
| Puuwai Momi: Electrical Distribution System (Halawa) | (10) | \$ 1,000,000.00 | 8/1/2008 | 7/1/2009 | |
| Kalihi Valley Homes Phase 4 w/ Retaining wall | (10) | \$ 3,000,000.00 | 6/1/2008 | 4/1/2009 | 22 |
| Hale Hauoli: Roofing and Interior Repairs (Big Island) | (10) | \$ 2,000,000.00 | 5/1/2008 | 3/1/2009 | |
| Kuhio Park Terrace: Sewer Repair | (10) | \$ 2,000,000.00 | 4/15/2008 | 6/1/2009 | 22 |
| Ho'olulu/Kamalu: Emergency Call System (Waipahu) | \$ - | (1) \$ 500,000.00 | 5/1/2008 | 5/1/2009 | |
| Lokahi: Site Work and Bath Renovations (Big Island) | (2) | \$ 3,000,000.00 | 7/1/2008 | 4/1/2009 | 9 |
| Lai'ola: Fire Alarm System (Wahiawa) | (10) | \$ 300,000.00 | 6/1/2008 | 7/1/2008 | |
| Mayor Wright Homes: Kitchen/Bath Repairs | \$ 100,000.00 | (2) | 1/1/2009 | 1/1/2011 | 16 |
| Kupuna Home Waiialua: Sewage Trtmt Plant (Waiialua) | (10) | \$ 120,800.00 | 4/1/2008 | 10/1/2008 | |
| Cesspool Conversions to Sewer Hook Up (\$2M) | \$ - | (5) | | | |
| LCC - Hale Hauoli, Honokaa Teacher Cottage, Nani Olu, & Hale Hookipa (Big Island) | | (9) \$ 1,000,000.00 | 6/1/2008 | 4/1/2009 | |
| Hana Teacher's Cottages | | | 10/1/2008 | 4/1/2009 | |
| Kekaha Ha'aeo, Kalaheo & Hale Hoolulu | | | 10/1/2008 | 10/1/2009 | |
| School Street bldg A & C AC and Ltg | | \$ 500,000.00 | 3/1/2008 | 7/1/2008 | |
| Puahala: Site Work, Sidewalks, Retaining Wall | (10) | \$ 1,500,000.00 | 8/1/2008 | 10/1/2009 | |
| Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps | \$ - | (10) \$ 1,500,000.00 | 8/1/2008 | 8/1/2009 | |
| SUBTOTALS | \$ 175,000.00 | \$ 20,570,800.00 | | Subtotal | 69 |
| TOTAL (Design and Construction) | | \$ 20,745,800.00 | | | |
| Balance | | (2) \$ (745,800.00) | | | |
| CAPITAL FUND CONTRACTS FFY2004 & 2005 | | | | | |
| | Design | Construction | | | |
| Federal Physical Needs Assessment | \$ 369,031.00 | | 12/1/2007 | 4/1/2009 | |
| Makua Aii Sewer Repair | | \$ 33,440.00 | 9/1/2007 | completed 12/2007 | 2 |
| Noelani Exterior Repair of 43 Units (Big Island) | (8) | \$ 2,387,931.60 | 9/1/2007 | 7/1/2008 | 2 |
| Lanakila Demo/Abatement - 94 units (Big Island) | | \$ 1,500,000.00 | 4/1/2008 | 7/1/2008 | |
| Lanakila Phase 3A (Big Island) | | \$ 6,000,000.00 | 3/15/2008 | 10/1/2009 | 20 |
| Kahale Kahaluu (Big Island) | | \$ 10,600,000.00 | 1/2007 | completed 11/2007 | 50 |
| Makamae Spall Repair | | \$ 3,377,300.00 | 9/18/2006 | 3/14/2008 | |
| Kuhio Park Terrace Bldg B Telephone Infrastructure | \$ - | \$ 207,226.64 | | completed 1/2008 | |
| SUBTOTALS | \$ 369,031.00 | \$ 24,105,898.24 | | Subtotal | 74 |
| TOTAL (Design and Construction) | | \$ 24,474,929.24 | | | |
| Legend - See Page 3 | | | | | |

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

| | Budget | | Construction | | Vacant Units |
|--|---------------|---------------------|--------------|---------------------------|--------------|
| | Design | Construction | Start | End | |
| CAPITAL FUND CONTRACTS FFY2006 (\$10M) | Design | Construction | | | |
| Kalihi Valley Homes Phase 3B Construction | | \$ 6,300,000.00 | 4/15/2008 | 3/15/2009 | 27 |
| Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr | | \$ 400,000.00 | 6/1/2008 | 10/1/2008 | 10 |
| Kuhio Park Terrace Fire Alarm - Design/Build | | \$ 2,000,000.00 | 4/1/2008 | 7/1/2009 | |
| Kaimalino, Exterior Repairs and Painting (Big Island) | \$ - | \$ 1,300,000.00 | 8/1/2008 | 5/1/2009 | |
| SUBTOTALS | \$ - | \$ 10,000,000.00 | | Subtotal | 37 |
| TOTAL (Design and Construction) | | \$ 10,000,000.00 | | | |
| | | | | | |
| CAPITAL FUND CONTRACTS FFY2007 (\$10M) | Design | Construction | | | |
| Kealakehe - Roofing and Exterior Repairs (Big Island) | | \$ 1,200,000.00 | 1/1/2009 | 11/1/2009 | |
| Mayor Wright Homes Solar Water Heater Improvements | (3) | \$ 3,000,000.00 | 8/1/2008 | 8/1/2009 | |
| Nani Olu Roofing and Exterior Repairs (Big Island) | | \$ 1,200,000.00 | 4/1/2008 | 8/1/2008 | |
| Hale Hookipa Roofing and Exterior Repairs (Big Island) | | \$ 1,100,000.00 | 4/1/2008 | 12/1/2008 | |
| Cesspools - Kaimalino (Big Island) | | \$ 502,200.00 | 3/1/2008 | 12/1/2008 | |
| 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 | 7/1/2008 | 5/1/2009 | 12 |
| Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace | \$ 96,630.00 | \$ 500,000.00 | 7/1/2008 | 5/1/2009 | 6 |
| Kuhio Park Terrace - Trash Chutes | \$ - | \$ 500,000.00 | 4/1/2008 | 2/1/2009 | |
| SUBTOTALS | \$ 234,480.00 | \$ 8,967,774.00 | | Subtotal | 22 |
| TOTAL (Design and Construction) | | \$ 9,202,254.00 | | | |
| | | | | | |
| OTHER STATE FUNDS | | | | | |
| Hauiki Abatement | | \$ 883,894.00 | | 3/15/2008 | 13 |
| | | | | Subtotal | 13 |
| | | | | | |
| | | | | Total Vacant Units | 431 |
| | | | | | |
| 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) - May use split funding if necessary. | | | | | |
| (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. | | | | | |
| (9) - Large Capacity Cesspool Conversion at Hale Hookipa, Nani Olu, Honokaa TC & Hale Hauoli split funding sources. | | | | | |
| (10) - Split Funding Sources, Design 06 CIP & Construction 07 CIP. | | | | | |

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 02/29/08

| Name | Type | Elevator No. | Repair | No. and duration of Repairs to Elevator for month of February | | | No. and duration of Repairs to Elevator between 7/1/07 to 2/29/08 | | | 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 | Less than one day | 2 to 7 days | More than 7 days | | | |
| Kuhio Park Terrace A | Family | 1 | KPT will hire electrician to fix the smoke detector problem which is causing the short in the elevator system. (Caused by 2/22/08 fire) | 1 | | 1 | 11 | | 2 | 6/29/2007 | 3/18/08 est. rp. 8/8/2007 | \$ 82,272.30 |
| | | 2 | | 1 | | 1 | 6 | 1 | 2 | 6/29/2007 | 3/18/08 est. rp. 10/4/2007 | \$ 59,128.85 |
| | | 3 | | | | | 1 | | | | | |
| Kuhio Park Terrace B | Family | 4 | Parts used to repair #5 | Cannot be repaired. | | | | | 1 | 06/29/07 | Cannot be repaired. | |
| | | 5 | Kone has elevator #5 running at 200 fpm. HIOSH inspected on 1/18/08, however did not past 5 year safety test due to problems with overspeed controller. Kone will repair controller, at which time HIOSH will inspect. | Not working. Waiting for HIOSH response on Kone's proposed design for part. | | | | | 1 | 06/29/07 | Kone must work w/ HIOSH to design the part needed to repair. Est. 4/14/08 | \$ 18,889.16 |
| | | 6 | | 3 | | | 37 | | | | | |
| Paoakalani | Elderly | 1 | | | | | 2 | | | | | |
| | | 2 | | | | | 1 | | 1 | 6/29/2007 | 08/13/07 | \$ 17,038.90 |
| Kalakaua Home | Elderly | 1 | | | | | 9 | 1 | 1 | | | |
| | | 2 | | | | | 4 | 1 | | | | \$ 14,538.60 |
| Ho'olulu Elderly | Elderly | 1 | | | | | | | 1 | 6/29/2007 | 07/06/07 | \$ 12,140.20 |
| | | 2 | | | | | 1 | | | | | |
| Kalanihua | Elderly | 1 | | | | | 11 | 1 | 1 | 6/29/2007 | 07/06/07 | \$ 27,488.74 |
| | | 2 | | | | | 11 | | | | | |
| Kamalu Elderly | Elderly | 1 | | | | | 4 | 2 | 1 | 6/29/2007 | 07/06/07 | \$ 9,330.00 |
| | | 2 | | | | | 3 | | | | | |
| Makamae | Elderly | 1 | | | | | 2 | | 1 | | | \$ 2,722.51 |
| | | 2 | | | | | | | | | | |
| Makua Alii | Elderly | 1 | | | | | 6 | | 1 | | | |
| | | 2 | | | | | 2 | | | | | |
| Punchbowl Homes | Elderly | 1 | | | | | 8 | 2 | | | | \$ 23,350.78 |
| | | 2 | | | | | 6 | 1 | 1 | | | |
| Banyan St Manor | Family | 1 | | | | | 2 | | | | | \$ 2,722.51 |
| Hale Poi | Elderly | 1 | | | | | 2 | 1 | | | | |
| | | 2 | | | | | 1 | | | | | |
| Halia Hale | Elderly | 1 | | | | | 1 | | | | | \$ 3,323.02 |
| Kulaokahua | Homeless | 1 | | | | | 3 | | | | | |
| Laiola | Elderly | 1 | | | | | 0 | | | | | |
| | | 2 | | | | | 4 | | | | | |
| Pumehana | Elderly | 1 | | | | | 6 | 2 | | | | \$ 17,038.74 |
| | | 2 | | | | | 3 | | | | | |
| Salt Lake Apts | Family | 1 | | | | | 2 | | | | | \$ 23,350.78 |
| Wilikina Apts | Family | 1 | | | | | 5 | | | | | \$ 3,323.02 |
| | | 2 | | | | | 4 | | | | | \$ 17,038.90 |
| Total | | 34 | | 5 | 0 | 2 | 158 | 12 | 14 | | | |
| Total Cost for Repairs to date | | | | | | | | | | | \$ 333,697.01 | |

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 02/29/08

Note: All dates and costs are subject to change

| MODERNIZATION (REBUILDING) OF HPHA ELEVATORS | | | | | | | | | | | | | |
|--|--------------|--------------|-------------------------|---------------------------|-----------------|------------------|------------------------|-------|----------------------------|-----------------------------------|--------------|--------------------|-----------------------------------|
| Name | Housing Type | Elevator No. | Year Elevator Installed | Age of Elevators in Years | Number of Units | Number of Floors | Modernizations Planned | | Design & Construction Cost | Funding Source | Design Start | Construction Start | Estimated Construction Completion |
| | | | | | | | Major | Minor | | | | | |
| Kuhio Park Terrace A | Family | 1 | 1964 | 43 | 271 | 16 | 3 | | \$400,000 | To be funded w/ 2007 Elevator CIP | Sep-07 | Nov-08 | Mar-09 |
| | | 2 | 1964 | 43 | | | | | \$400,000 | | Sep-07 | Mar-09 | Jul-09 |
| | | 3 | 1981 | 26 | | | | | \$400,000 | | Sep-07 | Jul-09 | Nov-09 |
| Kuhio Park Terrace B | Family | 4 | 1964 | 43 | 298 | 16 | 3 | | \$400,000 | To be funded w/ 2007 Elevator CIP | Sep-07 | Nov-08 | Mar-09 |
| | | 5 | 1964 | 43 | | | | | \$400,000 | | Sep-07 | Mar-09 | Jul-09 |
| | | 6 | 1981 | 26 | | | | | \$400,000 | | Sep-07 | Jul-09 | Nov-09 |
| Kalanihuia | Elderly | 1 | 1968 | 39 | 151 | 15 | 2 | | \$560,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Feb-10 | May-10 |
| | | 2 | 1968 | 39 | | | | | | | Aug-08 | Jun-10 | Sep-10 |
| Kalakaua Home | Elderly | 1 | 1983 | 24 | 221 | 10 | 2 | | \$700,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Aug-09 | Nov-09 |
| | | 2 | 1983 | 24 | | | | | | | Aug-08 | Nov-09 | Feb-10 |
| Wilikina Apts | Family | 1 | 1977 | 30 | 119 | 9 | 2 | | \$500,000 | Project Funding | Aug-08 | Sep-08 | Jun-09 |
| | | 2 | 1977 | 30 | | | | | | | Aug-08 | Sep-08 | Jun-09 |
| Paoakalani | Elderly | 1 | 1970 | 37 | 151 | 17 | 2 | | \$490,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Aug-09 | Nov-09 |
| | | 2 | 1970 | 37 | | | | | | | Aug-08 | Nov-09 | Feb-10 |
| Pumehana | Elderly | 1 | 1972 | 35 | 139 | 21 | 2 | | \$485,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Feb-10 | May-10 |
| | | 2 | 1972 | 35 | | | | | | | Aug-08 | Jun-10 | Sep-10 |
| Punchbowl Homes | Elderly | 1 | 1961 | 46 | 144 | 7 | 2 | | \$435,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Nov-10 | Feb-11 |
| | | 2 | 1961 | 46 | | | | | | | Aug-08 | Mar-11 | Jun-11 |

EXHIBIT *d*

026

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 02/29/08

Note: All dates and costs are subject to change

| MODERNIZATION (REBUILDING) OF HPHA ELEVATORS | | | | | | | | | | | | | |
|--|--------------|--------------|-------------------------|---------------------------|-----------------|------------------|------------------------|----------|----------------------------|---|--------------|--------------------|-----------------------------------|
| Name | Housing Type | Elevator No. | Year Elevator Installed | Age of Elevators in Years | Number of Units | Number of Floors | Modernizations Planned | | Design & Construction Cost | Funding Source | Design Start | Construction Start | Estimated Construction Completion |
| | | | | | | | Major | Minor | | | | | |
| Makua Alii | Elderly | 1 | 1967 | 40 | 211 | 20 | 2 | | \$485,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Aug-09 | Nov-09 |
| | | 2 | 1967 | 40 | | | | | | | Aug-08 | Nov-09 | Feb-10 |
| Banyan St Manor | Family | 1 | | | 55 | 3 | 1 | | \$250,000 | Project Funding | Aug-08 | Jul-08 | Jul-09 |
| Salt Lake Apts | Family | 1 | 1970 | 37 | 28 | 8 | 1 | | \$220,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Feb-10 | May-10 |
| Makamae | Elderly | 1 | 1971 | 36 | 124 | 4 | 2 | | \$435,000 | To be funded w/ 2007 Elevator CIP | Aug-08 | Nov-10 | Feb-11 |
| | | 2 | 1971 | 36 | | | | | | | Aug-08 | Mar-11 | Jun-11 |
| Hale Poai | Elderly | 1 | 1989 | 18 | 206 | 7 | 2 | | \$320,000 | To be funded w/ 2007 Elevator CIP | May-08 | Jun-08 | Jul-08 |
| | | 2 | 1989 | 18 | | | | | | | May-08 | Aug-08 | Sep-08 |
| Halia Hale | Elderly | 1 | 1995 | 12 | 41 | 5 | | 1 | \$255,000 | To be funded w/ 2007 Elevator CIP | May-08 | Jul-08 | Sep-08 |
| Laiola | Elderly | 1 | 1991 | 16 | 108 | 6 | 2 | | \$220,000 | To be funded w/ 2007 Elevator CIP | May-08 | Dec-08 | Feb-09 |
| | | 2 | 1991 | 16 | | | | | | | May-08 | Mar-09 | May-09 |
| Kulaokahua | Homeless | 1 | 1992 | 15 | 30 | 3 | | 1 | \$60,000 | Project Funding (Renovate for ADA compliance) | May-08 | Aug-08 | Nov-08 |
| Ho'olulu Elderly | Elderly | 1 | 1994 | 13 | 112 | 7 | | 2 | \$245,000 | To be funded w/ 2007 Elevator CIP | May-08 | May-09 | Jul-09 |
| | | 2 | 1994 | 13 | | | | | | | May-08 | Aug-09 | Sep-09 |
| Kamalu Elderly | Elderly | 1 | 1993 | 14 | 109 | 7 | | 2 | \$240,000 | To be funded w/ 2007 Elevator CIP | May-08 | May-09 | Jul-09 |
| | | 2 | 1993 | 14 | | | | | | | May-08 | Aug-09 | Sep-09 |
| | TOTAL | 34 | | | 2,518 | 181 | 28 | 6 | \$8,300,000 | | | | |

Average age of elevators 27

EXHIBIT 1

027

Federal

| 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 | Total Rent Ready | Units that Became Rent Ready This Month | Units that Became Vacant This Month | Units Filled During This Month | Units Approved for Modernization | Units Approved for Demolition | Units Approved for Deprogram Use | # of Applicants on Wait List | | 30 to 90 Days | | Greater than 90 days | | Referred for Evictions During This Month | | |
| | | | | | | | | | | | | | Family | Elderly | # of Accounts | Amount (\$) | # of Accounts | Amount (\$) | Rent | Non-Rent | |
| Aiea | 30 | 361 | 346 | 15 | 0 | 0 | 1 | 3 | 3 | | | 2 | see AMP 2 & 49 family | | 29 | 18,518.19 | 8 | 7,264.57 | | | 1 |
| Kalihi Valley | 31 | 345 | 269 | 1 | 71 | 4 | 4 | 0 | 1 | 27 | | 1 | 3378 | | 63 | 58,041.67 | 39 | 291,472.68 | | | |
| Mayor Wright | 32 | 363 | 341 | 6 | 9 | 7 | 7 | 1 | 3 | | | 1 | see AMP 2 | | 24 | 14,427.36 | 15 | 39,182.02 | | | |
| Kamehameha-Kaahumanu | 33 | 371 | 363 | 7 | 1 | 0 | 0 | 1 | 2 | | | 2 | see AMP 2 | | 28 | 15,348.16 | 17 | 36,310.39 | | | |
| Kalakaia | 34 | 570 | 556 | 1 | 5 | 8 | 0 | 2 | 1 | 10 | | 3 | see AMP 2 | 1304 | 2 | 464.00 | 0 | 0 | | | |
| Kalanihulia | 35 | 556 | 513 | 38 | 5 | 0 | 0 | 3 | 1 | 28 | | 3 | see AMP 2 | see AMP 4 elderly | 25 | 8,428.00 | 15 | 25,626.60 | | | |
| Hilo | 37 | 302 | 256 | 28 | 14 | 4 | 0 | 3 | 5 | | 94 | 0 | 395 | 147 | 30 | 16,820.80 | 10 | 37,184.43 | | | |
| Kauai | 38 | 319 | 302 | 14 | 3 | 0 | 0 | 6 | 0 | | | 2 | 172 | 83 | 22 | 15,144.23 | 16 | 75,126.84 | 1 | | |
| Maui | 39 | 196 | 151 | 39 | 1 | 5 | 0 | 4 | 1 | | | 0 | 101 | 46 | 46 | 35,935.57 | 30 | 122,619.38 | | | |
| Kuhio Homes - PkTerrace | 40 | 740 | 706 | 14 | 20 | 0 | 0 | 0 | 6 | | 4 | 4 | see AMP 2 | | 79 | 46,207.04 | 24 | 39,677.14 | 3 | 1 | 3 |
| Kona | 43 | 200 | 149 | 39 | 3 | 9 | 0 | 3 | 17 | | | 2 | 724 | 135 | 14 | 7,280.28 | 9 | 23,658.35 | | | |
| Leeward Oahu | 44 | 258 | 235 | 20 | 3 | 0 | 0 | 0 | 2 | | | 2 | 1462 | | 66 | 38,392.34 | 49 | 142,740.51 | | | |
| Windward Oahu | 45 | 226 | 207 | 5 | 14 | 0 | 0 | 0 | 0 | | | 0 | 1079 | | 30 | 17,821.00 | 18 | 56,583.36 | 2 | | |
| Kamuela | 46 | 101 | 85 | 8 | 5 | 3 | 0 | 0 | 0 | | | 2 | see AMP 43 | | 12 | 7,104.13 | 7 | 30,295.66 | | | |
| Central Oahu | 49 | 149 | 136 | 6 | 2 | 5 | 0 | 2 | 1 | | | 1 | 747 | 128 | 16 | 9,893.00 | 10 | 40,696.57 | | | |
| Palolo | 50 | 114 | 110 | 1 | 0 | 3 | 1 | 1 | 1 | | | 4 | see AMP 2 | | 4 | 3,088.00 | 1 | 1,161.49 | | | |
| | | 5171 | 4725 | 242 | 156 | 48 | 13 | 29 | 44 | 65 | 98 | 29 | 8,058 | 1,843 | 490 | \$ 312,913.77 | 268 | \$ 969,599.99 | 6 | 1 | 4 |
| 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 | | 4725 | | | | | | | | | | | | | | | | | | | |
| (plus) Vacant Units - Type A & B | | + 242 | | | | | | | | | | | | | | | | | | | |
| (plus) Vacant Units - Type C | | + 156 | | | | | | | | | | | | | | | | | | | |
| (plus) Vacant Units - Rent Ready | | + 48 | | | | | | | | | | | | | | | | | | | |
| (equals) Total units available for occupancy | | = 5,171 | | | | | | | | | | | | | | | | | | | |

EXHIBIT e

**PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH STATUS REPORT
Reporting for Month of February 2008**

federal only

Oahu

- Applications completely processed - 150
- Remaining to be inputted at beginning of January - 447
- Number of vacancies filled - 21
- Number of applications received - 256

Big Island

- Number of vacancies filled - 22

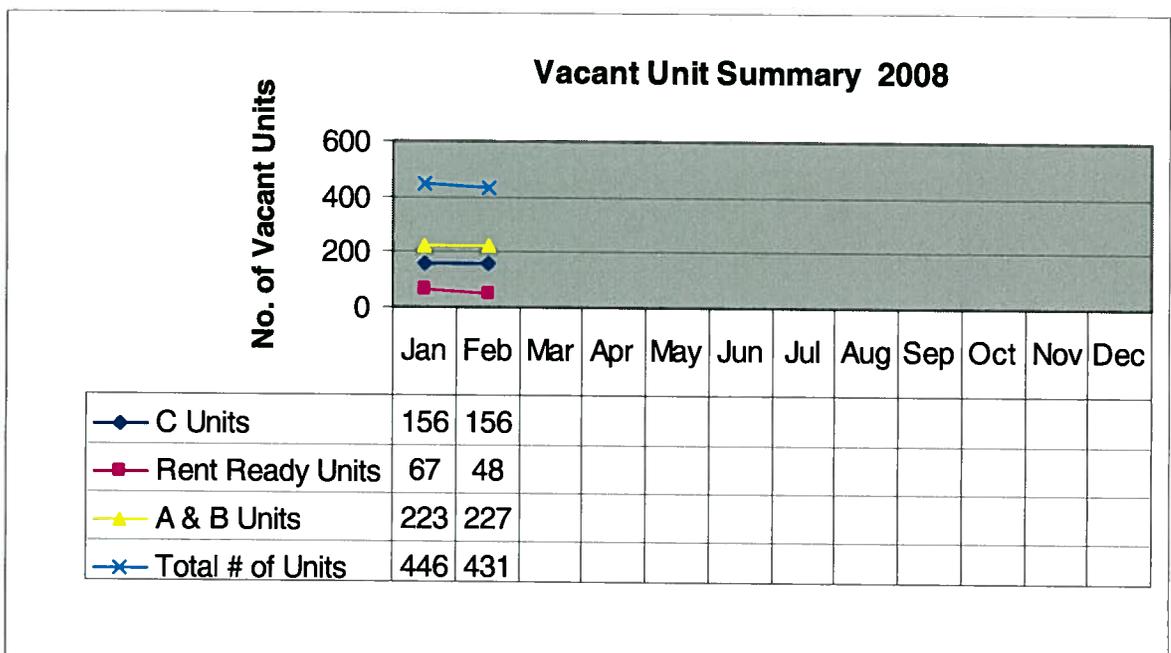
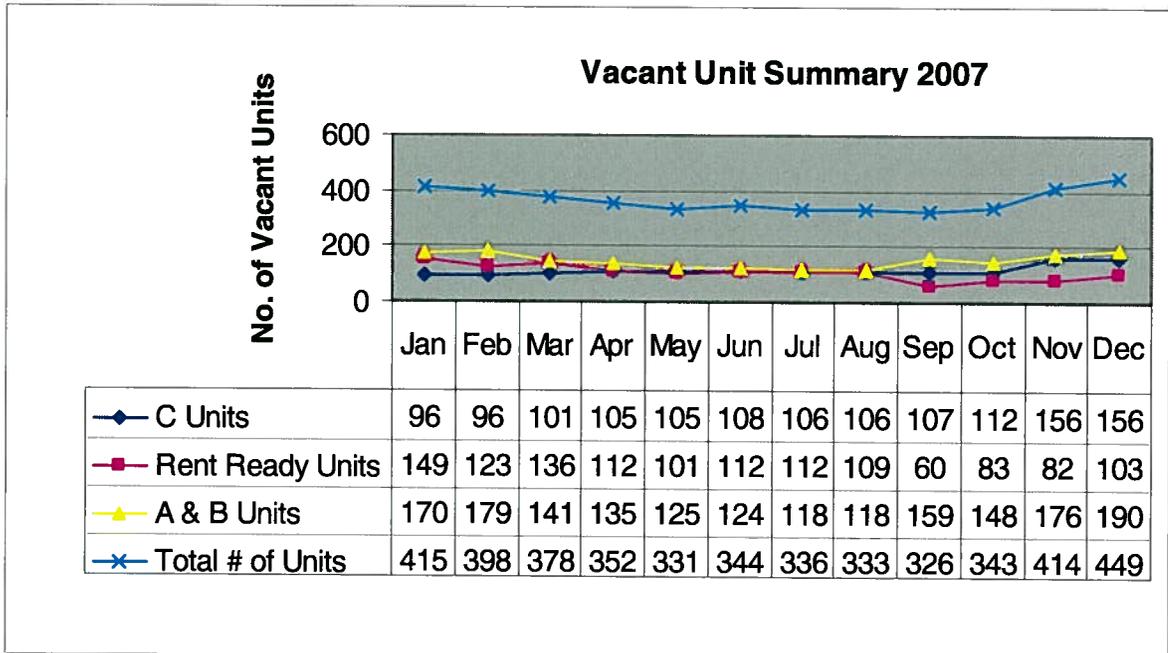
Maui

- Number of vacancies filled - 1

Kauai

- Number of vacancies filled - 0

Vacant Unit Summary



**PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH STATUS REPORT
Reporting for Month of February 2008**

Table Legend:

- C Units: Requires Construction Management Section (CMS) assistance to contract for major repairs and renovations.
- Rent Ready Units: Definition tightened up for September 2007 forward to reflect units actually ready for immediate occupancy. Previous months unit counts included units that needed appliances, cleaning, or were not quite rent ready.
- A & B Units: Generally, Asset Management Projects (AMPs), formerly known as Management Units (MUs), maintenance staff to prepare units for occupancy.
- Increase of 71 total number of units vacant from October (343) to November (414) because 49 vacant units at Kalihi Valley Homes became "undemolished" and 26 units completed renovation at Ka Hale Kahaluu ($49 + 26 = 75$).
- Increase of 35 total number of units vacant from November (414) to December (449) because 24 units completed renovation at Ka Hale Kahaluu.

Federal

Unit Turnaround
(July 1, 2007 to February 29, 2008)

| | |
|---|--------------|
| Units turned over (new occupancy - YTD): | 359 |
| Add: Average Days in Down Time (inspection) | 2,225 |
| Add: Average Days in Make Ready Time (maintenance repair) | 4,973 |
| Add: Average Days in Lease up Time (tenant select) | 3,250 |
| <hr/> Average Total Days Vacant | <hr/> 10,448 |
| Total Days Vacant (of units being occupied - YTD) | 62,807 |
| Total Units Occupied (YTD) | 359 |

Average Days Vacant: 175 days per unit days per unit

EXHIBIT 9

031

Unit Turnaround Report
July 2007 to February 2008

Federal

| MU | 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 | 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 | Avg Days Vacant |
|----|---------------------|---------------------|----------------------|--------------------------|-------------------------------------|--------------------|----------|----------------|--------------|------------------|---------------------------|-------|------------------------------|--------------------------|---------------------------------|-------------------------------|-------------------|-----------------|
| 1 | Puuwai Momi | 260 | 0 | 0 | 260 | 13 | | 0.95 | 0.05 | 765 | 0 | 0 | 13 | 6 | 16 | 37 | 765 | 59 |
| 1 | Hale Laulima | 36 | 0 | 0 | 36 | 1 | | 0.97 | 0.03 | 129 | 0 | 0 | 3 | 13 | 19 | 11 | 129 | 43 |
| 1 | Waipahu I | 19 | 0 | 1 | 18 | 0 | | 1.00 | 0.00 | 52 | 0 | 0 | 1 | 0 | 11 | 41 | 52 | 52 |
| 1 | Waipahu II | 20 | 0 | 1 | 19 | 0 | | 1.00 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1 | Salt Lake | 28 | 0 | 0 | 28 | 1 | | 0.96 | 0.04 | 92 | 0 | 0 | 2 | 0 | 14 | 33 | 92 | 47 |
| 2 | Kalihi Valley Homes | 301 | 0 | 1 | 300 | 76 | * | 0.92 | 0.15 | 5644 | 3234 | 0 | 25 | 0 | 65 | 31 | 5644 | 96 |
| 3 | Mayor Wright Homes | 364 | 0 | 1 | 363 | 22 | | 0.94 | 0.06 | 1961 | 0 | 0 | 12 | 70 | 53 | 41 | 1961 | 164 |
| 3 | Kaahumanu Homes | 152 | 0 | 1 | 151 | 3 | | 0.98 | 0.02 | 1417 | 0 | 0 | 6 | 182 | 41 | 13 | 1417 | 236 |
| 3 | Kamehameha Homes | 221 | 0 | 1 | 220 | 5 | | 0.98 | 0.02 | 1276 | 0 | 0 | 9 | 84 | 15 | 42 | 1276 | 141 |
| 4 | Makua Alii | 211 | 0 | 1 | 210 | 9 | | 0.97 | 0.04 | 428 | 0 | 0 | 7 | 13 | 33 | 15 | 428 | 61 |
| 4 | Paoakalani | 151 | 1 | 0 | 150 | 4 | ** | 0.99 | 0.03 | 484 | 0 | 121 | 5 | 5 | 18 | 50 | 484 | 73 |
| 4 | Kalakaua Homes | 221 | 0 | 1 | 220 | 1 | | 1.00 | 0.00 | 460 | 0 | 0 | 6 | 5 | 38 | 34 | 460 | 77 |
| 5 | Punchbowl Homes | 156 | 0 | 0 | 156 | 9 | | 0.94 | 0.06 | 652 | 0 | 0 | 7 | 33 | 41 | 19 | 652 | 93 |
| 5 | Kalanihuia | 151 | 0 | 2 | 149 | 4 | | 0.97 | 0.03 | 762 | 0 | 0 | 6 | 49 | 27 | 51 | 762 | 127 |
| 5 | Makamae | 124 | 0 | 1 | 123 | 13 | *** | 0.93 | 0.14 | 1343 | 0 | 0 | 5 | 162 | 18 | 89 | 1343 | 269 |
| 5 | Pumehana | 139 | 0 | 0 | 139 | 14 | | 0.90 | 0.10 | 1854 | 0 | 951 | 8 | 50 | 13 | 49 | 1854 | 112 |
| 5 | Spencer House | 17 | 0 | 0 | 17 | 3 | | 0.82 | 0.18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | Lanakila Homes I | 36 | 0 | 0 | 36 | 4 | | 0.89 | 0.11 | 664 | 0 | 0 | 6 | 110 | 0 | 1 | 664 | 111 |
| 7 | Lanakila Homes II | 44 | 0 | 0 | 44 | 7 | | 0.84 | 0.16 | 1453 | 0 | 0 | 5 | 201 | 57 | 33 | 1453 | 291 |
| 7 | Lanakila Homes III | 0 | 0 | 0 | 0 | 0 | | 0.00 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | Punahale | 30 | 0 | 0 | 30 | 5 | | 0.83 | 0.17 | 635 | 0 | 0 | 2 | 317 | 0 | 1 | 635 | 318 |
| 7 | Pomaikai | 20 | 0 | 0 | 20 | 6 | | 0.70 | 0.30 | 226 | 0 | 0 | 1 | 0 | 226 | 0 | 226 | 226 |
| 7 | Pahala | 24 | 0 | 0 | 24 | 5 | | 0.79 | 0.21 | 2431 | 0 | 0 | 4 | 28 | 483 | 97 | 2431 | 608 |
| 7 | Hale Aloha O Puna | 30 | 0 | 0 | 30 | 11 | | 0.63 | 0.37 | 183 | 0 | 0 | 2 | 91 | 0 | 1 | 183 | 92 |
| 7 | Hale Olaloa | 50 | 0 | 0 | 50 | 0 | | 1.00 | 0.00 | 894 | 0 | 0 | 4 | 153 | 0 | 70 | 894 | 223 |
| 7 | Kauhale O'Hanakahi | 20 | 0 | 0 | 20 | 5 | | 0.75 | 0.25 | 1381 | 968 | 0 | 3 | 63 | 30 | 54 | 1381 | 147 |
| 7 | Lanakila Homes IV | 48 | 0 | 0 | 48 | 3 | | 0.94 | 0.06 | 2049 | 0 | 0 | 4 | 168 | 0 | 344 | 2049 | 512 |

EXHIBIT 9

032

Unit Turnaround Report
July 2007 to February 2008

Federal

| MU | 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 | 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 | Avg Days Vacant |
|----|---------------------|---------------------|----------------------|--------------------------|-------------------------------------|--------------------|----------|----------------|--------------|------------------|---------------------------|-------|------------------------------|--------------------------|---------------------------------|-------------------------------|-------------------|-----------------|
| 8 | Kapaa | 36 | 0 | 1 | 35 | 2 | | 0.94 | 0.06 | 178 | 0 | 0 | 2 | 1 | 89 | 0 | 178 | 90 |
| 8 | Hale Hoolulu | 12 | 0 | 0 | 12 | 0 | | 1.00 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | Hui O Hanamaulu | 46 | 0 | 1 | 45 | 5 | | 0.89 | 0.11 | 806 | 475 | 0 | 7 | 2 | 43 | 2 | 806 | 47 |
| 8 | Kalaheo | 8 | 0 | 0 | 8 | 4 | | 0.50 | 0.50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | Hale Nani Kai O Kea | 38 | 0 | 0 | 38 | 0 | | 1.00 | 0.00 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| 9 | David Malo Circle | 18 | 0 | 0 | 18 | 3 | | 0.83 | 0.17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9 | Kahekili Terrace | 82 | 0 | 0 | 82 | 19 | | 0.77 | 0.23 | 1470 | 0 | 0 | 7 | 0 | 92 | 118 | 1470 | 210 |
| 9 | Piilani | 42 | 0 | 0 | 42 | 7 | | 0.83 | 0.17 | 243 | 0 | 0 | 2 | 0 | 18 | 104 | 243 | 122 |
| 9 | Makani Kai Hale I | 25 | 0 | 0 | 25 | 7 | | 0.72 | 0.28 | 1082 | 0 | 0 | 2 | 0 | 421 | 121 | 1082 | 542 |
| 9 | Makani Kai Hale II | 4 | 0 | 0 | 4 | 2 | | 0.50 | 0.50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 40 | Kuhio Homes | 134 | 0 | 1 | 133 | 1 | | 0.99 | 0.01 | 355 | 0 | 0 | 9 | 11 | 5 | 23 | 355 | 39 |
| 40 | Kuhio Park Terrace | 610 | 0 | 3 | 607 | 33 | **** | 0.95 | 0.05 | 3470 | 0 | 0 | 49 | 36 | 16 | 19 | 3470 | 71 |
| 41 | Eleele | 24 | 0 | 0 | 24 | 0 | | 1.00 | 0.00 | 31 | 0 | 0 | 1 | 0 | 28 | 3 | 31 | 31 |
| 41 | Home Nani | 14 | 0 | 0 | 14 | 2 | | 0.86 | 0.14 | 48 | 0 | 0 | 1 | 0 | 15 | 33 | 48 | 48 |
| 41 | Hale Hoonanea | 40 | 0 | 0 | 40 | 0 | | 1.00 | 0.00 | 323 | 0 | 0 | 5 | 0 | 16 | 49 | 323 | 65 |
| 41 | Kekaha Ha'aheo | 78 | 0 | 0 | 78 | 3 | | 0.96 | 0.04 | 268 | 0 | 0 | 4 | 0 | 46 | 21 | 268 | 67 |
| 41 | Kawailehua | 25 | 0 | 0 | 25 | 1 | | 0.96 | 0.04 | 257 | 0 | 0 | 3 | 13 | 3 | 69 | 257 | 85 |
| 43 | Kaimalino | 40 | 0 | 1 | 39 | 7 | | 0.82 | 0.18 | 256 | 0 | 0 | 2 | 40 | 82 | 7 | 256 | 129 |
| 43 | Hale Hookipa | 32 | 0 | 0 | 32 | 9 | | 0.72 | 0.28 | 5244 | 0 | 0 | 6 | 31 | 440 | 404 | 5244 | 875 |
| 43 | Ka Hale Kahaluu | 50 | 0 | 0 | 50 | 9 | | 0.00 | 0.00 | 4895 | 724 | 0 | 42 | 0 | 74 | 25 | 4895 | 99 |
| 43 | Nani Olu | 32 | 0 | 0 | 32 | 9 | | 0.72 | 0.28 | 237 | 0 | 0 | 2 | 10 | 55 | 54 | 237 | 119 |
| 43 | Kealakehe | 48 | 0 | 1 | 47 | 17 | | 0.64 | 0.36 | 905 | 0 | 0 | 5 | 4 | 98 | 79 | 905 | 181 |
| 44 | Maili I | 20 | 0 | 0 | 20 | 0 | | 1.00 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 44 | Nanakuli | 36 | 0 | 1 | 35 | 2 | | 0.94 | 0.06 | 233 | 0 | 124 | 3 | 0 | 36 | 0 | 233 | 36 |
| 44 | Maili II | | | | | | | | | | | | | | | | | |
| 44 | Waimaha/Sunflower | 130 | 0 | 1 | 129 | 7 | | 0.95 | 0.05 | 947 | 0 | 96 | 10 | 22 | 61 | 0 | 947 | 83 |
| 44 | Kau'iokalani | 50 | 0 | 0 | 50 | 12 | | 0.76 | 0.24 | 1204 | 0 | 0 | 4 | 180 | 67 | 54 | 1204 | 301 |
| 44 | Maili II | 24 | 0 | 0 | 24 | 2 | | 0.92 | 0.08 | 1880 | 1272 | 0 | 2 | 0 | 304 | 0 | 1880 | 304 |

EXHIBIT 9

033

Unit Turnaround Report
July 2007 to February 2008

Federal

| MU | 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 | 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 | Avg Days Vacant |
|----|-----------------------|---------------------|----------------------|--------------------------|-------------------------------------|--------------------|----------|----------------|--------------|------------------|---------------------------|-------|------------------------------|--------------------------|---------------------------------|-------------------------------|-------------------|-----------------|
| 45 | Waimanalo Homes I | 19 | 0 | 0 | 19 | 0 | | 1.00 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 45 | Koolau Village | 80 | 0 | 0 | 80 | 2 | | 0.98 | 0.03 | 86 | 0 | 0 | 4 | 0 | 9 | 13 | 86 | 22 |
| 45 | Kaneohe Apartments | 24 | 0 | 0 | 24 | 0 | | 1.00 | 0.00 | 793 | 0 | 0 | 2 | 0 | 261 | 136 | 793 | 397 |
| 45 | Hookipa Kahaluu | 56 | 0 | 0 | 56 | 12 | | 0.79 | 0.21 | 944 | 0 | 0 | 3 | 0 | 243 | 72 | 944 | 315 |
| 45 | Kauhale Ohana | 25 | 0 | 0 | 25 | 5 | | 0.80 | 0.20 | 355 | 0 | 0 | 3 | 30 | 80 | 8 | 355 | 118 |
| 45 | Waimanalo Homes II | 22 | 0 | 0 | 22 | 0 | | 1.00 | 0.00 | 42 | 0 | 0 | 2 | 0 | 18 | 3 | 42 | 21 |
| 46 | Hale Hauoli | 40 | 0 | 0 | 40 | 4 | | 0.90 | 0.10 | 650 | 0 | 0 | 2 | 1 | 0 | 325 | 650 | 326 |
| 46 | Noelani I | 19 | 0 | 1 | 18 | 3 | | 0.83 | 0.17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 46 | Noelani II | 24 | 0 | 1 | 23 | 5 | | 0.78 | 0.22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 46 | Ke Kumu 'Ekolu | 20 | 0 | 0 | 20 | 4 | | 0.80 | 0.20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 47 | Kauhale Mua | 25 | 0 | 0 | 25 | 7 | | 0.72 | 0.28 | 1789 | 0 | 0 | 6 | 41 | 210 | 48 | 1789 | 299 |
| 49 | Wahiawa Terrace | 60 | 0 | 0 | 60 | 4 | | 0.93 | 0.07 | 1752 | 0 | 0 | 6 | 0 | 292 | 0 | 1752 | 292 |
| 49 | Kupuna Home O'Waialua | 40 | 1 | 0 | 39 | 6 | | 0.85 | 0.15 | 2036 | 0 | 0 | 4 | 0 | 306 | 203 | 2036 | 509 |
| 49 | Kauhale Nani | 50 | 0 | 0 | 50 | 3 | | 0.94 | 0.06 | 2298 | 0 | 0 | 7 | 0 | 256 | 72 | 2298 | 328 |
| 80 | Palolo Valley Homes | 118 | 1 | 3 | 114 | 4 | | 0.96 | 0.04 | 495 | 0 | 0 | 5 | 0 | 71 | 28 | 495 | 99 |

5193 3 26 5164 446 0.93 0.09 62807 6673 1292 359 2225 4973 3250 62807 10448

Sub-total Demo Total Vacant New Occupancy Total Days Vacant Avg Days Vacant T

5193 170 5363 446 359 62807 175

Notation:

- Kalihi Valley Homes 76 units = 7 vacant units available for rent; 22 vacant C units; 27 mod approved units; 47 former demo aprpd
- Paoakalani 14 units = 4 vacant units available for rent; 10 vacant On-sched C mod
- Makamae 41 units = 13 units available for rent; 28 On-sched C mod; 1 vacant C
- Kuhio Park Terrace 33 units = 13 units available for rent; 20 vacant On-sched C mod

EXHIBIT 9

Occupancy / Vacancy Report
 (As of February 29, 2008)

Federal

Occupancy Report
 (As of February 29, 2008)

| | |
|--|------|
| 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 | + | Approved Deprogrammed |
| 65 | | 29 |

| | |
|----------------------------|------|
| Occupancy Report | |
| Total available units | 5171 |
| Less: Total occupied units | 4725 |
| Equals Total Vacant Units | 446 |

| | |
|------------------|-----|
| Total Occupancy: | 91% |
| Total Vacancy: | 9% |

EXHIBIT h

035

Occupancy / Vacancy Report
(As of February 29, 2008)

Federal

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 | 13 | | 0.95 | 0.05 | 2 | 245 | 60 | 260 | | | | | | |
| 1 | Hale Laulima | 36 | 0 | 0 | 36 | 1 | | 0.97 | 0.03 | 0 | 35 | 10 | 36 | | | | | | |
| 1 | Waipahu I | 19 | 0 | 1 | 18 | 0 | | 1.00 | 0.00 | 0 | 18 | 2 | 19 | | | | | | |
| 1 | Waipahu II | 20 | 0 | 1 | 19 | 0 | | 1.00 | 0.00 | 0 | 19 | 3 | 20 | | | | | | |
| 1 | Salt Lake | 28 | 0 | 0 | 28 | 1 | | 0.96 | 0.04 | 0 | 27 | 27 | 28 | | | | | | |
| 2 | Kalihi Valley Homes | 373 | 0 | 1 | 372 | 76 | * | 0.70 | 0.30 | 3 | 266 | 198 | 373 | | 27 | 71 | | | |
| 3 | Mayor Wright Homes | 364 | 0 | 1 | 363 | 22 | | 0.94 | 0.06 | 5 | 336 | 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 | 5 | | 0.98 | 0.02 | 2 | 213 | 90 | 221 | | | | | | |
| 4 | Makua Alii | 211 | 0 | 1 | 210 | 9 | | 0.96 | 0.04 | 0 | 201 | 201 | 211 | | | 5 | | | |
| 4 | Paoakalani | 151 | 1 | 0 | 150 | 4 | ** | 0.97 | 0.03 | 0 | 136 | 136 | 151 | | 10 | | | | |
| 4 | Kalakaua Homes | 221 | 0 | 1 | 220 | 1 | | 1.00 | 0.00 | 0 | 219 | 0 | 221 | | | | | | |
| 5 | Punchbowl Homes | 156 | 0 | 0 | 156 | 9 | | 0.94 | 0.06 | 0 | 147 | 139 | 156 | | | | | | |
| 5 | Kalanihuaia | 151 | 0 | 2 | 149 | 4 | | 0.97 | 0.03 | 0 | 145 | 143 | 151 | | | 1 | | | |
| 5 | Makamae | 124 | 0 | 1 | 123 | 13 | *** | 0.86 | 0.14 | 0 | 82 | 82 | 124 | | 28 | 1 | | | |
| 5 | Pumehana | 139 | 0 | 0 | 139 | 14 | | 0.90 | 0.10 | 0 | 125 | 125 | 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 | 7 | | 0.84 | 0.16 | 0 | 37 | 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 | 5 | | 0.79 | 0.21 | 0 | 19 | 19 | 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 | 5 | | 0.89 | 0.11 | 1 | 39 | 15 | 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 1

036

Occupancy / Vacancy Report
(As of February 29, 2008)

Federal

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 | 19 | | 0.77 | 0.23 | 2 | 61 | 8 | 82 | | | | | | |
| 9 | Piilani | 42 | 0 | 0 | 42 | 7 | | 0.83 | 0.17 | 0 | 35 | 26 | 42 | | | | | | |
| 9 | Makani Kai Hale I | 25 | 0 | 0 | 25 | 7 | | 0.72 | 0.28 | 0 | 18 | 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 | 33 | **** | 0.95 | 0.06 | 0 | 574 | 32 | 614 | 4 | | 20 | | | |
| 41 | Eleele | 24 | 0 | 0 | 24 | 0 | | 1.00 | 0.00 | 1 | 23 | 5 | 24 | | | | | | |
| 41 | Home Nani | 14 | 0 | 0 | 14 | 2 | | 0.86 | 0.14 | 0 | 12 | 12 | 14 | | | | | | |
| 41 | Hale Hoonanea | 40 | 0 | 0 | 40 | 0 | | 1.00 | 0.00 | 0 | 40 | 40 | 40 | | | | | | |
| 41 | Kekaha Ha'aheo | 78 | 0 | 0 | 78 | 3 | | 0.96 | 0.04 | 0 | 75 | 15 | 78 | | | | | | |
| 41 | Kawaiaehua | 25 | 0 | 0 | 25 | 1 | | 0.96 | 0.04 | 0 | 24 | 0 | 25 | | | | | | |
| 43 | Kaimalino | 40 | 0 | 1 | 39 | 7 | | 0.82 | 0.18 | 2 | 30 | 7 | 40 | | | | | | |
| 43 | Hale Hookipa | 32 | 0 | 0 | 32 | 9 | | 0.72 | 0.28 | 0 | 23 | 20 | 32 | | | 3 | | | |
| 43 | Ka Hale Kahaluu | 50 | 0 | 0 | 50 | 9 | | 0.73 | 0.27 | 0 | 41 | 3 | 50 | | | | | | |
| 43 | Nani Olu | 32 | 0 | 0 | 32 | 9 | | 0.72 | 0.28 | 0 | 23 | 23 | 32 | | | | | | |
| 43 | Kealakehe | 48 | 0 | 1 | 47 | 17 | | 0.64 | 0.36 | 0 | 30 | 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'ioikalani | 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 1

037

Occupancy / Vacancy Report
(As of February 29, 2008)

federal

| | 3 | 5 | 6 | 7 | 8 | 9 | | | | 10 | 11 | | | | | | | | | |
|----|--------------|-----------------------|----------------------|--------------------------|-------------------------------------|--------------------|----------|----------------|--------------|---|--|--|---|---------------|--------------|------------|----------------|------------|-----------|---|
| | 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 | Demo - apprvd | Mod - apprpd | C - apprpd | C - not apprpd | Demo - occ | Mod - occ | |
| 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 | 12 | | 0.79 | 0.21 | 1 | 43 | 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 | 3 | | 0.83 | 0.17 | 0 | 15 | 6 | 19 | | | | | | |
| | 46 | Noelani II | 24 | 0 | 1 | 23 | 5 | | 0.78 | 0.22 | 0 | 18 | 3 | 24 | | | 2 | | | |
| | 46 | Ke Kumu 'Ekolu | 20 | 0 | 0 | 20 | 4 | | 0.80 | 0.20 | 0 | 16 | 4 | 20 | | | 1 | | | |
| | 47 | Kahale Mua | 25 | 0 | 0 | 25 | 7 | | 0.72 | 0.28 | 0 | 18 | 0 | 25 | | | 2 | | | |
| | 49 | Wahiawa Terrace | 60 | 0 | 0 | 60 | 4 | | 0.93 | 0.07 | 0 | 56 | 3 | 60 | | | 2 | | | |
| | 49 | Kupuna Home O'Waialua | 40 | 1 | 0 | 39 | 6 | | 0.85 | 0.15 | 0 | 33 | 14 | 40 | | | | | | |
| | 49 | Kauhale Nani | 50 | 0 | 0 | 50 | 3 | | 0.94 | 0.06 | 0 | 47 | 47 | 50 | | | | | | |
| | 80 | Palolo Valley Homes | 118 | 1 | 3 | 114 | 4 | | 0.96 | 0.04 | 0 | 110 | 33 | 118 | | | | | | |
| | | | 5265 | 3 | 26 | 5236 | 446 | | 0.91 | 0.09 | 25 | 4700 | 2011 | 5363 | 98 | 65 | 156 | 0 | 0 | 0 |

| | | | | |
|-----------|------|-------|--------------|----------------|
| Sub-total | Demo | Total | Total Vacant | Total Occupied |
| 5265 | 98 | 5363 | 446 | 4725 |

Notation:

- * Kalihi Valley Homes 103 vacant units = 7 units available for rent; 22 vacant C units; 27 mod approved units; 47 former demo apprpd
- ** Paoakalani 14 vacant units = 4 units available for rent; 10 vacant On-sched C mod
- *** Makamae 41 vacant units = 13 units available for rent; 28 On-sched C mod; 1 vacant C
- **** Kuhio Park Terrace 33 vacant units = 13 units available for rent; 20 vacant On-sched C mod

EXHIBIT 4

HPHA STATE HOUSING Overview Report
(As of February 29, 2008)

State

| MU | Name | Area | Total Units | STATE HOUSING "Available for Rent" | | | | | Monthly Activity | | | "NOT Available for Rent" | | Application Wait List | | Delinquencies for Non-vacated Tenants | | | | Evictions | | | Decision to Evict This Month | |
|---------------|----------------------------|----------|-------------|------------------------------------|----------------------|-------------------------|---------------------|------------------|---|-------------------------------------|--------------------------------|----------------------------------|----------------------------------|------------------------------|--------------|---------------------------------------|-------------|----------------------|-------------|--|----------|----------|------------------------------|----------|
| | | | | Total Available Units | Total Occupied Units | Type A & B Vacant Units | Type C Vacant Units | Total Rent Ready | Units that Became Rent Ready This Month | Units that Became Vacant This Month | Units Filled During This Month | HPHA Approved | | # of Applicants on Wait List | | 30 to 90 Days | | Greater than 90 days | | Referred for Evictions During This Month | | | | |
| | | | | | | | | | | | | Units Approved for Modernization | Units Approved for Deprogram Use | Family | Elderly | # of Accounts | Amount (\$) | # of Accounts | Amount (\$) | Rent | Non-Rent | Appeals | | |
| MU 2 | Hauiki Homes | Kalihi | 46 | 46 | 31 | 15 | 0 | 0 | | | | | 7151 | | 15 | 16,211.96 | 11 | 98,096.14 | | | | | | |
| MU 2 | Puahala I, II, III, and IV | Kalihi | 128 | 128 | 98 | 6 | 24 | 0 | | | | | see Hauiki | | 20 | 9,143.80 | 15 | 130,465.46 | | | | | | |
| MU 7 | Lokahi | Hilo | 30 | 30 | 17 | 13 | 0 | 0 | | | | | 604 | | 2 | 633.23 | 0 | 0.00 | | | | | | |
| MU 8 | Kawaiehua - State | Kauai | 26 | 26 | 24 | 2 | 0 | 0 | | | | | 73 | | 1 | 524.00 | 1 | 509.00 | | | | | | |
| MU 42 | Hale Po'ai | Kalihi | 206 | 205 | 205 | 0 | 0 | 0 | | | | 1 | | | | | | | | | | | | |
| MU 42 | Halia Hale | Kalihi | 41 | 40 | 40 | 0 | 0 | 0 | | | | 1 | | | | | | | | | | | | |
| MU 46 | Ke Kumu Elua | Waikaloa | 26 | 26 | 15 | 11 | 0 | 0 | | | | | 626 | | 6 | 1,523.30 | 2 | 6,409.30 | | | | | | |
| MU 47 | Kahale Mua - State | Molokai | 32 | 32 | 25 | 7 | 0 | 0 | | | | | 18 | | 6 | 842.00 | 2 | 6,727.00 | | | | | | |
| MU 48 | Kamalu | Waipahu | 109 | 108 | 107 | 1 | 0 | 0 | | | | 1 | | | 147 | 1 | 486.00 | 0 | 0.00 | | | | | |
| MU 48 | Ho'olulu | Waipahu | 112 | 112 | 101 | 2 | 9 | 0 | | | | | | | see Kamalu | see Kamalu | see Kamalu | see Kamalu | | | | | | |
| MU 49 | Lai'ola | Wahiawa | 108 | 107 | 105 | 2 | 0 | 0 | | | | 1 | | | 67 | 2 | 623.00 | 0 | 0.00 | | | | | |
| misc program | Banyan Street Manor | Kalihi | 55 | 54 | 43 | 0 | 11 | 0 | | | | 1 | | | | | | | | | | | | |
| misc program | Ke Kumu Ekahi | Waikaloa | 48 | 47 | 42 | 5 | 0 | 0 | | | | 1 | 5 | | | | | | | | | | | |
| misc program | Wilkina Apts | Wahiawa | 119 | 118 | 83 | 2 | 33 | 0 | | | | 1 | | | | | | | | | | | | |
| TOTALS | | | 1086 | 1079 | 936 | 66 | 77 | 0 | | | 0 | 0 | 0 | 7 | 8,477 | 558 | 53 | \$ 29,987.29 | 31 | \$ 240,206.90 | 0 | 0 | 0 | 0 |

Total Combined State Housing Units available to rent = 1079

Total State Housing Units available to rent 1,079

(plus) Units approved by HPHA for Modernization + 0

(plus) Units approved by HPHA for Demolition + 0

(plus) Units approved by HPHA for Deprogram Use + 7

(equals) Total units in HPHA Housing inventory = 1,086

Total Units Occupied 936

(plus) Vacant Units - Type A & B + 66

(plus) Vacant Units - Type C + 77

(plus) Vacant Units - Rent Ready + 0

(equals) Total units available for occupancy = 1,079

EXHIBIT 1

STATE HOUSING
 (Combined Housing Report)
 Occupancy / Vacancy Report
 (As of February 29, 2008)

Occupancy Report
 (As of January 31, 2008)

| | |
|---|------|
| Total Units | 1086 |
| Less: Units to be demolished | 0 |
| Equals: Units available for occupancy (less demolition) | 1086 |

| | |
|--|------|
| Net Units Available for Occupancy | |
| Units available for occupancy (less demolition) | 1086 |
| Less: Units not available for occ (less vcnt Mod appd, Dgm appd) | 8 |
| Equals Net Units Available for Occupancy | 1078 |
| Add: Units occupied that are demo approved | 0 |
| Total units available for occupancy | 1078 |

| | |
|---|------|
| Occupancy Report | |
| Total available units | 1078 |
| Less: Occupied Units where tenants paying FLAT RENT | 58 |
| Less: Occupied Units (includes demo and mod occupied) | 877 |
| Less: Total occupied units | 935 |
| Equals: Total Vacant Units | 143 |

= Mod C vacant 0 + Approved Deprogrammed 8

Total Occupancy: 87%

Total Vacancy: 13%

EXHIBIT j

STATE FAMILY HOUSING
Occupancy / Vacancy Report
(As of February 29, 2008)

Occupancy Report
(As of January 31, 2008)

| | |
|---|-----|
| Total Units | 288 |
| Less: Units to be demolished | 0 |
| Equals: Units available for occupancy (less demolition) | 288 |

| | | | |
|--|-----|---|--|
| Net Units Available for Occupancy | | | |
| Units available for occupancy (less demolition) | 288 | | |
| Less: Units not available for occ (less vacant Mod appd, Dgm appd) | 0 | = | Mod C vacant 0 + Approved Deprogrammed 0 |
| Equals Net Units Available for Occupancy | 288 | | |
| Add: Units occupied that are demo approved | 0 | | |
| Total units available for occupancy | 288 | | |

| | | | |
|---|-----|------------------|-----|
| Occupancy Report | | | |
| Total available units | 288 | Total Occupancy: | 73% |
| Less: Occupied Units where tenants paying FLAT RENT | 5 | | |
| Less: Occupied Units (includes demo and mod occupied) | 205 | | |
| Less: Total occupied units | 210 | | |
| Equals: Total Vacant Units | 78 | Total Vacancy: | 27% |

| 3 | 4 | 5 | 6 | 7 | 8 | 9 | | | | 10 | 11 | |
|--------------------|----------------|---------------------|----------------------|--------------------------|-------------------------------------|--------------------|----------|----------------|--------------|---|--|--|
| 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 | Total units Occupied by Minimum Rent Paying Tenants | Total Units Occupied by Low Income Tenants | Total Units Occupied by Elderly Low Income Tenants |
| Hauiki Homes | 2201 | 46 | 0 | 0 | 46 | 15 | | 0.67 | 0.33 | 0 | 31 | 11 |
| Puahala I | 2202 | 28 | 0 | 0 | 28 | 6 | | 0.79 | 0.21 | 0 | 22 | 4 |
| Puahala II | 2202 | 20 | 0 | 0 | 20 | 5 | | 0.75 | 0.25 | 0 | 15 | 6 |
| Puahala III | 2202 | 40 | 0 | 0 | 40 | 13 | | 0.68 | 0.33 | 0 | 27 | 8 |
| Puahala IV | 2202 | 40 | 0 | 0 | 40 | 6 | | 0.85 | 0.15 | 0 | 34 | 15 |
| Lokahi | 2206 | 30 | 0 | 0 | 30 | 13 | | 0.57 | 0.43 | 1 | 16 | 17 |
| Kawailehua - State | 2204 | 26 | 0 | 0 | 26 | 2 | | 0.92 | 0.08 | 4 | 20 | 2 |
| Ke Kumu Elua | 2207 | 26 | 0 | 0 | 26 | 11 | | 0.58 | 0.42 | 0 | 15 | 3 |
| Kahale Mua - State | 2205 | 32 | 0 | 0 | 32 | 7 | | 0.78 | 0.22 | 0 | 25 | 2 |
| | | 288 | 0 | 0 | 288 | 78 | | 0.73 | 0.27 | 5 | 205 | 68 |

| | | | | |
|-----------|------|-------|--------------|----------------|
| Sub-total | Demo | Total | Total Vacant | Total Occupied |
| 288 | 0 | 288 | 78 | 210 |

| Original | Demo - apprvd | Mod - apprd | C - apprd | C - not apprd | Demo - occupie d | Mod - occupie d | C - occupie d |
|----------|---------------|-------------|-----------|---------------|------------------|-----------------|---------------|
| 46 | | | | | | | |
| 28 | | | | | | | |
| 20 | | | | | | | |
| 40 | | | | | | | |
| 40 | | | | | | | |
| 30 | | | | | | | |
| 26 | | | | | | | |
| 26 | | | | | | | |
| 32 | | | | | | | |
| 288 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

EXHIBIT J

MU

STATE ELDERLY HOUSING
Occupancy / Vacancy Report
(As of February 29, 2008)

Occupancy Report
(As of January 31, 2008)

| | |
|---|-----|
| Total Units | 576 |
| Less: Units to be demolished | 0 |
| Equals: Units available for occupancy (less demolition) | 576 |

| | | | |
|--|-----|---|--|
| Net Units Available for Occupancy | | | |
| Units available for occupancy (less demolition) | 576 | | |
| Less: Units not available for occ (less vacant Mod appd, Dgm appd) | 4 | = | Mod C vacant 0 + Approved Deprogrammed 4 |
| Equals Net Units Available for Occupancy | 572 | | |
| Add: Units occupied that are demo approved | 0 | | |
| Total units available for occupancy | 572 | | |

| | | | |
|---|-----|------------------|-----|
| Occupancy Report | | | |
| Total available units | 572 | Total Occupancy: | 98% |
| Less: Occupied Units where tenants paying FLAT RENT | 19 | | |
| Less: Occupied Units (includes demo and mod occupied) | 539 | | |
| Less: Total occupied units | 558 | | |
| Equals: Total Vacant Units | 14 | Total Vacancy: | 2% |

| 3 | 4 | 5 | 6 | 7 | 8 | 9 | | | | 10 | 11 | |
|---------------|----------------|---------------------|----------------------|--------------------------|-------------------------------------|--------------------|----------|----------------|--------------|---|--|--|
| 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 | Total units Occupied by Minimum Rent Paying Tenants | Total Units Occupied by Low Income Tenants | Total Units Occupied by Elderly Low Income Tenants |
| 42 Hale Po'ai | 2401 | 206 | 1 | 0 | 205 | 0 | | 1.00 | 0.00 | 0 | 205 | 205 |
| 42 Halia Hale | 2404 | 41 | 1 | 0 | 40 | 0 | | 1.00 | 0.00 | 0 | 40 | 40 |
| 48 Kamalu | 2403(a) | 109 | 1 | 0 | 108 | 1 | | 0.99 | 0.01 | 11 | 96 | 96 |
| 48 Ho'olulu | 2403(b) | 112 | 0 | 0 | 112 | 11 | | 0.90 | 0.10 | 4 | 97 | 97 |
| 49 Lai'ola | 2402 | 108 | 1 | 0 | 107 | 2 | | 0.98 | 0.02 | 4 | 101 | 101 |
| | | 576 | 4 | 0 | 572 | 14 | | 0.97 | 0.03 | 19 | 539 | 539 |
| | | Sub-total | Demo | Total | | Total Vacant | | Total Occupied | | | | |
| | | 576 | 0 | 576 | | 14 | | 558 | | | | |

| Original | Demo - apprvd | Mod - apprd | C - apprd | C - not apprd | Demo - occupie d | Mod - occupie d | C - occupie d |
|----------|---------------|-------------|-----------|---------------|------------------|-----------------|---------------|
| 206 | | | | | | | |
| 41 | | | | | | | |
| 109 | | | | | | | |
| 112 | | | 9 | | | | |
| 108 | | | | | | | |
| 576 | 0 | 0 | 9 | 0 | 0 | 0 | 0 |

EXHIBIT J

STATE HOUSING
MISC PROGRAMS
Occupancy / Vacancy Report
(As of February 29, 2008)

Occupancy Report
(As of January 31, 2008)

| | |
|---|-----|
| Total Units | 222 |
| Less: Units to be demolished | 0 |
| Equals: Units available for occupancy (less demolition) | 222 |

| | | | |
|--|-----|---|--|
| Net Units Available for Occupancy | | | |
| Units available for occupancy (less demolition) | 222 | | |
| Less: Units not available for occ (less vcnt Mod appd, Dgm appd) | 4 | = | Mod C vacant 0 + Approved Deprogrammed 4 |
| Equals Net Units Available for Occupancy | 218 | | |
| Add: Units occupied that are demo approved | 0 | | |
| Total units available for occupancy | 218 | | |

| | | | |
|---|-----|--|----------------------|
| Occupancy Report | | | |
| Total available units | 218 | | Total Occupancy: 77% |
| Less: Occupied Units where tenants paying FLAT RENT | 34 | | |
| Less: Occupied Units (includes demo and mod occupied) | 133 | | |
| Less: Total occupied units | 167 | | |
| Equals: Total Vacant Units | 51 | | Total Vacancy: 23% |

| 3 | 4 | 5 | 6 | 7 | 8 | 9 | | | | 10 | 11 | |
|---------------------|----------------|---------------------|----------------------|--------------------------|-------------------------------------|--------------------|----------|----------------|--------------|---|--|--|
| 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 | Total units Occupied by Minimum Rent Paying Tenants | Total Units Occupied by Low Income Tenants | Total Units Occupied by Elderly Low Income Tenants |
| Banyan Street Manor | 651 | 55 | 1 | 0 | 54 | 11 | * | 0.80 | 0.20 | 2 | 41 | 14 |
| Ke Kumu Ekahi | na | 48 | 1 | 0 | 47 | 5 | | 0.89 | 0.11 | 25 | 17 | 0 |
| Wilikina Apt | 652 | 119 | 1 | 1 | 117 | 35 | ** | 0.70 | 0.30 | 7 | 75 | 17 |
| | | 222 | 3 | 1 | 218 | 51 | | 0.80 | 0.20 | 34 | 133 | 31 |

| Original | Demo - apprvd | Mod - apprd | C - apprd | C - not apprd | Demo - occupie d | Mod - occupie d |
|----------|---------------|-------------|-----------|---------------|------------------|-----------------|
| 55 | | | 11 | | | |
| 48 | | | | | | |
| 119 | | | 33 | | | |
| 222 | 0 | 0 | 44 | 0 | 0 | 0 |

| | | | | |
|-----------|------|-------|--------------|----------------|
| Sub-total | Demo | Total | Total Vacant | Total Occupied |
| 222 | 0 | 222 | 51 | 167 |

Notation:
 * Banyan Street Manor 11 vacant units = 11 vacant units on renovation
 ** Wilikina Apartments 33 vacant units = 33 vacant units need renovation

EXHIBIT

MU
misc
misc
misc

RESULTS OF EVICTION REFERRALS

July 2007 – February 2008

| MONTH | REFERRALS | | | RESULT OF EVICTION REFERRAL | | | | | |
|---------------|------------|---------------------|-----------|-----------------------------|-----------------|-------------|----------|-----------|-----------|
| | TOTAL | REASON FOR REFERRAL | | Evict | Evict with Cond | 10-day Cure | Dismiss | Continued | Completed |
| | | 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 |
| Jan 08 | 10 | 10 | 0 | 5 | 3 | 0 | 0 | 2 | 8 |
| Feb 08 | 10 | 9 | 1 | 3 | 2 | 1 | 0 | 4 | 6 |
| TOTALS | 103 | 66 | 37 | 44 | 20 | 9 | 3 | 27 | 76 |

CUMULATIVE
ELAPSED
TIME

RENT VIOLATION

Flowchart of Eviction Process

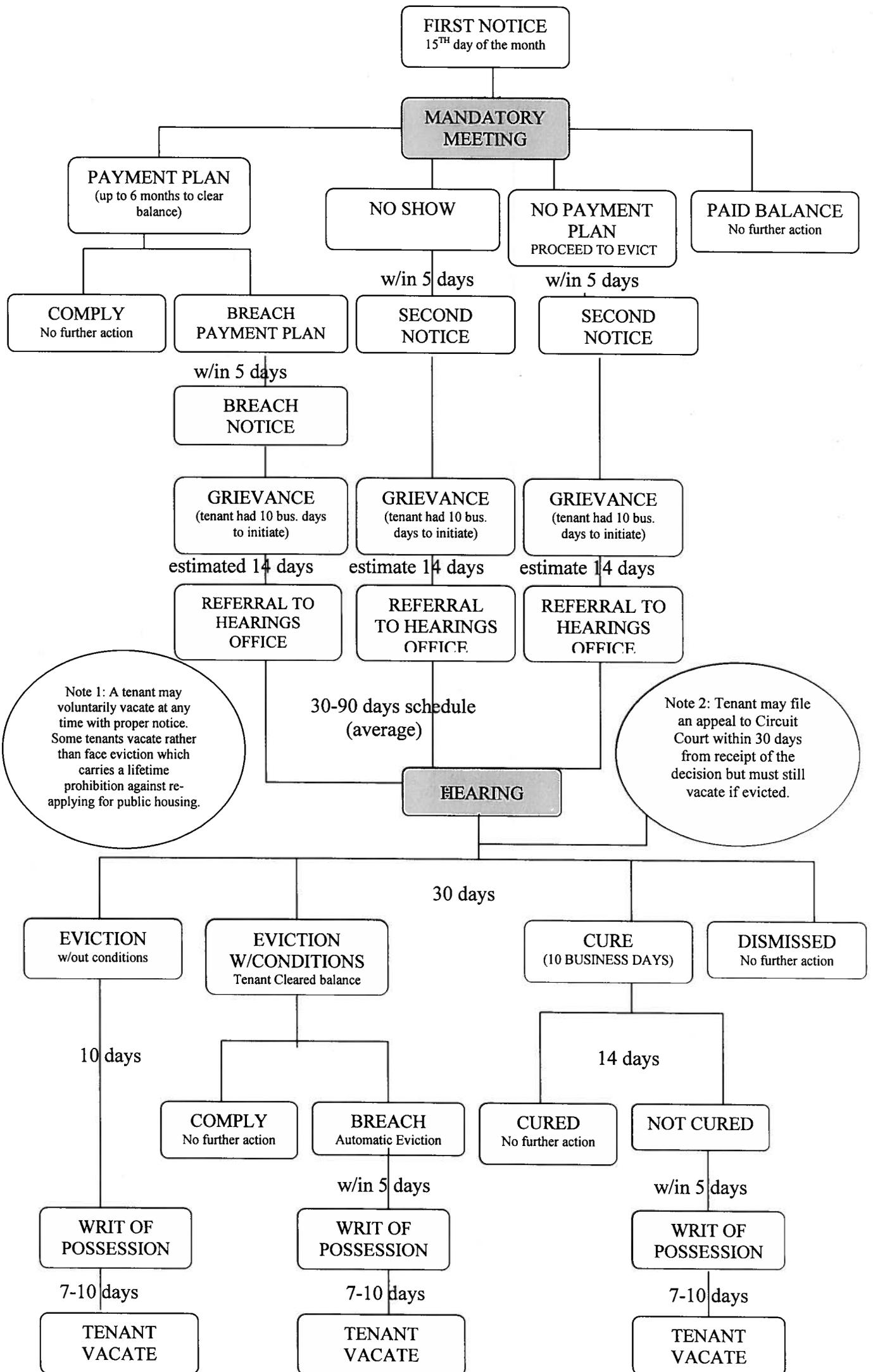
31 DAYS
(1 mo.)

66 DAYS
(2 mos.)

96-156
DAYS
(3-5 mos.)

126 - 186
DAYS
(4-6 mos.)

146 - 206
DAYS
(5-7 mos.)



PHAS INDICATORS
For the period 7/1/07 - 2/29/08

| 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. Inspect | No. of Bldgs Inspect | % Inspected A = 100% |
| AIEA | 30 | 363 | 194 | 177 | 91% | 2742 | 7 | 363 | 100% | 41 | 0 | 0% |
| KALIHI VALLEY | 31 | 373 | 317 | 289 | 91% | 1289 | 55 | 324 | 87% | 44 | 44 | 100% |
| MAYOR WRIGHT | 32 | 364 | 182 | 160 | 88% | 1707 | 4 | 284 | 78% | 36 | 36 | 100% |
| KAM/KAAHUMANU | 33 | 373 | 164 | 158 | 96% | 1316 | 3 | 373 | 100% | 48 | 48 | 100% |
| KALAKAUA | 34 | 583 | 88 | 81 | 92% | 1829 | 10 | 470 | 81% | 12 | 12 | 100% |
| KALANIHUIA | 35 | 587 | 223 | 221 | 99% | 1793 | 12 | 587 | 100% | 6 | 5 | 83% |
| HILO | 37 | 396 | 202 | 180 | 89% | 715 | 57 | 301 | 76% | 149 | 128 | 86% |
| KAUAI | 38 | 321 | 138 | 135 | 98% | 919 | 12 | 295 | 92% | 143 | 141 | 99% |
| MAUI | 39 | 196 | 96 | 87 | 91% | 714 | 7 | 129 | 66% | 51 | 9 | 18% |
| KPT | 40 | 748 | 264 | 238 | 90% | 2843 | 3 | 726 | 97% | 38 | 0 | 0% |
| KONA | 43 | 202 | 35 | 35 | 100% | 252 | 28 | 195 | 97% | 35 | 30 | 86% |
| LEEWARD OAHU | 44 | 260 | 102 | 72 | 71% | 933 | 11 | 242 | 93% | 97 | 83 | 86% |
| WINDWARD OAHU | 45 | 226 | 169 | 154 | 91% | 720 | 5 | 226 | 100% | 75 | 75 | 100% |
| KAMUELA | 46 | 103 | 69 | 47 | 68% | 423 | 36 | 83 | 81% | 18 | 15 | 83% |
| CENTRAL OAHU | 49 | 150 | 87 | 81 | 93% | 668 | 9 | 150 | 100% | 40 | 40 | 100% |
| PALOLO | 50 | 118 | 27 | 27 | 100% | 398 | 32 | 76 | 64% | 20 | 16 | 80% |
| Total | | 5363 | 2357 | 2142 | 91% | 19261 | 15 | 4824 | 90% | 853 | 682 | 80% |

EXHIBIT M

047

**Contract & Procurement Office
Monthly Status Report for February 2008**

Solicitations Issued, Contracts and Change Orders Executed in February 2008

| Solicitation No. | Project | Deadline |
|------------------------------|--|-------------------|
| Job No. 95-0003-104-F-III/IV | Physical Improvements to Lanakila Public Housing Demolition of Phase III & IV | February 29, 2008 |
| Job No. 95-003-104-F-IIIa | Physical Improvements to Lanakila Public Housing Phase IIa, IIb, IIIa | March 7, 2008 |
| Job No. 07-059-110-S | Modernization of Six Elevators and the Provision of Maintenance Services for the Elevators at Kuhio Park Terrace | March 10, 2008 |
| RFP PMC-2008-01 | Request for Proposal for Real Estate Consultant Services to Assist the HPHA in the Sale of Banyan Street Manor | March 20, 2008 |
| RFP CMS-2008-02 | Request for Proposal for Energy Performance Contract | April 16, 2008 |

| Contract No. | Contractor & Project | Amount |
|---------------------|--|---------------|
| FMO 08-01 | Nishihama & Kishida CPAs, Inc. General Accounting Services February 6-29, 2008 | \$86,900.00 |
| PMB 08-03 | Management, Inc. Property Management and Maintenance Services at MU41 February 29, 2008-June 30, 2008 | \$152,529.00 |
| PMB 08-04 | Ewa Pointe Realty Property Management and Maintenance Services at MU44 February 29, 2008-June 30, 2008 | \$176,750.40 |

Section 8 Subsidy Programs Branch
Program Report

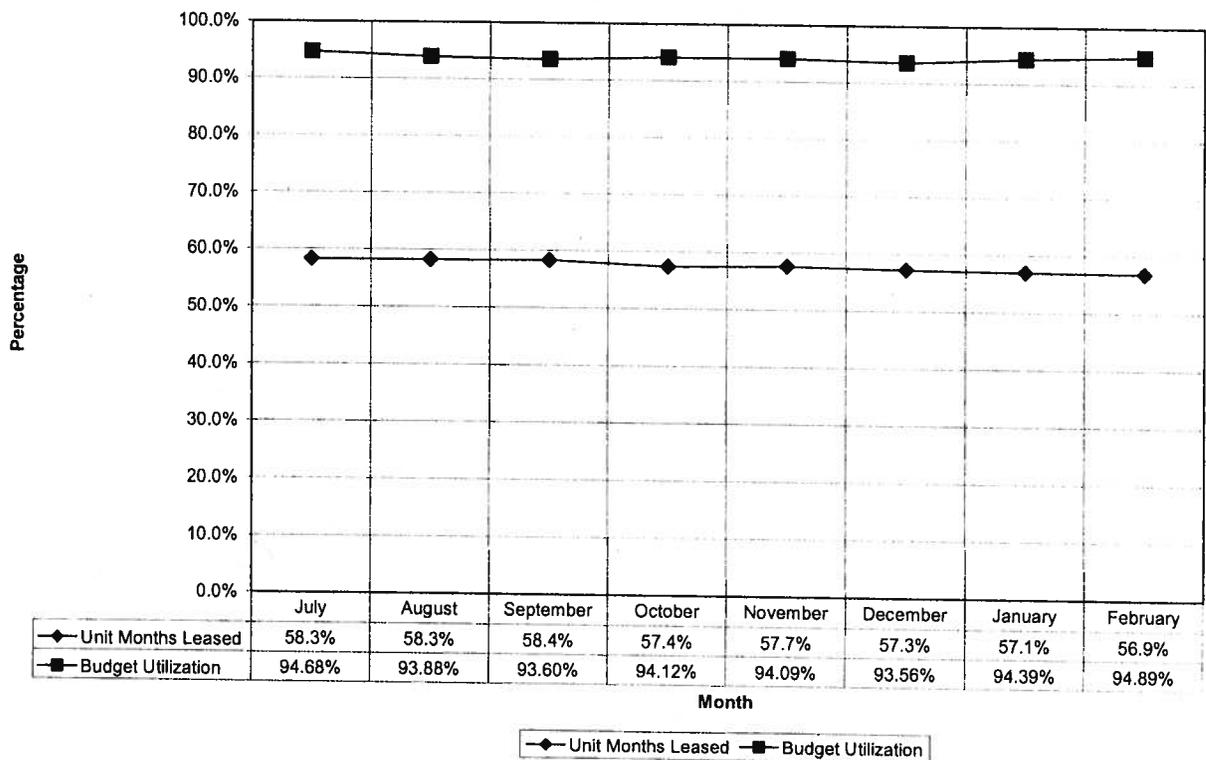
As of February 29, 2008

Fiscal Year Report (Cumulative Trend)

- For FY 2008, unadjusted average monthly voucher lease up is 1,763 or 57.66% of the total 3,058 baseline vouchers.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 94.15% of the total annual allocated budget of \$17,408,280 or \$1,450,690 per month.
- The monthly average per unit cost subsidy is \$775.00 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)

FY 2008 Section 8 budget Utilization and Unit Months Leased

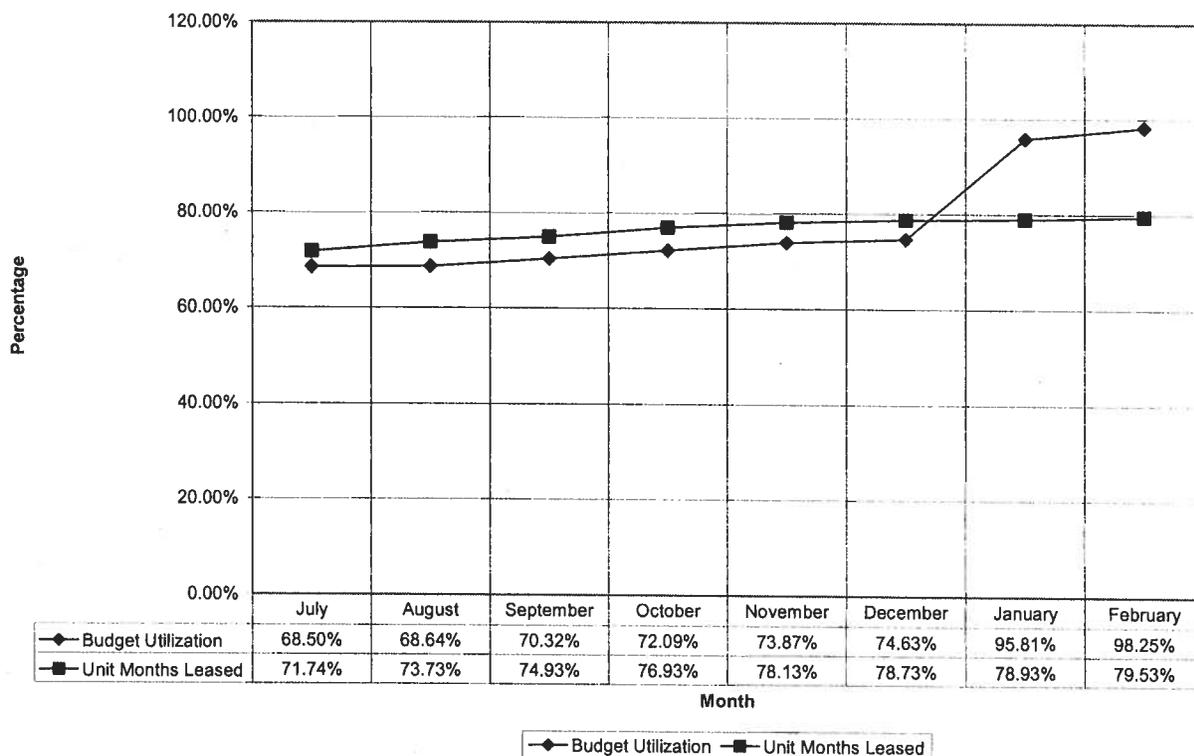


Fiscal Year Report (Cumulative Trend)

- For FY 2007 – 2008, unadjusted average monthly lease up is 383 families or 76.16% of the total 500 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 77.76% of the total annual allocated budget of \$945,876 or \$78,823 per month.
- The monthly average per unit cost subsidy is \$160.00 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.
- Increase in Rent Supplement Subsidy shows a monthly increase in subsidy expenditures to 98.25%.
- 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 March 10, 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 | 10 | 0 | 10 | 7 | 3 | 30.00% | 3 | 0 |
| | 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 |
| | | 20 | 1 | 21 | 13 | 8 | 38.10% | 4 | 4 |
| 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 | 3 | 2 | 40.00% | 1 | 1 |
| | | 4 | 1 | 5 | 3 | 2 | 40.00% | 1 | 1 |
| Procurement Office | | 5 | 4 | 9 | 6 | 4 | 44.44% | 1 | 3 |
| | | 5 | 4 | 9 | 6 | 4 | 44.44% | 1 | 3 |
| Construction Mgt. Branch | | 2 | 0 | 2 | 1 | 1 | 50.00% | 0 | 1 |
| | CMS | 3 | 0 | 3 | 2 | 1 | 33.33% | 0 | 1 |
| | CMS 1 | 2 | 7 | 9 | 5 | 4 | 44.44% | 3 | 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% | 4 | 4 |
| Homeless Branch | Homeless | 1 | 10 | 11 | 8 | 2 | 18.18% | 2 | 0 |
| | | 1 | 10 | 11 | 8 | 2 | 18.18% | 2 | 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 | 7 | 6 | 46.15% | 5 | 1 |
| | | 30 | 7 | 37 | 25 | 12 | 32.43% | 8 | 4 |
| Property Management & Maint. Services Branch | PMMSB | 3 | 2 | 5 | 2 | 3 | 60.00% | 0 | 3 |
| | MGT SEC | 2 | 0 | 2 | 1 | 1 | 50.00% | 0 | 1 |
| | APP | 7 | 0 | 7 | 7 | 0 | 0.00% | 0 | 0 |
| | RSS | 3 | 8 | 11 | 7 | 4 | 36.36% | 0 | 4 |
| | PMCS | 2 | 5 | 7 | 6 | 1 | 14.29% | 0 | 1 |
| | CMSS | 24 | 0 | 24 | 20 | 4 | 16.67% | 0 | 4 |
| | OAHU 1 | 25 | 0 | 25 | 21 | 4 | 16.00% | 3 | 1 |
| | OAHU 2 | 28 | 0 | 28 | 22 | 6 | 21.43% | 2 | 4 |
| | OAHU 3 | 35 | 0 | 35 | 30 | 5 | 14.29% | 5 | 0 |
| | 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 | 15 | 1 | 6.25% | 1 | 0 |
| | KAUAI 8 | 10 | 0 | 10 | 10 | 0 | 0.00% | 0 | 0 |
| | MAUI 9 | 13 | 0 | 13 | 10 | 3 | 23.08% | 0 | 3 |
| | 224 | 15 | 239 | 195 | 44 | 18.41% | 19 | 25 | |
| TOTAL | | 306 | 66 | 372 | 286 | 86 | 23.12% | 43 | 43 |

051

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 10, 2008

| Pos. No. | CS EX TA | Funding Source | Type of Pos. P/T | Authorized Position Title | SR | Status |
|---|----------------|-------------------|---------------------|------------------------------------|------|--|
| OFFICE OF THE EXECUTIVE DIRECTOR | | | | | | |
| 106012 | EX | N | T | Deputy Executive Director (EA) | SRNA | Interviews conducted.; Awaiting Approval |
| 118550 | EX | N | T | Chief Financial Management Advisor | SRNA | Interviews will be conducted the week of 3/18/08. |
| FISCAL MANAGEMENT OFFICE | | | | | | |
| 41253 | CS | N | P | Secretary II | SR14 | PD submitted to DHS/MSO/PMSS pending final review. |
| ACCOUNTING SECTION | | | | | | |
| 41252 | CS | N | P | Accountant IV | SR22 | Waiting for listing from DHRD. |
| 42097 | CS | N | P | Account Clerk III | SR11 | DHS/PMSS is reviewing. |
| 22265 | CS | W | P | Account Clerk III | SR11 | Position Vacant 01/25/08. |
| PAYROLL & DISBURSEMENT SECTION | | | | | | |
| 118751 | CS | N | P | Account Clerk III | SR11 | IVA posted 2/17/08 closes 2/27/08; No list was received. Pending a listing from DHRD. |
| ASSET MANAGEMENT STAFF | | | | | | |
| 96908K | T | N | P | Clerk III | SR10 | No action; cost savings. |
| BUDGET STAFF | | | | | | |
| 41267 | CS | N | P | Program Budget Analyst IV | SR22 | Waiting for position description approval from DHS. |
| PROCUREMENT OFFICE | | | | | | |
| 117691 | EX | N | T | Contract Specialist | SRNA | No action; cost savings. |
| 100882 | EX | W | T | Contracts & Procurement Officer | SRNA | HPHA staff temporarily assigned. |
| 31664 | CS | W | P | Procurement & Supply Specialist II | SR20 | No action; cost savings. |
| 96903K | CS | N | P | Clerk III | SR10 | No action; cost savings. |
| CONSTRUCTION MGMT BRANCH | | | | | | |
| 2800 | CS | W | P | Secretary II | SR14 | No action; cost savings. |
| 102205 | SH | N | T | Student Helper II | NA | No action; cost savings. |
| CONSTRUCTION MGMT SECTION | | | | | | |
| 5857 | CS | N | P | Secretary II | SR14 | Waiting for position description approval from DHS. |
| CONSTRUCTION MGMT UNIT 1 | | | | | | |
| 103024 | EX | N | T | Contract Administrator | SRNA | Readvertise from 3/2/08 - 3/14/08. |

EXHIBIT

052

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 10, 2008

| Pos. No. | CS EX TA | Funding Source | Type of Pos. P/T | Authorized Position Title | SR | Status |
|--|----------------|-------------------|---------------------|-------------------------------------|-------|--|
| 100439 | EX | W | T | Housing Warranty & Inspection Asst. | SRNA | PD review completed. Pending approval to fill. |
| 100202 | EX | W | T | Project Engineer | SRNA | PD review completed. Pending approval to fill. |
| CONSTRUCTION MGMT UNIT 2 | | | | | | |
| 10887 | EX | N | P | Bldg Engineer V | SR 26 | Vacant 2/26/08; Pending Internal Vacancy Announcement. |
| 102676 | EX | W | T | Engineer (Building) IV | SRNA | PD review completed. Pending approval to fill. |
| DEVELOPMENT SUPPORT SECTION | | | | | | |
| 100886 | EX | W | T | Housing Development Specialist I | SRNA | No action; cost savings. |
| HOMELESS PROGRAM BRANCH (HPB) | | | | | | |
| 102286 | EX | A | P | Homeless Program Specialist | SRNA | Pending Request to Fill approval from B&F. |
| 103014 | EX | A | T | Homeless Program Specialist | SRNA | Recommendation made. |
| 98901K | EX | A | T | Homeless Program Coordinator | SRNA | Waiting from position description approval from DHS. |
| INFORMATION TECHNOLOGY OFFICE | | | | | | |
| 51820 | CS | N | T | Clerk Typist II | SR08 | Position vacant 3/3/08; pending pd review. |
| 100388 | EX | N | T | HPHA Systems Analyst | 99 | Position will be converted to Civil Service; waiting for pd approval from DHS. |
| 106429 | EX | N | T | HPHA Systems Analyst | 99 | Position will be converted to Civil Service; waiting for pd approval from DHS. |
| PERSONNEL OFFICE | | | | | | |
| 30111 | CS | N | P | Personnel Management Specialist IV | SR22 | IVA 3/2/08 Closes 3/12/08 |
| 51784 | CS | N | T | Clerk Typist II | SR08 | No action; cost savings. |
| PLANNING AND EVALUATION OFFICE | | | | | | |
| 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. |
| PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH | | | | | | |
| 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. |
| CENTRAL MAINTENANCE SERVICES | | | | | | |
| 6728 | CS | N | P | General Laborer II | BC03 | HPHA Personnel working on PD to redescribe the position 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 | State funded position pending approval of B-1. |

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 10, 2008

| Pos. No. | CS EX TA | Funding Source | Type of Pos. P/T | Authorized Position Title | SR | Status |
|-----------------------------------|----------------|-------------------|---------------------|------------------------------|------|--|
| PMMSB - MANAGEMENT SECTION | | | | | | |
| MANAGEMENT UNIT 1 | | | | | | |
| 6307 | CS | N | P | Public Housing Supervisor IV | SR22 | Waiting for position description approval from DHS. |
| 5636 | CS | N | P | Public Housing Spclt II | SR18 | 2/24/08 Open continuous recruitment with DHRD. |
| 6171 | CS | N | P | Account Clerk II | SR08 | 1/20/08 PMSS received HRD-1 |
| 6791 | CS | N | P | General Laborer II | BC03 | HRD-1 sent to MSO/PME on 02/20/08. |
| 105749 | TA | N | T | Social Service Aide I | SRNA | No action; cost savings. |
| MANAGEMENT UNIT 2 | | | | | | |
| 5855 | CS | W | P | Secretary I | SR12 | 01/02/08 - Pending approval to recruit and fill. |
| 2806 | CS | N | P | Building Maint. Helper | BC05 | Internal Vacancy Announcement posted on 03/02/08 |
| 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 | Internal Vacancy Announcement posted on 03/02/08 |
| MANAGEMENT UNIT 3 | | | | | | |
| 8548 | CS | N | P | Public Housing Supervisor V | SR24 | Vacant 2/29/08; Recruitment in process. |
| 6286 | CS | N | P | Public Housing Specialist II | SR18 | Internal applicant declined position; pending eligible listing from DHRD. |
| 46195 | CS | N | P | Social Service Asst IV | SR11 | Interview completed, no recommendation made. Requesting for another list. |
| 8760 | CS | N | P | Painter I | BC09 | No external applicants. Open recruitment tentatively scheduled for 2/10/08. |
| 8851 | CS | N | P | Bldg Maint Wkr I | BC09 | Internal Vacancy Announcement posted on 03/02/08. |
| 101126 | TA | N | T | Social Service Aide I | SRNA | No action; cost savings. |
| MANAGEMENT UNIT 4 | | | | | | |
| 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 | Internal Vacancy Announcement posted on 03/04/08. |
| 6792 | CS | W | P | Building Maint. Helper | BC05 | Pending request to fill from B&F. |
| 101127 | TA | N | T | Social Service Aide I | SRNA | No action; cost savings. |

EXHIBIT 8

054

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 10, 2008

| Pos. No. | CS EX TA | Funding Source | Type of Pos. P/T | Authorized Position Title | SR | Status |
|--|----------------|-------------------|---------------------|----------------------------------|------|--|
| MANAGEMENT UNIT 5 | | | | | | |
| 9204 | CS | N | P | Public Hsg. Supr IV | SR22 | Waiting for position description approval from DHS. |
| 5640 | CS | N | P | Bldg. Maint Wkr I | BC09 | Waiting for position description approval from DHS. |
| 10886 | CS | N | P | Bldg. Maint Wkr I | BC09 | Waiting for position description approval from DHS. |
| 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 | Internal Vacancy Announcement posted on 03/04/08. |
| 23698 | CS | W | P | Public Hsg Spclt I | SR16 | Pending approval to fill from B&F. |
| 101115 | TA | N | T | General Laborer I | SRNA | No action; cost savings. |
| 8846 | CS | N | P | Buldiing Maint. Worker I | BC09 | Waiting for position description approval from DHS. |
| MANAGEMENT UNIT 7 | | | | | | |
| 6931 | CS | N | P | Bldg. Maint. Supervisor | F109 | Pending request to fill. |
| 6046 | CS | N | P | Bldg. Maint. Wkr I | BC09 | Start date 3/17/08. |
| MANAGEMENT UNIT 8 | | | | | | |
| 102241 | TA | N | T | General Laborer I | SRNA | No action; cost savings. |
| 102242 | TA | N | T | General Laborer I | SRNA | DHS 141 submitted to DHS. |
| MANAGEMENT UNIT 9 | | | | | | |
| 23050 | CS | N | P | Public Hsg Spvr III | SR20 | Waiting for position description approval from DHS. |
| 6352 | CS | N | P | Secretary I | SR12 | Waiting for manager to submit position description. |
| 4938 | CS | N | P | Bldg. Maint. Wkr I | BC09 | Pending arbitration. Duration too short to recruit and fill. |
| 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. |
| PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS) | | | | | | |
| 102048 | EX | W | P | Property Management Specialist | SR22 | No action; cost savings. |
| RESIDENT SERVICES SECTION | | | | | | |
| 41254 | CS | N | T | Secretary I | SR12 | No action; cost savings. |
| 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. |
| SECTION 8 - INSPECTION UNIT | | | | | | |
| 101214 | EX | N | T | Lead Housing Inspector | 99 | No action; cost savings. |

EXHIBIT

055

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 10, 2008

| Pos. No. | CS EX TA | Funding Source | Type of Pos. P/T | Authorized Position Title | SR | Status |
|-------------------------------|----------------|-------------------|---------------------|---------------------------|------|---|
| 100572 | EX | N | T | Housing Inspector | SRNA | No action; cost savings. |
| 101130 | TA | N | T | Clerk I | SR04 | No action; cost savings. |
| RENT SUBSIDY SECTION 1 | | | | | | |
| 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. |
| RENT SUBSIDY SECTION 2 | | | | | | |
| 28654 | CS | N | P | Clerk Typist II | SR08 | Received eligible listings; pending interviews. |
| 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. |

EXHIBIT



RESOLUTION NO. 12

EXPRESSING APPRECIATION TO MS. ANNE MARIE BECK

WHEREAS, Ms. Anne Marie Beck was confirmed to the Board of Directors of the Hawaii Public Housing Authority on the 5th of May 2007; and

WHEREAS, Ms. Beck admirably served as the Board's designated advocate for low-income and homeless persons; and

WHEREAS, Ms. Beck's tireless work as the Executive Director of the Honolulu Habitat for Humanity complemented her role on the Board of Directors. In this capacity, Ms. Beck facilitated the construction of Habitat homes built primarily through volunteer labor, improved the organization's fundraising capacity, recruited a multitude of qualified volunteers, and reduced mortgage delinquencies by more than 500 per cent; and

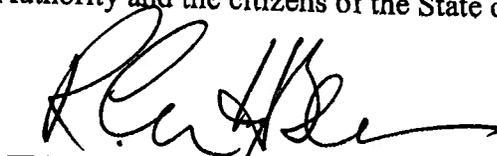
WHEREAS, Ms. Beck has given unconditionally of her time and talents to ensure that Hawaii's most vulnerable residents know the comfort and security of having a roof over their heads; and

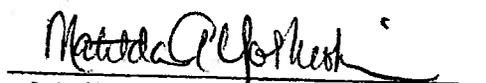
WHEREAS, Ms. Beck is held in the highest regard by her fellow Board members, staff and volunteers that have worked alongside her, and the citizens in the communities that she has helped; and

BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 12 Expressing Appreciation to Ms. Anne Marie Beck on this 20th day of March 2008; and

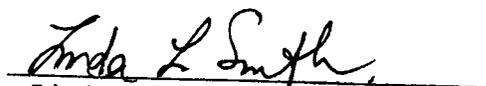
BE IT FUTHER RESOLVED that a copy of this Resolution be transmitted to Ms. Anne Marie Beck along with expressions of sincere appreciation for her outstanding contributions to the Hawaii Public Housing Authority and the citizens of the State of Hawaii


Travis O. Thompson, Chairperson


R. Eric H. Beaver, Vice Chair


Matilda A. Yoshioka, Secretary

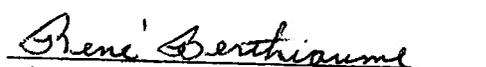

Carol R. Ignacio, Member

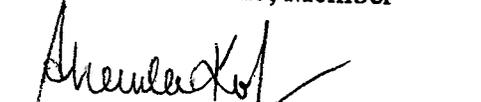

Linda L. Smith, Member


Henry Oliva, Designee


Kaulana H. Park, Member


Clarissa P. Hosino, Member


Rene Berthiaume, Member


Sherrilee K. Dodson



Reviewed and Approved by the Executive Director ca
March 19, 2008

FOR ACTION

SUBJECT: Approval to enter into an agreement with the Department of Hawaiian Home Lands for a sewer easement at 41-555 Humana Place, Waimanalo, Hawaii

I. FACTS

- A. The Department of Hawaiian Home Lands (DHHL) has requested a perpetual non-exclusive sewer easement through a Hawaii Public Housing Authority owned property in Waimanalo.
- B. The sewer easement is proposed to service DHHL's Kumuhau Residential Subdivision, mauka of the subject parcel.
- C. The easement is proposed to cross through property 41-555 Humana Place and connect to an existing manhole in the Humana Place cul de sac.
- D. When the project is completed, the sewer easement will be transferred to the City and County of Honolulu along with the subdivision's roads and sidewalks.
- E. According to the City and County of Honolulu's Department of Environmental Services, the existing sewer lines in the area are sufficient to accommodate the additional flow from the project and will not require any upgrades.

II. RECOMMENDATION

Approve the Hawaii Public Housing Authority to enter into an agreement with the Department of Hawaiian Home Lands for a sewer easement through property 41-555 Humana Place, Waimanalo, Hawaii

Prepared by: Derek H. Fujikami, State Housing Development Administrator

**Approved by the Board of Directors at its meeting on
MAR 20 2008**

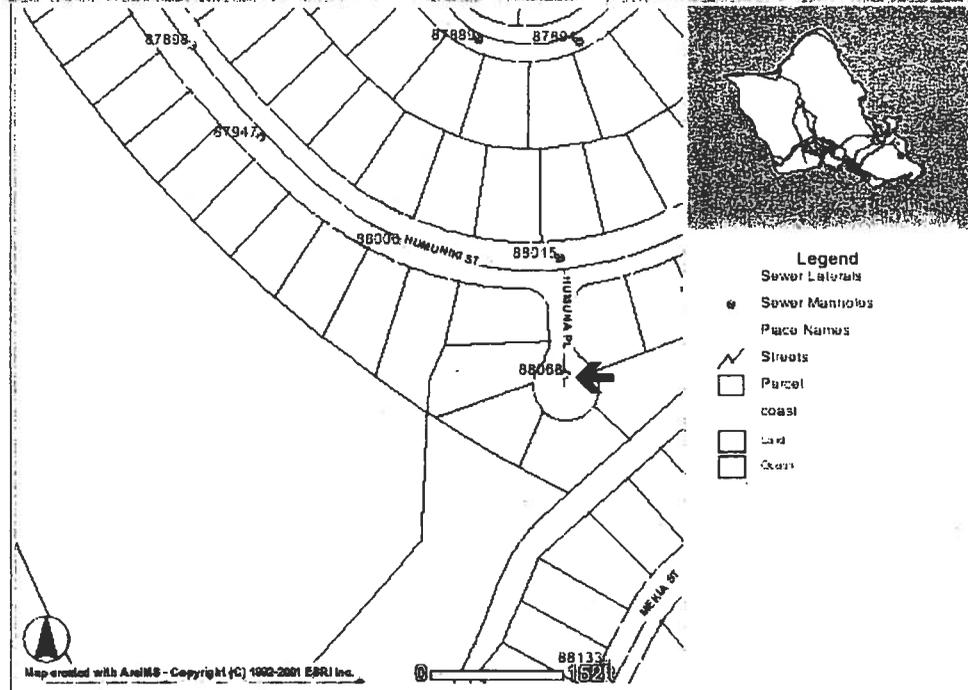
CONSTRUCTION MANAGEMENT SECTION

Please take necessary action



EXECUTIVE DIRECTOR

058



41-555 Humana Place
 (Left House)
 Kumuhau Street Lots, Waimanalo
 April 7, 2006

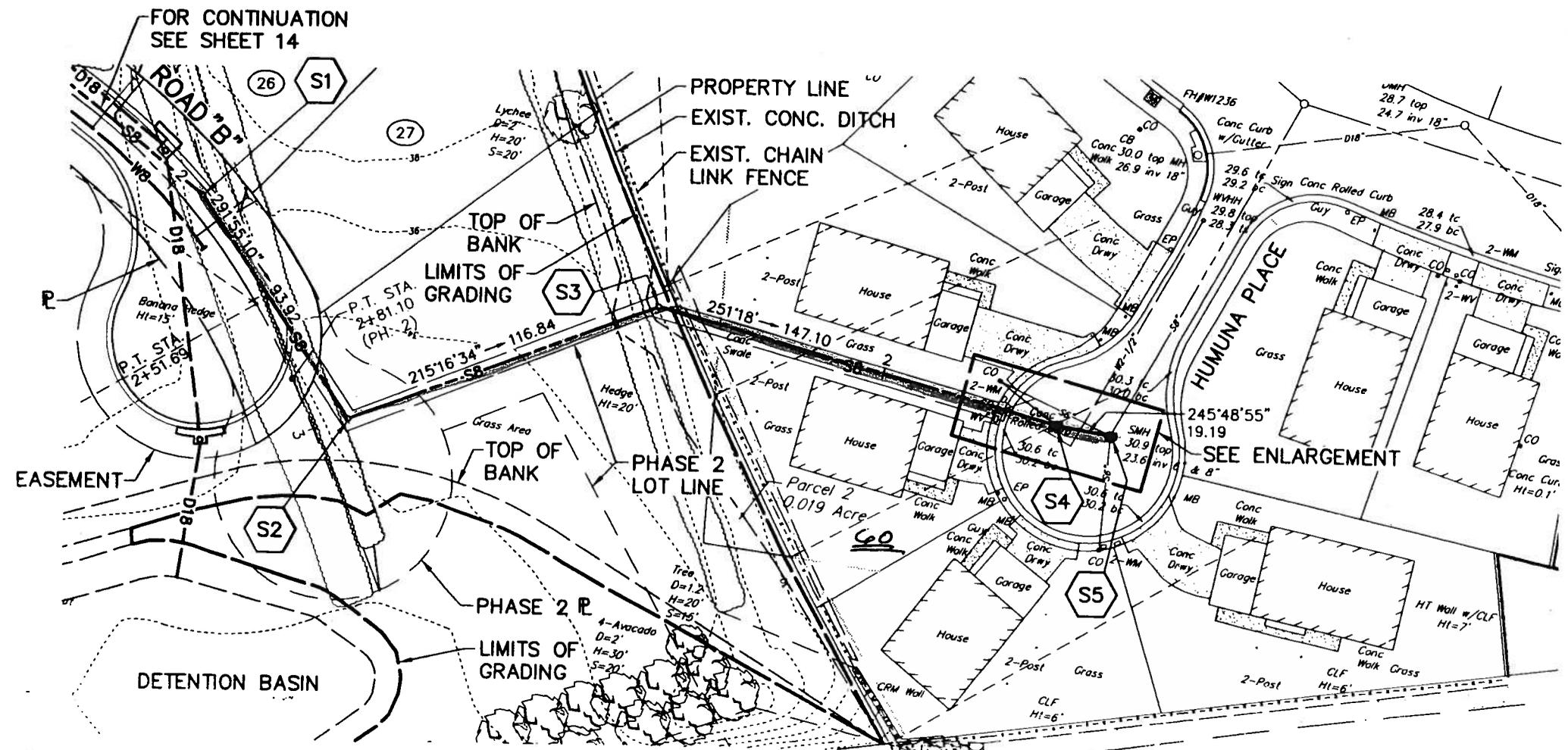
059

TRUE NORTH
SCALE: 1" = 40'

- S1 SMH "C3"
TOP = 37.15
INV. = 28.28
- S2 STA. 3+01.41 O/S 12.75' LT.
CL ROAD "B"
= STA. 0+00 OFFSITE SEWER
CONSTRUCT SMH "C4"
TOP = 36.92
INV. = 27.17
INV. = 26.17

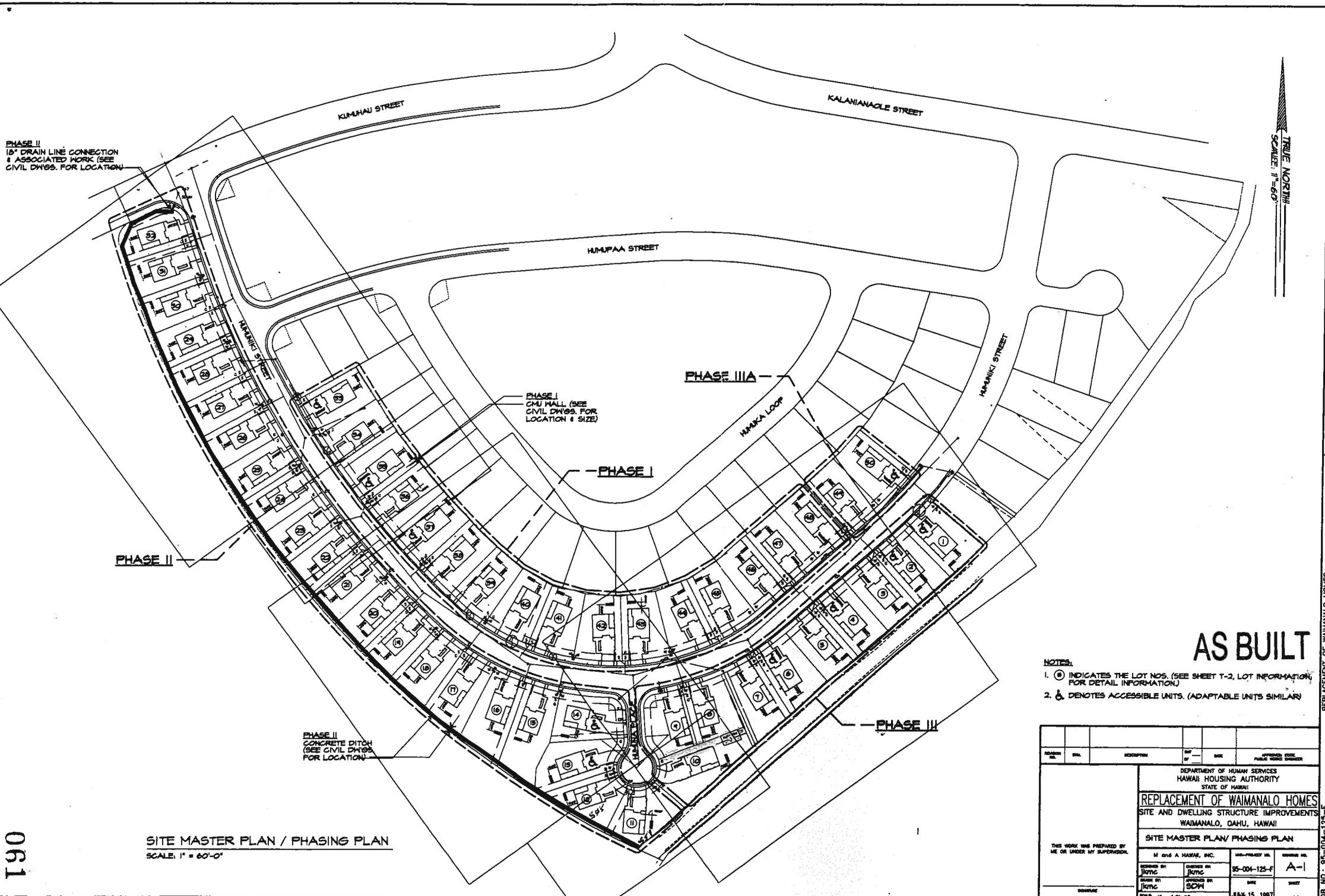
- S3 STA. 1+16.84 OFFSITE SEWER
CONSTRUCT SMH "C5"
TOP = 31.33
INV. = 25.00
- S4 STA. 2+63.93 OFFSITE SEWER
CONSTRUCT SMH "C6"
TOP = 30.61
INV. = 23.76 (8" & 6" LAT.)

- S5 STA. 2+83.13 OFFSITE SEWER
CONNECT NEW 8"S TO EXIST. SMH
INV. = 23.6 (EXIST. 8", NEW 8"S
& 6" LAT.)
RECHANNELIZE INV. OF EXIST. SMH
SEE DETAIL THIS SHEET



PLAN - OFFSITE SEWER
SCALE: 1" = 40'

41-555 Humana Pl.
(1) 4-1-23; por. of 60



TRUE NORTH
SCALE: 1" = 60'

PHASE II
18" DRAIN LINE CONNECTION
& ASSOCIATED WORK (SEE
CIVIL DWGS. FOR LOCATION)

PHASE I
GARAGE (SEE
CIVIL DWGS. FOR
LOCATION & SIZE)

PHASE II
CONCRETE DITCH
(SEE CIVIL DWGS.
FOR LOCATION)

PHASE II

PHASE IIIA

PHASE III

AS BUILT

- NOTES:
- ① INDICATES THE LOT NOS. (SEE SHEET T-2, LOT INFORMATION FOR DETAIL INFORMATION)
 - ♿ DENOTES ACCESSIBLE UNITS. (ADAPTABLE UNITS SIMILAR)

| PROJECT NO. | DWG. NO. | DESCRIPTION | DATE | SCALE | APPROVED DATE |
|---|----------|---|------|-------------------------------|---------------|
| | | DEPARTMENT OF HUMAN SERVICES HAWAII HOUSING AUTHORITY STATE OF HAWAII | | | |
| REPLACEMENT OF WAIMANALO HOMES | | | | | |
| SITE AND DWELLING STRUCTURE IMPROVEMENTS WAIMANALO, OAHU, HAWAII | | | | | |
| SITE MASTER PLAN / PHASING PLAN | | | | | |
| THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. | | | | | |
| DESIGNED BY jkmc | | CHECKED BY jkmc | | SCALE PROJECT NO. DRAWING NO. | |
| DRAWN BY jkmc | | APPROVED BY SCM | | 95-004-125-F A-1 | |
| SIGNATURE | | DATE | | SHEET | |
| | | JULY 15, 1997 | | OF 100 SHEETS | |
| SCALE: 1" = 60'-0" | | | | | |

REPLACEMENT OF WAIMANALO HOMES
SITE AND DWELLING STRUCTURE IMPROVEMENTS, WAIMANALO, OAHU, HAWAII

061

SITE MASTER PLAN / PHASING PLAN
SCALE: 1" = 60'-0"

FOR ACTION

SUBJECT: Acceptance of the Audited Financial Statements of the
Hawaii Public Housing Authority for the Fiscal Year Ending June 30, 2007

I. FACTS

1. The audit of the Hawaii Housing Authority for the fiscal year ending June 30, 2007 has been completed by our independent auditor KMH LLP.
2. The auditors, KMH LLP, have issued the financial statements reported for the above audit. See Exhibit "A".
3. In addition to the financial statements they have also submitted the federal award findings in the areas of internal control and compliance. Management has addressed the auditor's findings and has implemented corrective action plans to resolve the deficiencies.

II. RECOMMENDATION

The Hawaii Public Housing Authority Board of Directors accept the audited financial statements for the fiscal year ending June 30, 2007.

Attachment : Exhibit "A"

Prepared by: Patti Y. Miyamoto, Fiscal Management Office jm

Approved by the Board of Directors at its meeting on

MAR 20 2008

FISCAL MANAGEMENT OFFICE

Please take necessary action



EXECUTIVE DIRECTOR

EXHIBIT “A”

FORTHCOMING

PART II

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

**Independent Auditor's Report on Internal Control Over Financial Reporting and
on Compliance and Other Matters Based on an Audit of Financial Statements Performed
in Accordance With *Government Auditing Standards***

Board of Directors
Hawaii Public Housing Authority

We have audited the financial statements of the Hawaii Public Housing Authority (the Authority), as of and for the fiscal year ended as of and for the year ended June 30, 2007, and have issued our report thereon dated March 20, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Hawaii Public Housing Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing to an opinion on the effectiveness of the Hawaii Public Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Hawaii Public Housing Authority's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential, will not be prevented or detected by the entity's internal control. We consider the deficiencies described in the accompanying Schedule of Findings and Questioned Costs, items 2007-01 through 2007-03 and 2007-08, to be significant deficiencies in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, of the significant deficiencies described above, we consider items 2007-01 through 2007-03 to be material weaknesses.

We also noted other matters involving the internal control over financial reporting, which we have reported to management of the Hawaii Public Housing Authority, in a separate letter dated March 20, 2008.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Hawaii Public Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including applicable provisions of the Hawaii Public Procurement Code (Chapter 103D of the Hawaii Revised Statutes) and procurement rules, directives and circulars, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and response as items 2007-04 through 2007-08.

We noted certain matters that we reported to management of the Hawaii Public Housing Authority in a separate letter dated March 20, 2008.

Authority's responses to the findings identified in our audit are described in the accompanying Schedule of Findings and Questions Costs. We did not audit Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of the Board of Directors and management of the Hawaii Public Housing Authority, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

KMH LLP

Honolulu, Hawaii
March 20, 2008

PART III

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM
AND ON INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133**

**Independent Auditor's Report on Compliance With Requirements Applicable to
Each Major Program and on Internal Control Over Compliance in Accordance
With OMB Circular A-133**

Board of Directors
Hawaii Public Housing Authority

Compliance

We have audited the compliance of the Hawaii Public Housing Authority (the Authority) with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2007. The Hawaii Public Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of the Hawaii Public Housing Authority's management. Our responsibility is to express an opinion on the Hawaii Public Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Hawaii Public Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Hawaii Public Housing Authority's compliance with those requirements.

As described in items 2007-04 through 2007-05 in the accompanying Schedule of Findings and Questioned Costs, the Hawaii Public Housing Authority did not comply with requirements regarding special tests and provisions and eligibility that are applicable to its Section 8 Housing Choice Voucher Program. Compliance with such requirements is necessary, in our opinion, for the Hawaii Public Housing Authority to comply with requirements applicable to that program.

As described in items 2007-06 through 2007-08 in the accompanying Schedule of Findings and Questioned Costs, the Hawaii Public Housing Authority did not comply with requirements regarding eligibility and equipment and real property that are applicable to its Public and Indian Housing program. Compliance

with such requirements is necessary, in our opinion, for the Hawaii Public Housing Authority to comply with requirements applicable to that program.

In our opinion, except for the noncompliance described in the preceding paragraph, the Hawaii Public Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2007.

Internal Control Over Compliance

The management of the Hawaii Public Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Hawaii Public Housing Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Hawaii Public Housing Authority's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies and others that we consider to be material weaknesses.

A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in internal control over compliance described in the accompanying Schedule of Findings and Questioned Costs as items 2007-04 through 2007-08 to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. Of the significant deficiencies in internal control over compliance described in the accompanying Schedule of Findings and Questioned Costs, we consider items 2007-05 and 2007-07 to be material weaknesses.

The Hawaii Public Housing Authority's responses to the findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. We did not audit the Hawaii Public Housing Authority's response and, accordingly, we express no opinion on it.

The Authority's responses to the findings identified in our audit are described in the Response by Affected Agency section. We did not audit Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of management and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than those specified parties.

KMH LLP

Honolulu, Hawaii
March 20, 2008

PART IV

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs
Year Ended June 30, 2007

Section I – Summary of Auditor’s Results:

Financial Statements

Type of auditors’ report issued: Unqualified.

Internal control over financial reporting:

- Material weakness(es) identified? Yes None reported
- Significant deficiency(ies) identified that are not considered to be material weaknesses? Yes None reported
- Noncompliance material to financial statements noted? Yes No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified that are not considered to be material weakness(es)? Yes None reported

Type of auditor’s report issued on compliance for major programs: Qualified.

Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133? Yes No

Identification of major programs:

| <u>CFDA Number(s)</u> | <u>Name of Federal Program</u> |
|---------------------------|---|
| 14.871 | Section 8 Housing Choice Vouchers Program |
| 14.195 | Section 8 Housing Assistance Payments - Special Allocations |
| 14.850 | Public and Indian Housing |

Dollar threshold used to distinguish between type A and type B programs: \$1,793,408 (3% of federal award expended)

Auditee qualified as low-risk auditee? Yes No

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

Section II – Financial Statement Findings

Finding No.: 2007-01 Financial Management Deficiencies

During the past fiscal year, HPHA experienced a severe shortage of adequate staffing, including the Fiscal Officer and Chief Accountant positions. These vacancies had a significant impact on the HPHA's ability to perform its core accounting functions. In certain cases, individuals were performing functions in which they did not have the proper formal training or experience.

Condition & cause: With the bifurcation of the Housing and Community Development Corporation into two separate agencies, HPHA was operating without a Chief Accountant or Fiscal Officer during all of the 2007 fiscal year. Although HPHA subsequently hired a Chief Accountant in July 2007, accounting personnel did not have proper oversight and supervision during the fiscal year, including appropriate reviews and approval of transactions. Consequently, numerous adjustments were recorded subsequent to the year-end closing, which resulted in the completion of the audit being significantly delayed. This lack of dedicated leadership and overall management of its accounting and financial reporting function during the 2007 fiscal year has limited the effectiveness of HPHA's ability to record and report accurate and timely financial information. Some of conditions noted includes but not limited to the following.

- Monthly general ledgers were not prepared
- Monthly reconciliations of all account balances were not performed
- Accruals incorrectly recorded or not recorded at all
- Certain revenues and expense items were recorded on a cash basis
- Journal entries were recorded incorrectly
- Expenses were not allocated on a timely basis
- Unrecorded obligations, including various payables and litigation settlement
- Lapsed appropriations
- Depreciation expense not recorded
- Transfer of assets not properly accounted for between funds

Additionally, as of our report date, subsequent internal monthly general ledgers, reconciliations and financial statements were not being completed on a timely basis.

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

Section II – Financial Statement Findings (continued)

Finding No.: 2007-01 Financial Management Deficiencies (continued)

Context: Although the HPHA has subsequently filled the Fiscal Officer (FO) and Chief Accountant positions, the lack of proper training is one of the most significant shortcomings of the HPHA. This is evident in the lack of understanding and use of the “emPHAsys” computer system, the application of generally accepted governmental accounting standards, various State of Hawaii generated reports from the Department of Accounting and General Services, and in HUD’s reporting requirements. The shortage of training, in combination with the lack of clearly documented policies and procedures and the presence of shortage of staffing, has limited the effectiveness of the HPHA’s internal control environment and procedures. Additionally, HUD’s reporting requirements, including but not limited to “project-based” accounting, the Real Estate Assessment Center electronic submission filing requirements and asset-management accounting, will further accentuate the need for proper training and supervision. The lack of proper oversight and supervision is a fundamental deficiency in the organization’s internal control environment.

Questioned costs: None

Effect: Failure to obtain adequate staffing levels and related controls can lead to misstatement of financial results and non-compliance. As a result of the above, the HPHA’s financials were restated for a correction of an error in its accounting for deferred income, see Note 2 of the financial statements.

Recommendation: HPHA needs to assess its current policies and procedures to ensure that internal controls over key accounting, financial reporting and budgeting processes are established and adhered to. Specifically:

1. We recommend that the Fiscal Officer and Chief Accountant should perform an assessment of current processes to:
 - Gain an understanding of each program’s objectives and type of major transaction. Perform interviews with the various branch chiefs, program managers, and with compliance officer.
 - Interview each accountant to determine their functions and what financial information is currently prepared and maintained.
 - Perform a gap analysis between the current conditions and desired conditions.
 - Prepare and implement recommendations.

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

Section II – Financial Statement Findings (continued)

Finding No.: 2007-01 Financial Management Deficiencies (continued)

- Identify any missing key internal controls, including but not limited to the following:
 - Review and approvals of monthly bank reconciliations,
 - Perform month end reconciliation to detail supporting documents. E.g. Review and approval of month-end accruals.
 - Recording of routine transaction: expense allocation, monthly review of CIP transfers, month end accruals.

- Consider developing a month end closing checklist to ensure that accurate financial information is prepared timely. The month end checklist should be tailored to the specific requirements of each fund. For example: Federal low rent- checklist would include procedures specific to capital improvements.

- Monitor control systems to ensure effectiveness. Timely review and approvals by appropriate personnel.

- As a majority of the agency's funding are HUD subsidies, need to establish and maintain controls over operating and capital improvement budgets.

- 2. The HPHA should continue its efforts in seeking to hire a Chief Financial Officer. In addition, the agencies should evaluate the need to hire on a temporary basis experienced personnel to provide the appropriate oversight and supervision over the accounting and reporting functions.

PHA Reply (Corrective Action Plan): We acknowledge the problems caused by the lack of adequate staffing and internal controls, and concur with the above recommendations. Recognizing the need for management level leadership, HPHA created the position of a chief financial officer (formally known as the Chief Financial Management Advisor -- CFMA) in August 2007 and has been recruiting ever since without success, even with the services of a placement firm. The maximum rate of pay (\$70,000 - \$80,000) allowed for the position given HPHA's attached agency status is relatively low. CFOs are compensated at higher rates in other state departments and in the public housing authority sector. As an alternative, HPHA developed a request for proposals in October to contract with CPA firms that provided accounting services and financial management combined with knowledge of HUD. Despite advertising several times, no firms were able to meet our needs. HPHA attempted to have HUD deploy staff from Hawaii or mainland offices to oversee the fiscal management office, with no success. In December 2007, the state Department of

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)

Year Ended June 30, 2007

Accounting & General Services deployed a senior manager and several staff accountants, and HPHA hired a CPA firm to provide basic accounting services under DAGS's direction. This resulted in the financial information that went to the auditor for FY 2007, as well as FY 2008 summary financial information for the period 7/1/2007 through 12/31/2007. HUD stepped in to provide technical assistance in March 2008, and is set to contract with a financial consultant beginning May 2008 for 6 to 12 months. HPHA also contracted with a short term bridge financial consultant in late March 2008. Search to fill the CFMA position has been ongoing. Due to lack of qualified accounting applicants (affecting industry and government), as of March 2008 the agency has filled only 9 of 15 accounting positions, and still has not filled its budget analyst position. HPHA intends to supplement staff positions by evaluating the gaps with current staffing levels, then contracting to fill those gaps with temporary accounting services under the guidance of the financial consultant contracted by HUD.

Despite the lack of financial management information, HPHA presented for board review and approval a FY 2008 budget in October 2007, the first time an Authority-wide consolidated budget has been presented to the board in at least 30 years. The HPHA accounting staff started to develop a general ledger beginning 1/1/08. The Fiscal Officer and Chief Accountant are assessing current staff proficiency levels and scheduled initial training in January 2008 for staff to insure that the emPHAsys ECS financial management software system will be used as designed and that the transition to project based accounting will be in compliance with all applicable Federal regulations and generally accepted accounting procedures. Staff received training in encumbrances from Department of Human Services managers in February 2008. HPHA is currently implementing internal controls in response to the cited deficiencies. In March 2008, in response to the HUD technical assistance recommendations, HPHA formed an Asset Management Implementation Committee to drive preparation for July 1, 2008 implementation of asset management.

Contact Person: Chad Taniguchi, Executive Director (808) 832-4694; (Fax) 832-4679

Target Completion Date: June 30, 2009

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| Section II – Financial Statement Findings (continued) |
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Finding No.: 2007-02 No General Ledger and Non-reconciliations of General Ledger Accounts

Criteria: Internal Control deficiencies and Federal regulations require that the books and records of account should be maintained on a regular monthly basis for all programs.

Condition, cause & context: During the year, HPHA had installed the “emPHAsys” general ledger system software to provide HPHA with a general ledger system that would also be able to address HUD's new reporting requirements. However, the use of the system had been very limited and in some instances

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

not used at all. This lack of understanding of the “emPHAsys” computer system coupled with no Chief Accountant have resulted in monthly general ledgers not being prepared during the fiscal year. Consequently, the key internal control activity of routine monthly reconciliations of the general ledger accounts balances to the corresponding transaction or activity details was not performed during the year. For example, several major cash balances, account receivables, payables and accrued liabilities general ledger accounts, including amounts due from federal programs and from tenants, were not reconciled until the performance of the audit. Accordingly, numerous adjustments were recorded subsequent to the year end closing to correct various general ledger accounts. Without “reliable and timely” financial information, management decisions related to operations may be comprised. The following is a list of issues during the audit as a result of the lack of the general ledger and respective account reconciliations:

- Lack of financial statements
- Lack of information to perform budget to actual comparisons to determine if the HPHA has sufficient funds to adequately cover operations. Additionally, the lack of budgetary control could result in the HPHA operating with deficits
- Lack of information to perform monthly cost analysis by Management Unit (MU) level to identify the causes of any overruns

As of our report date, subsequent general ledgers and account reconciliations were not being completed. With the HUD required implementation of “asset-management” and “project-based” accounting, this situation would be further exacerbated. The lack of proper understanding of general ledger system and lack of account reconciliations is a fundamental deficiency in the organization’s internal control environment.

Questioned costs: None

Effect: Failure to adequately record all related financial activities can lead to misstatement of financial results and non-compliance.

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| Section II – Financial Statement Findings (continued) |
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Finding No.: 2007-02 No General Ledger and Non-reconciliations of General Ledger Accounts (continued)

Recommendation: HPHA’s policy is post journal vouchers to the general ledger and to perform monthly reconciliations for respective accounts. To ensure the accuracy and completeness of the HPHA’s financial information, we recommend that management provide training in the full use of its general ledger system and comply with its policy and post journal vouchers to the general ledger and perform account reconciliations in a timely manner.

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

PHA Reply (Corrective Action Plan): We will review all books of account, policies & procedures and other items to insure that all transactions are correctly recorded and adequately monitored. In addition, journal vouchers and related accrual will be recorded on a regular basis to prevent recurrence of this deficiency. The agency acknowledges the lack of training in the use of its computer system emPHAsys". While training was scheduled to occur during Fiscal Year 2007 the trainer's time was largely focused on development of the general ledger system. Training was also hindered due to hardware and software failures by the "emPHAsys" system and HPHA's internet connections, which prevented the timely input of information for the completion of the general ledger. Starting with January 2008, all information was been inputted and updated in the "emPHAsys" system, hardware was upgraded and training was scheduled for May, June, and July 2008 to increase the accountants' proficiency in the use of the software. These actions should be sufficient to eliminate all cited deficiencies.

Contact Person: Gary Nakatsu, Information Technology Chief (808) 832-5937; (Fax) 832-4679

Target Completion Date: July 30, 2008

Finding No.: 2007-03 Lack of Clear Policies and Procedures

Criteria: Internal controls; General Accounting Standards. In addition, the requirements for appropriate controls over Federal programs are contained in the Code of Federal Regulations and the Low-Rent Housing Financial Management Handbook, 7475.1. Also, good internal control procedures require that policies and procedures should be in place and operating effectively.

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| Section II – Financial Statement Findings (continued) |
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Finding No.: 2007-03 Lack of Clear Policies and Procedures (continued)

Condition, cause, and context: Our review of internal controls revealed that the accounting and budgets departments do not maintain updated formal policies and procedures manuals or documents related to key internal control functions or activities. For example, HPHA does not maintain documented policies and procedures related to cash reconciliations, tenant accounts receivable reconciliations, general accounts payable processing, HPHA'S reporting, Capital Fund monitoring, or financial reporting procedures, including REAC's electronic submission filing.

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

The lack of clearly documented updated policies and procedures limits the effectiveness of the HPHA internal control environment and procedures and may result in additional costs expended by HPHA. This is especially true in situations where personnel are new to a position and performing certain functions for the first time. An example of such a situation was the hiring of an outside consultant to complete HPHA's REAC electronic submission filing.

Recommendation: HPHA should assess its current internal control policies and procedures related to key accounting and budgeting processes. Upon the completion of such assessment, a formal policies and procedures manual for all key accounting and budgeting functions. Any material changes to existing policies should be approved via resolution by the Board of Commissioners.

PHA Reply (Corrective Action Plan): We will review all Fiscal Management Office functions in light of the above recommendations. During Fiscal year 2007, HPHA developed a policy and procedures manual but due to department vacancies was never implemented. At present, the manual is being verified and updated by current FMO management and will be presented to the HUD contracted financial consultant before being submitted to the Board for approval. All staff will be provided copies and training related to these policies so the HPHA will have these controls in place by the end of Fiscal 2008 so that this will not be an issue in subsequent periods.

Contact Person: Patti Miyamoto, Chief Compliance Officer (808)832-5904 ;(Fax) 832-3943

Target Completion Date: June 30, 2008

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| Section III – Federal Award Findings and Questioned Costs |
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Section 8 Housing Choice Vouchers Program CFDA No. 14.871

Finding No.: 2007-04 HUD Income Targeting Requirements

Criteria: 24 CFR 982.201(b) (2) (iii)

Condition, cause, and context: Based on our testing of the Housing Choice Voucher Program's waiting list, we noted the HPHA does not monitor its compliance with HUD Income Targeting Requirements which requires at least 75% of new admissions to be in the extremely low income and 25% very low income range (24 CFR 982.201(b)(2)(iii)). We also noted that the HPHA could not provide a report to ascertain whether or not

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

it is in compliance with the income targets aforementioned. It was further noted that the HPHA failed to obtain a wavier from HUD.

Effect: Non-compliance.

Questioned costs: None

Recommendation: We recommend the HPHA structure program monitoring in such a manner that allows for compliance monitoring over admissions in order to adequately address HUD Income Targeting Requirements.

PHA Reply (Corrective Action Plan): HPHA will step up its efforts to monitor HUD Income Targeting requirements and will activate the ECS crystal reports writer module that will generate this report to document its attempts to maintain compliance with these requirements. If a situation places the HPHA in a situation whereby it will be unable to meet these requirements, HPHA will request a waiver from HUD. HPHA will also set up a binder where reports will be housed and reviewed on a regular basis to document attempts at meeting HUD program requirements.

Contact Person: Dexter Ching, Section 8 Subsidy Program Branch Chief (808)832-5933 ;(Fax) 832-3461

Target Completion Date: June 30, 2008

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

Section III – Federal Award Findings and Questioned Costs (continued)

Finding No.: 2007-05 Special Tests and Provisions - Waiting List

Criteria: 24 CFR sections 5.410, 982.54(d) and 982.201 through 982.207 require the HPHA to establish policies for verification and documentation of information relevant to acceptance or rejection of an applicant.

Condition, cause, and context: Due to the limited number of housing vouchers, the HPHA's policy for placing applicants into the program is based upon preference criteria. Applicants on the waiting list who met these preference criteria, with the proper documentation and verification, were admitted to the program.

During our inquiry of HPHA's controls over the waiting list policy, we were informed by management that the waiting list was opened during the year for a short period, which resulted in approximately 3,400 new applicants during the fiscal year. When reviewing controls over these new applicants, we noted that not all applicants were properly entered into the system. This is not in compliance with the Housing Choice Voucher Program's Administrative Plan submitted and approved by HUD and as a result we were not able to adequately test system controls. We noted that only eligible applicants from the first day were placed on the waiting list and all applicants after the first day, whether eligible or ineligible, were labeled as "INACTIVE" and excluded from the waiting list. Accordingly to Housing Choice Voucher Program management, this was done to give preference to the people who applied on the first day.

Effect: Failure to adequately maintain the waiting list and follow administrative the administrative plan results in non-compliance and represents a scope limitation for the tests of controls and compliance with OMB A-133 requirements.

Questioned costs: None

Recommendation: We recommend that the HPHA complies with its Administration Plan guidelines for the waiting list that were submitted to HUD.

PHA Reply (Corrective Action Plan): HPHA will go back into the system and restore all applicants who applied in December to active status to insure that they are contacted in the correct order in relation to the application time and preferences, if any. HPHA will review the policies and procedures for opening the waiting list and in the future will provide greater details to be fair and to provide potential voucher recipients a realistic timetable for when they will be eligible for application processing.

Contact Person: Dexter Ching, Section 8 Subsidy Program Branch Chief (808)832-5933 ;(Fax) 832-3461

Target Completion Date: June 30, 2008

Section III – Federal Award Findings and Questioned Costs (continued)

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

Public and Indian Housing Program CFDA No. 14.850

Finding No.: 2007-06 Eligibility - Tenant Files

Criteria: 24 CFR section 5.601 and 24 CFR sections 960.253, 960.255 and 960.259 require the HPHA to gather information on income, family size and housing conditions for both new and continuing participants on an annual basis. Based on the information gathered, HPHA housing specialist assess whether or not applicants are eligible to participate in the program based on Federal eligibility guidelines.

Condition, cause, and context: During our testing of participant files, we noted the following:

- 1) For 18 tenant files, we noted that the required eligibility checklist was included in the tenant file but not properly checked off and or signed by the housing specialist. Nine out of the 18 files were missing either required 3rd party verifications, completion of forms or signatures on required forms.
- 2) For 2 tenant files, we noted that 3rd party verification of income was missing.
- 3) For 1 tenant file, we noted that the birth certificate was missing and for 1 tenant file, we noted that eligible income was miscalculated.

Effect: Failure to adequately determine eligibility can lead to non-compliance and potential disallowed costs.

Questioned costs: None

Recommendation: We recommend that the HPHA enforce proper implementation of its eligibility checklists and establish a regular quality control review of tenant files by program management. This review and its results should be documented for monitoring at the HPHA management level. Such a quality control review could identify areas requiring more attention by management and ultimately reduce the number of errors.

PHA Reply (Corrective Action Plan): The HPHA will establish additional quality control procedures to better identify areas for improvement. This will include regular reviews by on-site personnel and management staff. HPHA will document the results of these reviews including the follow-up process for any identified deficiencies. This will insure that all initial certifications and ongoing re-certifications are conducted in accordance with HPHA and HUD policies and procedures.

Contact Person: Michi Kanoura-Hatae, Application Services Supervisor (808) 832-3427; (Fax) 832-5964

Target Completion Date: June 30, 2008

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

Public and Indian Housing Program CFDA No. 14.850 (continued)

Finding No.: 2007-07 Eligibility - Waiting List

Criteria: 200824 CFR sections 960.204 through 960.207 require the HPHA to establish policies for verification and documentation of information relevant to acceptance or rejection of an applicant. Due to the excess of applicants on the waiting list for low-income housing in comparison to the number of units available, the HPHA's policy for placing applicants into the program is based upon preference criteria. Applicants on the waiting list who met these preference criteria, with the proper documentation and verification, were admitted to the program.

Condition, cause, and context: During our discussions with management, we noted that in the past housing specialists re-sequenced the waiting list on a daily basis, which is in accordance with the Administration Plan submitted and approved by HUD. Applicants are ranked by preference points. As such, when sequencing was done daily, the applicants would fluctuate on the waitlist, depending on changes to existing applicants' preference status and new applicants' preferences. As such, management initiated a quarterly re-sequencing to alleviate such fluctuations and to standardize the waitlist. The waitlist is now re-sequenced quarterly (1st working day of month). This policy is neither documented nor approved by HUD. In our discussions with management and in the performance of our audit, we noted several instances during the year where a "back log" of applications was not entered into the system on a timely basis, as such; several applicants were not included in quarterly re-sequencing when they should have been. We also noted that there still remains a "back log" of applications submitted during the fiscal year that had not been entered into the system.

Effect: The fact that several applicants were not properly placed on the waiting list limits our scope for testing controls over compliance with OMB A-133 and test of compliance with OMB A-133 requirements.

Questioned costs: None

Recommendation: We recommend that the HPHA follow its Administration Plan guidelines for the waiting list that were submitted to HUD or resubmit a revised Administration Plan that incorporates management's decision noted above. We also recommend that the HPHA evaluate its Application Department and its various functions, and determine whether the department has sufficient capacity to manage the volume of applications and or if there are any inefficient processes that should be eliminated.

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

Public and Indian Housing Program CFDA No. 14.850 (continued)

Finding No.: 2007-07 Eligibility - Waiting List (continued)

PHA Reply (Corrective Action Plan): Management will review the current waiting list to insure that any backlogged applications have been input into the system. In addition, the list will be reviewed to make sure that all applicants are sequenced in accordance with the current approved Administrative Plan. This will help to insure that persons on the waiting list will be contacted in the correct order in relation to the initial application time and preferences. In the future, HPHA will review the policies and procedures for opening the waiting list and will obtain HUD approval prior to any future re-sequencing provisions. HPHA is in the process of transferring some of the responsibilities for applications final processing from the central applications section to the staff where the housing units are located. This move is intended to speed up placements by providing better coordination between those fixing units and those filling units. HPHA also approved, effective November 2007, for applicants to have only one choice of housing placements (instead of three previously) and since December has worked with an international bank based in Hawaii to evaluate processing speed with the eye to streamline procedures.

Contact Person: Michi Kanoura-Hatae, Application Services Supervisor (808) 832-3427; (Fax) 832-5964

Target Completion Date: June 30, 2008.

Finding No.: 2007-08 Equipment and Real Property Deficiencies

Criteria: The requirements for maintaining equipment inventory and capital asset accounting are contained in the Federal Common Rule OMB A-102 and the Code of Federal Regulations. Also, the maintaining of appropriate accounting records and the conducting of physical inventories was an annual requirement contained in the 7510, Low-Rent Housing Accounting Guidebook.

Condition, cause and context: During the audit, we noted that equipment and construction-in-progress (CIP) were not properly monitored and tracked during the fiscal year. A roll forward of fixed assets and CIP was not maintained and detailed listings of additions and deletions were not available until requested by the auditors.

Within the Federal Low Rent Program Fund, the HPHA maintains a Construction in Progress (CIP) schedule which details the projects and related costs. However, during our audit, it was noted that the CIP schedule as of June 30, 2007 was not updated for 2007 transactions on a timely basis. Additionally, the HPHA does not maintain an automated detail capital asset register, instead manual excel worksheets and previous detail general ledger printouts are used.

We also noted that the CIP schedule did not detail when projects were completed. Consequently, projects listed within CIP schedule were completed and not transferred to the Capital Assets account. This resulted

Hawaii Public Housing Authority

Schedule of Findings and Questioned Costs (continued)
Year Ended June 30, 2007

in a reclassification of CIP assets to Property and Equipment and an adjustment to record the corresponding depreciation expense.

| |
|--|
| Section III – Federal Award Findings and Questioned Costs (continued) |
|--|

Public and Indian Housing Program CFDA No. 14.850 (continued)

Finding No.: 2007-08 Equipment and Real Property Deficiencies (continued)

Effect: Non-compliance.

Questioned costs: None

Recommendation: We recommend that the HPHA maintain detailed CIP records and reconcile these records to the general ledger on a timely basis to ensure accurate accounting for assets. Complete information such as the above, on all assets would provide excellent control for the safeguarding of these assets, which are significant in costs.

We, also, recommend that better monitoring, assessment and evaluation of the (CIP) could be made regarding the status, completion and transfer of assets from construction in progress to active fixed assets which are being depreciated.

PHA Reply (Corrective Action Plan): We are in agreement with this finding. HPHA will take the appropriate steps to insure that an inventory of all capital assets will be taken in May and June 2008, so that all required adjustments can be recorded in the general ledger prior to the closing of the June 30, 2008 financial statements. We are currently assessing all inter-department functions to determine the appropriate staffing assignments for this task and related emPHAsys ECS software functions to insure adequate controls will be in place by the year-end close. Since January 2008 HPHA has been publishing the completion date of projects in its reports to the board of directors for greater transparency and better record keeping.

Contact Person: Derek Fujikami, Construction Management Branch (808) 832-5374; (Fax) 832-4679

Target Completion Date: July 15, 2008



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
HONOLULU, HAWAII 96817
FAX: (808) 832-6030

IN REPLY REFER TO:
08:CPO/020

March 20, 2008

MEMORANDUM

TO: Travis Thompson
Chair

THRU: Chad Taniguchi
Executive Director

FROM: Barbara Arashiro 
Procurement Officer

Subject: Contract Status

As requested, the following is a report on the contract status for the HPHA:

1. Contracts Encumbered (July 1, 2007 – present)

For the FY 2007 – 2008, the HPHA has executed 117 contracts by major program as follows:

| Branch | Federal Funds | State Funds | Other Funds | Totals |
|-------------------|---------------|--------------|-------------|--------------|
| PMMSB | \$16,274,999 | \$2,864,941 | \$2,270,234 | \$21,410,174 |
| Construction Mgmt | \$2,154,264 | \$4,501,544 | - | \$6,655,808 |
| Homeless | \$7,084,442 | \$11,901,757 | - | \$18,986,199 |
| Fiscal Mgmt | \$654,110 | \$209,790 | - | \$863,900 |

The following should be noted regarding the information presented above:

- a. PMMSB: Contracts under "Other funds" are funded from project funds (e.g., Wilikina and Banyan Street Manor) (36 contracts)
- b. CMS: The table only shows contracts that were executed during the current fiscal year. The CMS Board report includes approx. \$1.5M in contracts executed prior to 7/1/07 and small purchases under \$50,000, and \$500,000 in contracts for refuse collection which are recorded as PMMSB contracts, rather than CMS. (28 contracts)
- c. Homeless: Federal funds includes contracts that are funded by HUD, CPD programs and with TANF funds. (51 contracts)
- d. FMO: Includes KMH audit contract and N&K accounting services. (2 contracts)

2. State Funds for Repairs/Renovations

Attached is a spreadsheet of funds provided by the State Legislature. In summary, of the \$17,034,556 in State funds set to lapse on 6/30/08, only 42% of the funds are encumbered in contracts or small purchases to date. The current schedule has HPHA encumbering the remaining funds within the next 60 days.

CPO Comment: With proper tracking and processing of contracts through the end of the FY, we are confident that HPHA will not lapse any State funds. The remaining balance represents 19 contracts and approx. 20 small purchases to be encumbered.

Of the \$28,584,556 in State funds set to lapse 6/30/09, only \$110,245 in funds have been encumbered to date.

CPO Comment: The key to ensuring that the future funds are encumbered timely is to keep the design work on schedule, as 95% of the 6/30/09 funds are budget for construction costs. Without additional staff, CMS will not be able to manage the additional State funds appropriated for next year AND the federal Capital Fund Program.

3. Procurements Not Issued Due to Budget Constraints

No formal reports have been prepared by any office on the procurements not issued due to budget constraints. The following are assumptions based on previous planning efforts with various offices, reports by the budget office, and observations by CPO:

- a. Travel. Travel was cut to a minimum at the start of the FY.
- b. Training. HPHA had planned for 2 major training sessions at the beginning of the FY, but has opted to cut back on training and/or look for other ways to provide training. Most offices had their training budgets cut at the start of the FY.
- c. Equipment. The replacement of some older equipment and the purchase of updated technology has been delayed.
- d. Supportive Services. Supportive services have been reduced.
- e. Security. HPHA has been forced to scale back the scope of work for security contracts based on limited funding.
- f. Personnel. Only targeted positions are being filled.
- g. Maintenance Contracts. HPHA is not executing some maintenance contracts due to limited funding (e.g., generator maintenance)

Report on Use of State Funds for Repair & Maintenance / Renovations
 Funds: State R&M and CIP

| | Budget | Actuals/Encumbered | Projected / Budgeted | Unbudgeted Balance | Notes/Comments |
|--|-------------------------|------------------------|-------------------------|--------------------|---|
| State Funds Lapsing 6/30/08 | | | | | |
| 2007-2008 Repair and Maintenance Funds (\$4.5M) | | | | | |
| Vacant Unit Repair Funds | \$ 3,000,000.00 | \$ 2,186,256.91 | \$ 832,910.00 | \$ (19,166.91) | \$832,910 in the next 60 days; \$19K projection |
| Annual Base R&M | \$ 1,584,556.00 | \$ 1,446,678.60 | \$ 95,000.00 | \$ 42,877.40 | \$95,000 in next 45 days; Unbudgeted to be used FIFO basis; maint.srvcs MU 9, emergencies, supplies |
| 2006-2007 CIP Cesspool Conversion (\$2.0M) | | | | | |
| Big Island, Maui, Kauai Cesspool Conversion | \$ 2,000,000.00 | \$ 1,984,000.00 | \$ 16,000.00 | \$ - | \$16,000 in next 30 days; Supplemental Contract to change to scope of work being reviewed |
| 2006-2007 Capital Improvement Program (\$5.0M) | | | | | |
| Various Projects (Primarily Design work) | \$ 5,000,000.00 | \$ 1,665,721.17 | \$ 3,810,857.48 | \$ (476,578.65) | All consultant contracts to be executed in 45 days; Construction LCCC contract executed in 30 days, pending bond |
| 2006-2007 Capital Improvement Program | | | | | |
| Palolo Rockfall Mitigation | \$ 500,000.00 | \$ - | \$ 500,000.00 | \$ - | Palolo Rock Fall Mitigation will likely cost an estimated \$1.5M (Design \$141,000/Ph 1 Construction \$359,000) |
| Lanakila Modernization 3a | \$ 4,650,000.00 | \$ - | \$ 4,650,000.00 | \$ - | Bid opening 3/20/08; Contract to be encumbered in next 45 days (co-funded with CFP) |
| Kalihi Valley Homes IIIb: Overage on HDC | \$ 300,000.00 | \$ - | \$ 300,000.00 | \$ - | Bid Opening 4/20/08; Contract to be encumbered 30 days after bid opening (co-funded with CFP) |
| TOTALS | \$ 17,034,556.00 | \$ 7,282,656.68 | \$ 10,204,767.48 | | |
| State Funds Lapsing 6/30/09 | | | | | |
| 2007-2008 Repair and Maintenance Funds (\$3.5M) | | | | | |
| Vacant Unit Repair Funds | \$ 2,000,000.00 | \$ - | | \$ 2,000,000.00 | |
| Annual Base R&M | \$ 1,584,556.00 | \$ - | | \$ 1,584,556.00 | |
| 2007-2008 CIP Elevators (\$5M) | | | | | |
| | \$ 5,000,000.00 | \$ 110,245.07 | \$ 4,889,754.93 | \$ - | KPT Modernization (\$3.9M), ECS (\$314K) to be encumbered in the next 30 days; \$674,787 remaining for construction |
| 2007-2008 Capital Improvement Program (\$20M) | | | | | |
| | \$ 20,000,000.00 | \$ - | \$ 23,104,356.00 | \$ (3,104,356.00) | \$22M in Construction to be designed; bid opening projected September 2008 (nearly all projects delayed) |
| TOTALS | \$ 28,584,556.00 | \$ 110,245.07 | \$ 27,994,110.93 | | |

Palolo Rock Fall Mitigation \$ 500,000
 Lanakila Modernization \$ 4,650,000
 Kalihi Valley Homes \$ 300,000 } Currently not included in CMS Board report.

HAWAII PUBLIC HOUSING AUTHORITY
 REPAIR and MAINTENANCE AND CAPITAL PROJECTS

| | Budget | | Construction | | Vacant Units |
|--|----------------------------|---------------------|--------------|----------------------|--------------|
| | Design | Construction | Start | End | |
| 2007-2008 Repair and Maintenance Funds (\$4.5M) | | | | | |
| \$ 3,000,000 | | | | | |
| Vacant Unit Repairs = \$1.5M contract costs; \$1.5M for MUs new/existing vacants | | | | | |
| Hoolulu Termite Repair (Waipahu) | | \$ 68,405.00 | 8/1/2007 | completed 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) | | \$ 449,000.00 | 4/1/2008 | 6/30/2008 | 29 |
| Phase 2A - Oahu A&B Units (Contract) | | \$ 150,000.00 | 3/15/2008 | 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 | 3/15/2008 | 4/1/2008 | 18 |
| Phase 5 - Maui Vacant Units | | \$ 290,000.00 | 5/1/2008 | 6/30/2008 | 14 |
| Phase 6 - Makamae | (4) | \$ 295,032.37 | 5/1/2008 | 6/30/2008 | 28 |
| Pomaikai Abatement | | \$ 30,260.00 | 10/15/2007 | completed 1/1/2008 | 6 |
| 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 | | \$ 168,112.97 | on going | | |
| Lokahi Re-tiling | | \$ 13,695.00 | 11/15/2007 | completed 12/15/2007 | 5 |
| Hanamaulu - Repair Unit 14R | | \$ 934.38 | 10/1/2007 | completed 11/1/2007 | 1 |
| SUBTOTALS (Design and Construction for \$3M) | | \$ 3,000,000.00 | | Subtotal | 216 |
| Unbudgeted Remaining Balance | | \$ - | | | |
| \$ 1,000,000 | | | | | |
| \$ 584,556 | | | | | |
| | General R&M | | | | |
| | Annual Base R&M | | | | |
| | Design | Construction | | | |
| Kalihi Valley Homes Gym Ceiling Renovation | | \$ 9,999.00 | 10/1/2007 | completed 10/19/2007 | |
| Hale Hookipa Tree Removal (Big Island) | | \$ 72,916.20 | 10/26/2007 | completed 12/1/2007 | |
| Lai'ola Booster Pump Replacement (Wahiawa) | | \$ 28,500.00 | 9/15/2007 | completed 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 | 10/1/2007 | completed 12/14/2007 | |
| Kalaniihaha: Trash Chute Repair | \$ - | \$ 17,650.00 | 10/1/2007 | 4/1/2008 | |
| 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 | | \$ 46,836.31 | on going | | |
| Recurring Maintenance Contracts | | | | | |
| MU Small Purchases and Materials | | \$ 548,050.22 | | | |
| Refuse Collection | \$ - | \$ 587,370.08 | | | |
| SUBTOTAL | \$ 72,040.00 | \$ 1,522,220.10 | | Subtotal | 0 |
| SUBTOTAL (Design and Construction for \$1.5M) | | \$ 1,594,260.10 | | | |
| Balance | | (4) \$ (9,704.10) | | | |
| TOTAL (Design and Construction for \$3M + \$1.5M) | | \$ 4,594,260.10 | | | |
| 2006-2007 Capital Improvement Program (\$2.0M) Large Capacity Cesspool Conversion | | | | | |
| | Design | Construction | | | |
| Consultant - Maui and Kauai | \$ 300,000.00 | (5) | | 3/1/2008 | |
| Lokahi, Halauala 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 | 2/1/2008 | 10/1/2008 | |
| Noelani I & II and Waimea Teacher Cottage (Big Island) | \$ - | \$ 558,964.17 | 7/25/2007 | 5/1/2008 | |
| SUBTOTALS | \$ 300,000.00 | \$ 1,700,000.00 | | | |
| TOTAL (Design and Construction) | | \$ 2,000,000.00 | | | |
| Unbudgeted Remaining Balance | | \$ - | | | |
| 2006-2007 Capital Improvement Program (\$5M, previously shown as \$4.9M) | | | | | |
| | Design | Construction | | | |
| Past CIP work | \$ 100,000.00 | \$ 100,000.00 | | | |
| Hawaii Vertical Transportation (Elev. R&M) | \$ - | \$ 360,966.00 | 10/1/2006 | 6/30/2007 | |
| Puuhala: Site Work, Sidewalks, Retaining Wall | \$ 151,000.00 | (10) | 8/1/2008 | 10/1/2009 | |
| Hale Poi: Fire Alarm, Landscape Sprinklers, Heat Pumps | \$ 308,274.00 | (10) | 8/1/2008 | 8/1/2009 | |
| Elevator Consulting Services | \$ 716,242.00 | (6) | | | |
| Lanakila: Disability Fair Housing Renovations (Big Island) | \$ 273,349.00 | (10) | | | |
| Makani Kai Hale: Siding & Electrical Work (Maui) | \$ 159,039.00 | (10) | | | |
| Kahakii Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui) | \$ 365,450.00 | (10) | | | |
| Kalihi Valley Homes Phase 4 w/ Retaining wall | \$ 632,818.00 | (10) | | | |
| Puuwai Momi: Electrical Distribution System (Halawa) | \$ 170,062.00 | (10) | | | |
| Hale Hauoli: Roofing and Interior Repairs (Big Island) | \$ 233,650.00 | (10) | | | |
| Kuhio Park Terrace: Sewer Repair | \$ 269,042.00 | (10) | | | |
| Lokahi: Site Work and Bath Renovations (Big Island) | \$ 374,507.00 | (2) | | | |
| Mayor Wright Homes: Solar Water Heater | \$ 380,758.58 | (3) | 7/1/2008 | 4/1/2009 | |
| Lai'ola: Fire Alarm System (Wahiawa) | \$ 36,307.20 | (10) | | | |
| Kupuna Home Waiialua: Sewage Trmnt Plant (Waiialua) | \$ 241,510.00 | (10) | | | |
| LCCC - Nani O'Puna & Hale Aloha O'Puna (Big Island) | (7) | \$ 488,513.17 | 2/1/2008 | 1/1/2009 | |
| LCCC - Hale Hauoli, Honokaa Teacher Cottage, Nani Olu, & Hale Hookipa (Big Island) | (9) | \$ 127,025.22 | 6/1/2008 | 4/1/2009 | |
| SUBTOTALS | \$ 4,412,008.78 | \$ 587,991.22 | | | |
| TOTAL (Design and Construction) | | \$ 5,000,000.00 | | | |
| Unbudgeted Remaining Balance | | \$ - | | | |
| Legend - See Page 3 | | | | | |

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

| | Budget | | Construction | | Vacant Units |
|---|---------------|----------------------|--------------|-------------------|--------------|
| | Design | Construction | Start | End | |
| 2007-2008 Capital Improvement Program Elevators (\$5M) | | | | | |
| | Design | Construction | | | |
| Minor Elevator Modernization at Ho'olulu, Kamalu, Halia Hale | | \$ 600,000.00 | 7/1/2008 | 7/1/2009 | |
| Kalakaua Elevator Modernization | | \$ 630,000.00 | 8/1/2009 | 2/1/2010 | |
| Kuhio Park Terrace Elevator Modernization | (6) | \$ 2,400,000.00 | 11/1/2008 | 11/1/2009 | |
| Kalanihulia - Elevator Modernization | (2) | \$ 520,000.00 | 2/1/2010 | 9/1/2010 | |
| Paoakalani - Elevator Modernization | (2) | \$ 450,000.00 | 8/1/2009 | 2/1/2010 | |
| Makua Alii - Elevator Modernization | | \$ 450,000.00 | 8/1/2009 | 2/1/2010 | |
| Pumehana Elevator Modernization | (2) | \$ 450,000.00 | 2/1/2010 | 9/1/2010 | |
| Punchbowl Elevator Modernization | (2) | \$ 400,000.00 | 11/1/2010 | 6/1/2011 | |
| Makamae Elevator Modernization | (2) | \$ 400,000.00 | 11/1/2010 | 2/1/2011 | |
| Salt Lake Apt Elevator Modernization | (2) | \$ 200,000.00 | 2/1/2010 | 5/1/2010 | |
| Hale Poai Elevator Modernization | | \$ 300,000.00 | 6/1/2008 | 7/1/2009 | |
| Laiola Elevator Modernization | | \$ 200,000.00 | 7/1/2008 | 7/1/2009 | |
| Elevator Repairs | | \$ 110,245.07 | | | |
| Elevator Consultant - Elevator Modernization of 17 Projects | \$ 314,967.50 | \$ - | | | |
| SUBTOTALS | \$ 314,967.50 | \$ 7,110,245.07 | | | |
| TOTAL (Design and Construction) | | \$ 7,425,212.57 | | | |
| Balance | (2) | \$ (2,425,212.57) | | | |
| 2007-2008 Capital Improvement Program (\$20M) | | | | | |
| | Design | Construction | | | |
| Lanakila: Disability Fair Housing Renovations (Big Island) | (10) | \$ 3,000,000.00 | 4/1/2008 | 10/1/2009 | |
| Landscape Architect for Tree Trimming | \$ 75,000.00 | | | | |
| Makani Kai Hale: Siding & Electrical Work (Maui) | (10) | \$ 750,000.00 | 4/1/2008 | 2/1/2009 | |
| Kahekilli Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui) | (10) | \$ 400,000.00 | 4/1/2008 | 10/1/2008 | |
| Puuwai Momi: Electrical Distribution System (Halawa) | (10) | \$ 1,000,000.00 | 8/1/2008 | 7/1/2009 | |
| Kalihi Valley Homes Phase 4 w/ Retaining wall | (10) | \$ 3,000,000.00 | 6/1/2008 | 4/1/2009 | 22 |
| Hale Hauoli: Roofing and Interior Repairs (Big Island) | (10) | \$ 2,000,000.00 | 5/1/2008 | 3/1/2009 | |
| Kuhio Park Terrace: Sewer Repair | (10) | \$ 2,000,000.00 | 4/15/2008 | 6/1/2009 | 22 |
| Ho'olulu/Kamalu: Emergency Call System (Waipahu) | \$ - | (1) \$ 500,000.00 | 5/1/2008 | 5/1/2009 | |
| Lokahi: Site Work and Bath Renovations (Big Island) | (2) | \$ 3,000,000.00 | 7/1/2008 | 4/1/2009 | 9 |
| Lai'ola: Fire Alarm System (Wahiawa) | (10) | \$ 300,000.00 | 6/1/2008 | 7/1/2008 | |
| Mayor Wright Homes: Kitchen/Bath Repairs | \$ 100,000.00 | (2) | 1/1/2009 | 1/1/2011 | 16 |
| Kupuna Home Waialua: Sewage Trmmt Plant (Waialua) | (10) | \$ 120,800.00 | 4/1/2008 | 10/1/2008 | |
| Cesspool Conversions to Sewer Hook Up (\$2M) | \$ - | (5) | | | |
| LCC - Hale Hauoli, Honokaa Teacher Cottage, Nani Olu, & Hale Hookipa (Big Island) | (9) | \$ 1,000,000.00 | 6/1/2008 | 4/1/2009 | |
| Hana Teacher's Cottages | | | 10/1/2008 | 4/1/2009 | |
| Kekaha Ha'aeo, Kalaheo & Hale Hoolulu | | | 10/1/2008 | 10/1/2009 | |
| School Street bldg A & C AC and Lig | | \$ 500,000.00 | 3/1/2008 | 7/1/2008 | |
| Puahaia: Site Work, Sidewalks, Retaining Wall | (10) | \$ 1,500,000.00 | 8/1/2008 | 10/1/2009 | |
| Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps | \$ - | (10) \$ 1,500,000.00 | 8/1/2008 | 8/1/2009 | |
| SUBTOTALS | \$ 175,000.00 | \$ 20,570,800.00 | | Subtotal | 69 |
| TOTAL (Design and Construction) | | \$ 20,745,800.00 | | | |
| Balance | (2) | \$ (745,800.00) | | | |
| CAPITAL FUND CONTRACTS FFY2004 & 2005 | | | | | |
| | Design | Construction | | | |
| Federal Physical Needs Assessment | \$ 369,031.00 | | 12/1/2007 | 4/1/2009 | |
| Makua Alii Sewer Repair | | \$ 33,440.00 | 9/1/2007 | completed 12/2007 | 2 |
| Noelani Exterior Repair of 43 Units (Big Island) | (8) | \$ 2,387,931.60 | 9/1/2007 | 7/1/2008 | 2 |
| Lanakila Demo/Abatement - 94 units (Big Island) | | \$ 1,500,000.00 | 4/1/2008 | 7/1/2008 | |
| Lanakila Phase 3A (Big Island) | | \$ 6,000,000.00 | 3/15/2008 | 10/1/2009 | 20 |
| Kahale Kahaluu (Big Island) | | \$ 10,600,000.00 | 1/2007 | completed 11/2007 | 50 |
| Makamae Spall Repair | | \$ 3,377,300.00 | 9/18/2006 | 3/14/2008 | |
| Kuhio Park Terrace Bldg B Telephone Infrastructure | \$ - | \$ 207,226.64 | | completed 1/2008 | |
| SUBTOTALS | \$ 369,031.00 | \$ 24,105,898.24 | | Subtotal | 74 |
| TOTAL (Design and Construction) | | \$ 24,474,929.24 | | | |
| Legend - See Page 3 | | | | | |

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

| | Budget | | Construction | | Vacant Units |
|--|---------------|---------------------|--------------|---------------------------|--------------|
| | Design | Construction | Start | End | |
| CAPITAL FUND CONTRACTS FFY2006 (\$10M) | Design | Construction | | | |
| Kalihi Valley Homes Phase 3B Construction | | \$ 6,300,000.00 | 4/15/2008 | 3/15/2009 | 27 |
| Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr | | \$ 400,000.00 | 6/1/2008 | 10/1/2008 | 10 |
| Kuhio Park Terrace Fire Alarm - Design/Build | | \$ 2,000,000.00 | 4/1/2008 | 7/1/2009 | |
| Kaimalino, Exterior Repairs and Painting (Big Island) | \$ - | \$ 1,300,000.00 | 8/1/2008 | 5/1/2009 | |
| SUBTOTALS | \$ - | \$ 10,000,000.00 | | Subtotal | 37 |
| TOTAL (Design and Construction) | | \$ 10,000,000.00 | | | |
| CAPITAL FUND CONTRACTS FFY2007 (\$10M) | Design | Construction | | | |
| Kealakehe - Roofing and Exterior Repairs (Big Island) | | \$ 1,200,000.00 | 1/1/2009 | 11/1/2009 | |
| Mayor Wright Homes Solar Water Heater Improvements | (3) | \$ 3,000,000.00 | 8/1/2008 | 8/1/2009 | |
| Nani Olu Roofing and Exterior Repairs (Big Island) | | \$ 1,200,000.00 | 4/1/2008 | 8/1/2008 | |
| Hale Hookipa Roofing and Exterior Repairs (Big Island) | | \$ 1,100,000.00 | 4/1/2008 | 12/1/2008 | |
| Cesspools - Kaimalino (Big Island) | | \$ 502,200.00 | 3/1/2008 | 12/1/2008 | |
| 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, Kauioakalani | \$ 137,850.00 | \$ 800,000.00 | 7/1/2008 | 5/1/2009 | 12 |
| Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace | \$ 96,630.00 | \$ 500,000.00 | 7/1/2008 | 5/1/2009 | 6 |
| Kuhio Park Terrace - Trash Chutes | \$ - | \$ 500,000.00 | 4/1/2008 | 2/1/2009 | |
| SUBTOTALS | \$ 234,480.00 | \$ 8,967,774.00 | | Subtotal | 22 |
| TOTAL (Design and Construction) | | \$ 9,202,254.00 | | | |
| OTHER STATE FUNDS | | | | | |
| Hauiki Abatement | | \$ 883,894.00 | | 3/15/2008 | 13 |
| | | | | Subtotal | 13 |
| | | | | Total Vacant Units | 431 |
| 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) - May use split funding if necessary. | | | | | |
| (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. | | | | | |
| (9) - Large Capacity Cesspool Conversion at Hale Hookipa, Nani Olu, Honokaa TC & Hale Hauoli split funding sources. | | | | | |
| (10) - Split Funding Sources, Design 06 CIP & Construction 07 CIP. | | | | | |

LINDA LINGLE
GOVERNOR

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RECEIVED
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LISA M. GINOZA
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March 14, 2008

The Honorable Suzanne Chun Oakland
Chair, Senate Committee on Human
Services and Public Housing
State Capitol
415 S. Beretania Street, Room 226
Honolulu, Hawaii 96813

Re: Puahala Homes.

Dear Senator Chun Oakland,

This letter responds to your request for an opinion as to whether recent action taken by the Board of Directors ("Board") of the Hawaii Public Housing Authority ("HPHA") to "allow transitional housing into public housing projects" was "contrary to the provisions of [Hawaii Revised Statutes §]356D-44(b)." We received this email request through Alda Mae Takabayashi sent on your behalf on March 12, 2007. We believe your request relates to the October 18, 2007 action by the Board of HPHA in which it approved the removal of 14 units at Puahala Homes from the state public housing inventory for the use by the Homeless Programs Branch as a transitional homeless shelter for a period not to exceed two years. To state the question in different terms, we understand the question to be whether the Board's October 18, 2007 action violated §356D-44(b), HRS. We respond accordingly.

Our short answer to the question presented is that the Board's action did not violate §356D-44(b), HRS. Under §356D-122, HRS, the HPHA has broad powers to administer and operate homeless facilities and to take other action necessary to effectuate the purposes of part VII of chapter 356D, HRS (Homeless Assistance). Section 356D-133, HRS, provides that "[i]f there is any conflict between this part and any other law, this part shall control." Although we do not believe that §356D-44(b), HRS, prohibits the use of fourteen units at Puahala Homes for homeless assistance, to the extent that §356D-44(b) of part III of chapter 356D, HRS, conflicts with section 356D-122, part VII of chapter 356D, HRS, § 356D-122 controls.

DISCUSSION:

I. FACTUAL BACKGROUND

Puahala Homes is a state low income housing project located in Kalihi, comprised of a number of two story low rises, containing a total of 128 living units. Fourteen units located in

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several of the buildings have not been occupied for a lengthy period of time, due to disrepair and lack of funds to repair them.

On October 18, 2007, at a duly noticed public meeting, the HPHA Board voted to allow fourteen units at Puahala Homes to be used as homeless transitional housing for a period not to exceed two years. In particular, the Board voted:

To approve the removal of 14 units at Puahala Homes from the state public housing inventory for the use by the Homeless Programs Branch as a transitional homeless shelter for a period not to exceed two years.

Minutes of the Regular Meeting of the HPHA, October 18, 2007.

Notably, the originally proposed action was for the removal of two entire Puahala Homes buildings from the low income housing inventory. After discussion of the fact that seven units within those two buildings were then still occupied, however, and at least one director was of the stated belief that those families should not be required to move, the action was amended to remove only fourteen units at Puahala Homes from the state low income housing inventory.

This action was taken to address the anticipated need to shelter families that will be displaced as a result of the closure of the Next Step homeless shelter in Kakaako at the end of June 2008. The Homeless Programs Branch is a part of HPHA and is responsible for operating homeless facilities and administering programs that serve the homeless population. See, section 356D-122, HRS.

II. ANALYSIS

Before providing our analysis of whether §356D-44(b), HRS, was violated, we first address the issue of whether the Board is empowered to remove units from its state public housing inventory and direct their use as transitional housing.

A. THE BOARD HAS BROAD POWERS WHICH INCLUDE THE ABILITY TO DETERMINE THAT SOME OF ITS HOUSING UNITS MAY BE USED FOR TRANSITIONAL HOUSING.

HPHA's duties and obligations under chapter 356D, HRS, encompass a variety of programs, which includes low income housing projects, homeless programs and housing for elderly and teachers. In this regard, chapter 356D affords HPHA broad powers in order to carry out its duties and obligations. HPHA has the general power, among others, to acquire any real or personal property and to own or hold real property. Section 356D-89(a) and (b), HRS. Section 356D-8(c), HRS, empowers HPHA to:

“...lease or rent all or a portion of any public housing project and establish and revise the rents or charges therefor. The authority may sell, exchange, transfer, assign, or pledge any property, real or personal, or any interest therein to any person or government.”

Section 356D-4(b), HRS, states that “[i]n addition to any other powers conferred upon it, the authority may do all things necessary and convenient to carry out the powers expressly provided in this chapter.”

Section 356D-122, HRS, notably mandates HPHA to establish programs for the homeless and requires that:

(a) In addition to any other power or duty prescribed by law, the authority shall administer and operate homeless facilities and any other program for the homeless authorized by this part; establish programs for the homeless; and take any other action necessary to effectuate the purposes of this part.

(b) The authority shall adopt rules pursuant to chapter 91 for the purposes of this part; provided that these rules or any rules relating directly to homelessness authorized by any statute, shall be exempt from the public notice, public hearing, and gubernatorial approval requirements of chapter 91, and shall take effect immediately upon filing with the office of the lieutenant governor.
(emphases added.)

Pursuant to the duties and authority set forth in the above statute, we believe that HPHA is authorized to administer and operate homeless facilities and programs.¹ HPHA has in fact established its Homeless Programs Branch, has adopted rules for homeless programs, and is pursuing various programs to address homeless concerns.

¹ It is well established that:

“...an administrative agency’s authority includes those implied powers that are reasonably necessary to carry out the powers expressly granted. The reason for implied powers is that, as a practical matter, the legislature cannot foresee all the problems incidental to carrying out the duties and responsibilities of the agency.”

Haole v. State, 111 Hawaii 144, 140 P.3d 377 (2006)(citing Morgan Planning Dept. v. County of Kauai, 104 Hawaii 173, 184, 140 P.3d 982, 993 (2004) ; see also, TIG Ins. Co. v. Kauhane, 101 Hawaii 311, 327, 67 P.3d 810, 826 (Haw. App. 2003).

It is in keeping with this mandate and the broad authority conferred to the Board that the Board acted to rehabilitate the subject units, which had not been in use for a number of years, for use as a transitional shelter for up to two years. In light of the pending closure of the Next Step homeless shelter in Kakaako and the need for alternate housing, the Board exercised its powers and took action to effectuate a solution to the impending homeless situation.

We conclude that HPHA has the express authority under section §356D-122 to carry out its administration of homeless facilities and programs by authorizing the use of the fourteen Puahala Homes units for transitional shelter—a type of housing for the homeless (see, section 17-2026-2, Hawaii Administrative Rules).

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- B. SECTION 356-44(b), HRS, DOES NOT PROHIBIT THE BOARD FROM PROCEEDING WITH ITS DECISION REGARDING THE FOURTEEN PUAHALA HOMES UNITS.

Section 356D-44(b), HRS, provides, in full, as follows:

The authority shall offer any decommissioned low-income public housing project, except for federal housing projects, to nonprofit or for-profit organizations or government agencies for rehabilitation into emergency or transitional shelter facilities for the homeless or rehabilitation into rental units that set aside at least fifty per cent of the units to persons or families with incomes at or below fifty per cent of the area median family income; provided that:

- (1) The housing project is wholly owned by the State on either state-owned or ceded lands;
- (2) The authority has determined that the housing project is not eligible for rehabilitation using the authority's current resources; and
- (3) The nonprofit or for-profit organization or government agency demonstrates expertise in rehabilitation of housing projects and has community, public, and private resources to substantially pay for the rehabilitation.

The land and improvements may be leased to the nonprofit or for-profit organization or government agency for a period not to exceed ninety-nine years for a sum of \$1 per year.

Section 356D-44(b), HRS, only addresses the circumstance of when an *entire* project must be offered to other entities for emergency or transitional shelter facilities or rental units serving a defined economic population. Specifically, if a housing project is decommissioned², and items (1), (2) and (3) above listed are met, the housing project must be offered for use as an emergency or transitional shelter or rental units for a defined economic population.³ This section does not apply to the subject fourteen Puahala Homes units since the 14 units do not comprise the entire project. Out of a total of 128 units, the subject units fall far short of comprising the entire project.

Although, the word "project" or "housing project" is not defined for the purposes of section 356D-44(b)⁴, it is a well-established rule of statutory construction that the "foremost obligation is to ascertain and give effect to the intention of the legislature, which is to be obtained primarily from the language of the statute itself." Savini v University of Hawaii, 113 Hawaii 459, 464, 153 P.23d 1144, 1149 (2007) (citations omitted). See also, State v. Reis, 115 Hawaii 79, 165 P.3d 980, 985 (2005). We believe that the language of the statute is clear that it does not apply to the decommissioning of individual units, but rather the decommissioning of an entire project.

The plain language rule allows an examination of other sources to aid in the interpretation of a statute. Sato v. Tawata, 79 Hawaii 4, 14, 897 P.2d 941, 944 (1995). Although we do not believe it necessary to analyze further the issue of what this statute is meant to affect --a project versus a unit--other resources support this conclusion. So, we discuss them here.

The dictionary definition of "project" is, in relevant part, "a large usually government supported undertaking... a usually public housing development consisting of houses or apartments built and arranged according to a single plan." Merriam-Webster's Collegiate Dictionary, Eleventh edition.

² "Decommission" is undefined in the statute, but the dictionary definition is "to remove from service." Merriam-Webster's Collegiate Dictionary, Eleventh edition.

³ The purpose of section 356D-44, HRS, is *not* to determine whether HPHA can or cannot decommission a specific project. This section assumes that the project has already been decommissioned, inferring HPHA's power so to do, and sets forth the conditions under which PHA is required to use a decommissioned project for transitional housing or for persons with incomes below fifty percent of the median income range. In other words, this section deals with the mandatory use of decommissioned projects rather than with HPHA's discretion to use individual units as transitional housing.

⁴ Although the terms "public housing project" and "housing project" are defined in section 356D-1, HRS, they are not of particular use here since they refer to federal housing projects, while Puahala Homes is solely state funded. Further, those definitions do not define the term "project."

We also refer to the definition of "project" in section 201H-1, HRS, as applied to the Housing Finance and Development Corporation.⁵ A "project" is defined, in relevant part, as:

"...all real and personal property, buildings and improvements...and community facilities acquired or constructed or to be acquired or constructed, and all tangible or intangible assets held or used in connection with the housing project...."

A similar definition was contained in chapter 356D's predecessor statute, chapter 201G, repealed by Act 180, 2006 Legislative Session Laws, but inexplicably not carried forth in chapter 356D, HRS. This would seem to have been an oversight since there is no reason that the definitions would have changed. Chapter 356D, HRS, is without a definition for "project" or "housing project" that supports any other interpretation of section 356D-44(b), HRS.

Applying these definitional aids, the term "project" is reasonably interpreted to mean a housing project in its entirety and not portions thereof or individual units therein.

The Board did not decommission the Puahala Homes as a "project." It merely removed from the state low income housing inventory fourteen units, which were already out of commission by virtue of its condition of disrepair, out of a total of 128 Puahala Homes units, and for no longer than two years.

Although we believe that section 356D-44(b), HRS, does not operate as a restriction to the HPHA's action taken on October 18, 2007, to the extent that section 356D-44(b), HRS, conflicts with the HPHA's authority under section 356D-122, HRS, under section 356D-133, HRS, the later provision controls. That is, section 356D-133, HRS – which is within "Part VII. Homeless Assistance" along with section 356D-122, HRS – provides:

"Construction of part. If there is any conflict between this part and any other law, this part shall control."

Further, section 356D-50, HRS, specifically states that:

The powers conferred upon the authority by this subpart [of which section 356D-44(b) is a part] shall be in addition and supplemental to the powers conferred by any other law, and nothing in this subpart shall be construed as limiting any powers, rights, privileges, or immunities conferred. (emphasis added.)

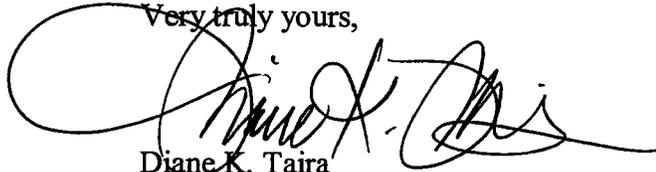
⁵ For some years until 2006, HPHA's predecessor entity was the Housing and Community Development Corporation, which was governed by chapter 201G, HRS. Sections 201G-1 and 2011G-31 (repealed) had similar definitions for "project" as the current section 201H-1, HRS.

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Based on the power of the HPHA, pursuant to section 356D-122, HRS, to take action reasonably necessary to carry out its duties with regard to the administration of homeless facilities and programs, section 356D-44(b), HRS, does not prohibit the Board's action of October 18, 2007 with regard to Puahala Homes.

We note your additional request for a copy of the opinion issued by our office to the HPHA Board, "which was used as the basis" for the Board's October 18, 2007 action. First of all, no such opinion exists. Documentation of the basis for the Board's decision is of public record and available from the Board's secretary. Our subsequent communication with the Board on matters related to their decision, to which you refer, are protected by the attorney-client privilege which can only be waived by the Board. Until and unless such waiver is rendered, we are unable to share any opinions we have rendered in relation to this matter. Despite our inability to share a copy of our communications with the Board in this regard, we trust our foregoing response and analysis addresses the issues which are of concern to you. Should you have any further questions, please feel free to contact me.

Very truly yours,



Diane K. Taira
Deputy Attorney General

APPROVED:



Mark J. Bennett
Attorney General