

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
September 18, 2008
9:00 a.m.
1002 N. School Street, Bldg. E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting, August 21, 2008
- B. Executive Session Meeting, September 20, 2007
- C. Executive Session Meeting, November 15, 2007
- D. Executive Session Meeting, December 20, 2007
- E. Executive Session Meeting, January 24, 2008
- F. Executive Session Special Meeting, Continued from February 15, 2008 to February 29, 2008
- G. Executive Session Meeting, February 29, 2008
- H. Executive Session Meetings, August 21, 2008

III. PUBLIC TESTIMONY

Public testimony on any agenda item shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes.

IV. DECISION MAKING

- A. Decision Making: Approval to Enter into Lease Agreement with Department of Hawaiian Home Lands for Six Acres of Land in Waianae for Use as a Homeless Transitional Shelter for Families.
- B. Decision Making: Implementation of an Interim Policy for HPHA Regarding the Violence Against Women's Act (VAWA) of 2005.
- C. Decision Making: Performance evaluation of the Executive Director and possible personnel action related thereto. Evaluation to cover performance to date.

Executive Session: Pursuant to sections 92-4, 92-5(a)(2), and 92-5(a)(4), the Board of Directors may convene in executive session to evaluate the performance of the Executive Director and possible personnel actions related thereto.

V. REPORTS

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

B. Report of the Executive Director Program/Project Updates

Highlights

- A. FY 2009 Budget
- B. Special Teams
- C. Financial Management
- D. Training
- E. Resident Community Meetings at the Assets Management Projects (AMPs)
- F. Legislative Update

Reports

- 1. Fixing Vacant units, including State properties
- 2. Fixing Elevators
- 3. Monthly Property Management Report
- 4. Procurement, including contract status
- 5. Section 8 Subsidy Program Branch
- 6. Personnel Issues
- 7. Homeless Program

VI. FOR INFORMATION/DISCUSSION

- A. Plan to Improve Security at Public Housing
- B. Report on Sale of HPHA owned Property located in Hana, Maui.
- C. Hawaii Public Housing Authority Outlook for 2009.

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 REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BLDG. E
ON THURSDAY, AUGUST 21, 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 Thursday, August 21, 2008 at 9:15 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 Carol Ignacio
Director Clarissa Hosino
Director Eric Beaver
Director Kaulana Park
Director Linda Smith
Director Matilda Yoshioka
Director Rene Berthiaume
Director Sam Aiona

Executive Director, Chad Taniguchi
Deputy Attorney General, Krislen Chun

EXCUSED: Designee Henry Oliva
Director Sherrilee Dodson

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Michael Hee, Contracts Administration Section Chief
Sandra Miyoshi, Homeless Program Administrator
Shirley Befitel, Personnel Supervisor
Stephanie Fo, Acting Property Management and
Maintenance Services Branch Chief
Taryn Chikamori, Secretary to the Board

OTHERS: Aisha Leisele, Senator Chun Oakland's office
Albert Delrio, private resident
Fetu Kolio, Mayor Wright Homes Resident
Jean Peters, Kalakaua Homes Resident
Larry Jones, MD Strum
Monique Ocampo, Resident Advisory Board (RAB)
Stephen Nakasone, private resident
Tim Garry, private resident
Juan Patterson, MD Strum
Larry Jones, MD Strum

Chairperson Thompson declared a quorum present.

QUORUM

Director Beaver moved, Director Hosino seconded,

That the minutes of the Annual Meeting held on
July 17, 2008 be approved as circulated.

APPROVAL
OF MINUTES
ANNUAL
MEETING
07/17/08

The motion was unanimously carried.

Director Beaver moved, Director Hosino seconded,

That the minutes of the Regular Meeting held on

APPROVAL
OF MINUTES
REGULAR

HAWAII PUBLIC HOUSING AUTHORITY

July 17, 2008 be approved as circulated.

The motion was unanimously carried.

Fetu Kolio, Mayor Wright Homes resident, stated that he called police on two different occasions for noise disturbances but when the police arrived security guards informed the police that what the people are doing is allowed. Mr. Kolio reported that the noise disturbances continue into the early morning hours.

Director Bethiaume asked whether the police can't come onto Hawaii Public Housing Authority (HPHA) property. Mr. Kolio responded that the security guards need to allow the police on HPHA property.

Director Ignacio asked for a description of the process of reporting incidents. Mr. Kolio stated if the incident is during the day then: 1) a resident reports the incident to the management; 2) management reports the incident to the security 3) security fills out a form which gets forwarded to Clifford Laboy, Program Specialist. If the incident is at night, residents call the police directly.

Director Ignacio asked Mr. Kolio if he believes that the reporting process is flawed or not working. Mr. Kolio stated that he believes the process has flaws and is not working because the HPHA does not evict many people for rule violations.

Director Smith stated that the HPHA is asking the Legislature to pass a bill that allows the Honolulu Police Department (HPD) to arrest people on public housing property for trespassing.

Director Hosino asked Mr. Kolio to describe what security is doing and for his ideas on how the residents can help with security concerns. Mr. Kolio stated that the security guard is supposed to walk around the property and document incidents without confronting the parties. Mr. Kolio stated that he could walk the property and document incidents and would do it for free. He feels the residents can be trained to what the security is doing right now.

Director Smith asked whether the neighbor islands have the same problems with the police not being able to do anything. Chairperson Thompson, Director Yoshioka, and Director Ignacio stated they do not have these problems. The police come to the property and take care of the situation.

Director Sam Aiona arrived at 9:30 a.m.

Jean Peters, Kalakaua Homes resident, stated that residents are afraid of management and feel that they cannot report incidents.

Tim Garry, private resident, stated that 35% of public housing tenants have been in public housing for 10-25 years or more. Mr. Garry stated that rent only covers 42% of the budget and security was allotted \$1.5 million in 2008 and \$1.9 million in 2009. He questioned whether the security money was being used for other purposes.

Monique Ocampo, Resident Advisory Board (RAB), stated that the AMP managers have not been evaluated for many years. Ms. Ocampo stated that the majority of the residents are good residents and only a handful are bad residents.

Albert Delrio, private resident, stated that security guards should be citing residents who are drinking in common areas. HPHA does not have enough rubbish cans on the property. Lights in common areas do not work.

MEETING
07/17/08

PUBLIC
TESTIMONY

HAWAII PUBLIC HOUSING AUTHORITY

Director Hosino moved, Director Ignacio seconded,

To Approve the Reappointment of Ms. Thelma Akita-Kealoha to the Maui Eviction Board for a Two-Year Term Expiring on August 31, 2010.

Chairperson Thompson asked how many members are currently on the Maui Eviction Board. Chad Taniguchi, Executive Director stated he does not know how many members are on the Maui Eviction Board but he will provide a matrix and report at the next month's Board meeting. Mr. Taniguchi reported that the HPHA is able to ask Board members from other eviction Boards to attend the hearings on Maui.

The motion was unanimously carried.

Director Beaver moved, Director Hosino seconded,

To Approve Resolution No. 14, Approving the Section 8 Management Assessment Program (SEMAP) Certification for the Fiscal Year Ending June 30, 2008.

Mr. Taniguchi stated SEMAP is scored in two sections. The first section is a self-certification and the second is scored by the U.S. Department of Housing and Urban Development (HUD) based on program statistics. The maximum points an agency can score is 145 points. Last year, HPHA received 114 points. This year, HPHA anticipates a score of 108 points, which is a "standard performer".

Director Ignacio asked why HPHA is losing points. Barbara Arashiro, Executive Assistant, said that HPHA is losing points in the areas of Housing Quality Standard (HQS) Enforcement, Lease Up and Family Self-Sufficiency (FSS) Enrollment and Escrow Account.

Director Ignacio asked whether corrective actions are taking place to fix the problem. Ms. Arashiro stated on HQS Enforcement it's all or nothing. HUD found one error in July's inspections and because of that one error, the HPHA can not get any points. Lease up needs to be at 95% or 180 more families for 15 points. Some solutions the HPHA is looking at are: 1) increasing the payment standard, which allows the HPHA to use more of the budget, (but fewer vouchers); 2) to streamline the application process; 3) hiring a staff person to look for landlords that are willing to accept the Section 8 voucher to decrease the lag time of when a voucher is issued and accepted; and 4) because many Section 8 voucher recipients are homeless and can't afford the security deposit the HPHA is looking into using a portion of the homeless grant funds to help with security deposits.

Director Ignacio asked whether there is a timeline of when the problems are going to be corrected. Ms. Arashiro stated some items are already being tested and others are in the discussion phase.

Director Ignacio asked for an update on how the corrective action plan for SEMAP is progressing.

Director Smith asked how the HPHA got to a 91% lease up rate because in past reports she was under the impression HPHA was in the 99% area. Ms. Arashiro stated she will research why the HPHA dropped but noted that the last couple of month's reports showed 91% lease up rate. Ms. Arashiro will report back at the next meeting.

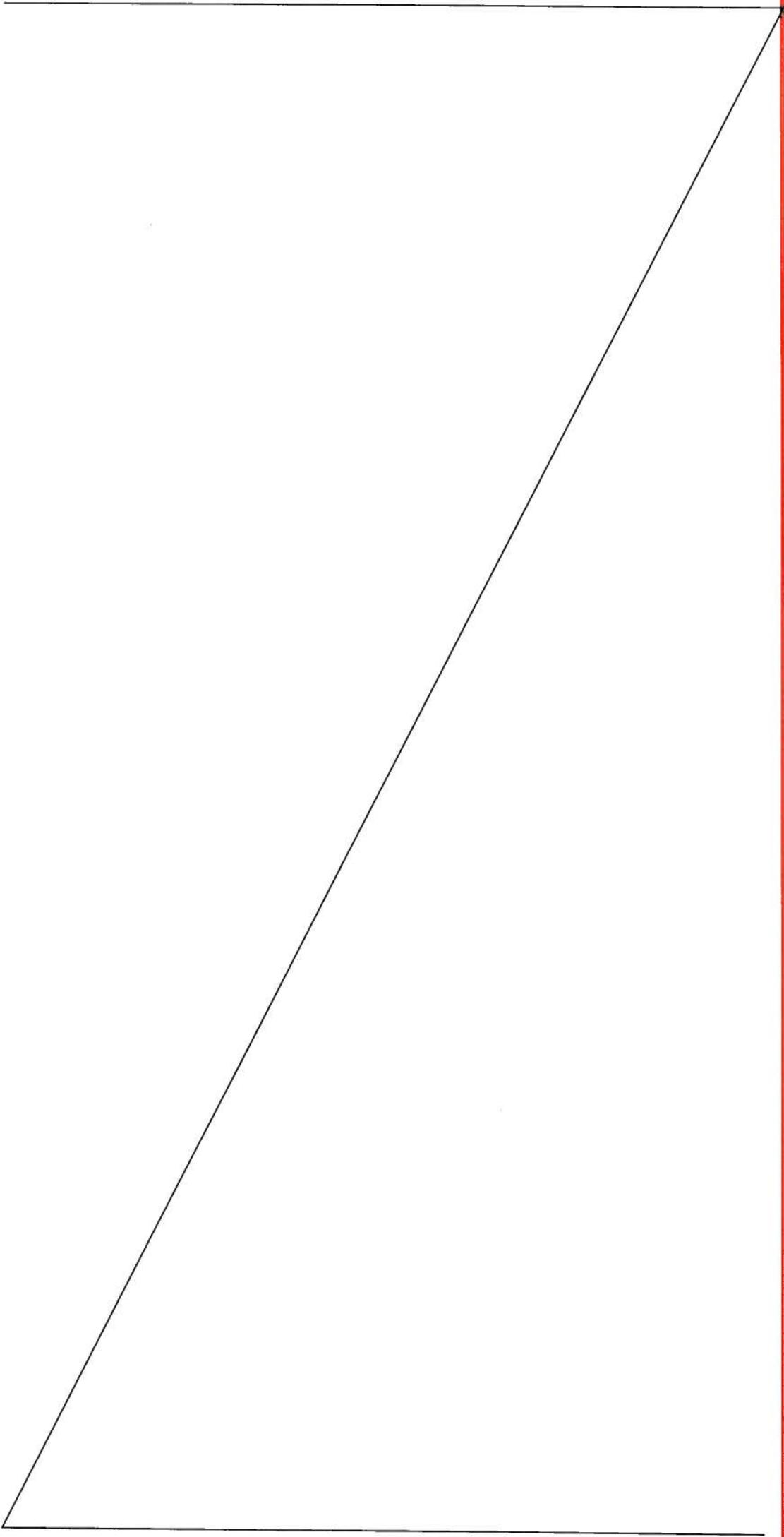
Director Smith suggested that Temporary Assistance for Needy Families (TANF) has a program in place that provides security deposit and first month's rent.

REAPPOINTMENT OF MS. THELMA AKITA-KEALOHA TO THE MAUI EVICTION BOARD FOR A TWO-YEAR TERM EXPIRING ON AUGUST 31, 2010.

RESOLUTION NO. 14, APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR THE FISCAL YEAR ENDING JUNE 30, 2008.

HAWAII PUBLIC HOUSING AUTHORITY

The motion was unanimously carried.



RESOLUTION NO. 14

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

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

WHEREAS, the Board of Directors of the Hawaii Public Housing Authority, in compliance with the U.S. Department of Housing and Urban Development (HUD) management performance requirements for Fiscal Year 2008, has reviewed the Section 8 Management Assessment Program (SEMAP) Certification, herein attached, and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approves the SEMAP Certification for FY ending June 30, 2008.

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on August 21, 2008.



Travis Thompson, Chairperson

HAWAII PUBLIC HOUSING AUTHORITY

Director Smith stated the Council of Revenue projects what the State of Hawaii will have in revenue. The projections are used to determine the State's budget. The Council predicted that at the end of fiscal year 2008 the State would not get \$247.9 million for fiscal year 2009 and the State would not get \$903.7 million in revenue over the FY '09 – '11 period. This means that it will be very challenging for State agencies to get funds from the State.

TASK FORCE
REPORT/
FINANCIAL

Director Hosino stated the HPHA has met with residents from five AMPs so far. At Mayor Wright Homes, which was HPHA's first resident meeting, some mistakes were made but were corrected with help of Faith Action for Community Equity (FACE). The biggest issue residents have is with security.

TENANT/
TENANT
RELATIONS

Director Hosino stated that the HPHA should train the residents on how to help with security issues and become tenant monitors. The tenant monitors can be used in areas of security, and be the eyes and ears of the property and for emergency situations. She stated that the HPHA should also implement the State law on curfew for minors and feels that this would make a big impact on security issues.

Chairperson Thompson asked that Clifford Laboy, Program Specialist, be at the next meeting along with Honolulu Police Department.

Director Hosino stated she believes that the resident meetings are helping let residents know that they can speak to their managers about issues. If the residents feel that they are not being heard, they know they have somewhere else to go.

Director Ignacio asked how management issues are being dealt with. Director Hosino stated that Mr. Taniguchi is dealing with the issues as they come up.

Director Aiona requested a report at the next meeting on how State and private managers are being evaluated.

Director Park stated Building 36 will be named Kumuhonua which means "bring life back to the land" and is scheduled to open in mid-September. The grand opening for Kahikolu was yesterday and it is about one-third full. The Villages of Maili are scheduled to open mid-October.

HOMELESS-
NESS

On August 27, 2008, Governor Linda Lingle will be meeting with the Next Step shelter residents that moved into Puahala Homes.

Director Ignacio asked for the reason(s) the referral process down for Kahikolu is slowing down. Sandra Miyoshi, Homeless Program Administrator, responded that part of the problem was the contracted provider was setting the program fees too high. The provider wanted emergency shelter participants to pay a deposit. The HPHA is working with the agency to correct the problems. Director Hosino asked when the contract with the HPHA will start. Ms. Miyoshi stated from the day the residents moved in.

Director Beaver stated that the task force created a decision making process so the Board can decide if they want to proceed. The HPHA has discussed the mixed income projects at the resident meetings and has gotten positive feedback.

MIXED INCOME
PROJECTS

Director Beaver asked if the Board has any input on the process or the timeline please let him know.

Chairperson Thompson called a recess at 11:00 a.m. and reconvened at 11:12 a.m.

Mr. Taniguchi stated that MD Strum recommended that the HPHA amend the budget only twice a year, January and April.

RECESS
RECONVENED
EXECUTIVE
DIRECTOR'S
REPORT/FY

Director Beaver stated he would work with Mr. Taniguchi on the amended budget. Then they would present it to the task force and the full Board for approval.

Chairperson Thompson stated that the HPHA does not need to do a formal amendment but needs to report to the Board monthly to keep the Board informed of the changes.

Mr. Taniguchi stated the update as of August 21, 2008, is as follows: 1) \$1,700,000 one time bad debt \$300,000 has been written off; 2) HPHA was supposed to receive \$400,000 for Payment in Lieu of Taxes (PILOT) but received \$504,518; 3) unanticipated adjustments are as follows: increase in HUD subsidy of \$141,219; and 4) adjustment to private management contract \$112,633, was expensed twice. This gives the HPHA a total of \$1,058,370 in additional funds, which in turn decreases the estimated budget deficit to \$3,161,630, down from \$4,220,000.

Director Smith stated that the HPHA will need to submit the biennium budget for Fiscal year 2010 and 2011 to Budget and Finance, which will in turn need to submit it to the Legislature by December 18, 2008.

Director Beaver stated that the HPHA staff would need to submit the budget to the Financial Task Force and then to the Board for approval.

Mr. Taniguchi stated HPHA ended the fiscal year with 520 units vacant. The plan is for special teams to take care of these units and have the Asset Management Projects (AMPs) work on vacant units that occur from July 1, 2008 forward. As of August 12, 2008, 140 vacant units were completed by the vacant unit turn around team and private contractors. Of the remaining 380 vacant units, 150 have been assigned to the Special Teams, 170 have been assigned to Construction Management (CM) for contract work and 60 have been assigned to both Special Teams and CM.

SPECIAL
TEAMS

Chairperson Thompson stated the piece that is missing are the units that become vacant. Mr. Taniguchi stated from July 1, 2008 to August 21, 2008, 70 units became vacant and these are the responsibility of the AMPs.

Mr. Taniguchi reported that stated staff from St. Paul provided application and collections training. In August and September, another team from St. Paul will provide vacant unit training.

TRAINING

Director Smith asked what it means to re-sequence the wait list. Stephanie Fo, Acting Property Management and Maintenance Services Branch Chief, stated this means "to remove applicants that have been placed, or rejected, or to add new applicants in the correct order."

Chairperson Thompson asked about the time frame for rent collections. Ms. Fo stated that the HPHA is getting back on track. The AMPs are cleaning up the accounts where the tenants are behind three months or more, then two months or more, then one month.

Director Berthiaume asked whether the HPHA can do a suitability check. Ms. Fo stated HPHA is not doing it consistently because it is hard to go back three years for people who are homeless and do not have the rental history. Director Hosino stated that because they are homeless now, they may have rented five years or more back and the HPHA should be checking that far back if necessary.

Mr. Taniguchi asked whether the Board is instructing staff to treat the homeless with the same standard for suitability as other applicants. Board members answered "yes."

HAWAII PUBLIC HOUSING AUTHORITY

Director Smith stated that St. Paul staff recommends centralized application screening. She asked whether the HPHA used to have centralized screening and then changed to the screening process to the AMPs. Ms. Fo reported that the HPHA did not fully convert to decentralized placement, except for on the neighbor islands. The HPHA was considering sending the screening process to the AMPs, but decided to keep the screening process centralized.

Mr. Taniguchi stated that the HPHA learned that St. Paul's application department has a staff of 11. The HPHA's Application Section only had a staff of four to correct the problem; the HPHA has assigned 6 members from the special teams to assist the Applications Section.

Director Ignacio asked whether the application process will be centralized for all islands. Mr. Taniguchi stated "no," the neighbor islands will still process their own applications. Director Ignacio stated that is a problem because the neighbor islands are the ones that are giving preferential treatment and inconsistencies, and could benefit from centralized accountability.

Ms. Fo reported that in July 81 units were filled and August, 41 units were filled.

Mr. Taniguchi stated the County Prosecutors asked the HPHA to their meeting regarding the implementation of the new law which makes it illegal for people to consume alcohol in the common areas in public housing (Act 34, SLH 2008). The new law becomes effective on January 1, 2009. There will be a follow up meeting with the Majors of the police department.

LEGISLATIVE
UPDATE

Director Beaver moved, Director Berthiaume seconded,

EXECUTIVE
SESSION

To go into Executive Session at 12:10 p.m. pursuant to Sections 92-4, 92-5(a)(2), and 92-5(a)(4), the Board of Directors may convene in Executive Session to evaluate the performance of the Executive Director and possible personnel actions related thereto.

The motion was unanimously carried.

The Board reconvened from Executive Session at 1:50 p.m.

Chairperson Thompson called a recess at 1:50 p.m. and reconvened at 2:04 p.m.

RECESS
RECONVENED

Chairperson Thompson stated the he and Director Beaver will meet with the Executive Director regarding his performance review.

Chairperson Thompson made a list of his objectives and goals for 2009 and asked for any questions or comments.

OUTLOOK
FOR 2009

Director Smith stated the vacancies were 430, how did it get to 520 vacancies. Mr. Taniguchi stated that the 430 was only for Federal AMP vacancies and the 520 is the total vacancies for the Federal and State AMPs. Chairperson Thompson stated that for HPHA - Monthly Occupancy Summary - Federal, the Turn Around Time (Days) is misleading; he asked that it be clarified.

EXECUTIVE
DIRECTORS
REPORT/FIX-
ING VACANT
UNITS

Director Smith asked for training on how to read the Emphasys reports. Director Smith and Director Park left at 2:10 p.m.

HAWAII PUBLIC HOUSING AUTHORITY

Juan Patterson, MD Strum stated he will be showing the Board the financial statement for July 2008. He knows the Board would like to see the financial statement compare the monthly approved budget with the actual expenditures. The budget is done on an accrual basis, which means that every month HPHA should have spent 1/12 of the year's budget, but the accounting system is on a cash basis, which means that the system only accounts for what was paid out, not obligated. MD Strum is working on getting the accounting system to work an accrual basis so it matches the budget. MD Strum would like to have 2 of the funds on accrual basis by next month. By December 2008, all of the funds should be on an accrual basis.

FINANCIAL
MANAGEMENT

Larry Jones, MD Strum stated because the budget is on a cash basis, it looks like HPHA missed the target revenue and spent less than what was budgeted. But there are income sources that have not been logged in and expenditures have not been paid out.

Chairperson Thompson asked what is the status of bringing people in from the Real Estate Assessment Center (REAC). Mr. Taniguchi stated REAC is doing an analysis of the past five years of independent audits, and should be completed within two weeks. The HPHA staff and MD Strum will discuss if it is necessary for REAC to physically come to HPHA, in November.

Chairperson Thompson feels that it would be better if the REAC staff could come before November.

Chairperson Thompson asked whether a Request for Proposal (RFP) needs to be issued. Mr. Taniguchi reported "no" because it was included in the federal RFP. Mr. Taniguchi stated that the RFP included the State Housing energy audit.

ENERGY
AUDIT FOR
STATE
HOUSING
PROJECTS

Chairperson Thompson inquired about the status of the sale of the Hana property. Michael Hee, Contracts Administration Section Chief, stated that the scope of work is completed, but he needs to find out what the status is. Mr. Taniguchi stated the HPHA will give the Board a time table for the sale of Hana.

SALE OF
HPHA OWNED
PROPERTY
LOCATED IN
HANA, MAUI

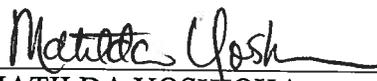
Chairperson Thompson asked for a "For Action" on the sale of Hana, Maui property.

There being no further items to be discussed,

ADJOURNMENT

Director Aiona moved, Director Hosino seconded,

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


MATILDA YOSHIOKA
Secretary

Approved

FOR ACTION

SUBJECT: Approval to Enter into Lease Agreement with Department of Hawaiian Home Lands for Six Acres of Land in Waianae for Use as a Homeless Transitional Shelter for Families

I. FACTS

- A. In response to the growing ranks of homeless that were forced to reside on Oahu's beaches, particularly beaches on the Leeward Coast, Governor Lingle issued an emergency proclamation on July 6, 2006, to provide relief and protect the health, safety, and welfare of Leeward Coast residents and homeless families living on Leeward Coast beaches.
- B. The proclamation was followed by supplementary proclamations on July 17, 2006, September 8, 2006, July 3, 2007, and June 27, 2008, in order to provide enough time to complete shelter construction projects to provide a safe and healthy environment for the homeless, as they participate in programs and services to remedy their homeless situation.
- C. The emergency proclamations provided the community and government with the opportunity to provide a rapid response effort to alleviate the health and safety issues of 2,534+ homeless individuals living on Leeward Coast beaches and parks, with approximately 1,384 of them children.
- D. The Department of Hawaiian Home Lands (DHHL) responded to the critical need to find suitable sites for shelter construction in Waianae by offering a limited term lease of a portion of the 89 acres that is being conveyed to them in a land exchange with the Federal Government.
- E. The Governor's HEART Team through the Department of Accounting and General Services (DAGS) is developing a homeless transitional housing project called the Villages of Ma'ili on 6.23 acres of this parcel.
- F. DAGS has contracted with Stanford Carr Development (i.e., SCD Ma'ili LLC) to construct the homeless transitional housing project.
- G. The project consists of:
- Five two-story transitional housing buildings with 16 units each for a total of 80 units (studio and 2-bedroom – approx. 40,000 square feet).
 - Community learning center building with administration offices for the service provider, adult classrooms, kitchen, dining room, and early education classrooms (approx. 13,500 square feet).
 - Estimated total project is \$14.7 million and completion is projected for October 2008.
 - The DHHL Recommended Motion/Action and parcel map are attached.

II. DISCUSSION

- A. The Hawaiian Homelands Commission has approved leasing the 6.23 acre project site to the Hawaii Public Housing Authority for a term of 10 years at no cost, with the option to extend based on mutual agreement. DHHL expects to receive all building improvements on site free and clear at the end of the lease term.
- B. This project is an important part of addressing homelessness on the Leeward Coast and provides a critical step toward helping people achieve permanent housing.
- C. The project provides the opportunity to deliver a full range of support services in comprehensive approach and at one location by creating its own village or community setting.
- D. Action by the board is needed at this meeting to allow for the opening of the project to begin to receive residents in the October-November 2008 time frame.

III. RECOMMENDATION

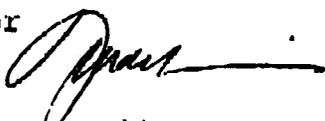
That the HPHA Board of Directors approve the execution of a lease agreement by its Executive Director with the Department of Hawaiian Home Lands for the Villages of Ma'ili site consisting of about 6.23 acres of land for a period of ten years with the option to extend the term of the lease.

Prepared by: Russ K. Saito, Comptroller, Dept. of Accounting and General Services

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

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 22, 2008

To: Chairman and Members, Hawaiian Homes Commission
From: Linda Chinn, Administrator
Land Management Division 
Subject: Issuance of General Lease, Hawaii Public Housing Authority, Waianae, Oahu

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to the issuance of a ten (10) year general lease (GL) to the Hawaii Public Housing Authority (HPHA) for the Villages of Maili transitional and affordable housing project in Waianae, Oahu. The project shall include a separate functioning multi use mix of transitional housing, and community center to be constructed on six (6) acres of an 89-acre parcel identified as the former Voice of America site and situate at Waianae, Oahu, Tax Map Key no. (1) 8-7-10:007 (Por) (See Exhibit "A").

The issuance of the GL shall subject to the following conditions:

1. The term of the general lease shall commence upon the completion of the conveyance of the subject parcel from the State Department of Land and Natural Resources (DLNR) thru the United States General Services Administration (GSA) to DHHL;
2. The leased area is approximately 6 acres and shall be subject to a land survey and metes and bounds description of the parcel;
3. The initial term of the general lease shall be for ten (10) years. DHHL will evaluate and review the lease agreement with HPHA and determine if an extension is needed;
4. The annual rental for the general lease shall be gratis;

5. The Department of the Attorney General shall review and approve the terms and conditions of the general lease document; and
6. The Chairman of the Hawaiian Homes Commission may set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.

DISCUSSION

The Hawaii Public Housing Authority (HPHA) requests that they be issued a ten-(10) year general lease (GL) to plan, construct, and manage the "Villages of Maili", an 80 unit transitional housing project and community center for those who have graduated from the Leeward Coast shelters. This facility is primarily for native Hawaiian homeless families that are currently housed in the Leeward Coast Shelters. With all the other transitional housing facilities being developed on the Leeward Coast, it is possible that the facility will have served its purpose by the end of ten years. DHHL will evaluate and review if the lease needs to be extended at the end of the lease term.

The 89 acre parcel, known as the Voice of America site, is in the process of being transferred to the DHHL under a three-way land exchange agreement with the Department of Land and Natural Resources (DLNR) and the United States General Services Administration (GSA). The transfer is anticipated to be completed in September 2008. This project is being developed on a 6-acre portion of this parcel.

The Villages of Maili is part of Governor Lingle's emergency proclamation to assist with the current homeless predicament on the leeward coast. The project shall consist of a separate multi use mix of 80 transitional housing units, and a Community center that will house a pre-school, a learning center, and a kitchen/dining area. In addition to the state funding for the construction, Kamehameha Schools is contributing \$2.5M for the construction of the learning center, and Office of Hawaiian Affairs will contribute funds for the programs and services for the adults and children. Both Queen Liliuokalani Children Center and Alu Like have agreed to participate with their current programs and services offered on the Leeward coast. The site will be managed under a contract with Catholic Charities.

Due to time constrain, the GSA has granted DLNR/DHHL a right-of-entry agreement to start site preparation and

construction work. The project is anticipated to be completed by September 2008.

In the 6-acre parcel, there will be a 15-bed facility home that is separate from the 80-unit transitional housing and community center. This facility is a receiving home facility for children that are separated from their parents and need to be assessed, matched, and housed for up to 45 days. State Department of Human Services (DHS), or its service provider Foster Family Programs, will operate this facility. This project is under construction and is set to be completed by the end of calendar year 2008. DHHL will have to negotiate another lease agreement with DHS and present it to the Hawaiian Homes Commission for approval.

Staff is recommending that rent be gratis due to the social benefits that this project will bring to the Leeward coast and statistic has supported that most of the families being helped in this transitional project are Hawaiians or part Hawaiians.

It is also agreed that at the end of the lease term, all building improvements on site will be reverted to DHHL free and clear. At the end of 10 years, the department will have a development with 80 housing units for its housing program.

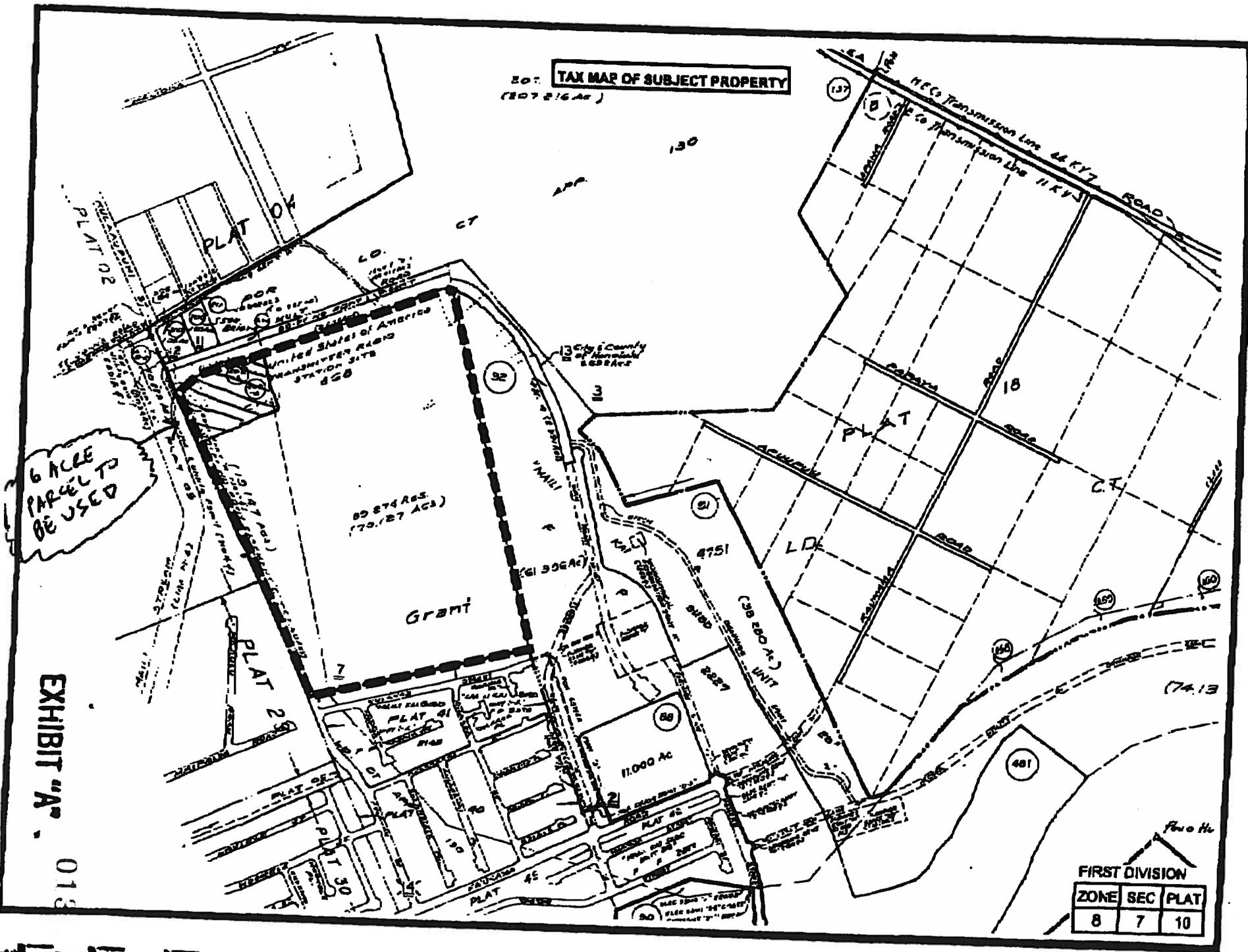
AUTHORIZATION

Section 171 95, titled Disposition to government, governmental agencies, and public utilities, HRS, as amended, allows the department to lease to government agencies without public auction for terms up to, but not in excess of, 65 years at such rental and on such other terms and conditions as the commission may determine.

At this time, based on the department's current needs and priorities for homesteading, the site will not be required for immediate homesteading purposes.

RECOMMENDATION

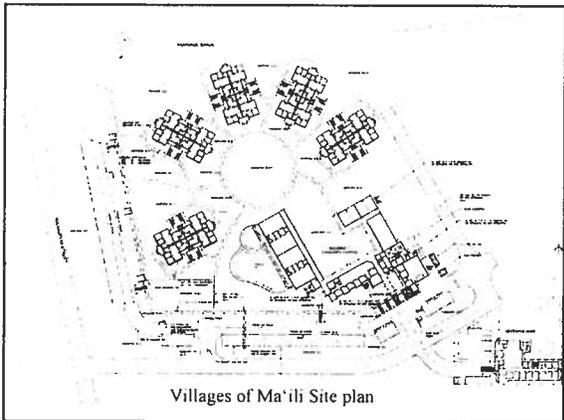
Land Management Division requests approval of the motion as stated.



Villages of Ma'ili
Status Update
HPHA Board Meeting
September 18, 2008

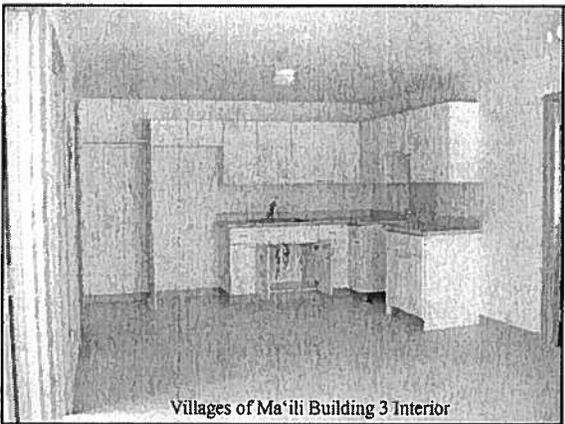
HEART Homeless Projects
Governor's Emergency Proclamations – April 2006 –
December 2008

- Next Step Shelter – Emergency – May 2006
- Onelau'ena – Emergency – November 2006
- Pa'iolu Ka'iaulu - Emergency – May 2007
- Kahikolu Ohana Hale O Wai'anac – Emergency,
Transitional, Affordable – August 2008
- Building 36 – Transitional – October 2008
- Villages of Ma'ili – Transitional - October 2008





Villages of Ma'ili Building 3



Villages of Ma'ili Building 3 Interior



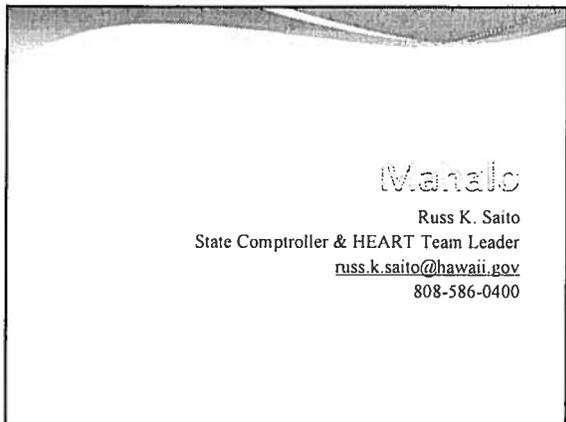
Villages of Ma'ili Building 7





Villages of Ma'ili Status

- Land conveyance from GSA to State/DHHL underway
- Lease has been approved by DHHL
- County review of construction documents in progress
- Service provider contract under final review
- Construction completion and building occupancy targeted for mid October 2008
- Receiving Home project on schedule for completion and occupancy by end of year



FOR ACTION

SUBJECT: Implementation of an Interim Policy for the Hawaii Public Housing Authority (HPHA) regarding the Violence Against Women Act (VAWA) of 2005

I. FACTS

On January 5, 2006, President Bush signed into law the Violence Against Women Act (VAWA) of 2005.

II. DISCUSSION

- A. The purpose of the VAWA is to protect certain victims of criminal domestic violence, dating violence, sexual assault or stalking, as well as members of the victim's immediate families, from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.
- B. The HPHA must notify applicants and tenants of their rights under the VAWA. All information provided to the HPHA relating to the incidents of domestic violence must be retained in confidence.
- C. At the time of application, an applicant will be granted a preference eligible status as a victim of domestic violence. An applicant may not be denied admission solely because an applicant is or has been a victim of domestic violence.
- D. An incident of actual or threatened domestic violence, dating violence or stalking does not qualify as "good cause" for terminating assistance, tenancy or occupancy rights of a victim of such violence. The HPHA is explicitly permitted to bifurcate leases in order to evict or terminate assistance to a tenant who engages in violence against others, without evicting or terminating assistance to the remaining tenants who may or may not be the victims of this violence.
- E. The HPHA may request certification in responding to an incident of actual or threatened domestic violence, dating violence or stalking that may affect a tenant's participation in the housing program. The HPHA may request that a resident complete, sign and submit within 14 business days of the request a HUD-approved certification form.

III. RECOMMENDATION

That the HPHA Board of Directors implement the interim policy regarding the Violence Against Women Act of 2005, which President Bush signed into law on January 5, 2006.

Attachment: Draft Administrative Memorandum

Prepared by: Allan Sagayaga, Program Specialist

(SF)

Reviewed by: Stephanie Fo, Acting Property Management and Maintenance Services Branch Chief

(SF)

Approved by the Board of Directors at its meeting on
SEP 18 2008

PROPERTY MANAGEMENT & MAINTENANCE BRANCH

Please take necessary action

014

[Handwritten Signature]

EXECUTIVE DIRECTOR

LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO:

ADMINISTRATIVE MEMORANDUM

PROJECTS NO.
September 18, 2008

To: All HPHA Branches, Sections, Support Offices, and Asset Management Projects

From: Chad K. Taniguchi, Executive Director

Subject: VIOLENCE AGAINST WOMEN ACT of 2005 (VAWA) Implementation of Interim Policy for the Public Housing Program

I. BACKGROUND

On January 5, 2006, President George Bush signed into law the Violence Against Women Act of 2005 (VAWA). While the U.S. Department of Housing and Urban Development (HUD) is developing proposed regulations, public housing agencies (PHAs) were informed that in the interim the statutory provisions were effective from the date the law was enacted. HUD has yet to issue final rules that would make conforming changes in existing regulations and provide guidance regarding the requirements of the law.

II. VAWA REQUIREMENTS

The purpose of the VAWA is to protect certain victims of criminal domestic violence, dating violence, sexual assault, or stalking – as well as members of the victim's immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.

HUD has instructed PHAs that *Certification of Domestic Violence, Dating Violence, or Stalking for use in Public Housing program, HUD form – 50066* may be used by PHAs administering the Public Housing Program. The form needs to be completed, signed and submitted within fourteen (14) business days from the date the individual certifies that he/she is a victim under and qualifies under the VAWA (domestic violence, dating violence, or stalking, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse).

The VAWA also requires that PHAs provide adequate notice and address issues of confidentiality as follows.

PHAs must notify applicants and tenants of their rights under VAWA, and the right of confidentiality. All information provided to a PHA relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence, dating violence, or stalking, must be retained in confidence and neither entered into any shared database nor provided to a related entity, except to the extent that the disclosure is: (i) requested or consented by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance; or otherwise required by applicable law. The HUD-approved certification form provides notice to the tenant of the confidentiality of the form and the limits thereof.

III. **DEFINITIONS:** The following definitions were incorporated into the United States Housing Act and apply to VAWA.

Domestic Violence. The term includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's act under the domestic or family violence laws of the jurisdiction.

Dating Violence: Violence committed by a person:

- 1. who is or has been in a social relationship of a romantic or intimate nature with the victim; and*
- 2. Where the existence of such relationship shall determine based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; and (iii) the frequency of interaction between the persons involved in the relationship.*

Stalking: to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to: (i) that person; (ii) a member of the immediate family of that person; or (iii) the spouse or intimate partner of that person.

Immediate Family Member: a spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of

a parent); or any other person living in the household of that person and related to that person by blood or marriage.

IV. HPHA Interim Policy

A. Application

At Application: (Initial and Final Eligibility review)

1. An applicant will be granted a preference eligible status as a victim of domestic violence, dating violence or stalking, with certification or documentation verifying current actual or threatening abuse. An applicant may not be denied admission solely because an applicant is or has been a victim of domestic violence, dating violence, or stalking, if he or she is otherwise qualified for admission.
2. In reviewing preference eligibility, staff must determine whether a report of negative suitability was a consequence of domestic violence against the applicant.
3. An applicant will not be denied admission if the unfavorable (negative report) screening factors of the applicant are related to acts of domestic violence, dating violence, or stalking against the applicant or any member of the family household. For example:
 - a. If a negative report of performance in meeting lease obligations is related to domestic violence, dating violence, or stalking against the applicant or any member of the applicant's household, these shall not make the applicant ineligible for admission.
4. Verification of domestic violence, dating violence or stalking for preference status with:
 - a. a federal, state, or local police records; or
 - b. a court record that documents the incident;
 - c. a statement certifying abuse, under penalty of perjury, from
 - a victim service-provider,
 - an attorney, or
 - a medical professional from whom the victim sought assistance; or
 - d. a certification form approved by HUD, completed by applicant, signed and submitted within (14) days of the date requested.

B. TENANTS: Occupancy Lease Enforcement

1. The VAWA provides that criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or

occupancy rights, if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.

2. An incident of actual or threatened domestic violence, dating violence or stalking does not qualify as "good cause" for terminating assistance, tenancy or occupancy rights of a victim of such violence.
3. The HPHA is explicitly permitted to bifurcate a lease in order to evict or terminate assistance to a tenant who engages in violence against others, without evicting or terminating assistance to the remaining tenants who may or may not be the victims of this violence.
 - a. This means that if the abuser is named as the head of household on the lease, the HPHA can "split" the lease and terminate the abuser's assistance only. The HPHA is then allowed to create a new lease with the remaining tenants.
 - b. If the HPHA seeks to terminate the tenancy of a victim of domestic violence, dating violence, or stalking for lease violations unrelated to the domestic violence, dating violence, or stalking, HPHA may not hold the individual to a more demanding set of rules than you apply to tenants who are not victims of domestic violence, dating violence, or stalking.
 - c. The HPHA will recommend that the victim seek assistance from local service providers of domestic violence.
 - d. The HPHA will recommend that the victim contact police and obtain a temporary restraining order against the abuser.

C. TENANT'S RIGHTS

1. A tenant has the right to continue to remain in housing or receive housing assistance if the tenant is a victim of domestic violence, dating violence, sexual assault or stalking.
2. If the tenant feels they are a victim of domestic violence, dating violence, sexual assault or stalking, the tenant may disclose this information to the HPHA. The HPHA may request that the tenant certify in written form that the tenant is a victim of domestic violence, dating violence, sexual assault or stalking. The tenant shall provide the certification to the HPHA as requested.

D. CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING

1. The HPHA may request certification in responding to an incident(s) of actual or threatened domestic violence, dating violence or stalking that may affect a tenant's participation in the housing program to request in

writing that an individual complete, sign and submit, within fourteen (14) business days of the request, a HUD-approved certification form. Using the HUD form, the individual would certify that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident(s) in question are bona fide incidences of such actual or threatened abuse. The individual shall be asked to provide the name of the perpetrator on the HUD form.

2. In lieu of or in addition to the certification form, a tenant may provide: (1) local police or court record; (2) documentation signed and attested to by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking, or the effects of abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the Professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence or stalking has signed or attested to the documentation.
3. If the individual does not provide the form HUD-50066 or written certification that may be provided in lieu of the certification by the fourteenth (14th) business day or any extension of that date provided by the HPHA, none of the protections afforded to the victim of domestic violence, dating violence or stalking by section 607 of VAWA will apply. The HPHA would therefore be free to evict, or to terminate assistance, in the circumstances authorized by otherwise applicable law and lease provisions, without regard to the amendments made by Section 607.
4. The HPHA may accept certification beyond the 14th day, if the delay in submittal was for good cause.

E. CONFIDENTIAL INFORMATION

1. The HPHA must keep information confidential, including the individual's status as a victim of domestic violence, dating violence, or stalking. The HPHA may disclose the information if: the victim requests or consents to the disclosure in writing; the information is required for use in eviction proceedings related to whether the incident or incidents in questions qualify as a serious or repeated violation of the lease or criminal activity directly relating to domestic violence, dating violence, or stalking; or disclosure is otherwise required by law.

F. DEALING WITH INCIDENTS OR CLAIMS OF DOMESTIC VIOLENCE

1. The HPHA will encourage victims to seek professional assistance by referring them to the appropriate victim service providers.
2. If police are involved, staff should keep in contact with them. The HPHA should obtain a copy of police report for its files, and request that the perpetrator is issued a temporary restraining order.
3. Once a temporary restraining order is issued, and the victim has provided a certification of domestic violence, the HPHA may remove the abuser from the lease. The HPHA will make available to the victim the option to change existing unit entry locks at their cost, if desired.
4. In cases where the facts are unclear, staff may liberally apply VAWA procedures and then seek immediate consultation with the Property Management and Maintenance Services Branch.
5. The HPHA will issue a written "Trespass Warning Notice" when deemed appropriate. Staff shall cooperate and coordinate with police and on-site security, if any, to the issuance and enforcement of trespass notices.
6. The HPHA will keep written log of actions taken, including referrals to social service organizations, to police, or to other state agencies; to document efforts made to assist victims assisted under the VAWA.
7. The HPHA may issue a Notice of Violation to one of the tenants of a lease in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.
8. Questions regarding the application of the VAWA will be addressed to the Department of the Attorney General via HPHA's Compliance Office. In situations where an imminent emergency threatens life or property, staff must contact the police for immediate assistance. Guidance on the VAWA is not an emergency and shall be addressed through the Compliance Office as stated above.
9. The HPHA is required to maintain confidential information in separate files and stored in a locked restricted access cabinet.

Attachments: Certification of Domestic Violence, Dating Violence, or Stalking
Form HUD – 50066
Statewide Directory of Domestic Violence Service Providers

Executive Director's Report
September 18, 2008

Highlights:

- A. FY 2009 Budget – See Attachment #1
- B. Special Teams
 - Vacant Units – See Attachment #2
- C. Financial Management
- D. Training
- E. Resident Community Meetings at the AMPs
- F. Legislative Update

H. Reports - (Letters indicate Exhibits attached)

- 1. Fix vacant units
 - a. Vacant units for repair and renovation by contractors FY 09. (forthcoming)
 - b. List of infrastructure, repair, and maintenance projects 7/1/07-12/31/09. State properties included. (forthcoming)
- 2. Fix elevators
 - c. Elevator Repair Report.
 - d. Elevator Modernization Report.
- 3. Monthly Property Management Report (see Exhibit e)
 - Low Income Housing Owned – Federal
 - Low Income Housing Owned – State
 - Section 8 Units – Rent Subsidy for Privately-Owned Housing
 - Monthly Occupancy Summary – Federal
 - Monthly Occupancy Summary – State
 - Number of Families Housed – Federal
 - Number of Families Housed - State
 - Public Housing Waiting List – Federal
 - Public Housing Waiting List – Section 8
 - Number of Transfers for Fiscal Year 2008 – Federal
 - Over Time Number of Transfers – Federal
 - Annual Evictions – Federal
 - Rents Uncollected - Fiscal Year 2008 and 2009 – Federal
 - Rents Uncollected Over Time – Federal
 - Maintenance Work Orders – PHAS - Federal
 - Work Order and Labor Ratio – Federal
 - f. Property Management and Maintenance Services Branch Status Report – Monthly AMP Review Monitoring.
 - g. Results of Eviction Referrals July 2007 – August 2008
 - h. Eviction Board Members
- 4. Procurement
 - i. List of contracts
- 5. Section 8 Subsidy Programs Branch
 - j. Program Report
- 6. Personnel status
 - k. Staffing report
 - l. Staff vacancy report
- 7. Homeless Programs Branch – Exhibit m

FY 2009 Budget Goals and Performance Targets

<u>Additions to the budget can be achieved as follows:</u>	Target	As of 09/12
95 percent occupancy for all AMPs	= \$300,000	
95 percent rental collections for all AMPs	= \$600,000	
95 percent one-time write off of bad debts	= \$1,700,000	\$418,943
Payment in Lieu of Taxes (PILOT) adjustment	= \$400,000	\$504,518
State Family Legislative operating & utility subsidy	= \$1,100,000	
State Elderly Legislative operating & utility subsidy	= \$1,800,000	
 <u>Unanticipated adjustments</u>		
Increase in HUD subsidy *		\$1,597,938
Adjustment to Private Management Contract **		\$112,633
Increase in operating expenses***		(\$345,224)
 Goals and Performance Targets	 \$5,900,000	 \$2,288,808
 Estimated budget deficit	 (\$4,220,000)	 (\$1,931,192)
 Effect of achieving budget goals and performance targets on the budget.	 \$1,680,000	

* Several factors account for the increase.

1. AMP 37 (Hilo) subsidy incorrectly calculated too low due to faulty HUD SAGIS data.
2. Incorrect calculation resulting in overstating vacancy loss
3. Increase in HUD audit Add-On subsidy.
4. Increase in HUD allowed subsidy unit months.

These adjustments more than offset the additional 2% proration (\$541,309) imposed by HUD.

5. HPHA notified on 09/10/2008 that HUD will change proration to 88.96% for CY2008 which translates into an additional \$1,456,719 in federal subsidy.

** AMP 46 (Kamuela) contract cost was incorrectly expensed twice.

***Unanticipated increase in operating expenses

1. West Kauai appliances originally ordered in FY08 \$165,542.
2. Elevator maintenance contract at \$76,000.
3. Random drug testing of employees \$11,000
4. Unanticipated increase in new MU 42 property management contract \$92,712.

9/12/2008

Vacant Unit Completion Schedule
 August 2008
 28 Units

Project	Unit	Bedroom Size	Type	Comments
AMP 30 - Halawa (0)				
AMP 31 - KVH (3)				
Kalihi Valley Homes	37C	4	B	Team
	37D	4	B	Team
	37F	4	B	Team
AMP 32 & 33 - Mayor Wright Homes (3)				
Kaahumanu Homes	10F	2	C	AMP
	19F	2	B	AMP
Kam Homes	204	2	B	AMP
AMP 34 - Kalakaua (2)*				
Kalakaua	207	1	A	AMP
	208	1	A	AMP
AMP 35 - Punchbowl (0)				
AMP 37 - Hilo (1)				
Kauhale O'Hanakahi	A3302	3	B	AMP
AMP 38 - Kauai (3)				
Eleele Homes	1L	4	B	AMP
Kawailehua	G101	3	B	AMP
	H104	3	B	AMP
AMP 39 - Maui (11)				
Kahekili Terrace I	849A2	4	B	AMP
Kahekili Terrace II	49A4	1	B	AMP
	227A1	1	C	CMS
Makani Kai	10	3	B	CMS
	14	3	B	CMS
	42	3	B	CMS
	62	3	B	CMS
	82	3	B	AMP
	83	3	B	CMS

Vacant Unit Completion Schedule
 August 2008
 28 Units

Project	Unit	Bedroom Size	Type	Comments
<i>AMP 39 (continued)</i>				
Kahale Mua - Molokai (Federal)	24C	3	A	AMP
Kahale Mua - Molokai (State)	16A	2	A	AMP
AMP 40 - KPT (0)				
AMP 43 - Kona (0)				
AMP 44 - Leeward Oahu (0)				
AMP 45 - Windward Oahu (0)				
AMP 46 - North Hawaii (3)				
Noelani II	B203	3	A	AMP
	B204	3	A	AMP
Ke Kumu Elua (State)	C11	1	A	AMP
AMP 48 - Waipahu (0)				
AMP 49 - Wahiawa/Waiialua (0)				
AMP 50 - Palolo (2)				
Palolo Valley Homes	8E	2	A	VIP
	16D	3	A	VIP
*Correction made from 8 units to 2 units				

Executive Director's Report
September 18, 2008

H. **Reports** - (Letters indicate Exhibits attached)

1. Fix vacant units

- a. Vacant units for repair and renovation by contractors FY 09. (forthcoming)

FORTHCOMING – To be distributed at the 9/18/08 meeting
(1 page)

EXHIBIT a

**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	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	8/1/2008	29
Phase 2A - Oahu A&B Units (Contract)		\$ 150,000.00			10
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)		\$ 172,285.00	1/1/2008	6/1/2008	46
Phase 4 - Kahale Kahaluu relocation A&B Units		\$ 208,700.00	3/15/2008	4/1/2008	18
Phase 5 - Maui Vacant Units		\$ 394,910.00	5/1/2008	8/1/2008	14
Pomaikai Abatement		\$ 30,260.00	10/15/2007	1/1/2008	6
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	12/15/2007	5
Hanamaulu - Repair Unit 14R		\$ 934.38	10/1/2007	1/1/2007	1
SUBTOTALS (Design and Construction for \$3M)		\$ 2,582,162.63		Subtotal	188
Unbudgeted Remaining Balance		\$ 417,837.37			
\$ 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	10/19/2007	
Hale Hookipa Tree Removal (Big Island)		\$ 72,916.20	10/26/2007	12/1/2007	
Lai'ola Booster Pump Replacement (Wahiawa)		\$ 28,500.00	9/15/2007	12/1/2007	
Puuwai Momi: Roof & Gutter Repair (Halawa)	\$ -	\$ 42,875.00	2/1/2008	4/1/2008	
Makamae Hot Water Pump		\$ 2,073.29	11/1/2007	3/1/2008	
Punchbowl Homes Walkway Roof Repair		\$ 3,750.00	10/1/2007	12/14/2007	
Kalanihua: Trash Chute Repair	\$ -	\$ 17,650.00	10/1/2007	4/1/2008	
Hilo: OCCC (Unit and Site Repairs)	\$ -	\$ 19,785.00	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	\$ 1,379,805.10		Subtotal	0
SUBTOTAL (Design and Construction for \$1.5M)		\$ 1,451,845.10			
Unbudgeted Remaining Balance		\$ 132,710.90			
TOTAL (Design and Construction for \$3M + \$1.5M)		\$ 4,034,007.73			
2006-2007 Capital Improvement Program (\$2.0M) Large Capacity Cesspool Conversion					
	Design		Construction		
Consultant - Maui and Kauai	\$ 284,750.00	(5)		8/1/2008	7/31/2010
Lokahi, Halaula & 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)	\$ 388,086.83	2/1/2008	12/30/2008
Noelani I & II and Waimea Teacher Cottage (Big Island)	\$ -		\$ 558,964.17	7/25/2007	5/1/2008
SUBTOTALS	\$ 284,750.00		\$ 1,700,000.00		
TOTAL (Design and Construction)			\$ 1,984,750.00		
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
Puahala: 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: Siding & Electrical Work (Maui)	\$ 159,039.00	(10)			
Kahekili 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 Trtmt Plant (Waialua)	\$ 241,510.00	(10)			
LCCC - Nani O'Puna & Hale Aloha O'Puna (Big Island)		(7)	\$ 488,513.17	2/1/2008	12/31/2008
LCC - 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					

EXHIBIT b

027

**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)					
	<u>Design</u>	<u>Construction</u>			
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	
Kalanihua - Elevator Modernization		\$ 520,000.00	2/1/2010	9/1/2010	
Paoakalani - Elevator Modernization		\$ 450,000.00	8/1/2009	2/1/2010	
Makua Aali - Elevator Modernization		\$ 450,000.00	8/1/2009	2/1/2010	
Pumehana Elevator Modernization		\$ 450,000.00	2/1/2010	9/1/2010	
Punchbowl Elevator Modernization		\$ 400,000.00	11/1/2010	6/1/2011	
Makamae Elevator Modernization		\$ 400,000.00	11/1/2010	2/1/2011	
Salt Lake Apt Elevator Modernization		\$ 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 - To be determined	\$ 314,967.50	\$ -			
SUBTOTALS	\$ 314,967.50	\$ 7,110,245.07			
TOTAL (Design and Construction)		\$ 7,425,212.57			
Unbudgeted Remaining Balance		\$ -			
2007-2008 Capital Improvement Program (\$20M)					
	<u>Design</u>	<u>Construction</u>			
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	(4)	1/1/2009	1/1/2011	16
Kupuna Home Waiialua: Sewage Trtmt Plant (Waiialua)	(10)	\$ 2,000,000.00	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'aheo, 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	\$ 22,450,000.00		Subtotal	69
TOTAL (Design and Construction)		\$ 22,625,000.00			
Unbudgeted Remaining Balance		\$ (2,625,000.00)			
CAPITAL FUND CONTRACTS FFY2004 & 2005					
	<u>Design</u>	<u>Construction</u>			
Federal Physical Needs Assessment	\$ 369,031.00		12/1/2007	4/1/2009	
Makua Aali Sewer Repair		\$ 33,440.00	9/1/2007	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)		\$ 894,000.00	4/1/2008	10/14/2008	
Lanakila Phase 3A (Big Island)	(13)	\$ 61,300.00	3/15/2008	10/1/2009	20
Kahale Kahaluu (Big Island)		\$ 10,600,000.00	1/2007	11/1/2007	50
Makamae Spall Repair		\$ 3,377,300.00	9/18/2006	10/31/2008	28
Kuhio Park Terrace Bldg B Telephone Infrastructure	\$ -	\$ 207,226.64		1/1/2008	
SUBTOTALS	\$ 369,031.00	\$ 17,561,198.24		Subtotal	102
TOTAL (Design and Construction)		\$ 17,930,229.24			
Legend - See Page 3					

EXHIBIT b

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

	Budget		Construction		Vacant Units
	Design	Construction	Start	End	
CAPITAL FUND CONTRACTS FFY2006 (\$8.2M)	<u>Design</u>	<u>Construction</u>			
Kalihi Valley Homes Phase 3B	\$ 113,016.00	\$ -			
Kalihi Valley Homes Phase 3B Construction		\$ 5,214,888.00			
Makamae Spall Repair Design	\$ 99,225.00	\$ -			
Makamae Spall Repair Construction		\$ 131,522.00			
Kahale Kahaluu		\$ 100,000.00			
Pumehana Spall Repair		\$ 24,353.00			
Kaimalino - Cesspools		\$ 126,976.00			
Noelani I & II -Exterior	\$ -	\$ 700,000.00			
SUBTOTALS	\$ 212,241.00	\$ 6,297,739.00		Subtotal	0
TOTAL (Design and Construction)					
CAPITAL FUND CONTRACTS FFY2007 (\$8.3M)	<u>Design</u>	<u>Construction</u>			
Extraordinary Maintenance: Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights		\$ 907,235.48			
Lanakila		\$ 2,550,209.52			
Mayor Wright Bath and Kitchens		\$ 2,000,000.00			
Kalihi Valley Homes 3B		\$ 551,384.82			
Kuhio Park Terrace - Trash Chutes		\$ 252,145.48			
Kuhio Park Terrace - Fire Alarms		\$ 500,000.00			
Puuwai Momi		\$ 1,578,041.70			
SUBTOTALS	\$ -	\$ 8,339,017.00		Subtotal	0
TOTAL (Design and Construction)		\$ 8,339,017.00			
CAPITAL FUND CONTRACTS FFY2008 (\$9.2M)	<u>Design</u>	<u>Construction</u>			
Extraordinary Maintenance: Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wrights		\$ 1,500,000.00			
Mayor Wright Homes - Bath and Kitchen Renovation		\$ 3,400,000.00			
Kalihi Valley Homes - 3B		\$ 2,300,000.00			
Lanakila Homes		\$ 2,000,000.00			
SUBTOTALS	\$ -	\$ 9,200,000.00		Subtotal	0
TOTAL (Design and Construction)		\$ 9,200,000.00			
RHF CONTRACTS FFY2002 (\$778,588)					
Lanakila					
RHF CONTRACTS FFY2003 (\$504,477)					
Lanakila					
RHF CONTRACTS FFY2004 (\$1,087,235)					
Lanakila					
RHF CONTRACTS FFY2006 (\$156,782.00)					
Lanakila					
OTHER STATE FUNDS					
Hauiki Abatement		\$ 883,894.00		3/15/2008	13
				Subtotal	13
				Total Vacant Units	372
Notes:					
Jobs and Estimated Costs are Subject to Change					
A & B units - Require cleaning and minor repairs.					
C units - Require major repairs.					
MU - management units (now known as Asset Management Units - AMPs.)					
Bold Numbers indicate funds encumbered					
(1) - Design 07 R&M, Construction 07 CIP					
(2) - Future funding for construction needed					
(3) - CIP Design & CFP Construction					
(4) - Future funding for construction needed					
(5) - Design 06 CIP Large Capacity Cesspool Conversion, Construction 07 CIP					
(6) - Includes elevator designs for 6 KPT elevators and monitoring repairs & maintenance contractor for up to 5 years.					
(7) - Large Capacity Cesspool Conversion at Nani O Puna and Hale Aloha O Puna split funding sources					
(8) - Exterior siding and roof repairs of all four buildings include repairing 2 vacant units					
(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					

EXHIBIT b

029

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 08/31/08

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of August			No. and duration of Repairs to Elevator between 7/1/07 to 8/31/08			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		4	2		19	2	2			\$ 101,222.00
		2		1	2		10	3	2			\$ 64,727.85
		3					2					\$ 550.00
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Cannot be repaired.	
		5		5	1		6	1	2			\$ 129,581.38
		6					40					
Paoakalani	Elderly	1					2					
		2					1		1			\$ 17,038.90
Kalakaua Home	Elderly	1					12	1	1			
		2					4	1				\$ 14,538.60
Ho'olulu Elderly	Elderly	1							1			\$ 12,140.20
		2					1					
Kalanihuia	Elderly	1					12	1	1			\$ 27,488.74
		2		1			14					
Kamalu Elderly	Elderly	1					5	2	1			\$ 9,330.00
		2					3					
Makamae	Elderly	1					2		1			\$ 2,722.51
		2										
Makua Alii	Elderly	1		1			7	2	1			
		2					2					
Punchbowl Homes	Elderly	1					8	2				\$ 23,350.78
		2					6	1	1			
Banyan St Manor	Family	1		1			3					\$ 2,722.51
Hale Poai	Elderly	1		1			3	2				
		2					2					
Halia Hale	Elderly	1					1					\$ 3,323.02
Kulaokahua	Homeless	1					3					
Laiola	Elderly	1		1			1					
		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	1				\$ 3,323.02
		2					4					\$ 17,038.90
Total		34		15	5	0	193	21	15			
											Total Cost for Repairs to date	\$ 469,487.93

EXHIBIT C

030

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 08/31/08

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		\$627,266	To be funded w/ 2007 Elevator CIP	Sep-07	Jun-08	Oct-09
		2	1964	43					\$627,266		Sep-07	Jun-08	Mar-10
		3	1981	26					\$627,266		Sep-07	Jun-08	Apr-09
Kuhio Park Terrace B	Family	4	1964	43	298	16	3		\$627,266	To be funded w/ 2007 Elevator CIP	Sep-07	Jun-08	Apr-09
		5	1964	43					\$627,266		Sep-07	Jun-08	Oct-09
		6	1981	26					\$627,266		Sep-07	Jun-08	Mar-10
Kalanihulia	Elderly	1	1968	39	151	15	2		\$560,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1968	39							Aug-08	Dec-09	Mar-10
Kalakaua Home	Elderly	1	1983	24	221	10	2		\$700,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1983	24							Aug-08	Jun-10	Sep-10
Wilikina Apts	Family	1	1977	30	119	9	2		\$500,000	Project Funding	Aug-08	Nov-08	Jun-09
		2	1977	30							Aug-08	Nov-08	Jun-09
Paoakalani	Elderly	1	1970	37	151	17	2		\$490,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1970	37							Aug-08	Jun-10	Sep-10
Pumehana	Elderly	1	1972	35	139	21	2		\$485,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1972	35							Aug-08	Dec-09	Mar-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* 031

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 08/31/08

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	Feb-10	May-10
		2	1967	40							Aug-08	Jun-10	Sep-10
Banyan St Manor	Family	1			55	3	1		\$250,000	Project Funding	Aug-09	Oct-09	Aug-10
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-09	Oct-09	Mar-10
		2	1989	18							May-09	Dec-09	May-10
Halia Hale	Elderly	1	1995	12	41	5		1	\$255,000	To be funded w/ 2007 Elevator CIP	May-09	Oct-10	Mar-11
Laiola	Elderly	1	1991	16	108	6	2		\$220,000	To be funded w/ 2007 Elevator CIP	May-09	Dec-09	Feb-10
		2	1991	16							May-09	Mar-10	May-10
Kulaokahua	Homeless	1	1992	15	30	3		1	\$60,000	Project Funding (Renovate for ADA compliance)	May-09	Oct-09	Mar-10
Ho`olulu Elderly	Elderly	1	1994	13	112	7		2	\$245,000	To be funded w/ 2007 Elevator CIP	May-09	Oct-10	Mar-11
		2	1994	13							May-09	Dec-10	May-11
Kamalu Elderly	Elderly	1	1993	14	109	7		2	\$240,000	To be funded w/ 2007 Elevator CIP	May-09	Oct-10	Mar-11
		2	1993	14							May-09	Dec-10	May-11
	TOTAL	34			2,518	181	28	6	\$9,663,596				

Average age of elevators 27

EXHIBIT d

032

MONTHLY PROPERTY MANAGEMENT REPORT

MONTH ENDING AUGUST 31, 2008

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HPHA - LOW INCOME HOUSING OWNED - FEDERAL

Reporting for the month of August 2008

HUD Project Number and Name	Original Total Units	Present Total Units	Present Total Families	BD0	BD1	BD2	BD3	BD4	BD5	BD5+
30P-Aiea	363	362	357	0	76	135	114	35	3	0
31P-KVH	400	373	306	0	59	60	134	118	29	0
32P-MWH	364	364	351	0	24	114	167	50	9	0
33P-Kam/Kaamanu	373	373	359	0	62	239	72	0	0	0
34P-Kalakaua	583	583	557	90	397	58	38	0	0	0
35P-Kalanihiua	587	586	511	266	243	60	18	0	0	0
37P-Hilo	444	397	260	74	76	110	140	44	0	0
38P-Kauai	321	320	300	62	98	40	91	30	0	0
39P-Maui	196	196	142	32	24	26	100	14	0	0
40P-KPT	748	747	706	0	68	351	242	79	8	0
43P-Kona	202	202	180	20	78	42	52	10	0	0
44P-Leeward Oahu	260	259	222	0	52	65	131	12	0	0
45P-Windward Oahu	235	235	206	0	21	95	101	18	0	0
46P-Kamuela	103	103	84	24	23	12	44	0	0	0
49P-Central Oahu	151	151	138	24	42	32	45	8	0	0
50P-Palolo	118	117	111	0	8	34	40	32	4	0
Grand Total	5,448	5,368	4,800	592	1,351	1,473	1,529	450	53	0

HPHA - LOW INCOME HOUSING OWNED - STATE

Reporting for the month of August 2008

HUD Proj. No.	Project Name	Original Total Units	Present Total Units	Present Total Families	BD0	BD1	BD2	BD3	BD4	BD5	BD5+
2201	HAUIKI	46	46	44	0	0	20	16	10	0	0
2202	PUAHALA HOMES	128	114	94	0	14	58	28	14	14	0
2204	KAWAILEHUA	26	26	24	0	6	20	0	0	0	0
2205	KAHALE MUA	33	33	29	0	12	21	0	0	0	0
2206	LOKAHI	30	30	18	0	0	14	16	0	0	0
2207	KE KUMU ELUA	26	25	13	0	10	16	0	0	0	0
2401	HALE PO'AI	206	205	205	80	126	0	0	0	0	0
2402	LA'IOLA	109	107	102	61	48	0	0	0	0	0
2403	KAMALU-HO'OLULU	221	221	219	171	50	0	0	0	0	0
2404	HALIA HALE	41	41	40	32	9	0	0	0	0	0
Grand Total		866	848	788	344	275	149	60	24	14	0

Section 8 Units - Rent Subsidy for Privately-Owned Housing

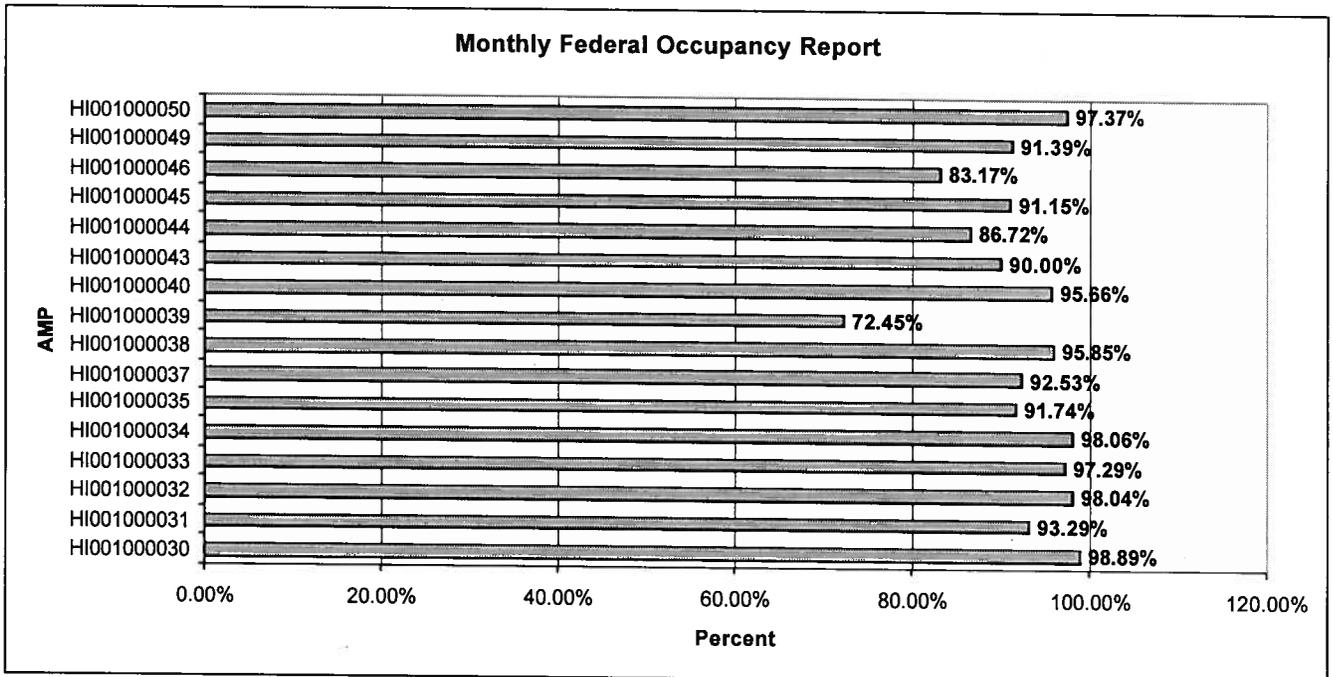
Reporting for the month of August 2008

ZIP Code	State	Project Name	Auth'd Units							
				BD0	BD1	BD2	BD3	BD4	BD5	BD6
96701	HI	PEARL CITY	33	0	7	12	13	1	0	0
96706	HI	EWA BEACH	67	3	8	18	36	2	0	0
96712	HI	HALEIWA	5	0	1	2	2	0	0	0
96717	HI	HAUULA	17	4	5	3	4	1	0	0
96720	HI	HILO	1	0	1	0	0	0	0	0
96730	HI	KAAAWA	3	2	0	1	0	0	0	0
96731	HI	KAHUKU	5	0	0	0	3	2	0	0
96734	HI	KAILUA	32	10	8	14	0	0	0	0
96744	HI	KANEOHE	42	0	3	16	19	4	0	0
96749	HI	KEAAU	2	0	0	1	1	0	0	0
96760	HI	KURTISTOWN	1	0	1	0	0	0	0	0
96762	HI	LAIE	3	0	0	0	3	0	0	0
96767	HI	WAIPAHU	1	0	0	1	0	0	0	0
96771	HI	MOUNTAIN VIEW	1	0	0	0	1	0	0	0
96776	HI	PAAUILO	1	0	1	0	0	0	0	0
96778	HI	PAHOA	1	0	0	1	0	0	0	0
96782	HI	PEARLY CITY	32	1	4	13	13	1	0	0
96786	HI	WAHIAWA	93	4	24	35	23	7	0	0
96789	HI	MILILANI	54	0	5	31	16	2	0	0
96791	HI	WAIALUA	15	0	2	5	8	0	0	0
96792	HI	WAIANAE,	328	13	35	86	134	57	2	1
96795	HI	WAIMANALO,	13	0	3	3	5	2	0	0
96797	HI	WAIPAHU	163	0	13	90	52	7	1	0
96813	HI	HONOLULU	72	8	34	29	1	0	0	0
96814	HI	HONOLULU	42	3	23	16	0	0	0	0
96815	HI	HONOLULU	52	15	27	6	4	0	0	0
96816	HI	HONOLULU	232	1	31	101	53	42	4	0
96817	HI	HONOLULU	148	9	59	61	17	2	0	0
96818	HI	HONOLULU	40	3	4	21	12	0	0	0
96819	HI	HONOLULU	58	3	7	25	18	5	0	0
96821	HI	HONOLULU	3	1	0	0	1	0	1	0
96822	HI	HONOLULU	69	9	24	32	4	0	0	0
96826	HI	HONOLULU	111	23	44	42	2	0	0	0
96837	HI	HONOLULU	1	0	0	1	0	0	0	0
96839	HI	HONOLULU	1	0	0	0	1	0	0	0
Outgoing Port	Non HI	Non HI City	14	1	1	7	3	2	0	0
Grand Total			1,756	113	375	673	449	137	8	1

HPHA - Monthly Occupancy Summary - Federal

Reporting for the month of August 2008

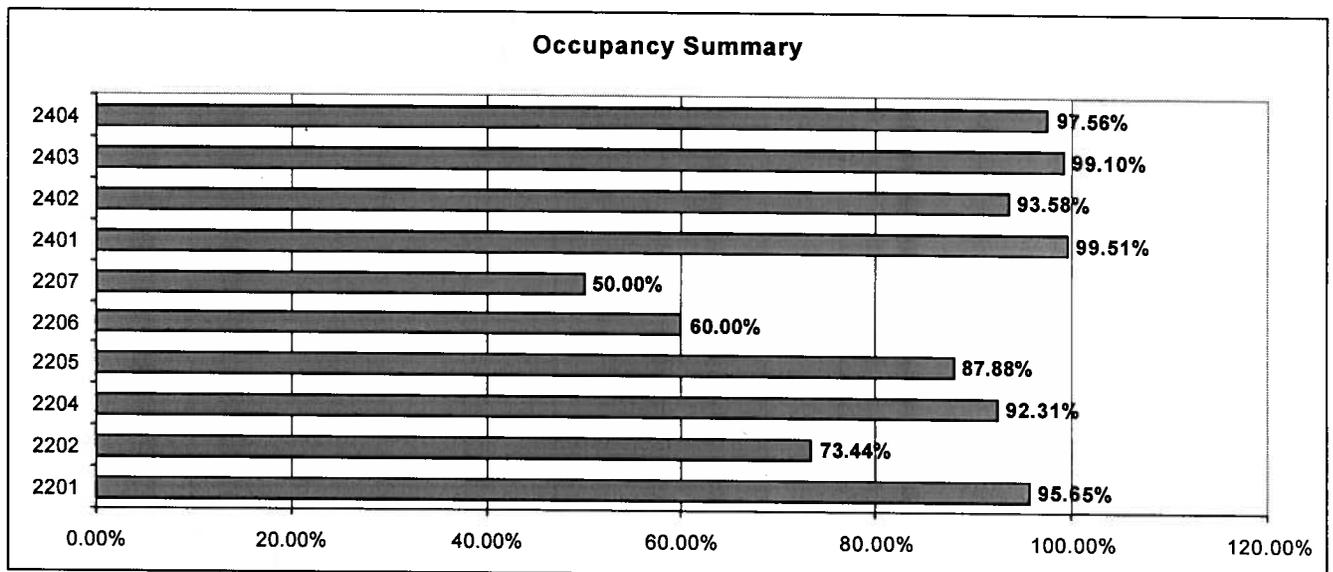
AMP and Name	Present Total Units	Present Total Non DU	Available for Rent	Vacant at Month End	Occupied at Month End	Percent Occupied at Month End	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn Around Time (Days)
30P-Aiea	363	2	361	4	357	98.89%	2	6	6	176
31P-KVH	373	1	328	22	306	93.29%	0	4	4	3,588
32P-MWH	364	1	358	7	351	98.04%	4	3	3	140
33P-Kam/Kaamanu	373	2	369	10	359	97.29%	2	5	5	388
34P-Kalakaua	583	3	568	11	557	98.06%	1	2	2	150
35P-Kalanihiua	587	4	557	46	511	91.74%	4	3	3	641
37P-Hilo	397	1	281	21	260	92.53%	1	3	3	1,347
38P-Kauai	321	2	313	13	300	95.85%	1	3	3	312
39P-Maui	196	0	196	54	142	72.45%	5	5	5	2,677
40P-KPT	748	4	738	32	706	95.66%	9	12	10	531
43P-Kona	202	2	200	20	180	90.00%	2	7	7	2,367
44P-Leeward Oahu	260	2	256	34	222	86.72%	0	0	0	0
45P-Windward Oahu	235	0	226	20	206	91.15%	0	2	2	2,097
46P-Kamuela	103	2	101	17	84	83.17%	1	3	4	2,884
49P-Central Oahu	151	1	151	13	138	91.39%	1	0	0	0
50P-Palolo	118	4	114	3	111	97.37%	0	0	0	0
Total	5,368	31	5,117	327	4,790	93.61%	33	58	57	17,298



HPHA - Monthly Occupancy Summary - State

Reporting for the month of August 2008

AMP and Name	Present Total Units	Present Total Non DU	Available for Rent	Vacant at Month End	Occupied at Month End	Percent Occupied at Month End	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn Around Time (Days)
2201 HAUICI	46	0	46	2	44	95.65%	0	2	2	1,240
2202 PUAHALA HOMES	128	0	128	34	94	73.44%	3	2	1	195
2204 KAWAILEHUA	26	0	26	2	24	92.31%	0	0	0	0
2205 KAHALE MUA	33	0	33	4	29	87.88%	0	1	1	186
2206 LOKAHI	30	0	30	12	18	60.00%	0	0	0	0
2207 KE KUMU ELUA	26	0	26	13	13	50.00%	0	0	0	0
2401 HALE PO'AI	206	0	206	1	205	99.51%		4	4	55
2402 LA'IOLA	109	0	109	7	102	93.58%	0	0	0	0
2403 KAMALU-HO'OLULU	221	0	221	2	219	99.10%	1	4	3	163
2404 HALIA HALE	41	0	41	1	40	97.56%		0	0	0
	848	0	866	78	788	90.99%	4	13	11	1,839



HPHA - NUMBER OF FAMILIES HOUSED - FEDERAL

Reporting for the month of August 2008

* UNITS LEASED, INCLUDING TRANSFERS

Average number of families housed over fiscal years 2000 to 2009

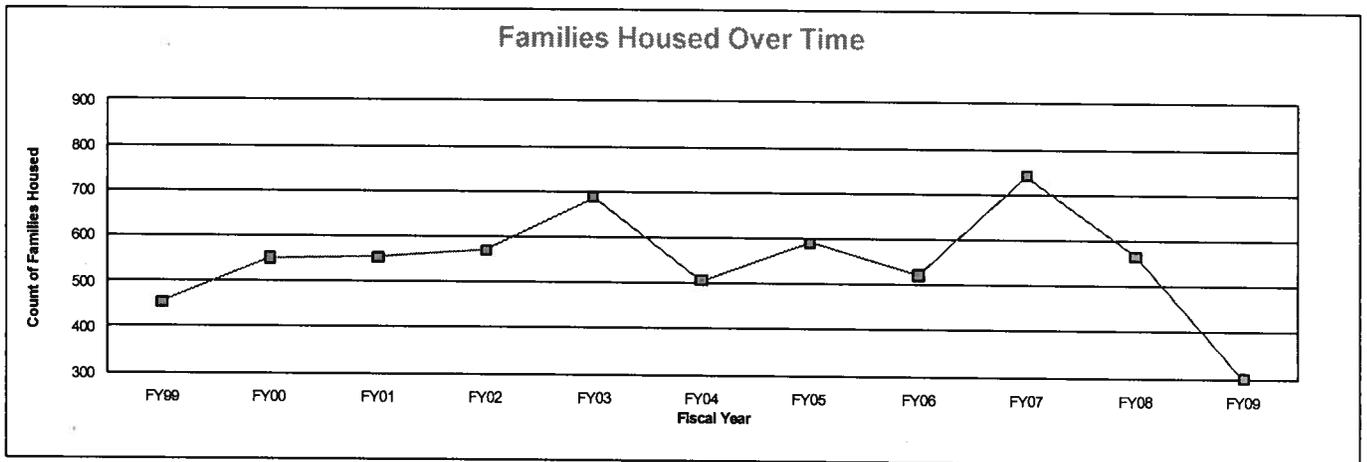
	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	Total
Total	551	553	570	688	507	590	522	742	566	148	5,437

* Average Over Time from FY00 to FY08 = 590

** Average Over Time from FY00 to FY09 = 544

Monthly Average number of families housed over fiscal years 2000 to 2009 - Data normalized due to initial FY

FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09
46	46	48	57	42	49	44	62	47	66

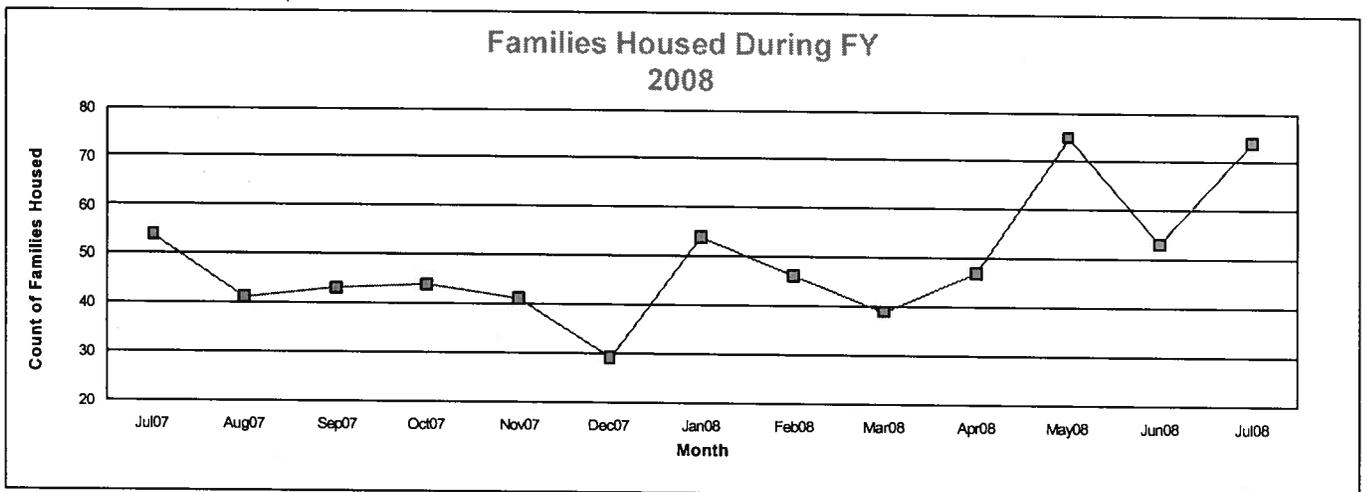


Monthly Average number of families housed over year 2008 and 2009

	Aug07	Sep07	Oct07	Nov07	Dec07	Jan08	Feb08	Mar08	Apr08	May0	Jun08	Jul08	Aug08	Total
Total	41	43	44	41	29	54	46	39	47	75	53	74	57	643

*** Average YTD 2008 = 47

**** Average YTD 2009 = 66



HPHA - NUMBER OF FAMILIES HOUSED - STATE

Reporting for the month of August 2008

* Units leased, including transfers.

Average number of families housed over fiscal years 2000 to 2009

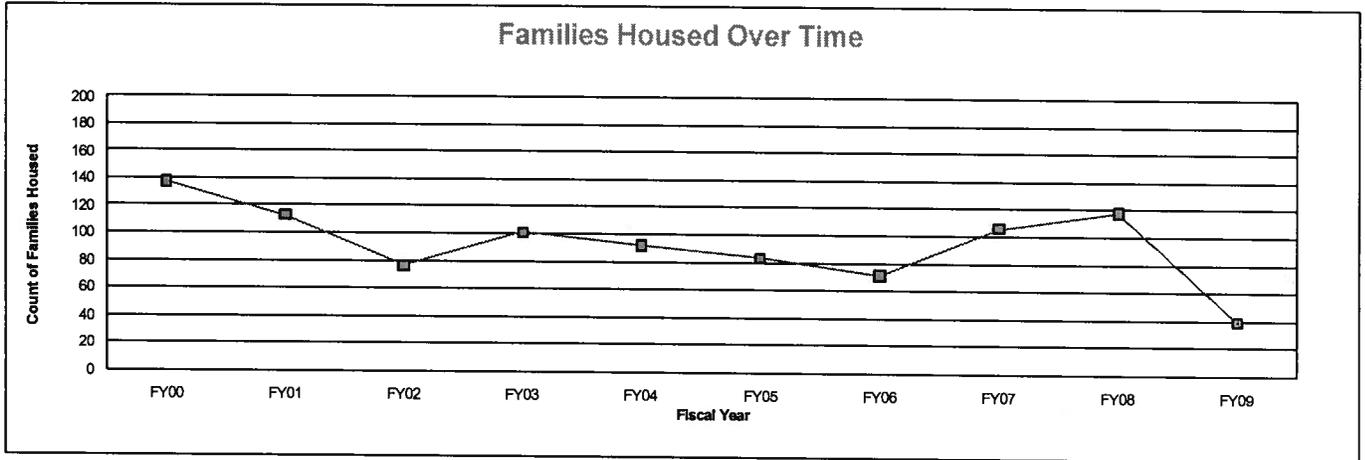
	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	Total
Total	137	113	76	101	92	83	71	106	118	39	936

* Average Over Time from FY00 to FY08 = 100

** Average Over Time from FY00 to FY09 = 94

Monthly Average number of families housed over fiscal years 2000 to 2009 - Data normalized due to initial FY

FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY07	FY09
11	9	6	8	8	7	6	9	10	13

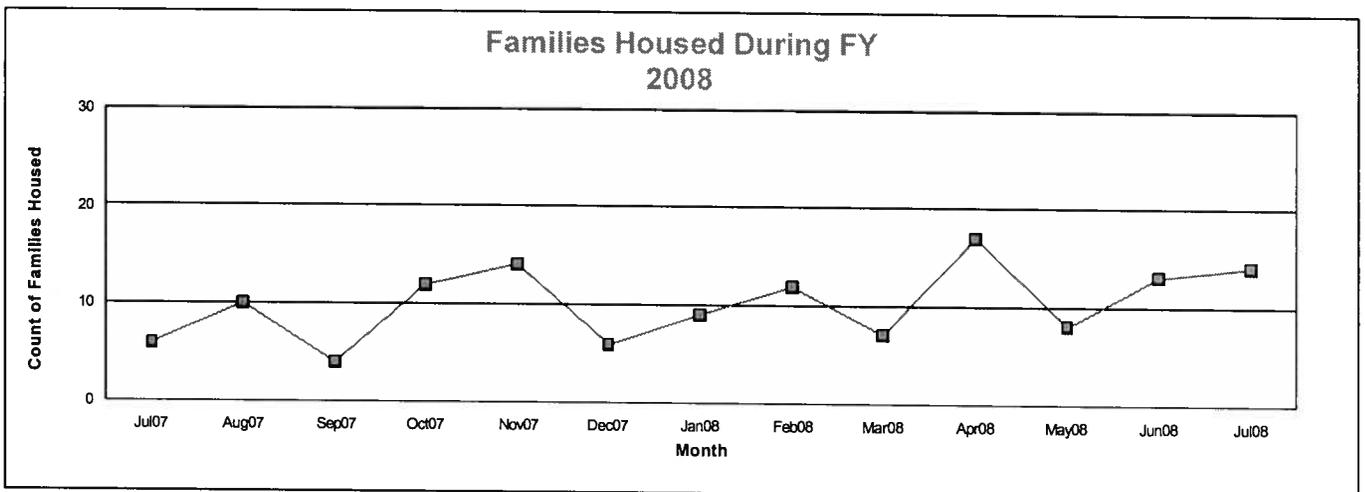


Monthly Average number of families housed over year 2008 and 2009

	Aug07	Sep07	Oct07	Nov07	Dec07	Jan08	Feb08	Mar08	Apr08	May0	Jun08	Jul08	Aug08	Total
Total	10	4	12	14	6	9	12	7	17	8	13	14	11	137

*** Average YTD 2008 = 10

**** Average YTD 2009 = 13



HPHA - PUBLIC HOUSING WAITING LIST - Federal Listing - 08/31/2008

Reporting for the month of August 2008

A. WAITING LIST ACTIVITY	0BD	1BD	2BD	3BD	4BD	5BD	Total Applications	Total Applicants
Previous Applicants (a)	2,169	1,590	3,071	1,267	270	29	8,396	8,396
New Applicants (b)	4	4	11	2	1	1	23	23
Cancelled/Withdrawn Applicants	1	0	1	0	0	0	2	2
Denied Applicants	11	11	19	9	2	0	52	52
Housed Applicants	2	3	9	3	1	0	18	18
Pending Applicants (a) + (b)	2,173	1,594	3,082	1,269	271	30	8,419	8,419

Actual No. of Applicants: 8,414

B. RACE AND ETHNICITY	0BD%	1BD%	2BD%	3BD%	4BD%	5BD%	Total	%	Avg. Inc.	Med. Inc.
White	25%	22%	13%	8%	6%	3%	1,411	17%	12,070.60	\$9,458.00
African American	2%	3%	2%	1%	2%	0%	187	2%	13,129.41	\$10,644.00
Native American	1%	2%	1%	1%	0%	0%	101	1%	11,921.08	\$8,424.00
Asian or Pacific	72%	73%	84%	90%	92%	97%	6,715	80%	14,486.06	\$11,456.00
Total	100%	100%	100%	100%	100%	100%	8,414	100%	13,972.10	\$10,800.00
Hispanic	6%	6%	7%	6%	4%	7%	551	7%	13,349.51	\$9,888.00
Non-Hispanic	94%	94%	93%	94%	96%	93%	7,863	93%	14,018.20	\$10,889.00

C. APPLICANT AGES	0BD%	1BD%	2BD%	3BD%	4BD%	5BD%	Total	%	Avg. Inc.	Med. Inc.
62+ ("Elderly")*	46%	28%	7%	5%	6%	13%	1,715	20%	12,331.09	\$9,648.00
50-61 (Near Elderly)*	27%	26%	14%	12%	11%	20%	1,599	19%	12,820.10	\$9,936.00
25-49	25%	37%	63%	77%	80%	67%	4,263	51%	15,282.02	\$12,276.00
20-24	2%	7%	15%	7%	3%	0%	713	9%	13,554.95	\$11,167.00
18-19	0%	2%	2%	0%	0%	0%	95	1%	\$9,997.46	\$7,584.00
All Ages	100%	100%	100%	100%	100%	100%	8,385	100%	13,972.10	\$10,800.00

* HUD Terms

** Please notice that difference of total WL on AGES table is caused by DOB not given.

HPHA - PUBLIC HOUSING WAITING LIST -Section 8- 08/31/2008

Reporting for the month of August 2008

A. WAITING LIST ACTIVITY	0BD	1BD	2BD	3BD	4BD	5BD	Total Applications	Total Applicants
Previous Applicants (a)	1,454	615	1,210	571	157	30	4,037	4,038
New Applicants (b)	0	0	0	1	0	0	1	1
Cancelled/Withdrawn Applicant	1	0	0	0	0	0	1	1
Denied Applicants	3	0	4	4	2	0	13	13
Housed Applicants	0	0	0	0	0	0	0	0
Pending Applicants (a) + (b)	1,454	615	1,210	572	157	30	4,038	4,039

Actual No. of Applicants: 4,039

B. RACE AND ETHNICITY	0BD	1BD	2BD	3BD	4BD	5BD	Appn	Total	%	Avg. Inc.	Med. Inc.
White	29%	22%	12%	7%	2%	7%	743	743	18%	\$6,968.27	\$1,776.00
African American	3%	3%	2%	2%	1%	0%	96	96	2%	\$7,896.35	\$6,624.00
Native American	1%	1%	1%	1%	0%	0%	45	45	1%	\$8,108.71	\$6,780.00
Asian or Pacific	67%	74%	85%	90%	97%	93%	3,154	3,155	78%	\$8,940.68	\$5,424.00
Total	100%	100%	100%	100%	100%	100%	4,038	4,039	100%	\$8,549.46	\$5,400.00
Hispanic	10%	10%	8%	6%	5%	7%	354	354	9%	\$7,832.46	\$0.00
Non-Hispanic	90%	90%	92%	94%	95%	93%	3,684	3,685	91%	\$8,617.94	\$5,466.00

C. APPLICANT AGES	0BD	1BD	2BD	3BD	4BD	5BD	Appn	Total	%	Avg. Inc.	Med. Inc.
62+ ("Elderly")**	16%	14%	5%	4%	4%	7%	383	383	10%	\$8,556.79	\$7,380.00
50-61 (Near Elderly)**	69%	53%	36%	35%	28%	33%	1,941	1,942	50%	\$4,104.12	\$0.00
25-49	15%	28%	49%	57%	68%	60%	1,371	1,371	36%	14,784.75	\$12,000.00
20-24	0%	3%	9%	3%	0%	0%	145	145	4%	13,853.69	\$11,400.00
18-19	0%	1%	1%	0%	0%	0%	13	13	0%	\$9,800.38	\$7,176.00
All Ages	100%	100%	100%	100%	100%	100%	3,853	3,854	100%	\$8,549.46	\$5,400.00

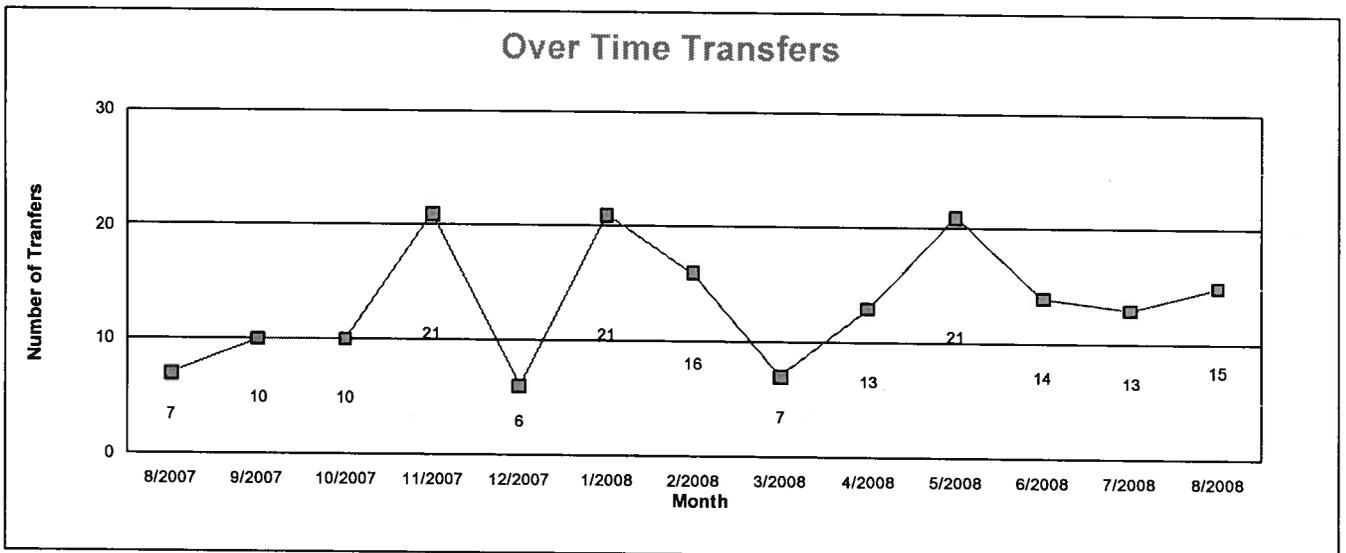
** HUD Terms

*** Please notice that difference of total WL on AGES table is caused by DOB not given.

HPHA - NUMBER OF TRANSFERS FOR FISCAL YEAR 2008 - FEDERAL

Reporting for the month of August 2008

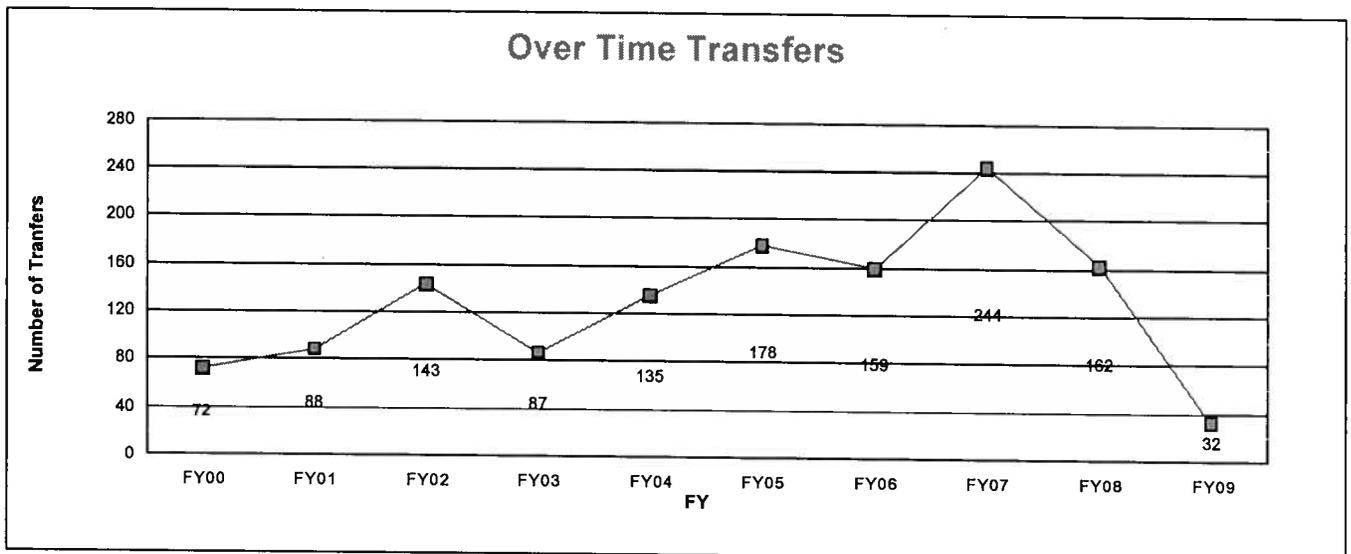
	8-07	9-07	10-07	11-07	12-07	1-08	2-08	3-08	4-08	5-08	6-08	7-08	8-08	Total
30P	0	1	1	0	2	1	1	1	1	3	2	1	2	16
31P	1	0	0	1	0	0	0	1	0	1	0	2	0	6
32P	0	0	2	0	0	1	1	0	0	2	0	0	0	6
33P	1	1	2	0	0	0	0	0	0	0	0	2	2	8
34P	0	0	1	0	0	1	1	0	0	0	1	0	0	4
35P	1	0	1	0	3	0	1	0	2	2	1	3	1	15
37P	0	1	0	1	0	3	1	2	4	3	1	0	1	17
38P	0	2	1	0	0	1	0	0	3	4	1	2	1	15
39P	0	1	0	0	0	0	0	0	0	0	0	0	1	2
40P	3	1	0	4	0	2	4	0	2	4	6	1	5	32
43P	0	1	0	12	0	8	4	3	0	0	0	2	2	32
44P	0	1	0	3	0	3	3	0	0	1	1	0	0	12
45P	0	1	1	0	0	0	0	0	0	1	0	0	0	3
46P	0	0	1	0	0	0	0	0	0	0	0	0	0	1
49P	0	0	0	0	1	1	0	0	1	0	1	0	0	4
50P	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	7	10	10	21	6	21	16	7	13	21	14	13	15	174



HPHA - OVER TIME NUMBER OF TRANSFERS - FEDERAL

Reporting for the month of August 2008

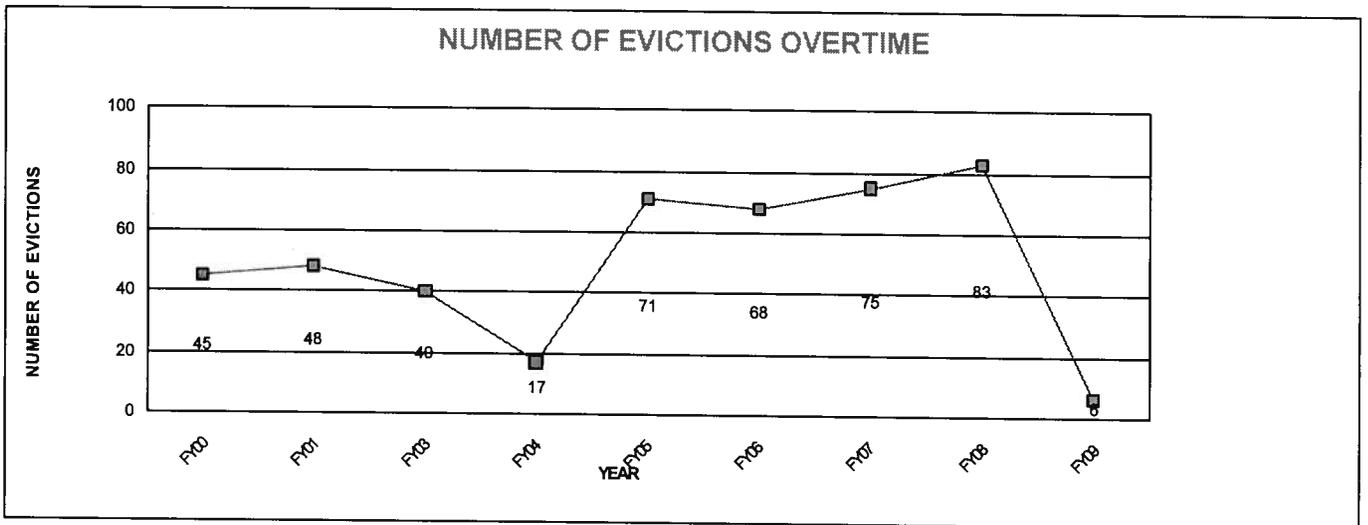
	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	Total
30P	1	15	7	4	14	14	9	15	13	3	95
31P	1	0	29	3	9	53	15	47	6	2	165
32P	1	6	0	10	5	11	11	7	6	0	57
33P	2	3	13	2	4	11	11	14	4	4	68
34P	5	7	12	6	19	13	17	11	4	0	94
35P	1	3	8	2	11	3	6	20	13	4	71
37P	20	2	18	7	2	5	18	17	17	2	108
38P	4	5	3	2	8	5	8	11	12	3	61
39P	1	2	1	2	0	0	3	0	1	1	11
40P	3	12	15	21	24	25	25	38	29	8	200
43P	4	1	4	6	0	3	7	9	29	4	67
44P	13	4	4	5	22	18	7	18	14	1	106
45P	12	18	11	5	2	11	13	14	7	0	93
46P	0	3	2	3	2	2	2	3	1	0	18
49P	1	3	11	6	3	2	4	15	4	0	49
50P	3	4	5	3	10	2	3	5	2	0	37
Total	72	88	143	87	135	178	159	244	162	32	1,300



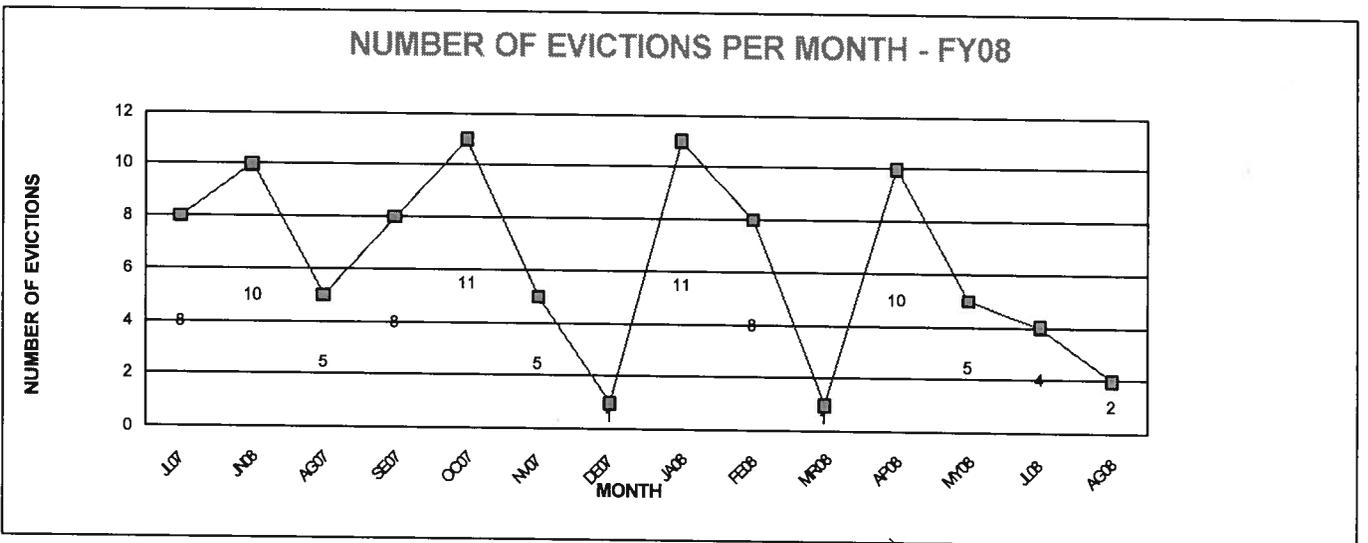
HPHA - ANNUAL EVICTIONS - FEDERAL

Reporting for the month of August 2008

	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	TOTAL
EVICTED	45	48	32	40	17	71	66	75	83	6	483
IN EVICTION PROCESS	0	0	0	0	0	0	2	0	0	0	2
TOTAL	45	48	32	40	17	71	68	75	83	6	485



	JL07	AG07	SE07	OC07	NV07	JA08	MR08	AP08	MY08	JN08	JL08	AG08	TOTAL
EVICTED	8	5	8	11	5	11	1	10	5	10	4	2	80



HPHA - RENTS UNCOLLECTED - Fiscal Year 2008 and 2009 - FEDERAL

Reporting for the month of August 2008

* Report represents only Monthly Rent - Excluded Prepayments, Retro Payments, Back Charges, Beginning Balances, etc.

Fiscal Year	8/2007	9/2007	10/2007	11/2007	12/2007	1/2008	2/2008	3/2008	4/2008	5/2008	6/2008	7/2008	8/2008
Rent Roll	1,419,717.00	1,428,534.00	1,417,751.00	1,435,304.00	1,435,365.00	1,432,579.00	1,435,104.00	1,438,389.00	1,443,384.00	1,461,626.00	1,467,180.00	1,460,752.00	1,466,008.00
Negative Rents	19,709.00	19,257.00	18,840.00	19,920.00	19,161.00	19,484.00	19,044.00	19,440.00	19,512.00	21,268.00	19,848.00	21,524.00	20,868.00
(A) Total Gross Rent	\$ 1,439,426.00	\$ 1,447,791.00	\$ 1,436,591.00	\$ 1,455,224.00	\$ 1,454,526.00	\$ 1,452,063.00	\$ 1,454,148.00	\$ 1,457,829.00	\$ 1,462,896.00	\$ 1,482,894.00	\$ 1,487,028.00	\$ 1,482,276.00	\$ 1,486,876.00
Uncollected Rent Current	26,058.93	29,047.83	30,244.11	32,601.60	36,132.73	41,989.39	45,887.31	51,150.40	56,487.36	71,057.92	82,612.70	108,080.48	180,935.39
Uncollected Rent Vacated	39,348.64	41,482.30	35,985.74	37,927.49	35,885.85	36,993.98	28,575.05	28,285.86	21,628.58	23,236.97	16,684.57	15,102.11	6,087.17
Collection Write-Offs	70,388.18	0.00	142,374.81	214,528.61	7.25	161,416.97	34.00	0.00	0.00	0.00	204,445.38	0.00	0.00
(B) Total Uncollected Rent	\$ 135,795.75	\$ 70,530.13	\$ 208,604.66	\$ 285,057.70	\$ 72,025.83	\$ 240,400.34	\$ 74,496.36	\$ 79,436.26	\$ 78,115.94	\$ 94,294.89	\$ 303,742.65	\$ 123,182.59	\$ 187,022.56
PHAS Ratio (B/A)	9.43%	4.87%	14.52%	19.59%	4.95%	16.56%	5.12%	5.45%	5.34%	6.36%	20.43%	8.31%	12.58%
PHAS Standard	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

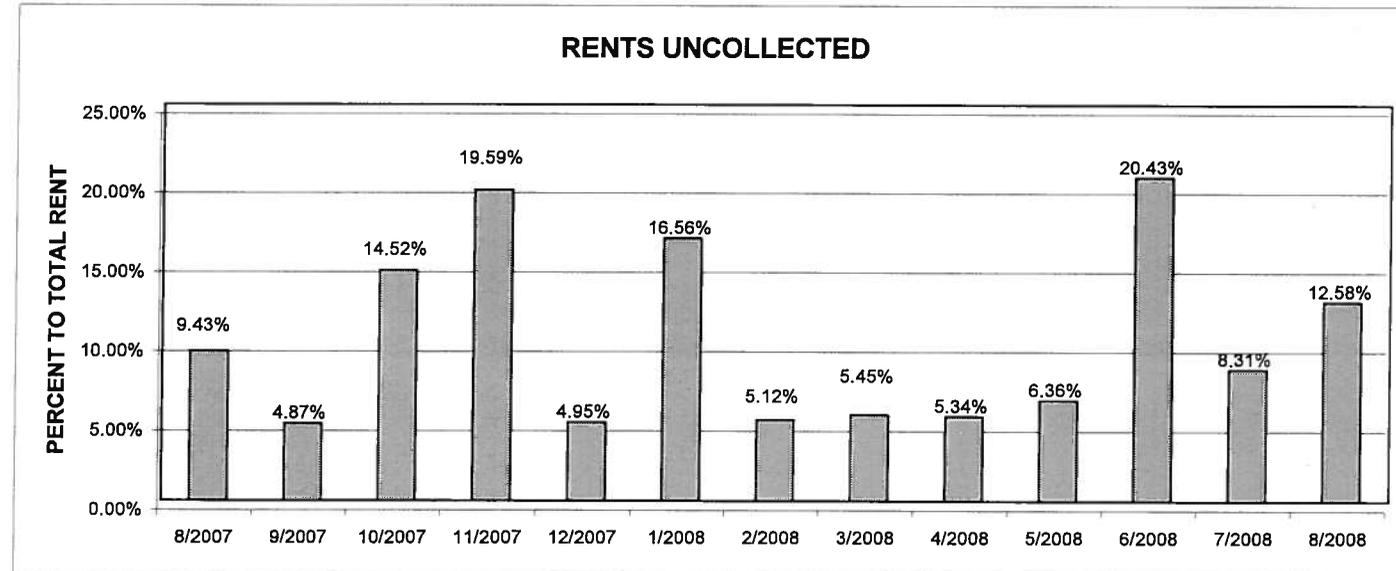


EXHIBIT e

HPHA - RENTS UNCOLLECTED - Over Time

Reporting for the month of August 2008

* Report represents only Monthly Rent - Excluded Prepayments, Retro Payments, Back Charges, Beginning Balances, etc.

Fiscal Year	FY01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09
Rent Roll	\$13,057,965.00	\$12,797,751.00	\$12,919,870.00	\$13,654,918.00	\$13,630,094.00	\$14,155,089.00	\$15,912,897.00	\$17,225,524.00	4,394,636.00
Negative Rents	\$4,790.59	\$611.00	\$2,366.84	\$16,647.00	\$1,886.24	\$139,448.00	\$203,929.00	\$234,659.00	64,000.00
(A) Total Gross Rent	\$13,062,755.59	\$12,798,362.00	\$12,922,236.84	\$13,671,565.00	\$13,631,980.24	\$14,294,537.00	\$16,116,826.00	\$17,460,183.00	\$4,458,636.00
Uncollected Rent Current	\$2,638.15	\$724.05	\$6,337.74	\$14,070.42	\$31,235.00	\$92,138.17	\$172,060.97	\$528,261.88	810,723.95
Uncollected Rent Vacated	\$66,990.72	\$151,579.07	\$157,780.57	\$202,913.42	\$197,068.01	\$274,416.04	\$461,273.31	\$392,631.44	24,787.28
Collection Write-Offs	\$4,087.37	\$560,552.63	\$713,283.76	\$363,633.87	\$0.00	\$380,464.84	\$228,908.59	\$845,673.96	\$0.00
(B) Total Uncollected Rent	\$ 73,716.24	\$ 712,855.75	\$ 877,402.07	\$ 580,617.71	\$ 228,303.01	\$ 747,019.05	\$ 862,242.87	\$ 1,766,567.28	\$ 835,511.23
PHAS Ratio (B/A)	0.56%	5.57%	6.79%	4.25%	1.67%	5.23%	5.35%	10.12%	18.74%
PHAS Standard	2.00%	2.00%							

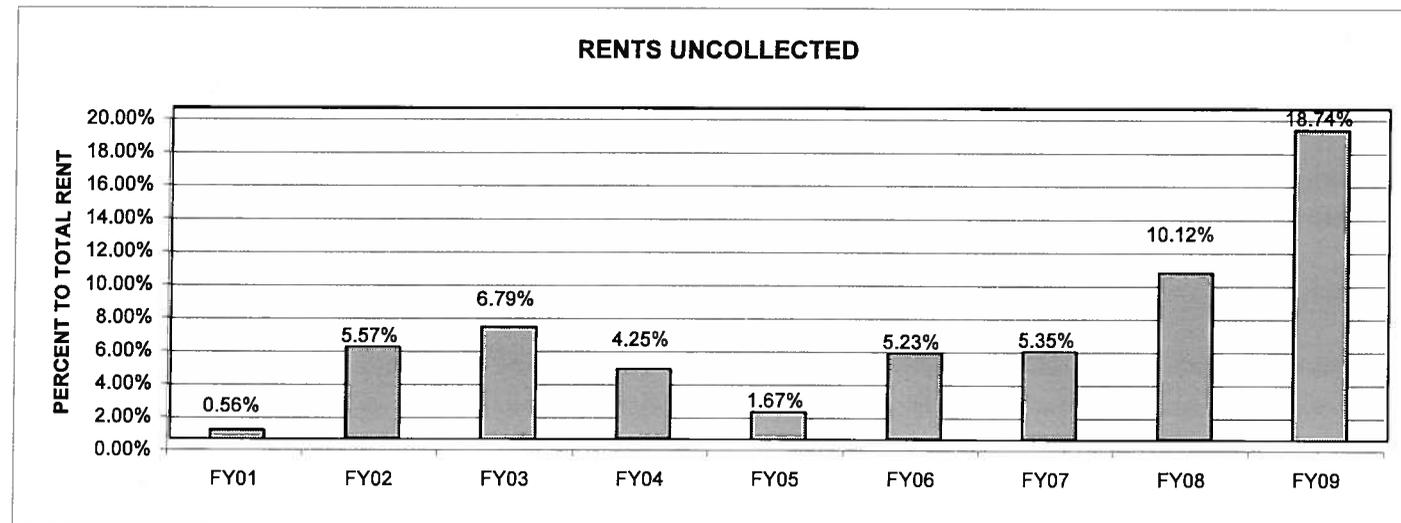


EXHIBIT e

047

HPHA MAINTENANCE WORK ORDERS - PHAS - From 08/01/2007 to 08/31/2008 - FEDERAL

Reporting for the month of August 2008

EMERGENCY WORK ORDERS

	8-07	9-07	10-07	11-07	12-07	1-08	2-08	3-08	4-08	5-08	6-08	7-08	8-08	Total
COMPLETED WITHIN 24 HOURS	306	285	232	223	284	369	389	280	138	104	96	129	198	3,033
COMPLETED OVER 24 HOURS	11	11	19	11	12	9	39	39	6	6	7	3	1	174
UNFINISHED	1	0	0	0	0	0	0	0	0	0	2	3	17	23
CANCELLED/CORRECTED	3	2	2	3	5	6	4	9	2	4	5	1	5	51
Total	321	298	253	237	301	384	432	328	146	114	110	136	221	3,281

Percent within 24 hours (PHAS): 93.23%

PHAS Grade A = 99% or Higher.

NON-EMERGENCY WORK ORDERS

	8-07	9-07	10-07	11-07	12-07	1-08	2-08	3-08	4-08	5-08	6-08	7-08	8-08	Total
COMPLETED WITHIN 30 DAYS	3,425	2,875	3,351	2,707	2,785	2,773	2,457	2,587	2,338	2,159	2,107	2,657	1,266	33,487
COMPLETED OVER 30 DAYS	157	73	69	96	222	212	197	151	132	33	14	19	4	1,379
UNFINISHED	38	30	24	33	95	92	77	133	113	89	157	528	991	2,400
CANCELLED/CORRECTED	55	50	61	70	113	85	92	101	50	44	50	47	29	847
Total	3,675	3,028	3,505	2,906	3,215	3,162	2,823	2,972	2,633	2,325	2,328	3,251	2,290	38,113

Average number of days per WO (PHAS): 10.59

PHAS Grade A = Average of 25 Days or Less.

EXHIBIT 2

Work Order and Labor Ratio - Federal Only - from 7/1/2004 to 8/31/2008 - FEDERAL

Reporting for the month of August 2008

	FY05			FY06			FY07			FY08			FY09		
	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker	Count of WO	Count of Workers	Ratio WO/ Worker
HI001000030	3,681	44	83.66	3,257	44	74.02	3,257	45	72.38	3,887	37	105.05	449	20	22.45
HI001000031	2,055	48	42.81	2,127	36	59.08	2,127	68	31.28	2,000	49	40.82	274	34	8.06
HI001000032	2,470	53	46.60	2,789	61	45.72	2,789	47	59.34	3,027	54	56.06	93	22	4.23
HI001000033	2,613	45	58.07	2,721	47	57.89	2,721	44	61.84	2,847	48	59.31	237	27	8.78
HI001000034	5,829	43	135.56	5,469	37	147.81	5,469	30	182.30	4,742	29	163.52	375	16	23.44
HI001000035	3,853	48	80.27	3,722	42	88.62	3,722	46	80.91	3,560	43	82.79	472	24	19.67
HI001000037	1,634	11	148.55	1,271	17	74.76	1,271	26	48.88	1,105	10	110.50	114	7	16.29
HI001000038	2,563	15	170.87	2,273	22	103.32	2,273	19	119.63	2,210	12	184.17	338	8	42.25
HI001000039	1,939	22	88.14	2,359	22	107.23	2,359	13	181.46	2,243	11	203.91	255	6	42.50
HI001000040	4,677	71	65.87	4,463	49	91.08	4,463	59	75.64	4,455	45	99.00	1,202	20	60.10
HI001000043	1,145	12	95.42	689	7	98.43	689	9	76.56	411	7	58.71	87	4	21.75
HI001000044	690	22	31.36	1,400	32	43.75	1,400	26	53.85	870	22	39.55	5	8	0.63
HI001000045	1,267	25	50.68	1,159	15	77.27	1,159	22	52.68	1,239	16	77.44	45	7	6.43
HI001000046	382	7	54.57	401	8	50.13	401	8	50.13	635	5	127.00	81	4	20.25
HI001000049	136	18	7.56	200	17	11.76	200	16	12.50	1,336	12	111.33	152	10	15.20
HI001000050	648	14	46.29	671	11	61.00	671	17	39.47	679	37	18.35	52	15	3.47
	37,374	250	149.50	35,582	230	154.70	34,971	246	142.16	35,246	236	149.35	4,231	155	27.30

EXHIBIT

e

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

Attached is the Monthly AMP Review monitoring report form for the state managed properties. The Property Management and Maintenance Services Branch (PMMSB) is currently customizing the report for the privately managed properties according to the contracts. Managers not meeting their goals will be required to prepare and implement a corrective action plan. Staffing needs will be assessed (if short staffed) and assistance provided, as needed. If there is a performance problem, PMMSB will document it on the employee's Performance Appraisal Summary (PAS). If private management does not meet the requirements of their contract, a portion of the management fee will be withheld for every area where they fail to perform.

All AMP's will be monitored on a monthly basis under the following categories:

- Grounds/Exterior
- Common Areas
- Maintenance Shop
- Marketing
- Office
- Budget - Expenses and Income
- Delinquencies
- Security
- Work Orders
- Applications
- Recertifications
- Vacancies

Attachment

Due Date: 15th of each month

MONTHLY AMP REVIEW

Site: _____
Date: _____

Manager Present for Site Visit Yes No
Other staff present, specify _____ Yes No

GROUNDS/ EXTERIOR

Signage visible Yes No
Parking lot clean Yes No
Dumpsters presentable Yes No
Lawn/Trees/Shrubs neat/green Yes No
Building exterior clean Yes No
Roof concerns – describe below Yes No

Signage presentable Yes No
Gates/ fences presentable Yes No
Dumpster area free of debris Yes No
Trees/Shrubs dead/missing Yes No
Building exterior damage Yes No
Pavement in good cond. Yes No
Presence of graffiti Yes No

COMMON AREAS

Laundry Room clean Yes No
Lights Operating Yes No
Money collected recently Yes No
Community room rules posted Yes No
Gates/Fences secured Yes No
Elevators clean Yes No

Damage Yes No
Machines Operating Yes No
Community room presentable Yes No
Safety Guidelines Followed Yes No
Elevators operational Yes No

MAINTENANCE SHOP

Clean/ organized Yes No
Inventory organized Yes No
P. M. schedule current Yes No
Shop free of safety hazards Yes No

Storage areas well maintained Yes No
On-call closet stocked Yes No
Doors and windows secured Yes No
Safety equipment available Yes No
(Gloves, dust mask, goggles, etc)

MARKETING

Vacant units "sparkled" Yes No
Resident Selection Plan posted or in Application Package Yes No

OFFICE

Presentable/organized Yes No
Fair Housing and Employment material posted Yes No
Staff appearance appropriate Yes No

Expenses and Income

Petty Cash Reconciliation Yes No
Number of invoices on hand _____
Purchase Orders logged and filed Yes No
Age of oldest invoice on hand _____
Open Payables Reviewed Yes No
Cash Flow: Income on Budget Yes No
Expenses on Budget Yes No

If no, Explanation: _____

Review of Delinquencies:	AMOUNT CHARGED	AMOUNT RECEIVED	GOAL%	ACTUAL%
---------------------------------	-----------------------	------------------------	--------------	----------------

Comments: _____

Number of accounts with rent balance more than 90 days _____ Number referred to hearings _____
Number of accounts with rent balance more than 60 days _____ Number referred to hearings _____

Police Reports and monthly crime stats reviewed with manager Yes No
Monthly crime stats/ police reports reviewed with Security Patrol Rep Yes No

If no, why not? _____

EXHIBIT P

Due Date: 15th of each month

MONTHLY AMP REVIEW

WORK ORDERS

Emergency Work Order issues: _____

Work Order Log: Call residents with recent work orders to confirm completion and resident satisfaction.

Acceptable _____ # Unacceptable _____ Number of outstanding work orders: _____

Comments: _____
Charging for damages Yes No Emergencies Abated within 24 hours Yes No

APPLICATIONS/RECERTS

of applications approved _____ # of applications pending _____ Total # of applications _____

Applications checked for accuracy Yes No List: _____

Recertification's processed timely Yes No TOTAL # COMPLETED _____ TOTAL OVER DUE _____

If no list reason _____
Re-certs checked for accuracy _____

VACANCY ANALYSIS

Confirm Move-ins Yes No Confirm Move-outs Yes No
Confirm Vacants Yes No Confirm Notices Yes No
Occupancy % _____

FILES

Attached are completed file audit forms for units (minimum of 3)

Files audited (unit/name) _____, _____, _____
Applicant files audited: _____, _____, _____

VACANT UNITS

Vacant units inspected: _____
Date unit vacant: ↓ _____, ↓ _____, ↓ _____, ↓ _____, ↓ _____, ↓ _____, ↓ _____

Vacant unit's condition matches condition stated on Vacancy Analysis Yes No
Do the vacant units match the List of Vacant Units from EMPHASYS? Yes No
Have any units been vacant for more than 20 days Yes No
If yes, please identify and explain: _____

Problem Areas: _____

Solution: _____

Completed file audit forms for at least 3 units, Vacancy Report and Vacancy Status Report from Emphasys must be attached. **For any item with an unfavorable answer, notes must be written above or attached.**

Pictures Attached Yes No N/A
List of other attachments: _____

Reviewed with Manager Yes No

Manager's Initials _____ Date _____

Supervisor's Signature _____ Date _____

RESULTS OF EVICTION REFERRALS

July 2007 – August 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
Mar 08	7	6	1	2	1	1	0	3	4
Apr 08	30	27	3	9	13	0	1	7	23
May 08	14	11	3	4	6	0	0	4	10
June 08	12	9	3	6	2	0	1	3	9
July 08	0	0	0	0	0	0	0	0	0
Aug 08	13	9	4	5	2	0	1	5	8
TOTALS	179	128	51	70	44	10	6	49	130

**EVICTION BOARDS
HAWAII PUBLIC HOUSING AUTHORITY
2008**

OAHU EVICTION BOARD (10)

Board A

Radiant Chase
Darren Gionson*
Douglas Kaya
Moses Lum Hoy

Board B

Jane Moana Gray*
Earl Mente
Joyce Nakamura

Board C

Wayne Fujikane
Solomon Kuresa*
Sylvianne Young

HILO (4)

George DeMello*
James DeMello
Eleanor Garcia*
Jane Moana Gray*

KAUAI (4)

Jane Moana Gray*
Arde Long-Yamashita*
Gary Mackler
Ludvina Kealoha Takahashi

MAUI (5)

Thelma Akita-Kealoha
Jane Moana Gray*
Robert Hill
Yolanda Jetnil*
Mark Nishino

KONA (4)

Wayne Gocke
Jane Moana Gray*
Ross Oue
Hannah Wilson*

*Resident Board Members

Quorum – Pursuant to Chapter 356D-93(b), Hawaii Revised Statutes, 3 Board members, 1 of which must be a resident member, constitutes a quorum.

Eviction Board member Jane Moana Gray is currently appointed to the Oahu, Hilo, Kona Maui and Kauai eviction boards. She has and will continue to travel to the neighbor islands whenever a quorum is necessary.

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

Solicitations Issued in August 2008

Solicitation No.	Project	Deadline
RFI-HPB-2008-19	Rapid Re-Housing Family Demonstration Project	September 2, 2008
Job No. 08-030-110-F	Trash Chute Replacement at Kuhio Park Terrace	September 18, 2008

Contracts Executed in August 2008

Contract No.	Contractor & Project	Amount
CMS 08-36	Kone, Inc. Modernization to 6 elevators at KPT August 11, 2008 to August 10, 2010	\$3,763,596.12
HPS 07-15 SA01	Gregory House Program, dba Ho`omana`olana Stipend Program August 1, 2008 to July 31, 2009	\$120,000.00
HPS 07-16 SA01	Alternative Structures International Stipend Program August 1, 2008 to July 31, 2009	\$603,200.00
HPS 07-17 SA02	Office for Social Ministry Stipend Program August 1, 2008 to July 31, 2009	\$591,400.00
HPS 07-19 SA01	Institute for Human Services Stipend Program August 1, 2008 to July 31, 2009	\$1,900,000.00
HPS 07-20 SA02	Catholic Charities Hawaii Stipend Program August 1, 2008 to July 31, 2009	\$482,400.00
HPS 07-21 SA01	Kauai Economic Opportunity Stipend Program August 1, 2008 to July 31, 2009	\$100,000.00
HPS 07-22 SA01	Housing Solutions, Inc. Stipend Program August 1, 2008 to July 31, 2009	\$840,000.00
HPS 07-23 SA01	Mental Health Kokua Stipend Program August 1, 2008 to July 31, 2009	\$142,500.00
HPS 07-24 SA02	Salvation Army Outreach Program August 1, 2008 to July 31, 2009	\$340,000.00
HPS 07-26 SA01	Office for Social Ministry Outreach Program August 1, 2008 to July 31, 2009	\$750,000.00
HPS 07-28 SA01	Waianae District Comprehensive Health and Hospital Board, Inc. dba Waianae Coast Comprehensive Health Center Outreach Program August 1, 2008 to July 31, 2009	\$91,902.00
HPS 07-29 SA01	United States Veterans Initiative Stipend Program August 1, 2008 to July 31, 2009	\$2,150,000.00
HPS 07-30 SA01	Kalihi-Palama Health Center Outreach Program August 1, 2008 to July 31, 2009	\$450,000.00
HPS 07-31 SA01	Faith Against Drugs, Inc. Stipend Program August 1, 2008 to July 31, 2009	\$136,800.00
HPS 07-36 SA01	Maui Economic Concerns of the Community Stipend Program August 1, 2008 to July 31, 2009	\$1,611,600.00

HPS 07-38 SA01	Hale Kipa, Inc. Stipend Program August 1, 2008 to July 31, 2009	\$36,481.00
HPS 07-39 SA01	Waikiki Health Center Outreach Program August 1, 2008 to July 31, 2009	\$400,000.00
HPS 07-40 SA01	Steadfast Housing Development Corporation Stipend Program August 1, 2008 to July 31, 2009	\$75,000.00
HPS 07-42 SA01	Family Promise of Hawaii Stipend Program August 1, 2008 to July 31, 2009	\$80,000.00
HPS 07-43 SA01	Women In Need Stipend Program August 1, 2008 to July 31, 2009	\$36,000.00
HPS 07-45 SA01	Family Life Center Outreach Program August 1, 2008 to July 31, 2009	\$77,000.00
HPS 07-47 SA01	Family Life Center Stipend Program August 1, 2008 to July 31, 2009	\$77,000.00
HPS 07-49 SA01	River of Life Mission Stipend Program August 1, 2008 to July 31, 2009	\$403,325.00
HPS 07-56 SA01	Salvation Army State Homeless Emergency Grants August 1, 2008 to July 31, 2009	\$345,000.00
HPS 08-01 SA01	Women In Need Stipend Program August 1, 2008 to July 31, 2009	\$50,400.00
HPS 08-19	Institute for Human Service Shelter Plus Care August 1, 2008 to July 31, 2009	\$74,500.00
HPS 08-20	Office for Social Ministry State Homeless Emergency Grants August 1, 2008 to July 31, 2009	\$180,000.00
HPS 08-21	Maui Economic Concerns of the Community Emergency Shelter Grant July 1, 2008 to June 30, 2009	\$48,200.00
HPS 08-22	Office for Social Ministry Stipend Program August 1, 2008 to July 31, 2009	\$12,000.00
PMB 03-17 SA04	Hawaii Affordable Properties, Inc. Property Management and Maintenance services at AMP 49 August 1, 2008 to August 31, 2008	\$16,636.00
PMB 03-19 SA03	Hawaii Affordable Properties, Inc. Property Management and Maintenance services at AMP 42 August 1, 2008 to August 31, 2008	\$30,165.00
PMB 03-18 SA03	Hawaii Affordable Properties, Inc. Property Management and Maintenance services at AMP 48 August 1, 2008 to August 31, 2008	\$21,023.00
PMB 08-18	Pacific Appliance Group, Inc. Electric and gas ranges September 1, 2008 to June 30, 2009	\$593,246.45
PMB 08-19	Sears Hawaii Contract Sales 15.0 c.f. and 18.0 c.f. refrigerators September 1, 2008 to June 30, 2009	\$636,787.19

Delegation of Procurement Authority

Effective, August 19, 2008, the following persons have the authority to procure the following services:

Barbara E. Arashiro, Executive Assistant

Procurements issued under Chapter 103D, HRS
Procurements issued under Chapter 103F, HRS
Requests to the State Procurement Office

Rick T. Sogawa, Acting Procurement Officer

Procurements issued under Chapter 103F, HRS
Procurements issued under Chapter 103D, HRS, no greater than \$50,000.00
Requests to the State Procurement Office

Gary M. Ito, Purchasing Technician

Procurements issued under Chapter 103D, HRS, no greater than \$50,000.00

Section 8 Subsidy Programs Branch
Program Report

As of August 31, 2008

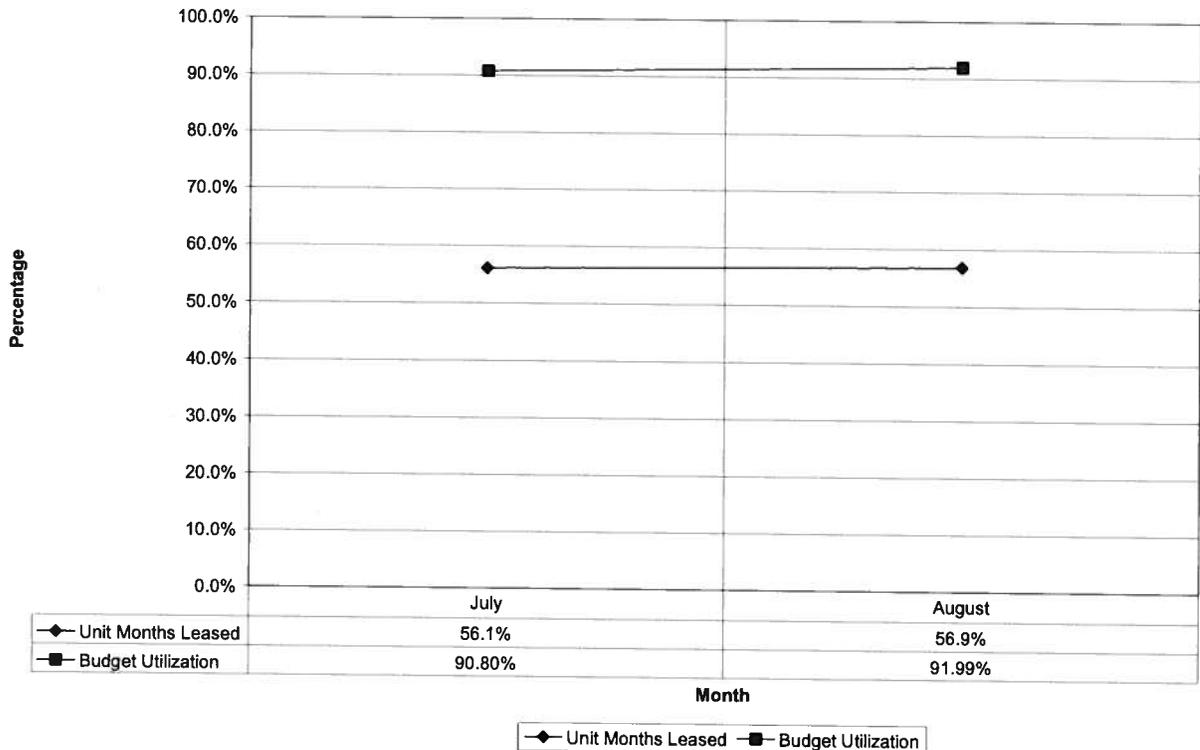
Federal Housing Choice Voucher (Section 8) Program

2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly voucher lease up is 1,739 or 56.9% of the total 3,058 baseline vouchers.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 91.99% of the total annual allocated budget of \$18,994,788 or \$1,582,899 per month.
- The monthly average per unit cost subsidy is \$934.00 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.
- August 2008 subsidy payments show a 1.19% monthly increase in subsidy expenditures from the previous month.
- The values for past months may not be the same as reported in the past reports due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

FY 2009 Section 8 Budget Utilization and Unit Months Leased



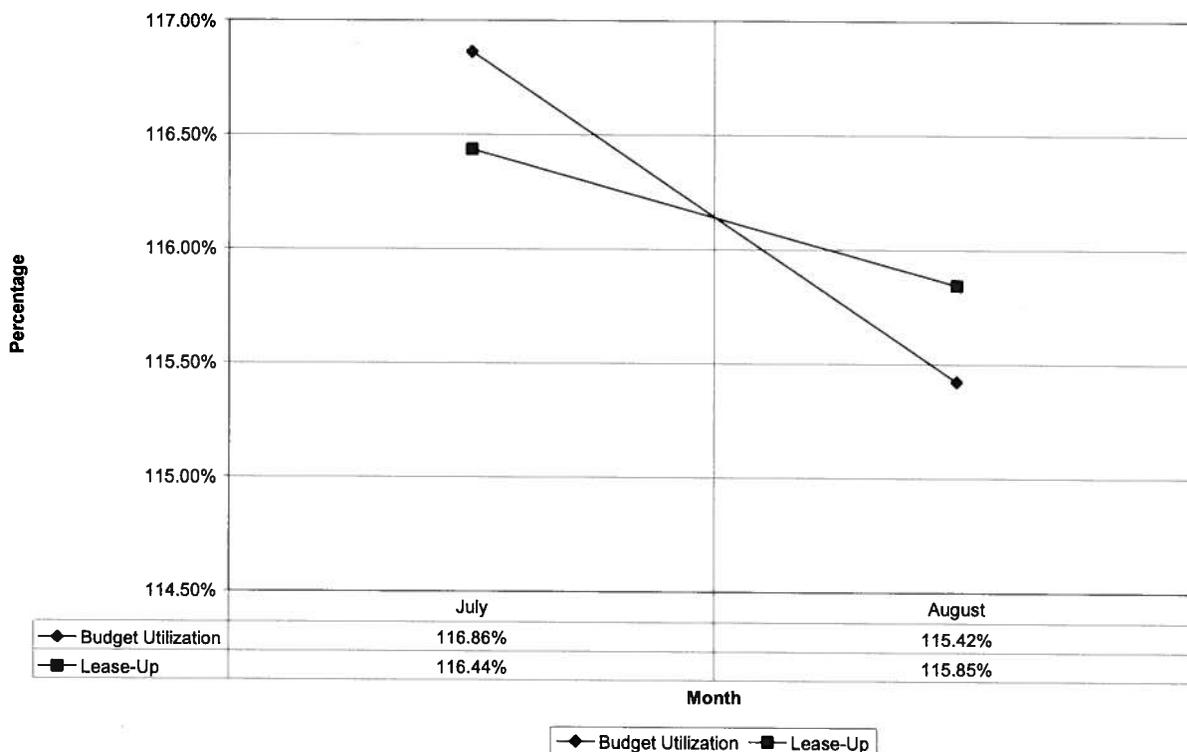
State Rent Supplement Program

2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly lease up is 392 families or 115.85% of the total 338 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 115.42% of the total annual allocated budget of \$794,691 or \$66,224 per month.
- The monthly average per unit cost subsidy is \$196.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of \$230.00 per month.
- August 2008 Rent Supplement Subsidy payments show a 1.44% monthly decrease in from the previous month.
- The values for past months may not be the same as reported in the past reports due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

FY 2009 Rent Supplement Program Budget Utilization and Lease Up



**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
STAFFING REPORT
As of September 8, 2008**

Branch	Section	Total Full Time Positions			%			Active Recruitment	
		Civil Svc	Exempt	Total	Occupied	Vacant	Vacant	Yes	No
Office of the Executive Director		5	3	8	7	1	12.50%	1	0
		5	3	8	7	1	12.50%	1	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		1	3	4	3	1	25.00%	0	1
		1	3	4	3	1	25.00%	0	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	2	1	33.33%	1	0
		1	2	3	2	1	33.33%	1	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	2	0
	Acctg Sec	10	0	10	5	5	50.00%	1	4
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	1	1	50.00%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		20	1	21	12	9	42.86%	2	7
Information Technology		1	5	6	3	3	50.00%	1	2
		1	5	6	3	3	50.00%	1	2
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	5	4	44.44%	1	3
		5	4	9	5	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%	0	4
	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%	1	7
Homeless Branch	Homeless	1	10	11	10	1	9.09%	1	0
		1	10	11	10	1	9.09%	1	0
Section 8 Branch	Sec 8 Office	2	0	2	2	0	0.00%	0	0
	Insp Unit	1	7	8	6	2	25.00%	1	1
	Rent Sub Sec 1	14	0	14	10	4	28.57%	2	2
	Rent Sub Sec 2	13	0	13	6	7	53.85%	1	6
		30	7	37	24	13	35.14%	4	9
Property Management & Maint. Services Branch	PMMSB	3	2	5	1	4	80.00%	1	3
	MGT SEC	2	0	2	2	0	0.00%	0	0
	APP	7	0	7	5	2	28.57%	0	2
	RSS	3	8	11	7	4	36.36%	0	4
	PMCS	2	5	7	4	3	42.86%	0	3
	CMSS	23	0	23	18	5	21.74%	0	5
	OAHU 1	25	0	25	22	3	12.00%	3	0
	OAHU 2	28	0	28	22	6	21.43%	1	5
	OAHU 3	35	0	35	31	4	11.43%	1	3
	OAHU 4	27	0	27	21	6	22.22%	2	4
	OAHU 5	30	0	30	23	7	23.33%	1	6
	HAWAII 7	16	0	16	14	2	12.50%	2	0
	KAUAI 8	10	0	10	8	2	20.00%	2	0
	MAUI 9	13	0	13	10	3	23.08%	2	1
	224	15	239	188	51	21.34%	15	36	
TOTAL		305	67	372	275	97	26.08%	28	69

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Start date 10/1/08.
COMPLIANCE OFFICE						
41041	CS	W	P	Secretary I	SR12	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Management Officer	SR26	Pending start date.
41253	CS	N	P	Secretary II	SR14	No action; cost savings.
ACCOUNTING SECTION						
41252	CS	N	P	Accountant IV	SR22	No action; cost savings.
42097	CS	N	P	Account Clerk III	SR11	Receive eligibe list from DHS; pending interview date.
46278	CS	W	P	Accountant II	SR18	Unable to fill; state funded.
22265	CS	W	P	Account Clerk III	SR11	Unable to fill; state funded.
111496	CS	N	P	Accountant III	SR20	No action; cost savings.
ASSET MANAGEMENT STAFF						
96908K	T	N	P	Office Assistant III	SR10	No action; cost savings.
HEARINGS OFFICE						
103012	T	N	EX	Hsg Hearings Officer	SRNA	Continuous recruitment.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
BUDGET STAFF						
41267	CS	N	P	Program Budget Analyst IV	SR22	Pending eligible listing from DHRD.
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	Office Assistant II	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.

EXHIBIT 1

061

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
CONSTRUCTION MGMT SECTION						
5857	CS	N	P	Secretary II	SR14	No action; cost savings.
CONSTRUCTION MGMT UNIT 1						
103024	EX	N	T	Contract Administrator	SRNA	No action; cost savings.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	State funded unable to fill.
102383	EX	N	T	Project Engineer	SR26	No action; cost savings.
CONSTRUCTION MGMT UNIT 2						
102676	EX	W	T	Engineer (Building) IV	SRNA	State funded unable to fill.
DEVELOPMENT SUPPORT SECTION						
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
HOMELESS PROGRAM BRANCH (HPB)						
INFORMATION TECHNOLOGY OFFICE						
51820	CS	N	T	Office Assistant III	SR08	No action cost savings.
100388	EX	N	T	HPHA Systems Analyst	99	No action cost savings.
106429	EX	N	T	HPHA Systems Analyst	99	No action cost savings.
PERSONNEL OFFICE						
30111	CS	N	P	Personnel Management Specialist IV	SR22	Interview completed did not recommend to hire.
51784	CS	N	T	Office Assistant III	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	Office Assistant III	SR 10	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
101072	CS	N	T	Public Hsg Mgr VII	SRNA	Continuous recruitment.
96904K	EX	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	Office Assistant III	SR08	No action; cost savings.
CENTRAL MAINTENANCE SERVICES						
6787	CS	N	P	Heavy Truck Driver	BC07	Received eligible list from DHS; pending interview date.
5968	CS	N	P	Welder I	BC10	No action; cost savings.
5647	CS	A	P	Office Assistant IV	SR10	State funded unable to fill.

EXHIBIT 1

062

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
28374	CS	N	P	Office Assistant III	SR08	Pending 89-day appt. start date.
8756	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
PMMSB-MS-APPLICATION SERVICES UNIT						
9648	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
41255	CS	N	P	Public Hsg Spclt II	SR18	Received eligible list from DHS; pending interview date.
Asset Management Project 30 (MU 1)						
5636	CS	N	P	Public Housing Spclt II	SR18	No action; cost savings.
6171	CS	N	P	Account Clerk II	SR08	No action; cost savings.
6791	CS	N	P	General Laborer II	BC03	No action; cost savings.
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
Asset Management Project 31 (MU 2)						
5855	CS	W	P	Secretary I	SR12	Stated funded unable to recruit.
11626	CS	N	P	Building Maintenance Worker II	WS09	Internal Vacancy Announcement 9/9/08 - 9/19/08.
10879	CS	N	P	Building Maint. Worker I	BC09	No action; cost savings.
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
32407	CS	N	P	General Laborer I	BC02	No action; cost savings.
6642	CS	N	P	Truck Driver	BC06	No action; cost savings.
105752	TA	N	T	Janitor II	BC02	No action; cost savings.
101119	TA	N	T	General Laborer I	BC02	No action; cost savings.
105748	TA	N	T	Social Services Aide I	SRNA	No action; cost savings.
Asset Management Project 33 (MU 3)						
6286	CS	N	P	Public Housing Specialist II	SR18	Pending eligible listing from DHRD.
46195	CS	N	P	Social Service Asst IV	SR11	Pending request to fill from PMMSB.
8834	CS	N	P	Bldg Maint Wkr I	BC09	No Action; cost savings.
10541	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
Asset Management Project 34 (MU4)						
6693	CS	W	P	Public Hsg Spvr IV	SR22	State funded unable to fill.
23696	CS	W	P	Public Hsg Spclt II	SR18	State funded unable to fill.
6728	CS	N	P	Building Maint Wkr I	BC09	Pending recommendation to hire.
6792	CS	W	P	Building Maint. Helper	BC05	State funded unable to fill.
8842	CS	N	P	Painter I	BC09	Pending Internal Vacancy Announcement.
12703	CS	N	P	General Laborer II	BC03	No action; cost savings.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.

EXHIBIT

063

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
Asset Management Project 35 (MU 5)						
9204	CS	N	P	Public Hsg. Supr IV	SR22	Pending request for approval to fill from PMMSB.
5640	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
10886	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
43948	CS	N	P	General Laborer II	BC03	No action; cost savings.
15486	CS	N	P	General Laborer I	BC02	No action; cost savings.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill.
8846	CS	N	P	Bulding Maint. Worker I	BC09	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
Asset Management Project 37 (MU 7)						
6931	CS	N	P	Bldg. Maint. Supervisor	F109	Pending Internval Vacancy Annoucement.
8719	CS	N	P	Secretary I	SR12	Recruitment cancelled.
101112	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101136	TA	N	T	Clerk I	SRNA	Pending recommendation to hire.
101123	TA	N	T	Social Services Aide I	SRNA	Pending recommendation to hire.
Asset Management Project 38 (MU 8)						
8830	CS	N	P	Secretary I	SR12	Pending request for approval to fill from PMMSB.
18794	CS	N	P	Social Svc Asst IV	SR11	Pending recommendation.
102241	TA	N	T	General Laborer I	SRNA	No action; cost savings.
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
Asset Management Project 39 (MU 9)						
23050	CS	N	P	Public Hsg Spvr III	SR20	No action; cost savings.
6352	CS	N	P	Secretary I	SR12	No action; cost savings.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Pending request to fill from PMMSB.
46343	CS	N	P	Public Hsg Spclt II	SR18	Receive eligible list from DHS; pending interview date.
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.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
42096	CS	W	P	Secretary I	SR12	State funded unable to fill.
102048	EX	W	P	Property Management Specialist	SRNA	No action; cost savings.
RESIDENT SERVICES SECTION						

EXHIBIT 1

064

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 8, 2008

Pos. No.	CS EX TA	Funding Source	Type of Pos. PT	Authorized Position Title	SR	Status
41254	CS	N	T	Secretary I	SR12	No action; cost savings.
51818	CS	N	P	Office Assistant III	SR08	Recommendation; pending start date.
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.
103043	TA	N	T	Social Service Aide I	SR05	No action; cost savings.
SECTION 8 - INSPECTION UNIT						
101214	EX	N	T	Lead Housing Inspector	99	No action; cost savings.
100572	EX	N	T	Housing Inspector	SRNA	No action; cost savings.
101130	TA	N	T	Office Assistant II	SR04	No action; cost savings.
RENT SUBSIDY SECTION 1						
29009	CS	N	P	Office Assistant III	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.
14977	CS	N	P	Office Assistant III	SR08	No action; cost savings.
RENT SUBSIDY SECTION 2						
28654	CS	N	T	Office Assistant III	SR08	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
23103	CS	A	P	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.
101132	TA	N	T	Office Assistant II	SRNA	No action; cost savings.

EXHIBIT 1

065

HOMELESS PROGRAMS BRANCH
MONTHLY REPORT
SEPTEMBER 5, 2008

On August 20, 2008, Kahikolu Ohana Hale O Waianae held their official grand opening, hosting more than 250 guests for the grand opening festivities followed by lunch. The new facility offers 42 emergency beds, 24 studios and 24 two-bedroom shelter units, and 24 affordable rental units.

On August 28, 2008, Governor Lingle visited the 14 families in transitional units at Puahala.

Alternative Structures International has committed to becoming the property manager and service provider for Villages of Maili. They have also consented to be the primary contractor of childcare/early education services at the site. The first units should be completed in mid October.

Renovations to Building 36 at Kalaeloa continue. HCAP will be the service provider for the project which has been named Kumuhonua (returning life back to the land). The shelter will open in late October or early November and serve couples, singles and adult families (no child under 14 years).

EXHIBIT M

Executive Director's Report
September 18, 2008

Highlights:

- A. FY 2009 Budget
- At the Public Housing Authorities Directors Association meeting in Washington, D.C. on September 9, HUD manager Paula Blunt announced that HUD increased the operating subsidy from 84/82% to 88.96% for the 12 months of Calendar Year 2008. HPHA will thereby receive \$1.4 million more than projected for the year.
 - HPHA staff submitted for bad debt write off \$118,000 more in vacated tenants' accounts receivables. Staff will target all accounts receivables for Department of Taxation tax refund intercept programs.
 - Unanticipated costs increased by \$345,000.
 - At this point HPHA still has a deficit of \$1.9 million.
 - However, we have the goal of a) earning \$900,000 more by increased occupancy and collections, and b) decreasing \$1,200,000 more in expenses by writing off bad debts.
- B. Special Teams
Please see attached reports.
- C. Financial Management
- Please refer to MD Strum reports, attached.
 - Chief Financial Management Advisor will start work on October 1, 2008.
 - Fiscal Officer has been selected.
 - HPHA and Hawaii HUD have requested that MD Strum's contract be continued for the second six months.
 - HPHA and Hawaii HUD have requested that the REAC team from HUD come to Hawaii as soon as possible after 10/31/08.
- D. Training
- Fair Housing and Non Discrimination for all HPHA staff members – September, 2008.
 - Please refer to MD Strum report, attached.
 - Public Housing Authorities Directors Association, September 5-9, 2008 - Planning for Change, Ethics. Completed 8 of 10 courses so far.
 - HUD budget and law outlook. FY 2009 Budget unlikely to be passed until February 2009. Considerations of bills requiring one for one replacement on site for mixed income redevelopments. Discussion of Moving To Work Designations – more flexibility for housing authorities.
 - Seattle, King County, and DC Housing Authority mixed income/mixed finance developments – September 3, 4, and 9. Report being prepared for Mixed Income Task Force.
- E. Resident Community Meetings at the Asset Management Projects (AMPS)
Please see attached reports.
- F. Legislative Update.
Preparing CIP and Operating budgets for submission to Department of Human Services and Governor. Will discuss with Finance Task Force. Cuts of 10 – 20 percent requested.

G. **Reports** - (Letters indicate Exhibits attached)

1. Fix vacant units
 - a. Vacant units for repair and renovation by contractors FY 09. (forthcoming)
 - b. List of infrastructure, repair, and maintenance projects 7/1/07-12/31/09. State properties included. (forthcoming)
2. Fix elevators
 - c. Elevator Repair Report.
 - d. Elevator Modernization Report.
3. Monthly Property Management Report (see Exhibit e)
 - Low Income Housing Owned – Federal
 - Low Income Housing Owned – State
 - Section 8 Units – Rent Subsidy for Privately-Owned Housing
 - Monthly Occupancy Summary – Federal
 - Monthly Occupancy Summary – State
 - Number of Families Housed – Federal
 - Number of Families Housed - State
 - Public Housing Waiting List – Federal
 - Public Housing Waiting List – Section 8
 - Number of Transfers for Fiscal Year 2008 – Federal
 - Over Time Number of Transfers – Federal
 - Annual Evictions – Federal
 - Rents Uncollected - Fiscal Year 2008 and 2009 – Federal
 - Rents Uncollected Over Time – Federal
 - Maintenance Work Orders – PHAS - Federal
 - Work Order and Labor Ratio – Federal
 - f. Property Management and Maintenance Services Branch Status Report – Monthly AMP Review Monitoring.
 - g. Results of Eviction Referrals July 2007 – August 2008
 - h. Eviction Board Members
4. Procurement
 - i. List of contracts
5. Section 8 Subsidy Programs Branch
 - j. Program Report
6. Personnel status
 - k. Staffing report
 - l. Staff vacancy report
7. Homeless Programs Branch – Exhibit m

CURRENT UNITS VACANT REPORT

HAWAII PUBLIC HOUSING AUTHORITY

FOR: ALL PROJECTS

FROM 07/01/2008 THRU 09/12/2008

REPORTING ON SEPTEMBER 12, 2008 AT 10:40AM

Unit ID	Street Address	Move Out Date	Current Status	Days Vacant	Num Bdrms	Proj. Decon
1026-0001C	99-183-C KOHOMUA ST	07/28/08	MAINT. HOLD	46	2	
1026-0007K	99-173-K KOHOMUA ST	08/17/08	MAINT. HOLD	26	4	
1026-0013A	99-141-A KOHOMUA ST	09/07/08	SENT TO MAIN	5	2	
1026-0025J	99-113-J KOHOMUA ST	08/28/08	MAINT. HOLD	15	1	
1005-0014A	2184 A KALAIWA WAY	07/30/08	MAINT. HOLD	44	2	
1005-0014G	2192 G KALAIWA WAY	07/28/08	MAINT. HOLD	46	4	
1005-0021J	2242 J KALAUNU ST	07/30/08	AVAILABLE	44	5	
1005-0022B	2228 B KALENA DR	07/28/08	MAINT. HOLD	46	1	
1005-0026C	2272 C KALENA DR	07/14/08	AVAILABLE	60	4	
1005-0042A	2336 A KALAUNU ST	07/24/08	MAINT. HOLD	50	2	
1003-0004D	651-D N. KUKUI ST. #4	08/10/08	SENT TO MAIN	33	2	
1003-0010L	1123-L DESHA LANE #10	08/18/08	SENT TO MAIN	25	3	
1003-0015B	550-B N. KING ST. #15	08/08/08	MAINT. HOLD	35	1	
1003-0021G	546-G N. KUKUI ST. #21	08/05/08	MAINT. HOLD	38	3	
1009-0003C	1431 C ALOKELE STREET	07/15/08	SENT TO MAIN	59	2	
1009-0008G	810 G WAIKAKAMILO ROAD	07/27/08	SENT TO MAIN	47	2	
1009-0019H	740 H WAIKAKAMILO ROAD	08/24/08	SENT TO MAIN	19	2	
1099-01901	1592 HAKA DRIVE, #1901	08/26/08	MAINT. HOLD	17	1	
1012-01611	1541 KALAKAUA AVE APT 1611	08/14/08	SENT TO MAIN	29	1	
1036-00927	1583 KALAKAUA AVE APT 927	07/15/08	SENT TO MAIN	59	0	
1062-00312	1545 KALAKAUA AVENUE APT 312	07/28/08	AVAILABLE	46	1	
1062-00704	1545 KALAKAUA AVENUE APT 704	09/04/08	SENT TO MAIN	8	1	
1062-0A103	1551 KALAKAUA AVENUE APT A103	07/09/08	SENT TO MAIN	65	1	
1011-00321	730 CAPTAIN COOK AVE #321	08/20/08	MAINT. HOLD	23	2	
1011-00336	730 CAPTAIN COOK AVE #336	07/24/08	MAINT. HOLD	50	2	
1011-00631	730 CAPTAIN COOK AVE #631	08/11/08	MAINT. HOLD	32	1	
1011-00732	730 CAPTAIN COOK AVE #732	07/31/08	MAINT. HOLD	43	1	
1024-00102	1220 AALA ST APT 102	07/09/08	AVAILABLE	65	1	
1024-00108	1220 AALA ST APT 108	07/24/08	MAINT. HOLD	50	0	
1024-00506	1220 AALA ST APT 506	09/10/08	SENT TO MAIN	2	1	
1024-01009	1220 AALA ST APT 1009	07/01/08	MAINT. HOLD	73	0	
1046-00107	21 S KUAKINI ST APT 107	07/28/08	SENT TO MAIN	46	0	
1046-00313	21 S KUAKINI ST APT 313	08/28/08	SENT TO MAIN	15	1	
1046-00320	21 S KUAKINI ST APT 320	07/31/08	SENT TO MAIN	43	0	
1047-02103	1212 KINAU ST #2103	07/23/08	MAINT. HOLD	51	0	
1047-02207	1212 KINAU ST #2207	07/02/08	AVAILABLE	72	0	
1073-00206	1035 SPENCER STREET #206	08/25/08	SENT TO MAIN	18	3	
1013-0005B	30 B HOLOMALIA ST	09/09/08	SENT TO MAIN	3	3	
1029-0935A	935-A ULULANI ST	07/17/08	ON SCHEDULED	57	1	
1051-0007D	16-189 PILI MUA ST. APT 7D	08/26/08	SENT TO MAIN	17	0	
1052-0009L	144 KAMANA STREET APT 9L	09/08/08	SENT TO MAIN	4	0	
1104-0028D	78-D HEMA ST	07/17/08	SENT TO MAIN	57	3	
1020-0002R	340 AHE STREET 2R	08/28/08	SENT TO MAIN	15	4	
1020-0005R	340 AHE STREET 5R	07/10/08	MAINT. HOLD	64	2	
1023-000B2	9791 LAU ROAD B2	07/01/08	MAINT. HOLD	73	1	
1054-0011A	4850 KAWAIHAU RD 11A	07/06/08	MAINT. HOLD	68	1	
1064-0012A	8288 IWIPOLENA RD	07/21/08	AVAILABLE	53	2	
1017-203A3	203A-3 N MARKET ST	07/18/08	SENT TO MAIN	56	4	
1017-215B5	215B-5 N MARKET ST	07/21/08	SENT TO MAIN	53	3	

CURRENT UNITS VACANT REPORT

HAWAII PUBLIC HOUSING AUTHORITY

FOR: ALL PROJECTS

FROM 07/01/2008 THRU 09/12/2008

REPORTING ON SEPTEMBER 12, 2008 AT 10:40AM

Unit ID	Street Address	Move Out Date	Current Status	Days Vacant	Num Bdrms	Proj. Decon
1017-219A4	219A-4 N MARKET ST	08/04/08	SENT TO MAIN	39	3	
1017-849A4	1849A-4 PIIHANA RD	08/31/08	SENT TO MAIN	12	4	
1044-000A3	1028 WAINEE ST APT A-3	07/08/08	SENT TO MAIN	66	0	
1044-000C2	1028 WAINEE ST APT C-2	08/11/08	SENT TO MAIN	32	0	
1088-0019C	KA HALE MUA, UNIT #19C	08/14/08	MAINT. HOLD	29	3	
1092-00041	40 PAPALI LN #41	08/31/08	SENT TO MAIN	12	3	
1007-0014A	1440 A AHONUI ST	08/22/08	AVAILABLE	21	1	
1010-A0518	1475-518 LINAPUNI ST	08/05/08	AVAILABLE	38	3	
1010-A0813	1475-813 LINAPUNI ST	08/10/08	AVAILABLE	33	2	
1010-A1002	1475-1002 LINAPUNI ST	08/21/08	MAINT. HOLD	22	2	
1010-A1201	1475-1201 LINAPUNI ST	08/22/08	MAINT. HOLD	21	2	
1010-B0505	1545-505 LINAPUNI ST	08/29/08	SENT TO MAIN	14	3	
1010-B0609	1545-609 LINAPUNI ST	09/04/08	MAINT. HOLD	8	2	
1010-B0717	1545-717 LINAPUNI ST	08/22/08	MAINT. HOLD	21	2	
1010-B1114	1545-1114 LINAPUNI ST	08/14/08	MAINT. HOLD	29	2	
1010-B1415	1545-1415 LINAPUNI ST	08/13/08	AVAILABLE	30	2	
1032-0010G	74-5060 KEALAKAA APT 10G	08/01/08	SENT TO MAIN	42	3	
1063-0002F	81-1011 NANI KUPUNA PL #2F	07/14/08	SENT TO MAIN	60	1	
1070-0B202	74-991 MANAWALEA #B202	08/22/08	SENT TO MAIN	21	2	
1033-00001	87-181 HILA ST.	07/31/08	AVAILABLE	43	2	
1091-01006	85-658 FARRINGTON #1006	07/11/08	AVAILABLE	63	3	
1030-0012D	45-1031 KAMAU PL. APT 12D	07/29/08	MAINT. HOLD	45	4	
1078-B0204	65-1191 OPELO ROAD B204	08/22/08	MAINT. HOLD	21	3	
1056-0001A	310 N CANE ST #1A	08/17/08	SENT TO MAIN	26	1	

Total	Vacant	Vacant	Average
Units		Days	Vacancy
5448	73	2713	37.16

AGED RECEIVABLES NON-VACATED RENT SUMMARY BY AMP - as of 8/31/2008

ACCURATE AS OF 9/12/2008

		<u>Delinquencies 90 Days</u>		<u>Delinquencies Over 90 Days</u>	
AMP 30	Puuwai Momi	36	\$22,520.51	9	\$10,632.86
AMP 31	Kalihi Valley Homes	55	\$42,022.35	33	\$301,018.89
AMP 32	Mayor Wright Homes	21	\$9,489.59	9	\$40,061.61
AMP 33	Kamehameha Homes	21	\$12,832.06	10	\$37,456.53
AMP 34	Kalakaua Homes	2	\$786.00	2	\$85.00
AMP 35	Punchbowl Homes	23	\$11,994.18	20	\$39,107.86
AMP 37	Lanakila Homes	26	\$11,994.03	11	\$8,174.32
AMP 38	Kekaha Ha'aheo	18	\$9,773.69	13	\$24,923.87
AMP 39	Kahekili Terrace	27	\$19,134.59	19	\$69,320.02
AMP 40	Kuhio Park Terrace	105	\$43,767.76	20	\$41,269.68
AMP 41	Ka Hale Kahaluu	20	\$9,760.00	7	\$20,838.61
AMP 44	Waimaha Sunflower	79	\$41,574.21	51	\$168,063.58
AMP 45	Koolau Village	33	\$20,031.51	19	\$36,392.17
AMP 46	County of Hawaii	18	\$14,688.00	15	\$51,973.16
AMP 49	Wahiawa Terrace	17	\$16,246.42	12	\$29,865.65
AMP 50	Palolo Homes	7	\$5,488.00	5	\$2,257.97
		508	\$292,102.90	255	\$881,441.78

MEMORANDUM

TO: Board of Directors
FROM: *for* Robert Wilkes, CPA
Supervising CPA – MDStrum

Constance Coughlan, CPA *cc*
Senior Accountant

Larry Jones *LJ*
Budget Analyst - MDStrum

SUBJECT: Board Report

DATE: September 18, 2008

MDStrum has continued to focus its attention on creating a General Ledger that the agency can rely on for accurate and up-to-date financial information, including the preparation of financial statements on a monthly basis with budget vs. actual with variances. Here is our report for the month of August 2008:

Activity	Description
1. General Ledger	Fifteen (15) of the 23 funds had been uploaded into the Emphasys System for FY 2008. Next month's report (for September 2008) should reflect the upload of all 23 funds, which means that HPHA will have a GL for 2008, but still with some significant clean-up necessary in all 23 funds, but most notably in the Federal Low Rent Housing program, which is larger than all other funds combined, in terms of the amount of activity involved.
2. Budget vs. Actual Financial Report to the Board of Directors	MDStrum continues to assist staff in producing a budget vs. actual operating budget with variances for the month of August 2008, with the addition of budget vs. actual by AMPs, and the Central Office Cost Center (including each branch).

Activity	Description
3. Staff Capacity	Staff continues to be exposed to both one-on-one on-the-job training and formalized and structured training sessions approved by HUD. MDStrum completed formalized training on Expense Management [controlling vacancies, rent collection, utilities management, and agency/AMP performance evaluation (FASS)] and Procurement (HUD – 24 CFR 85.36 and HUD Handbook 7460.8 Rev-2). HPHA staff, Rick Sogawa, provided training on Hawaii procurement rules and regulations.
4. Chart of Accounts	The Chart of Accounts is continually being updated and refined to be in concert with the various reporting requirements. This facilitates financial information that is accurate and removes obsolete accounts.
5. Financial Assessment Sub System (FASS) Submission	As stated last month, the August 31, 2008 deadline has been extended for submitting HPHA's unaudited financial statements into HUD's Financial Data Schedule (FDS). HUD's system release of PIC (Public and Indian Housing Information System) is still scheduled for 9/22/08. HPHA has until 12/22/08 (3 months after the release) to submit its new FDS.
6. Operating Subsidy	On 9/10/08, HUD, through its Real Estate Assessment Center (REAC), announced that as a result of the Consolidated Appropriations Act of 2008, HPHA's proration rate has increased from 82% to 88.96%, retroactive to 1/1/08. According to HPHA's calculations, Mike Hee, HPHA's operating subsidy increases from \$17,162,483.01 to \$18,619,202.01 for a positive difference of \$1,456,719.00.
7. Sign-Off Approval for all Purchase Orders, Requisitions, P Cards, Contracts, and other Documents before Requiring E.D. Approval	As per directive of Executive Director, MDStrum continues to provide sign-off approval on all purchase orders, requisitions, P Cards, contracts, and other documents to better ensure accuracy, funding availability, and that the agency act within the framework of the approved budgets.
8. Drafted 10 Accounting Goals to be Implemented during the Fiscal Year.	FMO is beginning to implement goals with mixed success. Once the GL is completely operational (current and accurate), staff will be required to comply with all goals.
9. Continued Cooperation with Independent Auditors	MDStrum and staff are continuing to work with our Independent Auditors. The auditors have completed their initial on-site work. The auditors will return on 10/1/08 to address internal control issues including staff interviews. MDStrum/FMO is on schedule to have the FY 2008 GL ready for the auditors on 10/31/08.

Activity	Description
10. Developing Training Modules for MDStrum Training scheduled for 10/17/08 and 10/20/08.	MDStrum is in the process of developing the Asset Management Training Modules on Project-Based Budgeting and Project-Based Accounting. The training is designed to enhance management's understanding and ability to budget and operate at the project level. Participants in the training will include OED and PMMSB (including the Property Managers and Deputy Property Managers)

Cc: Chad Taniguchi
 Barbara Arashiro
 Juan Patterson
 Charles Itliong

MEMORANDUM

TO: Board of Directors
FROM: *for Larry Jones*
Robert Wilkes, CPA
Supervising CPA – MDStrum

Constance Coughlan, CPA *cc*
Senior Accountant - MDStrum

Larry Jones *L.J.*
Budget Analyst - MDStrum

SUBJECT: Hawaii Public Housing Authority
Budget to Actual Report

DATE: September 18, 2008

The attached report comparing the budget to actual for the month ended August 31, 2008 was prepared utilizing the financial information entered into the EMPHASYS General Ledger and the State FAMIS systems. This is the first report that has been through both systems without utilizing an EXCEL spreadsheet, for the most part. A balance sheet is not available at this time, since the June 30, 2008 information is not yet completed.

In reviewing these reports, please consider the following:

Activity	Description
1. Variance Analysis	A variance analysis is not presented at this time. However, budget and variance by AMP is presented for the first time. We expect to report variance analysis next month or no later than when the FY 2008 GL is ready. In general, the reason for the larger variances is the budget is on a 1/12 per month basis while receivables and payables are on a cash basis.
2. Cash Basis versus Accrual Basis Accounting	These reports are being presented on the cash basis for the month of August. We are reviewing current processes and procedures to start to focus on developing

	<p>monthly accrual basis reports, instead of just the year end reports. This would more closely match the budget versus revenues and expenses. Please keep in mind since this is governmental accounting not all funds are on the same accrual basis. For example, the Federal Low Rent Program is on the full accrual basis and the State Family and Elderly programs are on a modified basis of accrual. HPHA will be moving towards preparing these reports on an accrual basis.</p>
3. Contract Payments	<p>Again in August 2008, several contracts were executed but not invoiced and paid. These contract amounts will be reflected in future periods.</p>
4. Year-to-Date Comparisons	<p>Since we are now reporting the second month of the new fiscal year, year-to-date comparisons are now included in the report.</p>
5. Adjustments due to FY 2008 Accruals	<p>The June 30, 2008 accruals are still being prepared; completion in Emphasys is scheduled for 12/31/08. We will present a report to our auditors by 10/31/08, but that report might be generated from EXCEL spreadsheets. As stated last month, some of the numbers might change because of this step in the closing process. Invoices are being reviewed and assigned to the appropriate fiscal year.</p>
6. Depreciation Expense	<p>Depreciation is not available at this time and will not be available until after the June 30, 2008 closing of the books is completed. We will present a report to our auditors by 10/31/08, but that report might be generated from EXCEL spreadsheets. Completion in Emphasys is scheduled for 12/31/08.</p>

Cc: Chad Taniguchi
Barbara Arashiro
Juan Patterson
Charles Itliong

FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

Aug-08			
Budget	Actual	Difference	%

Jul-08			
Budget	Actual	Difference	%

Year-To-Date			
Budget	Actual	Difference	%

INCOME ACCOUNTS

Rental Income	1,438,684	1,395,978	42,706	97%	1,438,684	1,384,771	53,913	96%	2,877,368	2,780,748	96,620	97%
State and Federal Subsidy	1,592,680	1,290,923	301,757	81%	3,196,428	1,282,153	1,914,275	40%	4,789,108	2,573,077	2,216,031	54%
Fraud Recovery	14,647	3,637	11,010	25%	29,294	0	29,294	0%	43,941	3,637	40,304	8%
Other Revenue	29,751	14,538	15,213	49%	203,239	18,834	184,405	9%	232,990	33,372	199,618	14%
TOTAL INCOME	3,075,762	2,705,075	370,687	88%	4,867,645	2,685,758	2,181,887	55%	7,943,407	5,390,833	13,334,240	68%

EXPENSE ACCOUNTS

Administrative Salaries & Wages	559,231	158,945	400,286	28%	559,591	158,945	400,646	28%	1,118,822	317,890	800,932	28%
Administrative Fringe Benefits	219,521	64,626	154,895	29%	223,336	64,626	158,710	29%	442,857	129,252	313,605	29%
Auditing Fees	6,296	1,649	4,647	26%	5,986	1,649	4,337	28%	12,282	3,298	8,984	27%
Management Fees	166,703	65,801	100,902	39%	37,571	65,801	(28,230)	175%	204,274	131,602	72,672	64%
Bookkeeping Fees	36,676	10,267	26,409	28%	32,403	10,267	22,136	32%	69,079	20,534	48,545	30%
IT Fees	10,719	2,946	7,773	27%	10,176	2,946	7,230	29%	20,895	5,892	15,003	28%
Asset Management Fee	11,193	5,890	5,303	53%	114,770	5,890	108,880	5%	125,963	11,780	114,183	9%
Office Expenses	26,284	50	26,234	0%	183,286	(2,889)	186,175	-2%	209,570	(2,839)	212,409	-1%
Telephone expense	527	1,853	(1,326)	352%	1,701	2,972	(1,271)	175%	2,228	4,825	(2,597)	217%
Processing Fees	0	117	(117)	-100%	0	333	(333)	-100%	0	450	(450)	-100%
Tenant Services Other	0	0	0	0%	1,345	0	1,345	0%	1,345	0	1,345	0%
Postage expense	0	6,161	(6,161)	-100%	0	3,680	(3,680)	-100%	0	9,841	(9,841)	-100%
Advertising expense	0	265	(265)	-100%	229	515	(286)	-1%	229	780	(551)	341%
Copier Rental expense	53	1,561	(1,508)	2959%	699	1,634	(935)	-100%	752	3,195	(2,443)	425%
Office Supplies expense	6,915	921	5,994	13%	7,084	1,265	5,819	18%	13,999	2,185	11,814	16%
Travel Expense	1,812	508	1,304	28%	1,812	1,933	(121)	107%	3,624	2,441	1,183	67%
Wide Area Network expense	992	65	927	7%	2,405	982	1,423	41%	3,397	1,047	2,350	31%
Legal Expense	29,170	0	29,170	0%	39,233	0	39,233	0%	68,403	0	68,403	0%
Water	179,262	59,835	119,427	33%	285,593	130,931	154,662	46%	464,855	190,765	274,090	41%
Electricity	280,688	70,799	209,889	25%	296,517	264,129	32,388	89%	577,205	334,928	242,277	58%
Gas	204,090	107,429	96,661	53%	130,607	208,665	(78,058)	160%	334,697	316,094	18,603	94%
Sewer	116,628	102,517	14,111	88%	43,841	186,443	(142,602)	425%	160,469	288,960	(128,491)	180%
Private Management Contract Costs	8,367	60,817	(52,450)	727%	8,409	2,104	6,305	25%	16,776	62,921	(46,145)	375%
Janitorial expenses & Contracts	56,200	1,938	54,262	3%	48,512	0	48,512	0%	104,712	1,938	102,774	2%
Maintenance expenses & Contracts	168,914	80,423	88,491	48%	442,822	70,002	372,820	16%	611,736	150,425	461,311	25%
Protective Services & Contracts	23,672	22,147	1,525	94%	90,833	63,034	27,799	69%	114,505	85,180	29,325	74%
General Liability Expenses	77,875	55,591	22,284	71%	13,670	0	13,670	0%	91,545	55,591	35,954	61%
Other General Expenses	173,907	3,272	170,635	2%	45,332	7,283	38,049	16%	219,239	10,555	208,684	5%
Payments In Lieu of Taxes	428,113	117,480	310,633	27%	5,202	0	5,202	0%	433,315	117,480	315,835	27%
Bad Debt	90,806	0	90,806	0%	173,705	0	173,705	0%	264,511	0	264,511	0%
Undistributed P-card Expense	39,192	58,806	(19,614)	-100%	0	78,034	(78,034)	-100%	39,192	136,839	(97,647)	349%
TOTAL EXPENSES	2,923,806	1,062,678	1,861,128	36%	2,806,670	1,331,172	1,475,498	47%	5,730,476	2,393,850	3,336,626	42%
Net Cash Flow from Operations	151,956	1,642,397	(1,490,441)		2,060,975	1,354,586	706,389		2,212,931	2,996,983	(784,052)	

AMP 130 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	141,532	140,002	1,530	99%	141,532	135,543	5,989	96%	283,064	275,545	7,519	97%
State and Federal Subsidy	108,189	85,905	22,284	79%	108,189	85,905	22,284	79%	216,378	171,811	44,567	79%
Fraud Recovery												
Other Revenue	2,916	3,728	(812)	128%	2,916	4,396	(1,480)	151%	5,832	8,124	(2,292)	139%
TOTAL INCOME	252,637	229,636	23,001	91%	252,637	225,844	26,793	89%	505,274	455,480	49,794	90%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	25,896	23,319	2,577	90%	25,896	23,319	2,577	90%	51,792	46,638	5,154	90%
Administrative Fringe Benefits	10,529	9,482	1,047	90%	10,529	9,482	1,047	90%	21,058	18,964	2,094	90%
Auditing Fees	405	405	0	100%	405	405	0	100%	810		810	0%
Management Fees	16,747	16,747	0	100%	16,747	16,747	0	100%	33,494	33,494	0	100%
Bookkeeping Fees	2,721	2,721	0	100%	2,721	2,721	0	100%	5,442	5,442	0	100%
IT Fees	726	726	0	100%	726	726	0	100%	1,452	1,452	0	100%
Asset Management Fee	1,452	1,452	0	100%	1,452	1,452	0	100%	2,904		2,904	0%
Office Expenses	2,439		2,439	0%	2,439		2,439	0%	4,878		4,878	0%
Telephone expense		284	(284)	-100%		53	(53)	-100%		337	(337)	-100%
Postage expense		909	(909)	-100%		438	(438)	-100%		1,347	(1,347)	-100%
Processing Fees						666	(666)	-100%		666	(666)	-100%
Advertising expense												
Copier Rental expense		209	(209)	-100%						209	(209)	-100%
Office Supplies expense		39	(39)	-100%						39	(39)	-100%
Travel Expense												
Wide Area Network expense												
Legal Expense	5,495		5,495	0%	5,495		5,495	0%	10,990		10,990	0%
Water	7,754	8,766	(1,012)	113%	7,754	9,893	(2,139)	128%	15,508	18,659	(3,151)	120%
Electricity	33,016	82,236	(49,220)	249%	33,016	69,956	(36,940)	212%	66,032	152,192	(86,160)	230%
Gas	750	273	477	36%	750	1,933	(1,183)	258%	1,500	2,207	(707)	147%
Sewer	8,367	15,600	(7,233)	186%	8,367	16,102	(7,735)	192%	16,734	31,702	(14,968)	189%
Private Management Contract Costs	74,214				74,214							
Janitorial expenses & Contracts	8,471		8,471	0%	8,471		8,471	0%	16,942		16,942	0%
Maintenance expenses & Contracts	11,141	16,353	(5,212)	147%	11,141	13,304	(2,163)	119%	22,282	29,657	(7,375)	133%
Protective Services & Contracts												
General Liability Expenses	4,109		4,109	0%	4,109		4,109	0%	8,218		8,218	0%
Other General Expenses	3,697		3,697	0%	3,697		3,697	0%	7,394		7,394	0%
Bad Debt Expenses	14,149		14,149	0%	14,149		14,149	0%	28,298		28,298	0%
Undistributed P-card Expense						4,799	(4,799)	-100%		4,799	(4,799)	-100%
TOTAL EXPENSES	232,078	179,523	(21,659)	77%	232,078	171,996	(14,132)	74%	315,728	347,804	(32,076)	110%
Net Cash Flow from Operations	20,559	50,113	44,660		20,559	53,848	40,925		189,546	107,676	81,870	

**AMP 131 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental income	92,998	98,609	(5,611)	106%	92,998	98,609	(5,611)	106%	185,996	197,218	(11,222)	106%
State and Federal Subsidy	83,462	88,272	(4,810)	106%	83,462	88,272	(4,810)	106%	166,924	176,545	(9,621)	106%
Fraud Recovery	14,647		14,647	0%	14,647		14,647	0%	29,294		29,294	0%
Other Revenue		474	(474)	-100%		454	(454)	-100%	0	928	(928)	-100%
TOTAL INCOME	191,107	187,355	(3,752)	98%	191,107	187,335	378,442	98%	382,214	374,691	756,905	98%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	21,802	15,857	5,945	73%	21,802	15,857	5,945	73%	43,604	31,714	11,890	73%
Administrative Fringe Benefits	8,058	6,447	1,611	80%	8,058	6,447	1,611	80%	16,116	12,894	3,222	80%
Auditing Fees	418	418	0	100%	418	418	0	100%	836		836	0%
Management Fees	14,232	14,232	0	100%	14,232	14,232	0	100%	28,464		28,464	0%
Bookkeeping Fees	2,189	2,189	0	100%	2,189	2,189	0	100%	4,378		4,378	0%
IT Fees	746	746	0	100%	746	746	0	100%	1,492		1,492	0%
Asset Management Fee	1,491	1,491	0	-100%	1,491	1,491	0	-100%				
Office Expenses	215		215	0%	215		215	0%	430		430	0%
Telephone expense		361	(361)	-100%		1,026	(1,026)	-100%		1,387	(1,387)	-100%
Postage expense		1,093	(1,093)	-100%		1,268	(1,268)	-100%		2,361	(2,361)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense	1,474		1,474	0%	1,474		1,474	0%	2,948		2,948	0%
Travel expense		82	(82)	-100%			0	-100%		82	(82)	-100%
Wide Area Network expense						81						
Legal Expense	2,579		2,579	0%	2,579		2,579	0%	5,158		5,158	0%
Water	20,553	10,528	10,025	51%	20,553	8,838	11,715	43%	41,106	19,366	21,740	47%
Electricity	6,493	5,715	778	88%	6,493	5,040	1,453	78%	12,986	10,755	2,231	83%
Gas												
Sewer		14,492	(14,492)	-100%		11,634	(11,634)	-100%		26,127	(26,127)	-100%
Private Management Contract Costs	49,949				49,949							
Janitorial expenses & Contracts	10,718		10,718	0%	10,718		10,718	0%	21,436		21,436	0%
Maintenance expenses & Contracts	8,237	5,231	3,006	64%	8,237	1,875	6,362	23%	16,474	7,107	9,367	43%
Protective Services & Contracts												
General Liability Expenses	4,229		4,229	0%	4,229		4,229	0%	8,458		8,458	0%
Other General Expenses	497		497	0%	497		497	0%	994		994	0%
Bad Debt	42,867		42,867	0%	42,867		42,867	0%	85,734		85,734	0%
Undistributed P-card Expense		15,388	(15,388)	-100%		8,557	(8,557)	-100%		23,945	(23,945)	-100%
TOTAL EXPENSES	196,747	94,269	52,529	48%	196,747	79,700	67,178	41%	290,614	135,737	154,877	47%
Net Cash Flow from Operations	(5,640)	93,086	(56,281)		(5,640)	107,635	311,264		91,600	238,954	602,027	

**AMP 132 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

Aug-08			
Budget	Actual	Difference	%

Jul-08			
Budget	Actual	Difference	%

Year-To-Date			
Budget	Actual	Difference	%

INCOME ACCOUNTS

Rental Income	113,787	118,292	(4,505)	104%	113,787	111,722	2,065	98%	227,574	230,014	(2,440)	101%
State and Federal Subsidy	118,651	86,142	32,509	73%	118,651	86,142	32,509	73%	237,302	172,284	65,018	73%
Fraud Recovery		1,631	(1,631)	-100%			0	-100%		1,631	(1,631)	-100%
Other Revenue		563	(563)	-100%		1,773	(1,773)	-100%		2,336	(2,336)	-100%
			0				0				0	
TOTAL INCOME	232,438	206,628	25,810	89%	232,438	199,637	32,801	86%	237,302	176,251	61,051	74%

EXPENSE ACCOUNTS

Administrative Salaries & Wages	15,188	10,048	5,140	66%	15,188	10,048	5,140	66%	30,376	20,096	10,280	66%
Administrative Fringe Benefits	5,933	4,085	1,848	69%	5,933	4,085	1,848	69%	11,866	8,170	3,696	69%
Auditing Fees	408	408	0	100%	408	408	0	100%	816	816	0	100%
Management Fees	17,180	17,180	0	100%	17,180	17,180	0	100%	34,360	34,360	0	100%
Bookkeeping Fees	2,643	2,643	0	100%	2,643	2,643	0	100%	5,286	5,286	0	100%
IT Fees	728	728	0	100%	728	728	0	100%	1,456	1,456	0	100%
Asset Management Fee	1,455	1,455	0	-100%	1,455	1,455	0	-100%	2,910	2,910	0	-100%
Office Expenses	2,141	25	2,116	1%	2,141		2,141	0%	4,282	25	4,257	1%
Telephone expense		317	(317)	-100%		164	(164)	-100%	0	481	(481)	-100%
Postage expense		1,280	(1,280)	-110%		217	(217)	-110%	0	1,498	(1,498)	-110%
Advertising expense			0				0				0	
Copier Rental expense		850	(850)	-100%			0	-100%	0	850	(850)	-100%
Office Supplies expense	947	442	505	47%	947		947	0%	1,894	442	1,452	23%
Inter-island Airfare expense			0				0				0	
Wide Area Network expense			0			71	(71)		0	71	(71)	
Legal Expense	2,608		2,608	0%	2,608		2,608	0%	5,216	0	5,216	0%
Water	16,892	16,818	75	100%	16,892	14,029	2,863	83%	33,784	30,847	2,937	91%
Electricity	8,534	449	8,085	5%	8,534	10,800	(2,266)	127%	17,068	11,249	5,819	66%
Gas	9,118		9,118	0%	9,118	10,218	(1,100)	112%	18,236	10,218	8,018	56%
Sewer	19,597	22,090	(2,493)	113%	19,597	17,585	2,012	90%	39,194	39,675	(481)	101%
Private Management Contract Costs	62,121		62,121		62,121		62,121		124,242	0	124,242	
Janitorial expenses & Contracts	7,078		7,078	0%	7,078		7,078	0%	14,156	0	14,156	0%
Maintenance expenses & Contracts	31,036	13,455	17,581	43%	31,036	11,174	19,862	36%	62,072	24,630	37,442	40%
Protective Services & Contracts			0				0				0	
General Liability Expenses	4,013		4,013	0%	4,013		4,013	0%	8,026	0	8,026	0%
Other General Expenses	712	103	609	14%	712	7,283	(6,571)	1023%	1,424	7,386	(5,962)	519%
Bad Debt	9,730		9,730	0%	9,730		9,730	0%	19,460	0	19,460	0%
Undistributed P-card Expense		15,259	(15,259)	-100%		19,654	(19,654)	-100%	0	34,913	(34,913)	-100%
TOTAL EXPENSES	218,062	107,636	110,426	49%	218,062	127,744	90,318	59%	436,124	235,379	200,745	54%
Net Cash Flow from Operations	14,376	98,992	(84,616)		14,376	71,894	(57,518)		(198,822)	(59,128)	(139,694)	

**AMP 133 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	130,585	107,445	23,140	82%	130,585	111,025	19,560	85%	261,170	218,470	42,700	84%
State and Federal Subsidy	91,985	88,272	3,713	96%	91,985	88,272	3,713	96%	183,970	176,545	7,425	96%
Fraud Recovery		656	(656)	-100%						656	(656)	-100%
Other Revenue		895	(895)	-100%		2,778	(2,778)	-100%		3,674	(3,674)	-100%
TOTAL INCOME	222,570	197,269	25,301	89%	222,570	202,076	20,494	91%	445,140	399,345	844,485	90%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	16,994	10,296	6,698	61%	16,994	10,296	6,698	61%	33,988	20,592	13,396	61%
Administrative Fringe Benefits	6,909	4,186	2,723	61%	6,909	4,186	2,723	61%	13,818	8,372	5,446	61%
Auditing Fees	418	418	0	100%	418	418	0	100%	836	836	0	100%
Management Fees	19,134	17,642	1,492	92%	19,134	17,642	1,492	-100%	38,268	35,284	2,984	92%
Bookkeeping Fees	2,714	2,714	0	100%	2,714	2,714	0	100%	5,428	5,428	0	100%
IT Fees	746	746	0	100%	746	746	0	-100%	1,492	1,492	0	100%
Asset Management Fee		1,492	(1,492)	-100%		1,492	(1,492)	-100%	0	2,984	(2,984)	#DIV/0!
Office Expenses	1,416		1,416	0%	1,416		1,416	0%	2,832		2,832	0%
Telephone expense												
Postage expense		500	(500)	-100%		90	(90)	-100%		591	(591)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense	609		609	0%	609		609	0%	1,218		1,218	0%
Inter-island Airfare expense												
Wide Area Network expense												
Legal Expense	2,655		2,655	0%	2,655		2,655	0%	5,310		5,310	0%
Water	10,885	7,176	3,709	66%	10,885	6,410	4,475	59%	21,770	13,585	8,185	62%
Electricity	3,835	210	3,625	5%	3,835	1,761	2,074	46%	7,670	1,971	5,699	26%
Gas	8,469		8,469	0%	8,469	14,913	(6,444)	176%	16,938	14,913	2,025	88%
Sewer	15,877	9,250	6,627	58%	15,877	7,754	8,123	49%	31,754	17,004	14,750	54%
Private Management Contract Costs	53,167				53,167		53,167	0%	106,334		106,334	0%
Janitorial expenses & Contracts	9,247		9,247	0%	9,247				18,494		18,494	0%
Maintenance expenses & Contracts	17,309	2,082	15,227	12%	17,309	807	16,502	5%	34,618	2,890	31,728	8%
Protective Services & Contracts												
General Liability Expenses	4,102		4,102	0%	4,102		4,102	0%	8,204		8,204	0%
Other General Expenses	743		743	0%	743		743	0%	1,486		1,486	0%
Bad Debt	5,855		5,855	0%	5,855		5,855	0%	11,710		11,710	0%
Undistributed P-card Expense		6,663	(6,663)	-100%		17,377	(17,377)	-100%		24,040	(24,040)	-100%
TOTAL EXPENSES	181,084	63,376	(117,708)	35%	181,084	86,606	(94,478)	48%	362,168	149,981	(212,187)	41%
Net Cash Flow from Operations	41,486	133,893	92,407		41,486	115,470	73,984		82,972	249,363	166,391	

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**AMP 134 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	130,751	129,655	1,096	99%	130,751	131,127	(376)	100%	261,502	260,782	720	100%
State and Federal Subsidy	165,678	137,969	27,709	83%	165,678	137,969	27,709	83%	331,356	275,939	55,417	83%
Fraud Recovery		193	(193)	-100%						193	(193)	-100%
Other Revenue	3,761	1,021	2,740	27%	3,761	212	3,549	6%	7,522	1,233	6,289	16%
TOTAL INCOME	300,190	268,839	31,351	90%	300,190	269,308	30,882	90%	600,380	538,147	1,138,527	90%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	23,844	28,274	(4,430)	119%	23,844	28,274	(4,430)	119%	47,688	56,548	(8,860)	119%
Administrative Fringe Benefits	9,452	11,496	(2,044)	122%	9,452	11,496	(2,044)	122%	18,904	22,992	(4,088)	122%
Auditing Fees	653		653	0%	653		653	0%	1,306	0	1,306	0%
Management Fees	27,776	27,776	0	100%	27,776	27,776	0	100%	55,552	55,552	0	100%
Bookkeeping Fees	4,273	4,273	0	100%	4,273	4,273	0	100%	8,546	8,546	0	100%
IT Fees	1,165	1,165	0	100%	1,165	1,165	0	100%	2,330	2,330	0	100%
Asset Management Fee	2,331	2,331	0	100%	2,331	2,331	0	100%	4,662	4,662	0	100%
Office Expenses	4,523		4,523	0%	4,523		4,523	0%	9,046	0	9,046	0%
Telephone expense		162	(162)	-100%		203	(203)	-100%	0	366	(366)	-100%
Postage expense		772	(772)	-100%		344	(344)	-100%	0	1,116	(1,116)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense	2,784		2,784	0%	2,784		2,784	0%	5,568	0	5,568	0%
Travel expense												
Wide Area Network expense												
Legal Expense	4,834		4,834	0%	4,834				9,668		9,668	0%
Water	27,844	8,891	18,953	32%	27,844	9,022	18,822	32%	55,688	17,912	37,776	32%
Electricity	35,163		35,163	0%	35,163	47	35,116	0%	70,326	47	70,279	0%
Gas	5,937		5,937	0%	5,937	9,056	(3,119)	153%	11,874	9,056	2,818	76%
Sewer		24,595	(24,595)	-100%		23,169	(23,169)	-100%		47,765	(47,765)	-100%
Private Management Contract Costs	61,017				61,017							
Janitorial expenses & Contracts	4,652		4,652	0%	4,652				9,304		9,304	0%
Maintenance expenses & Contracts	21,279	2,273	19,006	11%	21,279	3,959	17,320	19%	42,558	6,232	36,326	15%
Protective Services & Contracts												
General Liability Expenses	6,198		6,198	0%	6,198		6,198	0%	12,396		12,396	0%
Other General Expenses	1,155		1,155	0%	1,155		1,155	0%	2,310		2,310	0%
Bad Debt	745		745	0%	745		745	0%	1,490		1,490	0%
Undistributed P-card Expense		13,597	(13,597)	-100%		4,019	(4,019)	-100%		17,616	(17,616)	-100%
TOTAL EXPENSES	245,625	125,605	(120,020)	51%	245,625	125,134	(120,491)	51%	369,216	250,739	(118,477)	68%
Net Cash Flow from Operations	54,565	143,234	88,669		54,565	144,174	89,609		231,164	287,408	56,244	

AMP 135 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	125,008	123,701	1,307	99%	125,008	122,082	2,926	98%	250,016	245,783	4,233	98%
State and Federal Subsidy	158,594	138,916	19,678	88%	158,594	138,916	19,678	88%	317,188	277,833	39,355	88%
Fraud Recovery		117	(117)	-100%						117	(117)	-100%
Other Revenue	8,148	2,698	5,450	33%	8,148	2,238	5,910	27%	16,296	4,936	11,360	30%
TOTAL INCOME	291,750	265,432	26,318	91%	291,750	263,237	28,513	90%	583,500	528,669	1,112,169	91%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	31,449	22,511	8,938	72%	31,449	22,511	8,938	72%	62,898	45,022	17,876	72%
Administrative Fringe Benefits	12,499	9,153	3,346	73%	12,499	9,153	3,346	73%	24,998	18,306	6,692	73%
Auditing Fees	656		656	0%	656		656	0%	1,312		1,312	0%
Management Fees	27,390	27,390	0	100%	27,390	27,390	0	100%	54,780	54,780	0	100%
Bookkeeping Fees	4,214	4,214	0	100%	4,214	4,214	0	100%	8,428	8,428	0	100%
IT Fees	1,174	1,174	0	100%	1,174	1,174	0	100%	2,348	2,348	0	100%
Asset Management Fee	2,348	2,348			2,348	2,348	0	100%	4,696	4,696	0	100%
Office Expenses	2,883		2,883	0%	2,883		2,883	0%	5,766	5,766	0	100%
Telephone expense		246	(246)	-100%		481	(481)	#DIV/0!	0	728	(728)	#DIV/0!
Postage expense		760	(760)	-100%		317	(317)	-100%		1,076	(1,076)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense						50	(50)	-100%		50	(50)	-100%
Inter-island Airfare expense												
Wide Area Network expense						39	(39)	-100%		39	(39)	-100%
Legal Expense	4,234		4,234	0%	4,234		4,234	0%	8,468		8,468	0%
Water	35,813	6,058	29,755	17%	35,813	21,135	14,678	59%	71,626	27,194	44,432	38%
Electricity	32,190		32,190	0%	32,190	29,582	2,608	92%	64,380	29,582	34,798	46%
Gas	14,577		14,577	0%	14,577	24,524	(9,947)	168%	29,154	24,524	4,630	84%
Sewer		15,986	(15,986)	-100%		37,524	(37,524)	-100%		53,509	(53,509)	-100%
Private Management Contract Costs	94,912		94,912	0%	94,912		94,912	0%	189,824		189,824	0%
Janitorial expenses & Contracts	3,318		3,318	0%	3,318		3,318	0%	6,636		6,636	0%
Maintenance expenses & Contracts	656	4,601	(3,945)	701%	656	19	637	3%	1,312	4,620	(3,308)	352%
Protective Services & Contracts						15,320	(15,320)	-100%		15,320	(15,320)	-100%
General Liability Expenses	6,308		6,308	0%	6,308		6,308	0%	12,616		12,616	0%
Other General Expenses	4,916	3,169	1,747	64%	4,916		4,916	0%	9,832	3,169	6,663	32%
Bad Debt	4,737		4,737	0%	4,737		4,737	0%	9,474		9,474	0%
Undistributed P-card Expense		7,899	(7,899)	-100%		3,273	(3,273)	-100%		11,173	(11,173)	-100%
TOTAL EXPENSES	284,274	105,509	178,765	37%	284,274	199,055	85,219	70%	568,548	234,313	334,235	41%
Net Cash Flow from Operations	7,476	159,923	(152,447)		7,476	64,181	(56,705)		14,952	294,357	(279,405)	

**AMP 137 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	55,272	54,861	411	99%	55,272	57,748	(2,476)	104%	110,544	112,609	(2,065)	102%
State and Federal Subsidy	106,829	97,715	9,114	91%	106,829	97,715	9,114	91%	213,658	195,430	18,228	91%
Fraud Recovery		875	(875)	-100%						875	(875)	-100%
Other Revenue		219	(219)	-100%		1,503	(1,503)	-100%		1,722	(1,722)	-100%
TOTAL INCOME	162,101	153,671	8,430	95%	162,101	156,966	5,135	97%	324,202	310,637	634,839	96%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	24,604	23,172	1,432	94%	24,604	23,172	1,432	94%	49,208	46,344	2,864	94%
Administrative Fringe Benefits	9,471	9,422	49	99%	9,471	9,422	49	99%	18,942	18,844	98	99%
Auditing Fees	440		440	0%	440		440	0%	880		880	0%
Management Fees	12,806	12,806	0	100%	12,806	12,806	0	100%	25,612		25,612	0%
Bookkeeping Fees	1,967	1,967	0	100%	1,967	1,967	0	100%	3,934		3,934	0%
IT Fees	787	787	0	100%	787	787	0	100%	1,574		1,574	0%
Asset Management Fee	1,578	1,578	0	100%	1,578	1,578	0	100%	3,156		3,156	0%
Office Expenses	2,318		2,318	0%	2,318		2,318	0%	4,636		4,636	0%
Tenant Services Other												
Telephone expense		221	(221)	-100%						221	(221)	-100%
Postage expense		85	(85)	-100%		56	(56)	-100%		141	(141)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense												
Travel expense	203	65	138	32%	203	40	163	20%	406	105	301	26%
Wide Area Network expense												
Legal Expense	2,736		2,736	0%	2,736		2,736	0%	5,472		5,472	0%
Water	19,110		19,110	0%	19,110	6,707	12,403	35%	38,220	6,707	31,513	18%
Electricity	11,798		11,798	0%	11,798		11,798	0%	23,596		23,596	0%
Gas	4,514	1,856	2,658	41%	4,514	2,559	1,955	57%	9,028	4,415	4,613	49%
Sewer		9,828	(9,828)	-100%						9,828	(9,828)	-100%
Private Management Contract Costs	36,020		36,020	0%	36,020		36,020	0%	72,040		72,040	0%
Janitorial expenses & Contracts	22,245		22,245	0%	22,245		22,245	0%	44,490		44,490	0%
Maintenance expenses & Contracts	1,804	337	1,467	19%	1,804	38	1,766	2%	3,608	375	3,233	10%
Protective Services & Contracts												
General Liability Expenses	4,360		4,360	0%	4,360		4,360	0%	8,720		8,720	0%
Other General Expenses	3,304	7	3,297	0%	3,304		3,304	0%	6,608	7	6,601	0%
Payments in Lieu of Taxes	918		918	0%	918		918	0%	1,836		1,836	0%
Bad Debt	12,106		12,106	0%	12,106		12,106	0%	24,212		24,212	0%
Undistributed P-card Expense		7,275	(7,275)	-100%		2,434	(2,434)	-100%		9,709	(9,709)	-100%
TOTAL EXPENSES	173,089	69,406	67,663	40%	173,089	61,566	111,523	36%	346,178	96,696	249,482	28%
Net Cash Flow from Operations	(10,988)	84,265	(59,233)		(10,988)	95,400	(106,388)		(21,976)	213,941	385,356	

AMP 138 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	79,517	72,582	6,935	91%	79,517	77,681	1,836	98%	159,034	150,263	8,771	94%
State and Federal Subsidy	116,274	75,966	40,308	65%	116,274	75,966	40,308	65%	232,548	151,932	80,616	65%
Fraud Recovery												
Other Revenue		452	(452)	-100%		682	(682)	-100%		1,134	(1,134)	-100%
TOTAL INCOME	195,791	149,000	46,791	76%	195,791	154,329	41,462	79%	391,582	303,329	694,911	77%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	16,897	15,278	1,619	90%	16,897	15,278	1,619	90%	33,794	30,556	3,238	90%
Administrative Fringe Benefits	6,626	6,212	414	94%	6,626	6,212	414	94%	13,252	12,424	828	94%
Auditing Fees	355		355	0%	355		355	0%	710		710	0%
Management Fees												
Bookkeeping Fees	2,337	2,337	0	100%	2,337	2,337	0	100%	4,674		4,674	0%
IT Fees	642	642	0	100%	642	642	0	100%	1,284		1,284	0%
Asset Management Fee	1,284	1,284	0	100%	1,284	1,284	0	100%	2,568		2,568	0%
Office Expenses	2,534		2,534	0%	2,534		2,534	0%	5,068		5,068	0%
Telephone expense		18	(18)	-100%		592	(592)	-100%		611	(611)	-100%
Postage expense		93	(93)	-100%		92	(92)	-100%		184	(184)	-100%
Processing Fees		117	(117)	-100%						117	(117)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense						464	(464)	-100%		464	(464)	-100%
Travel expense	475		475	0%	475	203	272	43%	950	203	747	21%
Wide Area Network expense												
Legal Expense	2,215		2,215	0%	2,215		2,215	0%	4,430		4,430	0%
Water	30,616	1,425	29,191	5%	30,616	4,842	25,774	16%	61,232	6,267	54,965	10%
Electricity	31,508	7,188	24,320	23%	31,508	19,678	11,830	62%	63,016	26,866	36,150	43%
Gas	10,053	3,150	6,903	31%	10,053	14,681	(4,628)	146%	20,106	17,831	2,275	89%
Sewer						7,731	(7,731)	-100%		7,731	(7,731)	-100%
Private Management Contract Costs	21,675				21,675							
Janitorial expenses & Contracts	808		808	0%	808				1,616		1,616	0%
Maintenance expenses & Contracts	248	1,982	(1,734)	799%	248	3,536	(3,288)	1426%	496	5,518	(5,022)	1113%
Protective Services & Contracts												
General Liability Expense	3,579		3,579	0%	3,579		3,579	0%	7,158		7,158	0%
Other General Expenses	39,300		39,300	0%	39,300		39,300	0%	78,600		78,600	0%
Payments in Lieu of Taxes	1,022		1,022	0%	1,022		1,022	0%	2,044		2,044	0%
Bad Debt	21,445		21,445	0%	21,445		21,445	0%	42,890		42,890	0%
Undistributed P-card Expense		6,627	(6,627)	-100%		3,830	(3,830)	-100%		10,456	(10,456)	-100%
TOTAL EXPENSES	193,619	46,351	147,268	24%	193,619	81,403	112,216	42%	343,888	119,228	224,660	35%
Net Cash Flow from Operations	2,172	102,648	(100,476)		2,172	72,926	(70,754)		47,694	184,100	(136,406)	

**AMP 139 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Aug-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	54,507	46,418	8,089	85%	54,507	47,242	7,265	87%	109,014	93,660	15,354	86%
State and Federal Subsidy	77,608	46,384	31,224	60%	77,608	46,384	31,224	60%	155,216	92,768	62,448	60%
Fraud Recovery												
Other Revenue	823	1,933	(1,110)	235%	823	1,102	(279)	134%	1,646	3,034	(1,388)	184%
TOTAL INCOME	132,938	94,735	38,203	71%	132,938	94,728	38,210	71%	265,876	189,462	455,338	71%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	16,802	10,190	6,612	61%	16,802	10,190	6,612	61%	33,604	20,380	13,224	61%
Administrative Fringe Benefits	6,587	4,143	2,444	63%	6,587	4,143	2,444	63%	13,174	8,286	4,888	63%
Auditing Fees	219		219	0%	219		219	0%	438		438	0%
Management Fees	8,209		8,209	0%	8,209		8,209	0%	16,418		16,418	0%
Bookkeeping Fees	1,261		1,261	0%	1,261		1,261	0%	2,522		2,522	0%
IT Fees	392		392	0%	392		392	0%	784		784	0%
Asset Management Fee	784		784	0%	784		784	0%	1,568		1,568	0%
Office Expenses	274	25	249	9%	274		274	0%	548	25	523	5%
Telephone expense		427	(427)	-100%		364	(364)	-100%		792	(792)	-100%
Postage expense		89	(89)	-100%		43	(43)	-100%		132	(132)	-100%
Advertising expense												
Copier Rental expense		512	(512)	-100%						512	(512)	-100%
Office Supplies expense		269	(269)	-100%						269	(269)	-100%
Travel Expense	1,241	387	854	31%	1,241	696	545	56%	2,482	1,083	1,399	44%
Wide Area Network expense						71	(71)	-100%		71	(71)	-100%
Legal Expense	1,451		1,451	0%	1,451		1,451	0%	2,902		2,902	0%
Water	13,109	4,968	8,141	38%	13,109	8,830	4,279	67%	26,218	13,798	12,420	53%
Electricity	24,947	1,164	23,783	5%	24,947	8,699	16,248	35%	49,894	9,863	40,031	20%
Gas	4,931	5,219	(288)	106%	4,931	3,754	1,177	76%	9,862	8,973	889	91%
Sewer		4,914	(4,914)	-100%		5,321	(5,321)	-100%		10,235	(10,235)	-100%
Private Management Contract Costs	29,224		29,224		29,224		29,224					
Janitorial expenses & Contracts	4,187	1,536	2,651	37%	4,187		4,187		8,374	1,536	6,838	18%
Maintenance expenses & Contracts	6,252	7,701	(1,449)	123%	6,252		6,252	0%	12,504	7,701	4,803	62%
Protective Services & Contracts												
General Liability Expenses	2,198		2,198	0%	2,198		2,198	0%	4,396		4,396	0%
Other General Expenses	3,702		3,702	0%	3,702		3,702	0%	7,404		7,404	0%
Payments In Lieu of Taxes	1,545		1,545	0%	1,545		1,545	0%	3,090		3,090	0%
Bad Debt	47,240		47,240	0%	47,240		47,240	0%	94,480		94,480	0%
Undistributed P-card Expense		7,495	(7,495)	-100%		7,260	(7,260)	-100%		14,755	(14,755)	-100%
TOTAL EXPENSES	174,555	49,040	125,515	28%	174,555	49,370	125,185	28%	290,662	98,411	192,251	34%
Net Cash flow from Operations	(41,617)	45,694	(87,311)		(41,617)	45,357	(86,974)		(24,786)	91,051	(115,837)	

**AMP 140 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	250,591	268,861	(18,270)	107%	250,591	263,186	(12,595)	105%	501,182	532,047	(30,865)	106%
State and Federal Subsidy	267,130	177,017	90,113	66%	267,130	177,017	90,113	66%	534,260	354,035	180,225	66%
Fraud Recovery												
Other Revenue	6,799	1,324	5,475	19%	6,799	994	5,805	15%	13,598	2,319	11,279	17%
TOTAL INCOME	524,520	447,203	77,317	85%	524,520	441,198	83,323	84%	1,049,040	888,400	160,640	85%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages												
Administrative Fringe Benefits												
Auditing Fees	839		839	0%	839		839	0%	1,678	0	1,678	0%
Management Fees	789	789	0	100%	789	789	0	100%	1,578	1,578	0	100%
Bookkeeping Fees	5,191	5,191	0	100%	5,191	5,191	0	100%	10,382	10,382	0	100%
IT Fees	1,495	1,495	0	100%	1,495	1,495	0	100%	2,990	2,990	0	100%
Asset Management Fee	2,991	2,991			2,991	2,991	0	100%	5,982	5,982	0	100%
Office Expenses	3,163		3,163	0%	3,163		3,163	0%	6,326	0	6,326	0%
Telephone expense						12	(12)	-100%	0	12	(12)	-100%
Postage expense		218	(218)	-100%		218	(218)	-100%	0	436	(436)	-100%
Advertising expense												
Copier Rental expense		199	(199)	-100%		1,474	(1,474)	-100%	0	1,673	(1,673)	-100%
Office Supplies expense						1,168	(1,168)	-100%	0	1,168	(1,168)	-100%
Inter-island Airfare expense												
Wide Area Network expense						8	(8)	-100%	0	8	(8)	-100%
Legal Expense	6,417		6,417	0%	6,417		6,417	0%	12,834	0	12,834	0%
Administrative Other						105,670	(105,670)	-100%	0	105,670	(105,670)	-100%
Water	55,432	30,225	25,207	55%	55,432	13,838	41,594	25%	110,864	44,063	66,801	40%
Electricity	55,145	83,062	(27,917)	151%	55,145	67,017	(11,872)	122%	110,290	150,079	(39,789)	136%
Gas	56,279	31	56,248	0%	56,279	97,491	(41,212)	173%	112,558	97,523	15,035	87%
Sewer		30,101	(30,101)	-100%		22,937	(22,937)	-100%	0	53,038	(53,038)	-100%
Private Management Contract Costs	1,397				1,397		1,397	0%	2,794	0	2,794	0%
Janitorial expenses & Contracts	31,248		31,248	0%	31,248		31,248	0%	62,496	0	62,496	0%
Maintenance expenses & Contracts	4,996	2,545	2,451	51%	4,996	12,833	(7,837)	257%	9,992	15,378	(5,386)	154%
Protective Services & Contracts	43,593	53,933	(10,340)	124%	43,593	47,713	(4,120)	109%	87,186	101,647	(14,461)	117%
General Liability Expenses	7,562		7,562	0%	7,562		7,562	0%	15,124	0	15,124	0%
Other General Expenses	187,022	117,473	69,549	63%	187,022		187,022	0%	374,044	117,473	256,571	31%
Bad Debt	20,390		20,390	0%	20,390		20,390	0%	40,780	0	40,780	0%
Undistributed P-card Expense												
TOTAL EXPENSES	483,949	328,252	154,300	68%	483,949	380,847	64,292	79%	967,898	709,099	258,799	73%
Net Cash Flow from Operations	40,571	118,951	(76,983)		40,571	60,351	19,030		81,142	179,301	(98,159)	

**AMP 143 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	37,963	44,819	(6,856)	118%	37,963	39,468	(1,505)	104%	75,926	84,287	(8,361)	111%
State and Federal Subsidy	59,085	47,804	11,281	81%	59,085	47,804	11,281	81%	118,170	95,608	22,562	81%
Fraud Recovery												
Other Revenue	1,334	208	1,126	16%	1,334	1,122	212	84%	2,668	1,330	1,338	50%
TOTAL INCOME	98,382	92,831	5,551	94%	98,382	88,394	9,988	90%	196,764	181,225	15,539	92%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages												
Administrative Fringe Benefits												
Auditing Fees	223		223	0%	223		223	0%	446	0	446	0%
Management Fees												
Bookkeeping Fees	1,390	1,390	0	100%	1,390	1,390	0	100%	2,780	2,780	0	100%
IT Fees	404	404	0	100%	404	404	0	100%	808	808	0	100%
Asset Management Fee	808	808	0	100%	808	808	0	100%	1,616	1,616	0	100%
Office Expenses	921		921	0%	54,359		54,359	0%	55,280	0	55,280	0%
Telephone expense		3	(3)	-100%		440	(440)	-100%	0	443	(443)	-100%
Postage expense		51	(51)	-100%		238	(238)	-100%	0	289	(289)	-100%
Advertising expense												
Tenant Services Other					289		289	0%	289	0	289	0%
Copier Rental expense												
Office Supplies expense						691	(691)	-100%	0	691	(691)	-100%
Travel expense	108		108	0%	108	255	(147)	236%	216	255	(39)	118%
Wide Area Network expense						464	(464)	-100%	0	464	(464)	-100%
Legal Expense	1,394		1,394	0%	1,394		1,394	0%	2,788	0	2,788	0%
Water	9,115		9,115	0%	9,115	6,427	2,688	71%	18,230	6,427	11,803	35%
Electricity	17,726	5,099	12,627	29%	17,726	17,139	587	97%	35,452	22,238	13,214	63%
Gas	5,830		5,830	0%	5,830	14,638	(8,808)	251%	11,660	14,638	(2,978)	126%
Sewer						2,107	(2,107)	-100%	0	2,107	(2,107)	-100%
Private Management Contract Costs												
Janitorial expenses & Contracts	7,050		7,050	0%					7,050	0	7,050	0%
Maintenance expenses & Contracts	1,666	142	1,524	9%	8,716	225	8,491	3%	10,382	368	10,014	4%
Protective Services & Contracts												
General Liability Expenses	2,040		2,040	0%					2,040	0	2,040	0%
Other General Expenses	53,727		53,727	0%	2,040		2,040	0%	55,767	0	55,767	0%
Payments in Lieu of Taxes	700		700	0%	700		700	0%	1,400	0	1,400	0%
Bad Debt	2,757		2,757	0%	2,757		2,757	0%	5,514	0	5,514	0%
Undistributed P-card Expense												
TOTAL EXPENSES	105,859	7,898	97,961	7%	105,859	45,225	60,634	43%	211,718	53,124	158,594	25%
Net Cash Flow from Operations	(7,477)	84,933	(92,410)		(7,477)	43,169	(50,646)		(14,954)	128,101	(143,055)	

AMP 144 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	47,585	46,718	867	98%	47,585	43,245	4,340	91%	95,170	89,963	5,207	95%
State and Federal Subsidy	74,820	61,530	13,290	82%	74,820	61,530	13,290	82%	149,640	123,060	26,580	82%
Fraud Recovery												
Other Revenue	1,482	2	1,480	0%	1,482		1,482	0%	2,964	2	2,962	0%
TOTAL INCOME	123,887	108,250	15,637	87%	123,887	104,775	19,112	85%	247,774	213,025	34,749	86%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages												
Administrative Fringe Benefits												
Auditing Fees	290		290	0%	290		290	0%	580	0	580	0%
Management Fees	1,617	1,617	0	100%	1,617	1,617	0	100%	3,234	3,234	0	100%
Bookkeeping Fees	1,787	1,787	0	100%	1,787	1,787	0	100%	3,574	3,574	0	100%
IT Fees	520	520	0	100%	520	520	0	100%	1,040	1,040	0	100%
Asset Management Fee	1,040	1,040	0	100%	1,040	1,040	0	100%	2,080	2,080	0	100%
Office Expenses	779		779	0%	779		779	0%	1,558	0	1,558	0%
Telephone expense						83	(83)	-100%	0	83	(83)	-100%
Postage expense		79	(79)	-100%		142	(142)	-100%	0	221	(221)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense	661		661	0%	661		661	0%	1,322	0	1,322	0%
Inter-island Airfare expense												
Wide Area Network expense												
Legal Expense	1,796		1,796	0%	1,796		1,796	0%	3,592	0	3,592	0%
Water	18,235	1,477	16,758	8%	18,235	6,811	11,424	37%	36,470	8,289	28,181	23%
Electricity	4,023	4,746	(723)	118%	4,023	5,157	(1,134)	128%	8,046	9,903	(1,857)	123%
Gas	2,107		2,107	0%	2,107	3,674	(1,567)	174%	4,214	3,674	540	87%
Sewer		2,477	(2,477)	-100%		15,388	(15,388)	-100%	0	17,865	(17,865)	-100%
Private Management Contract Costs		12,321							0	12,321	(12,321)	-100%
Janitorial expenses & Contracts	5,811		5,811	0%	5,811				11,622	0	11,622	0%
Maintenance expenses & Contracts	1,665	44,574	(42,909)	2677%	1,665	920	745	55%	3,330	45,495	(42,165)	1366%
Protective Services & Contracts												
General Liability Expenses	2,720	605	2,115	22%	2,720				5,440	605	4,835	11%
Other General Expenses	46,625		46,625	0%	46,625		46,625	0%	93,250	0	93,250	0%
Bad Debt	24,234		24,234	0%	24,234		24,234	0%	48,468	0	48,468	0%
Undistributed P-card Expense												
TOTAL EXPENSES	113,910	71,243	(42,667)	160%	113,910	37,140	(76,770)	33%	227,820	108,383	(119,437)	48%
Net Cash Flow from Operations	9,977	37,008	27,031		9,977	67,635	57,658		19,954	104,643	84,689	

AMP 145 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
State and Federal Subsidy	72,384	55,850	16,534	77%	72,384	55,850	16,534	77%	144,768	111,701	33,067	77%
Dwelling Rent	58,279	68,785	(10,506)	118%	58,279	62,455	(4,176)	107%	116,558	131,240	(14,682)	113%
Fraud Recovery												
Other Revenue	21	5	16	24%	21	5	16	24%	42	10	32	24%
TOTAL INCOME	130,684	124,640	6,044	95%	130,684	118,310	12,374	91%	261,368	242,951	18,417	93%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages												
Administrative Fringe Benefits												
Auditing Fees	250		250	0%	250		250	0%	500	0	500	0%
Management Fees	4,520	4,520	0	100%	4,520	4,520	0	100%	9,040	9,040	0	100%
Bookkeeping Fees	1,561	1,561	0	100%	1,561	1,561	0	100%	3,122	3,122	0	100%
IT Fees	452	452	0	100%	452	452	0	100%	904	904	0	100%
Asset Management Fees	904	904	0	100%	904	904	0	100%	1,808	1,808	0	100%
Office Expenses	571		571	0%	571		571	0%	1,142	0	1,142	0%
Copier Rental expense		27	(27)	-100%					0	27	(27)	-100%
Telephone expense						79	(79)	-100%	0	79	(79)	-100%
Postage expense		63	(63)	-100%		126	(126)	-100%	0	189	(189)	-100%
Tenant Services Other							0	-100%	0	0	0	#DIV/0!
Office Supplies expense	440		440	0%	440		440	0%	880	0	880	0%
Inter-island Airfare expense												
Wide Area Network expense												
Legal Expense	1,561		1,561	0%	1,561		1,561	0%	3,122	0	3,122	0%
Water	15,717	3,919	11,798	25%	15,717	8,765	6,952	56%	31,434	12,685	18,749	40%
Electricity	15,828	4,697	11,131	30%	15,828	4,486	11,342	28%	31,656	9,182	22,474	29%
Gas	1,319		1,319	0%	1,319	2,297	(978)	174%	2,638	2,297	341	87%
Sewer		1,629	(1,629)	-100%		10,216			0	11,845	(11,845)	-100%
Private Management Contract Costs						1,754			0	1,754	(1,754)	-100%
Janitorial expenses & Contracts	9,147	402	8,745	4%	9,147				18,294	402	17,892	2%
Maintenance expenses & Contracts	4,163	163	4,000	4%	4,163	3,659	504	88%	8,326	3,822	4,504	46%
Protective Services & Contracts												
General Liability Expenses	2,282	1,053	1,229	46%	2,282				4,564	1,053	3,511	23%
Other General Expenses	57,832		57,832	0%	57,832		57,832	0%	115,664	0	115,664	0%
Bad Debt	16,198		16,198	0%	16,198		16,198	0%	32,396	0	32,396	0%
Undistributed P-card Expense												
TOTAL EXPENSES	132,745	19,390	113,355	15%	132,745	38,819	94,467	29%	265,490	58,208	207,282	22%
Net Cash Flow from Operations	(2,061)	105,251	(107,312)		(2,061)	79,492	(82,094)		(4,122)	184,742	(188,864)	

**AMP 146 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
State and Federal Subsidy	38,147	24,375	13,772	64%	38,147	24,375	13,772	64%	76,294	48,751	27,543	64%
Dwelling Rent	17,818	18,459	(641)	104%	17,818	18,286	(468)	103%	35,636	36,745	(1,109)	103%
Fraud Recovery												
Other Revenue		221	(221)	-100%		195	(195)	-100%	0	416	(416)	-100%
TOTAL INCOME	55,965	43,055	12,910	77%	55,965	42,856	13,109	77%	111,930	85,911	26,019	77%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages												
Administrative Fringe Benefits												
Auditing Fees	113		113	0%	113		113	0%	226	0	226	0%
Management Fees												
Bookkeeping Fees	679	679	0	100%	679	679	0	100%	1,358	1,358	0	100%
IT Fees	206	206	0	100%	206	206	0	100%	412	412	0	100%
Asset Management Fees	412	412	0	100%	412	412	0	100%	824	824	0	100%
Office Expenses	259		259	0%	259		259	0%	518	0	518	0%
Telephone expense		4	(4)	-100%		26	(26)	-100%	0	30	(30)	-100%
Postage expense		20	(20)	-100%		470	(470)	-100%	0	490	(490)	-100%
Advertising expense												
Copier Rental expense												
Tenant Services Other									0	0	0	#####
Office Supplies expense	571		571	0%	571		571	0%	1,142	0	1,142	0%
Travel expense	206		206	0%	206		206	0%	412	0	412	0%
Wide Area Network expense												
Legal Expense	711		711	0%	711		711	0%	1,422	0	1,422	0%
Water	3,550	2,130	1,420	60%	3,550	2,547	1,003	72%	7,100	4,677	2,423	66%
Electricity	4,180	608	3,572	15%	4,180	5,090	(910)	122%	8,360	5,698	2,662	68%
Gas	1,704	1,773	(69)	104%	1,704	1,802	(98)	106%	3,408	3,575	(167)	105%
Sewer												
Private Management Contract Costs												
Janitorial expenses & Contracts	4,361		4,361	0%	4,361		4,361	0%	8,722	0	8,722	0%
Maintenance expenses & Contracts		28	(28)	-100%		405	(405)	-100%	0	433	(433)	#####
Protective Services & Contracts												
General Liability Expenses	1,040		1,040	0%	1,040		1,040	0%	2,080	0	2,080	0%
Other General Expenses	30,190		30,190	0%	30,190		30,190	0%	60,380	0	60,380	0%
Payments in Lieu of Taxes	1,017		1,017	0%	1,017		1,017	0%	2,034	0	2,034	0%
Bad Debt	2,884		2,884	0%	2,884		2,884	0%	5,768	0	5,768	0%
Undistributed P-card Expense												
TOTAL EXPENSES	52,083	5,860	46,223	11%	52,083	11,637	35,045	22%	104,166	17,497	86,669	17%
Net Cash Flow from Operations	3,882	37,195	(33,313)		3,882	31,219	(21,936)		7,764	68,414	(60,650)	

AMP 149 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
State and Federal Subsidy	40,949	35,498	5,451	87%	40,949	35,498	5,451	87%	81,898	70,996	10,902	87%
Dwelling Rent	38,208	43,860	(5,652)	115%	38,208	41,593	(3,385)	109%	76,416	85,453	(9,037)	112%
Fraud Recovery												
Other Revenue	2,999		2,999	0%	2,999	1	2,998	0%	5,998	1	5,997	0%
TOTAL INCOME	82,156	79,358	2,798	97%	82,156	77,092	5,064	94%	164,312	156,450	7,862	95%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages									0	0	0	#DIV/0!
Administrative Fringe Benefits												
Auditing Fees	167		167	0%	167		167	0%	334	0	334	0%
Management Fees	2,572	2,572	0	100%	2,572	2,572	0	100%	5,144	5,144	0	100%
Bookkeeping Fees	911	911	0	100%	911	911	0	100%	1,822	1,822	0	100%
IT Fees	300	300	0	100%	300	300	0	100%	600	600	0	100%
Asset Management Fee	600	600	0	100%	600	600	0	100%	1,200	1,200	0	100%
Office Expenses	1,305		1,305	0%	1,305		1,305	0%	2,610	0	2,610	0%
Telephone expense		2	(2)	-100%		121	(121)	-100%	0	123	(123)	-100%
Postage expense		43	(43)	-100%		85	(85)	-100%	0	128	(128)	-100%
Advertising expense												
Office Supplies expense			0	-100%		159	(159)	-100%	0	159	(159)	#DIV/0!
Wide Area Network Expense						46	(46)	-100%		46		
Inter-island Airfare expense												
Tenant Services Other									0	0	0	#DIV/0!
Legal Expense	1,035		1,035	0%	1,035		1,035	0%	2,070	0	2,070	0%
Water	6,847		6,847	0%	6,847	3,122	3,725	46%	13,694	3,122	10,572	23%
Electricity	10,867	14,243	(3,376)	131%	10,867	17,404	(6,537)	160%	21,734	31,647	(9,913)	146%
Gas	2,995	6,200	(3,205)	207%	2,995	4,582	(1,587)	153%	5,990	10,782	(4,792)	180%
Sewer												
Private Management Contract Costs						350	(350)	-100%	0	350	(350)	-100%
Janitorial expenses & Contracts	2,042		2,042	0%	2,042				4,084	0	4,084	0%
Maintenance expenses & Contracts	216	341	(125)	158%	216	11,798	(11,582)	5462%	432	12,139	(11,707)	2810%
Protective Services & Contracts												
General Liability Expenses	1,515		1,515	0%	1,515				3,030	0	3,030	0%
Other General Expenses	33,842		33,842	0%	33,842		33,842	0%	67,684	0	67,684	0%
Bad Debt	8,590		8,590	0%	8,590		8,590	0%	17,180	0	17,180	0%
Undistributed P-card Expense												
TOTAL EXPENSES	73,804	25,212	48,592	34%	73,804	42,051	28,196	57%	147,608	67,264	80,390	46%
Net Cash Flow from Operations	8,352	54,146	(45,794)		8,352	35,040	(23,131)		16,704	89,186	(72,528)	

AMP 150 - FEDERAL LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Rental Income	27,108	28,291	(1,183)	104%	27,108	30,369	(3,261)	112%	54,216	58,660	(4,444)	108%
State and Federal Subsidy	50,070	27,925	22,145	56%	50,070	27,925	22,145	56%	100,140	55,851	44,289	56%
Fraud Recovery		164	(164)	-100%			0	-100%	0	164	(164)	-100%
Other Revenue	1,468	793	675	54%	1,468	1,380	88	94%	2,936	2,173	763	74%
TOTAL INCOME	\$78,646	\$57,174	\$21,472	\$1	\$78,646	\$59,674	\$18,972	\$1	\$157,292	\$116,848	\$40,444	74%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	18,141		18,141	0%	18,141		18,141	0%	36,282	0	36,282	0%
Administrative Fringe Benefits	7,375		7,375	0%	7,375		7,375	0%	14,750	0	14,750	0%
Auditing Fees	132		132	0%	132		132	0%	264	0	264	0%
Management Fees	5,446	5,446	0	100%	5,446	5,446			10,892	10,892	0	100%
Bookkeeping Fees	838	838	0	100%	838	838	0	100%	1,676	1,676	0	100%
IT Fees	236	236	0	100%	236	236			472	472	0	100%
Asset Management Fee									0	0	0	#DIV/0!
Office Expenses	543		543	0%	543		543	0%	1,086	0	1,086	0%
Telephone expense						110	(110)	-100%	0	110	(110)	-100%
Postage expense		34	(34)	-100%		34	(34)	-100%	0	68	(68)	-100%
Tenant Services Other							0		0	0	0	#DIV/0!
Advertising expense												
Copier Rental expense												
Office Supplies expense												
Inter-island Airfare expense						296	(296)	-100%		296	(296)	-100%
Wide Area Network expense												
Legal Expense	816		816	0%	816		816	0%	1,632	0	1,632	0%
Water	13,231	4,750	8,481	36%	13,231	4,731	8,500	36%	26,462	9,482	16,980	36%
Electricity	1,264		1,264	0%	1,264	1,597	(333)	126%	2,528	1,597	931	63%
Gas	2,024		2,024	0%	2,024	2,542	(518)	126%	4,048	2,542	1,506	63%
Sewer		6,739	(6,739)	-100%		6,117	(6,117)	-100%	0	12,856	(12,856)	-100%
Private Management Contract Costs												
Janitorial expenses & Contracts	3,918		3,918	0%	3,918				7,836	0	7,836	0%
Maintenance expenses & Contracts	3,817	760	3,057	20%	3,817	2,093	1,724	55%	7,634	2,853	4,781	37%
Protective Services & Contracts												
General Liability Expenses	1,193		1,193	0%	1,193			-100%	2,386	0	2,386	0%
Other General Expenses	1,109		1,109	0%	1,109		1,109	0%	2,218	0	2,218	0%
Bad Debt	633		633	0%	633		633	0%	1,266	0	1,266	0%
Housing Assistance Payments												
Undistributed P-card Expense												
TOTAL EXPENSES	60,716	18,804	41,912	31%	60,716	24,040	31,565	40%	121,432	42,844	78,588	35%
Net Cash Flow from Operations	\$17,930	\$38,370	(\$20,440)		\$17,930	\$35,634	(\$12,593)		\$35,860	\$74,004	(\$38,144)	

**SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Dwelling Rent												
State and Federal Subsidy	1,687,210	1,702,172	(14,962)	101%	1,687,210	1,582,899	104,311	94%	3,374,420	3,285,071	89,349	97%
Fraud Recovery	14,647		14,647	0%	14,647		14,647	0%	29,294	0	29,294	0%
Other Revenue	173,488	264,409	(90,921)	152%	173,488	173,489	(1)	100%	346,976	437,898	(90,922)	126%
TOTAL INCOME	\$1,875,345	\$1,966,581	(\$91,236)	105%	\$1,875,345	\$1,756,388	\$118,957	94%	\$3,750,690	\$3,722,969	\$27,721	-100%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	70,598	63,334	7,264	90%	70,598	63,334	7,264	90%	141,196	126,668	14,528	90%
Administrative Fringe Benefits	28,705	24,267	4,438	85%	28,705	24,267	4,438	85%	57,410	48,534	8,876	85%
Auditing Fees	6,347	1,654	4,693	26%	6,347	1,654	4,693	26%	12,694	3,308	9,386	26%
Bookkeeping Fees	12,997	12,998	(1)	100%	12,997	12,998	(1)	100%	25,994	25,996	-2	100%
Asset Management Fee	31,107	34,698	(3,591)	112%	31,107	34,698	(3,591)	112%	62,214	69,396	-7,182	112%
Information Technology Fees												
Office Expenses	20,648	3,679	16,969	18%	20,648		20,648	0%	41,296	3,679	37,617	9%
Telephone expense		341	(341)	-100%		654	(654)	-100%	0	994	-994	-100%
Postage expense		2,212	(2,212)	-100%		1,339	(1,339)	-100%	0	3,551	-3,551	-100%
Advertising expense	390		390	0%	390		390	0%	780	0	780	0%
Copier Rental expense		2,648	(2,648)	-100%					0	2,648	-2,648	-100%
Office Supplies expense	5,850	1,118	4,732	19%	5,850		5,850	0%	11,700	1,118	10,582	10%
Inter-island Airfare expense	237		237	0%	237		237	0%	474	0	474	0%
Wide Area Network expense						123	(123)	-100%	0	123	-123	-100%
Legal Expense	833		833	0%	833		833	0%	1,666	0	1,666	0%
Administrative Other									0	0	0	0%
Water	32		32	0%	32		32	0%	64	0	64	0%
Electricity	1,071		1,071	0%	1,071		1,071	0%	2,142	0	2,142	0%
Gas												
Sewer												
Janitorial expenses & Contracts		509	(509)						0	509	-509	-100%
Maintenance expenses & Contracts	166		166	0%	166		166	0%	332	0	332	0%
Protective Services & Contracts						170	(170)	-100%	0	170	-170	-100%
Miscellaneous Contracts						24,003	(24,003)	-100%	0	24,003	-24,003	-100%
General Liability Expenses	213		213	0%	213		213	0%	426	0	426	0%
Other General Expenses	32,710		32,710	0%	32,710		32,710	0%	65,420	0	65,420	0%
Housing Assistance Payments	1,687,210	1,425,508	261,702	84%	1,687,210	1,417,790	269,420	84%	3,374,420	2,843,298	531,122	84%
Undistributed P-card Expense		73	(73)	-100%		4,289	(4,289)	-100%	0	4,363	-4,363	-100%
TOTAL EXPENSES	1,899,114	1,573,038	326,076	83%	1,899,114	1,585,319	313,795	83%	3,798,228	3,158,356	639,872	83%
Net Cash Flow from Operations	(\$23,769)	\$393,543	(\$417,312)		(\$23,769)	\$171,069	(\$194,838)		(\$47,538)	\$564,613	(\$612,151)	

**HOMELESS PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Dwelling Rent												
State and Federal Subsidy	1,818,167	11,244,109	9,425,942	618%	1,818,167	1,032,887	785,280	57%	3,636,334	12,276,996	(8,640,662)	338%
Fraud Recovery							0		0	0	0	
Other Revenue	101,155		(101,155)	0%	101,155		101,155		202,310	0	202,310	0%
TOTAL INCOME	\$1,919,322	\$11,244,109	\$9,324,787	586%	\$1,919,322	\$1,032,887	\$886,435	54%	\$3,838,644	\$12,276,996	(\$8,438,352)	320%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	37,290	18,830	(18,460)	50%	37,290	18,830	18,460	50%	74,580	37,660	36,920	50%
Administrative Fringe Benefits	15,162	12,902	(2,260)	85%	15,162	12,902	2,260	85%	30,324	25,804	4,520	85%
Auditing Fees	3,341	340	(3,001)	10%	3,341	340	3,001	10%	6,682	681	6,001	10%
Bookkeeping Fees												
Asset Management Fee	16,666	16,666	0	100%	16,666	16,666	0	100%	33,332	33,332	0	100%
Information Technology Fees	71	71	0	100%	71	71	0	100%	142	142	0	100%
Office Expenses	2,983	4,354	1,371	146%	2,983	235	2,748	8%	5,966	4,589	1,377	77%
Telephone expense						155	-155		0	155	(155)	-100%
Postage expense		18	18	-100%		49	-49		0	67	(67)	-100%
Advertising expense	137		(137)	0%	137		137	0%	274	0	274	0%
Copier Rental expense		124	124	-100%			0		0	124	(124)	-100%
Office Supplies expense												
Inter-island Airfare expense	1,958		(1,958)	0%	1,958		1,958		3,916	0	3,916	0%
Wide Area Network expense						15	-15		0	15	(15)	-100%
Legal Expense	9,999		(9,999)	0%	9,999		9,999	0%	19,998	0	19,998	0%
Administrative Other	1,818,167	12	(1,818,155)	0%	1,818,167	1,168,215	649,952	64%	3,636,334	1,168,227	2,468,107	32%
Water	58	1,641	1,583	2829%	58		58	0%	116	1,641	(1,525)	1415%
Electricity	398	29,108	28,710	7314%	398	23,817	-23,419	5984%	796	52,926	(52,130)	6649%
Gas												
Sewer												
Janitorial expenses & Contracts												
Maintenance expenses & Contracts												
Protective Services & Contracts			0			170	-170	-100%	0	170	(170)	-100%
Miscellaneous Contracts	166	559	393	337%	166		166	0%	332	559	(227)	168%
General Liability Expenses	100		(100)	0%	100		100	0%	200	0	200	0%
Other General Expenses						11,625	-11,625	-100%	0	11,625	(11,625)	-100%
Housing Assistance Payments												
Undistributed P-card Expense		658	658	-100%		1,884	-1,884	-100%	0	2,542	(2,542)	-100%
TOTAL EXPENSES	\$1,906,496	\$85,285	(\$1,821,211)	4%	\$1,906,496	\$1,254,973	\$651,523	66%	\$3,812,992	\$1,340,258	\$2,472,734	35%
Net Cash Flow from Operations	\$12,826	\$11,158,824	\$11,145,998		\$12,826	(\$222,086)	\$234,912		\$25,652	\$10,936,738	(\$10,911,086)	

**RENTAL SUPPLEMENTAL PROGRAM
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Dwelling Rent												
State and Federal Subsidy	78,823	102,752	(23,929)	130%	78,823	102,752	(23,929)	130%	157,646	205,505	(47,859)	130%
Fraud Recovery												
Other Revenue	19,972		19,972	0%	19,972		19,972	0%	39,944	0	39,944	0%
TOTAL INCOME	\$98,795	\$102,752	(\$3,957)	104%	\$98,795	\$102,752	(\$3,957)	104%	\$197,590	\$205,505	(\$7,915)	104%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages	12,291	15,834	(3,543)	129%	12,291	15,834	(3,543)	129%	24,582	31,668	(7,086)	129%
Administrative Fringe Benefits	4,997	6,067	(1,070)	121%	4,997	6,067	(1,070)	121%	9,994	12,134	(2,140)	121%
Auditing Fees	1,012		1,012	0%	1,012		1,012	0%	2,024	0	2,024	0%
Bookkeeping Fees												
Asset Management Fee	4,109	4,109	0	100%	4,109	4,109	0	100%	8,218	8,218	0	100%
Information Technology Fees												
Office Expenses	2,233		2,233	0%	2,233		2,233	0%	4,466	0	4,466	0%
Telephone expense						133	(133)	-100%	0	133	(133)	-100%
Postage expense		253				389	(389)	-100%	0	641	(641)	-100%
Advertising expense	61		61	0%	61		61	0%	122	0	122	0%
Copier Rental expense												
Office Supplies expense	446		446	0%	446		446	0%	892	0	892	0%
Inter-island Airfare expense												
Wide Area Network expense												
Legal Expense												
Administrative Other												
Water	8		8	0%	8		8	0%	16	0	16	0%
Electricity	267		267	0%	267		267	0%	534	0	534	0%
Gas												
Sewer												
Janitorial expenses & Contracts												
Maintenance expenses & Contracts												
Protective Services & Contracts												
Miscellaneous Contracts	78,333	74,821	3,512	96%	78,333	83,390	(5,057)	106%	156,666	158,211	(1,545)	101%
General Liability Expenses	12		12	0%	12		12	0%	24	0	24	0%
Other General Expenses												
Housing Assistance Payments			0	-100%			0	-100%	0	0	0	-100%
Undistributed P-card Expense												
TOTAL EXPENSES	103,769	101,084	2,685	97%	103,769	109,921	(6,152)	106%	207,538	211,005	(3,467)	102%
Net Cash Flow from Operations	(\$4,974)	\$1,669	(\$6,643)		(\$4,974)	(\$7,169)	\$2,195		(\$9,948)	(\$5,500)	(\$4,448)	

**SECTION 8 - PBCA
G/L BUDGET COMPARISON REPORT**

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Dwelling Rent												
State and Federal Subsidy	1,499,994	1,391,671	108,324	93%	1,499,994	1,675,231	(175,237)	112%	2,999,988	3,066,901	(66,913)	102%
Fraud Recovery												
Other Revenue	131,441	108,837	22,604	83%	131,441	169,838	(38,397)	129%	262,882	278,674	(15,792)	106%
TOTAL INCOME	1,631,435	1,500,507	130,928	92%	1,631,435	1,845,068	(213,633)	113%	3,262,870	3,345,576	(82,706)	103%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages												
Administrative Fringe Benefits												
Auditing Fees	4,263	4,207	56	99%	4,263	4,207	56	99%	8,526	8,413	113	99%
Bookkeeping Fees												
Asset Management Fee	24,999	24,999	0	100%	24,999	24,999	0	100%	49,998	49,998	0	100%
Information Technology Fees	92,009	92,009	0		92,009	92,009						
Office Expenses		117	(117)	-100%					0	117	(117)	-100%
Telephone expense	416	1,275	(859)	-100%	416	1,275	(859)	-100%	832	2,550	(1,718)	-100%
Postage expense												
Advertising expense												
Copier Rental expense												
Office Supplies expense												
Inter-island Airfare expense												
Wide Area Network expense												
Legal Expense												
Administrative Other						58,886	(58,886)	-100%	0	58,886	(58,886)	-100%
Water												
Electricity												
Gas												
Sewer												
Janitorial expenses & Contracts												
Maintenance expenses & Contracts												
Protective Services & Contracts												
Miscellaneous Contracts												
General Liability Expenses												
Other General Expenses												
Housing Assistance Payments	1,499,994	1,648,477	(148,483)	-100%	1,499,994	1,675,231	(175,237)	-100%	2,999,988	3,323,708	(323,720)	-100%
Undistributed P-card Expense												
TOTAL EXPENSES	1,621,681	1,771,083	(149,402)	109%	1,621,681	1,856,607	(234,926)	114%	3,243,362	3,627,690	(384,328)	112%
Net Cash Flow from Operations	\$9,754	(\$270,576)	\$280,330		\$9,754	(\$11,538)	\$21,292		\$19,508	(\$282,114)	\$301,622	

STATE LOW RENT PROGRAM
G/L BUDGET COMPARISON REPORT

Aug-08			
Budget	Actual	Difference	%

Jul-08			
Budget	Actual	Difference	%

Year-To-Date			
Budget	Actual	Difference	%

INCOME ACCOUNTS

Dwelling Rent	65,981	71,572	(5,591)	108%	65,981	69,935	(3,954)	106%	131,962	141,507	(9,545)	107%
State and Federal Subsidy												
Fraud Recovery												
Other Revenue	190	3,132		1648%	190		190	0%	380	3,132	(2,752)	824%
TOTAL INCOME	190	3,132	(2,942)	1648%	190	0	190	0%	380	3,132	(2,752)	824%

EXPENSE ACCOUNTS

Administrative Salaries & Wages	16,241	29,656	(13,415)	183%	16,241	29,656	(13,415)	183%	32,482	59,312	(26,830)	183%
Administrative Fringe Benefits	9,337	170	9,167	2%	9,337	170	9,167	2%	18,674	340	18,334	2%
Auditing Fees	1,046	0	1,046	0%	1,046	0	1,046	0%	2,092	0	2,092	0%
Bookkeeping Fees	2,190	2,190	0	100%	2,190	2,190	0	100%	4,380	4,380	0	100%
Asset Management Fee												
Management Fees	12,962	12,962	0	100%	12,962	12,962	0	100%	25,924	25,924	0	100%
IT Fees	584	584	0	100%	584	584	0	100%	1,168	1,168	0	100%
Office Expenses	246		246	0%	246		246	0%	492	0	492	0%
Telephone expense		53										
Postage expense		176	(176)	-100%		134	(134)	-100%		310	(310)	-100%
Advertising expense												
Copier Rental expense												
Office Supplies expense	1,003	320	683		1,003		1,003		2,006	320	1,686	16%
Inter-island Airfare expense	201		201		201		201		402	0	402	0%
Wide Area Network expense												
Legal Expense	2,017		2,017	-100%	2,017		2,017	-100%	4,034	0	4,034	0%
Administrative - Other	9,589		9,589		9,589		9,589		19,178	0	19,178	0%
Water	34,654	9,211	25,443	27%	34,654	7,239	27,415	21%	69,308	16,450	52,858	24%
Electricity	12,146	19,606	(7,460)	161%	12,146	9,140	3,006	75%	24,292	28,746	(4,454)	118%
Gas	7,129	11,812	(4,683)	166%	7,129	51,608	(44,479)	724%	14,258	63,420	(49,162)	445%
Sewer	0	10,748	(10,748)	-100%	0	13,829	(13,829)	-100%	0	24,576	(24,576)	-100%
Private Management Contract Costs	1,066	1,385	(319)	130%	1,066	11,768	(10,702)	1104%	2,132	13,153	(11,021)	617%
Janitorial expenses & Contracts	7,254	4,025	3,229	55%	7,254	4,754	2,500	66%	14,508	8,779	5,729	61%
Maintenance materials		1,610	(1,610)	-100%		2,555	(2,555)	-100%	0	4,165	(4,165)	-100%
Maintenance expenses & Contracts	200	2,438	(2,238)	1219%	200	1,965	(1,765)	982%	400	4,403	(4,003)	1101%
Protective Services & Contracts												
Other Miscellaneous Contracts	1,611	1,508	103	94%	1,611		1,611	0%	3,222	1,508	1,714	47%
Property Insurance	3,061		3,061	0%	3,061		3,061	0%	6,122	0	6,122	0%
General Liability Expenses	84		84	0%	84		84	0%	168	0	168	0%
Other Insurance	135		135	0%	135	273	(138)	202%	270	273	(3)	101%
Bad Debt Expense	53,618		53,618	0%	53,618		53,618	0%	107,236	0	107,236	0%
Other General Expenses												
Furniture and equipment	5,050		5,050	0%	5,050		5,050	0%	10,100	0	10,100	0%
Undistributed P-card Expense												
TOTAL EXPENSES	181,424	108,455	72,969	60%	181,424	148,826	32,598	202%	362,848	257,228	105,620	71%
Net Cash Flow from Operations	(181,234)	(105,323)	(\$75,911)		(181,234)	(148,826)	(\$32,408)		(362,468)	(254,096)	(\$108,372)	

STATE ELDERLY
G/L BUDGET COMPARISON REPORT

	Aug-08				Jul-08				Year-To-Date			
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget	Actual	Difference	%
INCOME ACCOUNTS												
Dwelling Rent	156,034	154,721	1,313	99%	156,034	160,613	(4,579)	103%	312,068	315,334	(3,266)	101%
State and Federal Subsidy												
Fraud Recovery												
Other Revenue		5,387	(5,387)	-100%		3,744	(3,744)	-100%	0	9,131	(9,131)	-100%
TOTAL INCOME	156,034	160,108	(4,074)	103%	156,034	164,358	(8,324)	105%	312,068	324,466	(12,398)	104%
EXPENSE ACCOUNTS												
Administrative Salaries & Wages												
Administrative Fringe Benefits												
Auditing Fees	1,281	3,675	(2,394)	287%	1,281	1,281	0%	2,562	3,675	(1,113)	143%	
Bookkeeping Fees	4,318	4,318	0	100%	4,318	4,318	0	100%	8,636	8,636	0	100%
Asset Management Fee												
Management Fees	14,144	14,144	0	100%	14,144	14,144	0	100%	28,288	28,288	0	100%
IT Fees	1,152	1,152	0	100%	1,152	1,152	0	100%	2,304	2,304	0	100%
Office Expenses	2,239	4,754	(2,515)	212%	2,239		2,239	0%	4,478	4,754	(276)	106%
Telephone expense						870	(870)	-100%	0	870	(870)	-100%
Postage expense		591	(591)	-100%		506	(506)	-100%	0	1,097	(1,097)	-100%
Advertising expense												
Copier Rental expense		156	(156)	-100%		327	(327)	-100%	0	483	(483)	-100%
Office Supplies expense												
Inter-island Airfare expense												
Wide Area Network expense						174	(174)	-100%	0	174	(174)	-100%
Staff Training Expense		65	(65)	-100%					0	65	(65)	-100%
Legal Expense	3,986		3,986	-100%	3,986		3,986	-100%	7,972	0	7,972	0%
Administrative - Other	63,924	54,023	9,901		63,924	54,765	9,159	86%	127,848	108,788	19,060	85%
Water	26,310	4,912	21,398	19%	26,310	6,413	19,897	24%	52,620	11,324	41,296	22%
Electricity	44,869	65,602	(20,733)	146%	44,869	33,014	11,855	74%	89,738	98,616	(8,878)	110%
Gas	1,385	0	1,385	0%	1,385	1,824	(439)	132%	2,770	1,824	946	66%
Sewer		14,626	(14,626)	-100%		19,193	(19,193)	-100%	0	33,819	(33,819)	-100%
Private Management Contract Costs		119,268	(119,268)	-100%		58,149	(58,149)	-100%	0	177,417	(177,417)	-100%
Janitorial expenses & Contracts	2,665		2,665	0%	2,665	1,975	690	74%	5,330	1,975	3,355	37%
Maintenance materials		10,588	(10,588)	-100%		5,987	(5,987)	-100%	0	16,574	(16,574)	-100%
Maintenance expenses & Contracts	10,985	6,779	4,206	62%	10,985	13,469	(2,484)	123%	21,970	20,249	1,721	92%
Protective Services & Contracts												
Other Miscellaneous Contracts	3,546		3,546	0%	3,546		3,546	0%	7,092	0	7,092	0%
Property Insurance	8,902		8,902	0%	8,902		8,902	0%	17,804	0	17,804	0%
General Liability Expenses												
Other Insurance		5,631	(5,631)	-100%		6,702	(6,702)	-100%	0	12,333	(12,333)	-100%
Bad Debt Expense	4,938		4,938	0%	4,938		4,938	0%	9,876	0	9,876	0%
Other General Expenses						123	(123)	-100%	0	123	(123)	-100%
Furniture and equipment	6,006		6,006	0%	6,006		6,006	0%	12,012	0	12,012	0%
Undistributed P-card Expense												
TOTAL EXPENSES	200,650	310,283	(109,633)		200,650	223,105	(22,455)		401,300	533,388	(132,088)	133%
Net Cash Flow from Operations	(\$44,616)	(\$150,175)	\$105,559		(\$44,616)	(\$58,747)	\$14,131		(89,232)	(208,923)	\$119,691	

Central Office Cost Center
G/L BUDGET COMPARISON REPORT

Aug-08			
Budget	Actual	Difference	%

Jul-08			
Budget	Actual	Difference	%

Year-To-Date			
Budget	Actual	Difference	%

INCOME ACCOUNTS

Management Fees	156,009	156,009	0	100%	156,009	156,009	0	100%	312,018	312,018	0	100%
Bookkeeping Fees	55,887	55,887	0	100%	55,887	55,887	0	100%	111,774	111,774	0	100%
Information Technology Fees	104,542	104,542	0	100%	104,542	104,542	0	100%	209,084	209,084	0	100%
Asset Management Fee	73,147	73,147	0	100%	73,147	73,147	0	100%	146,295	146,295	0	100%
Other Revenue												
TOTAL INCOME	\$389,586	\$389,586	\$0	100%	\$389,586	\$389,586	\$0	100%	\$779,171	\$779,171	\$0	100%

EXPENSE ACCOUNTS

Administrative Salaries & Wages	12,291	15,834	(3,543)	129%	12,291	15,834	(3,543)	129%	24,582	31,668	(7,086)	129%
Administrative Fringe Benefits	4,997	6,067	(1,070)	121%	4,997	6,067	(1,070)	121%	9,994	12,134	(2,140)	121%
Auditing Fees	1,012	1,012	0	0%	1,012	1,012	0	0%	2,024	0	2,024	0%
Office Expenses	2,233	2,720	(487)	122%	2,233		2,233	0%	4,466	2,720	1,746	61%
Telephone expense		9,128	(9,128)			416	(416)	-100%	0	9,545	(9,545)	-100%
Postage expense		4,454	(4,454)			77	(77)	-100%	0	4,531	(4,531)	-100%
Advertising expense	61			0%	61		61	0%	122	0	122	0%
Copier Rental expense		3,189	(3,189)			2,722						
Office Supplies expense	446	1,552	(1,106)	348%	446		446		892	1,552	(660)	174%
Inter-island Airfare expense		6,836	(6,836)			2,607						
Wide Area Network expense												
Legal Expense												
Administrative Other		415	(415)									
Water	8	165	(157)	2062%	8		8	0%	16	165	(149)	1031%
Electricity	267	13,899	(13,632)	5206%	267		267	0%	534	13,899	(13,365)	2603%
Gas		0	0									
Sewer		411	(411)									
Janitorial expenses & Contracts		2,981	(2,981)									
Maintenance expenses & Contracts		13,075	(13,075)			283						
Protective Services & Contracts		0	0									
Miscellaneous Contracts	78,333	74,821	3,512	96%	78,333	83,390	(5,057)	106%	156,666	158,211	(1,545)	101%
General Liability Expenses	12		12	0%	12		12	0%	24	0	24	0%
Other General Expenses		2,013	(2,013)									
Housing Assistance Payments		0	0	-100%			0	-100%	0	0	0	-100%
Undistributed P-card Expense		39,141	(39,141)			33,597						
TOTAL EXPENSES	99,660	196,701	(97,041)	197%	99,660	144,994	(45,334)	145%	199,320	234,425	(35,105)	118%
Net Cash Flow from Operations	\$289,926	\$192,885	\$97,041		\$289,926	\$244,592	\$45,334		\$579,851	\$544,746	\$35,105	

MAYOR WRIGHT HOMES
RESIDENT COMMUNITY MEETING
August 5, 2008

1) INTRODUCTIONS

2) RESIDENT ASSOCIATIONS:

- TENANT MONITORS AT EACH PROPERTY
- WE NEED RESIDENTS INPUT TO DETERMINE WHAT NEEDS TO BE ADDRESSED

3) RESIDENT ISSUES:

- 1) teenage drinking in common areas
- 2) intimidation & threats to residents & security personnel (law Jan. 2009)
- 3) non repair of 4 BDR. units, 24C & E, 26E & F, 28E, 29C
- 4) no hot water
- 5) emergency phone # response
- 6) poor lighting (safety issue)
- 7) 8 hour community service requirement of residents w/medical excuse
- 8) resident participation, lead by example
- 9) security refuse/fail to report problems
- 10) residents do see a decrease in activity

EMERGENCY PHONE #
832-3390

- UPDATE BY OCT 2008 on items 1 – 10.
- Neighborhood Board member, Lynn Vasquez reported they have seen a decrease in problems in recent months due to efforts working with management and resident association, thanks to Hannah & Theresa.

4) HPD/WEED & SEED – Officer Motas, 845-1384 (non-emergency #)

5) REP. RHOADS –

- suggests arresting non residents on property causing disturbances
- request video or pics of security not doing their job
- phone #271-5995

6) Other issues

- mgmt/alii security & residents would like to meet
- pothole problem
- request to open main gate – not enough security to open main gate
- can we rotate opening the gates?
- has alii security given out trespassing violations?
- alii suggests resident ID card
- is alii doing their jobs? record & report

- bring security issues to Manager
- drugs at bus stop on LILIHA street

7) MGMNT CONCERNS:

- pay rent on time
- resident assistance identifying problems in community
- open door policy

Asset Mgmt. – Stephanie Fo

- budget, need rents
- more charges

Question – those who pay rent vs. those who don't pay rent – yes must be made up

Zero tolerance for non-payment, pay ahead

Presentation by Chad Taniguchi, Executive Director

- board report on HPHA website, 3 million budgeted for solar water heating repair
- HPHA losing money last 4 yrs., HPHA spent more than collected
- fix units, fill units, collect rents, get rid of deficit
- we need your help, what will happen to public housing?
- HPHA needs 360 million OVER 30 YEARS
- volunteer/conserve electricity & water
- mixed income properties:
 - add affordable rent & market rate rentals to public housing developments
 - add retail stores into public housing site's
 - mixed financing
- how long does the process take?
 - how does it affect the resident relocation or section 8
 - has this process started? no
- suggestion to let applicants fix vacant units
- will HPHA consider "rent to own"
- what will the economy be like in the future?
- rents based on 30% of income
- HPHA will discuss mixed income site's if we determine we want it then we have to do a request for proposal. Could take up to 6 months. HPHA will come back to discuss with residents.
- How will HPHA address the waiting list if affordable housing is built
- request a traffic light on Liliha St.
- what could we have done better? microphone, fans, sign in sheet at the door, longer meeting

KALIHI VALLEY HOMES
08/06/08

-Introductions

1) Resident Association and concerns

4) Asset Management

- Money goes straight to AMP to use to function.
- Important to pay rent.
- HPHA may add additional fees (late fees for rent)
- Subsidy determined by HUD by age of property and other factors.
- Update on all charges.

1) Resident Association:

- Organize and have active associations.
- Resident Associations can make a big difference.

Residents Concerns:

1) Security- not safe here.

- crowds of residents drinking until early morning.
- non-residents coming on property after midnight playing loud music.
 - Residents being intimidated by non-residents.
- need HPD Officer
 - Drinking in public housing will be illegal 01/09.
 - Suggestion-community policing-resident patrol.
- people urinating in residents washing machine.
- enforce curfew.
- 25A need fencing.
- more lighting (safety) illegal activity.
- flimsy renovations, screen doors/windows easily able to break in.

- second renovation building 16, 10 and 13.
- stealing from residents lanai.
- stealing clothes off line.
- kids trashing front yard.
- people drinking in vacant unit.
- storage containers-need it.
- more visitor parking.

Security towing even with sticker

- Guideline is to contact security.
- Unlawful towing of cars.
- Job description of security?

HPHA requires paperwork for ALL vehicles and assigned parking stall (given a parking sticker).

- If someone in your stall, procedure is to call security.
- Will address issues with Ali'i Security regarding visitors stall parking (visitor stalls shouldn't be occupied during night hours).
- 15 minute drop off period for residents being dropped off by others.
- Handicapped people should be dropped off and picked up at unit.
- "Ohana" in housing has died.

- conditions of roads after renovation; or now.
- need community outreach (food bank, etc.)
- towing guidelines – address them
- audit parking list
- residents do not respond to flyers sent by the tenant association (food bank)

- signage issues
- trespassing
- communication/translators
- 21 black tarp – can't see safety issue – no light
- transfers to proper bedroom size

SOLUTIONS / RESPONSES

Security

- Working with HPD and Prosecutors Office.
- Can issue trespass notices.
- Need the solution to include community (residents, staff, HPD, Res. Association, Res. Patrol etc.).
- Encourage residents to communicate with Management.
- Changes at security gates allows guards to rove the property.
- Lighting: Manager, HPD and Security identify lighting needs, work in the construction area.

Renovations

- HPHA needs to follow up.

Parking

- HPHA will audit parking assignments.
- Handicap sticker can park in accessible stall.
- Don't assign handicap stalls.

Transfers

- Low on priority, except for medical need.

Communication

- Continue to bring their concerns to Management.

Incident on June 9th, concerns regarding growing conflict between KVH and KPT.

Coordinated efforts of construction projects.

Is trespassing a continuing problem? Police would not come on to public housing properties. Residents support trespass bill.

Smoking ban in public housing. Residents do not support smoking ban.

586-6050 Representative John Mizuno

Towing- Recommend HPHA look into towing practices.

KKV- Offering services to community.

All'i Security- HPHA will share comments.

How You Can Help:

- Report vandalism
- Pay rent on time
- Work with Management on solutions & Residents Association
- Help control costs for water and electricity
- Volunteer time/ community service

Next Meeting: November

Mixed Income

- Will lower income units be segregated or residents displaced? No. Properties are integrated. Units are all the same. SF example.
- Developed by private developer under HPHA, State, and Federal rules. State will require property to remain affordable.
- Question on budget/ cuts.

HAWAII PUBLIC HOUSING AUTHORITY
Resident Community Meeting
August 12, 2008 – 6:00 p.m.
Makalapa Community Center

Resident Concerns:

1. Will volunteer hours count toward community service? Yes
2. Garbage all over the project
3. Security
 - a. Need to pick up after themselves
 - b. Need security that helps the situation more
4. Children throwing rocks at units
5. Children peeling paint
6. Water from swimming pools entering units
Response: Swimming pools are not allowed
7. Parents need to train children to have a better life. The feeling is that most kids “don’t care”.
8. Need more visitor’s parking.
9. Liquor use/consumption and “no respect” by residents. E.g. drinking and talking loudly.
10. Not able to enjoy housing
 - a. Clean up, cut grass, pick up trash, but can’t enjoy housing.
 - b. Not able to use clothes dryers or put up tents/tarps to cover clothes
 - c. BBQ (none)
11. Can’t play in common areas
Response: Need to go to the community park to play.
Resident feels we should build community in common areas (tents/BBQ).
12. Handicap provision needed
 - a. Areas need to be accessible (parking).
13. Cigarette and BBQ smoke – Smoke comes into units; children and mother have asthma.
14. Children need programs to attend when not in school.
15. Choice to live in public housing – residents need to help in fixing security problems.
16. Breaking into units and throwing things into unit. Tenants need to lock their units.
Some tenants live in fear.
17. People from outside breaking into cars and trashing areas.
18. Non-cooperation of residents with staff.
19. Shopping carts
20. After-hour emergencies – 845-3800
21. After-hour security is needed
 - a. Crime scene
 - b. Emergencies
 - c. Staff/security to remain on property
22. No active security patrol
23. Fear and problem with vandalism
24. Power outage – no one on site to contact

25. Need cooperation between residents and management
 - a. No support
26. Enforce curfew hours
 - a. Other housing security companies enforce
27. Emergency number called but no one answered call.
28. Fence broken for two (2) years.
 - a. Nobody knows who owns fence (C&C fence?)
29. Overgrown trees(City and County park)/bird problems
 - a. Need to cut trees
30. Access to roof of building by climbing trees
31. Lights burnt out and not replaced.
32. Retaliation against residents who speak out
33. Unauthorized residents living in housing
34. Need more parking.
 - a. Redistribute parking
 - b. Abandoned vehicles
35. Mailbox break-ins
36. Drug dealing/drinking/smoking in parking lots ("ice")

Community Groups

1. HCAP (HCAP Central not invited to mtg)
 - a. Headstart
 - b. High School Diploma
 - c. Job search
 - d. Food – Produce distribution
 - e. Kids' programs

2. Puuwai Momi Volunteers For Youth

2. Community Park
 - City owns park; concerns should be addressed through Rep. Cachola's office at 768-5007.
 - Problem with vandalism
 - Children don't want to go there

3. Senator Sakamoto – Ph: 586-8585
 - Form committees

Management Concerns:

1. Need residents help to solve some of the problems (e.g. vandalism)
2. Residents need to report to office if break-ins of units occur.
 - Break-ins occur late at night when no one sees
3. Power outage: mgmt responds as soon as possible to resolve problem.

Tuesday, August 12, 2008

- a. Electrical system needs to be upgraded and turned over to HECO (residents to pay directly to HECO).
- b. Allotment for each unit (kilowatt hours).
4. Energy consultant hired by HPHA
5. Illegal parking in resident's stall:
 - a. During normal working hours, call the office.
 - b. After hours, take vehicle information down and management will take action the next morning.
 - c. Confrontations occur when parking problems exist.
6. HPHA pays for all damages that occur.
 - a. Breaking lease agreement (need to abide by contract)
7. "Zero Tolerance"

KAMEHAMEHA & KAAHUMANU HOMES
RESIDENT COMMUNITY MEETING
August 13, 2008

1) INTRODUCTIONS

2) ASSET MANAGEMENT

- Assets, things of value – need to be managed – buildings, people, etc.
- manager has to work within budget
- HPHA losing \$ over last 3 years – can't continue to spend more than earn
- City is selling their housing
- \$4.2 mil deficit
- Help HPHA by conserving water & electric

3) RESIDENT ISSUES & CONCERNS

- HPHA WANTS RESIDENTS & MANAGEMENT TO WORK TO WORK TOGETHER (ACTIVE OR ORGANIZED) Get meeting schedule

- 1) NOT PICKING UP ALL TRASH (behind buildings)
- 2) OFFICE DOESN'T ANSWER PHONE
- 3) Can HPHA allow rent to be paid in "installments" to match pay periods? Suggestion was made to make ½ payments at the end of a month for the following month's payment, to be ahead. The first check for the new month would enable the tenant to clear the full rent on time.
- 4) Termites and door replacement - Doug
- 5) Mixed-income redevelopment
- 6) Incomplete work orders: timeline for completion XX - Per Doug, if no response in one (1) weeks time, give him a call at 832-3153.
- 7) Tree trimming not done. Damages to vehicles.
- 8) Requesting new, energy efficient appliances – Doug
- 9) Upkeep of projects. Want/waiting for promised repairs. Community projects want access to maintenance equipment – Doug
- 10) Security: unit break-ins, Role of Security, Roving depends on who is on duty
- 11) Refrigerator: not cooling properly
- 12) Yard Maintenance: front/back yard, Definition of common area (sidewalk/yard?)
- 13) Changing street lights to address dark areas – Doug, boom truck
- 14) Tree stumps unsafe for residents, children, elderly
- 15) Unit 801 ????
- 16) RA met with Security, Management, Cliff – want Security to be more visible
- 17) What are consequences for tenant being complained about? Want timely response/follow-up & resolution. Mediation.
- 18) Encourage parents to teach their children. Forgive and care for each other. Want Manager to work together with residents.
- 19) Rats in the units, rat holes, pest control
- 20) Change lights/update or upgrade – Doug

- 21) Maj. Kendro, Honolulu Police Department
 - Officers patrol in a random pattern
 - Sgt. John Kauwenaole, Weed & Seed
 - January 1, 2009 – No alcohol can be consumed in common areas of the community.
- 22) Hole in the roof: Kamehameha Homes – Doug, 1 week work order max.
- 23) Tow companies removing resident vehicles
- 24) Security: The guards rove, but what are the qualifications?
- 25) Common area lighting in the back of the unit – Boom truck
- 26) Pest control. Safety for children (roaches, mice, rats) and use of pesticides
- 27) Unit 801: Calls HPD on children playing outside, concern for children's safety, transfer him? - Joanna
- 28) Tenants who owe rent – why not evicted?

- REPRESENTATIVE MANAHAN – We should be able to come together & work together & resolve issues. Phone #586-6010
- LINDA SMITH – from GOV. LINGLE'S office – Here to work with you to get problems solved
- HCAP – Apt. #2408
 - Conserve energy
 - HCAP has electricity program
 - HCAP does give out light bulbs – need to provide bill, all income, ID. Phone #847-0804
 - Next Thursday, Food Distribution – 9 – 12 (hours?) (Distribution methods)
- FACE
- NEIGHBORHOOD BOARD MEETING EVERY 3RD WEDNESDAY @ 7:00 P.M., KAPALAMA SCHOOL
- SECURITY: CLIFF 832-4689
 - Working with Farrington High Security
 - Should not have regular schedule
 - Residents @ Kam Homes are concerned
 - Help us by watching & calling HPD
 - Community Walks
 - Keep grounds clean

Concerns:

- 1) Security saw fight being started, kids being chased with knives – druggies looking for trouble. CLIFF REQUESTED DATE OF INCIDENTS
 - 2) Kids wasting water – Security laughed
 - 3) Scan Bars – swipe card into reader
- JOANNA – Heard all concerns & working to resolve
 - DOUG – phone #832-3153
 - call in work order
 - 1 week to complete w/o
 - bucket truck fixed – must wait in line
 - new appliances
 - rats bred here, trash in yards/close doors
 - 1 carpenter

SOLUTIONS: Lights
Boom truck

Work orders

-can work be done after hrs. or in afternoon? Yes, request it.

Kaahumanu

-rain gutters with holes. Lack of funds.

Rent to be paid on time – try to pay additional funds i.e. tax returns

\$54,000 delinquency – difficult to pay for services

Come to report problems right away

Changes in income to be reported right away. PHS – Shaunna

Towing Policy – spoke to the owner of the company re: issues

Roving schedule, cars without decal or temporary pass will be towed

Problem that tow company charged a drop fee of \$50

Policy to be issued in writing

Tow Problems – driver said ½ of charge goes to HPHA. Not true.

Eviction cases:

Referred over 5 cases, 3 have been evicted.

#1 letter & meet w/manager

#2 letter allows for grievance

If it cannot be resolved, then management will refer the case. Tenant can then go for grievance for another decision

Follow-up meeting in November. Notices to be sent

Rat problems

Some agree problem is housekeeping. But others keep their homes clean & they still have rats. Coming from the sewer.

Doug to meet with resident assoc. to work on problem.

Yards are not kept up properly which causes problems.

Security – sign up for security patrol in the back tonight.

Over next 30 years \$900 million

Mixed Income Redevelopment

Keep number of public housing units the same

Add affordable rentals \$600 - \$1,000/month, market rental

Mixing income of public housing with affordable & market rents

What if public housing residents cannot afford the higher rents?

Public housing tenants would still pay their 30% rent.

There will be a separate list for affordable & market rentals.

No projects to be developed at this time but it's being looked at.

If site is re-developed, Sec. 8 vouchers may be issued. No one would be displaced.

Parking – Doesn't own the car. Can it be allowed? No parking assigned if tenant doesn't own the car.

If mixed income is done, it will generate more income.

Comments: Good concept

Residents will have return rights.

Are homeless people going to have a higher preference for mixed income? Homeless have a preference for public housing.

Current federal preferences – Homeless, Victims of Domestic Violence, Involuntary Displaced

If I live in public housing with my mom, do I have a longer wait? Yes, doesn't meet federal preferences.

2 different ways to do redevelopment

- Fix what's there. Take vacant units & work on them & relocate families
- Redevelop the whole site & issue Sec. 8 vouchers. Will have return rights, but might not be the exact same unit.

Why is it that the more I make the more I pay in rent? Federal regulations determine that policy.

Affordable rents – higher income people – flat rent

AMP49 SEPTEMBER 3, 2008 AT KAUHALE NANI

1) ASSET MANAGEMENT -

HELP US CONSERVE ELECTRIC AND WATER. PAY RENT AND TAKE CARE OF YOUR APARTMENT.

2) RESIDENT ASSOCIATIONS -

CONTACT CLARISSA OR ALLAN IF YOU WANT TO START A RESIDENT ASSOCIATION.

RESIDENT ASSOCIATION ARE THE VOICE OF THE RESIDENTS.

MANAGEMENT WANTS TO WORK TOGETHER WITH THE ASSOCIATION.

LUI - MANAGEMENT

3) IF RESIDENTS AND ASSOCIATIONS ARE STRONG THE MANAGEMENT IS STRONG. LUI WANTS TO WORK TOGETHER WITH THE RESIDENTS.

4) RESIDENT CONCERNS

- A) NO FIRE EXTINGUISHER IN EVERY UNIT. 1 ON OUTSIDE OF BUILDING KAUHALE NANI
(MANAGEMENT TO LOOK INTO IT)
- B) WAHIAWA TERRACE EXTINGUISHER IN LIVING ROOM NOT KITCHEN
- C) BLDG 2 - WAHIAWA TERRACE A LOT OF TRASH BY DUMPSTER. PLENTY ROACHES.
- D) CAR ALARMS GOING OFF IN PARKING LOT. KAUHALE NANI - SOUNDS LIKE DELIBERATELY SETTING ALARMS OFF - OUTSIDE THE PROPERTY.
- E) WAILUA - PEOPLE ILLEGALLY PARKING IN RESIDENT STALLS. RESIDENTS DON'T HAVE ANYWHERE TO PARK.
(WILL WORK WITH HPHA ?)
- F) KAUHALE NANAI - BLDG LIGHTS AND PARKING AREA LIGHT ARE OUT.
(CALL TOMORROW 9/4)
- G) WAHIAWA TERRACE - VISITORS PARKING ON SIDEWALKS.
(CONTACT COUNTY TO REMOVE 2 CARS ?)
- H) PETS NOT BEING CLEANED UP AFTER.
- I) WAHIAWA TERRACE - LIGHTS AROUND THE FENCE ARE OUT.
(MANAGEMENT TO LOOK INTO IT. BLDG 2, 3, 4 & 5)

- J) WAILUA – DRUG DEALING
(CONTACT NARCOTICS DIVISION)
 - K) WAILUA – SOMEONE HAS TWO PETS
 - L) HOW DID HPHA DECIDE TO AUTHORIZE PETS AT WAHIAWA TERRACE.
 - M) TERMITES – WAHIAWA TERRACE. CHICKENS (FECES EVERYWHERE)
(WILL LOOK INTO IT 9/4 – RENTAL AGREEMENT)
(CATS 90 DYAS. HUMANE SOCIETY)
- LOOK INTO PEST MANAGEMENT
 - KAUAHALE NANI : DRUG TRAFFICKING (WAILUA)
 - o ENCOURAGE MGMT TO “DRIVE THRU”
 - o POSSIBLY IN THE UNITS, TENANTS CAN SMELL THE DRUG USE/ACTIVITY
(NEED COMMUNITY INVOLVEMENT)
 - NO ON SITE MANAGEMENT AND POLICE DON'T RESPOND BECAUSE RESIDENTS ARE NOT
MANAGEMENT STAFF
(RESPOND BY CHRISTMAS)
 - CAN WE HAVE ON-SITE SECURITY AT WAILUA
 - CURFEW & NOISE COMPLAINTS AT NIGHT
(LEASE ENTITLES PEOPLE TO PEACEFUL ENJOYMENT OF THEIR UNIT)
JANUARY 1, 2009 ACT 34, SLH 2008
 - FALSE COMPLAINTS BY NEIGHBORS TO MGMT. HARASSMENT OF RESIDENTS
(ENCOURAGE RESIDENTS TO BRING CONCERNS TO MGMT)
 - IS HPD RESPONDING TO RESIDENT COMPLAINTS? WHAT RECOURSE DO TENANTS HAVE?
(ACTIONS DEPEND ON SITUATION (PUBLIC OR PRIVATE; CIVIL)
 - NEIGHBORHOOD WATCH MTG: PRIORITIZE CALLS
 - 1) IN – PROGRAM LIFE THREATENING (HAPPENING RIGHT NOW)
 - 2) ALL OTHER CALLS (HANDLED IN ORDER)
(ENCOURAGE NEIGHBORHOOD WATCH/CITIZEN PATROL)
 - SMALL CHILDREN WANDERING AROUND UNSUPERVISED AT KAUAHALE NANI!
(ENDANGERING WELFARE OF A CHILD/MINOR IS A CRIMINAL OFFENSE)
 - UNDERAGE DRINKING: RESIDENTS FEAR RETALIATION
(DOESN'T MATTER IF PRIVATE/PUBLIC PROPERTY)

OFFICER BONIACO – 622-0785 X 250 NEIGHBORHOOD WATCH

HAWAII PUBLIC HOUSING AUTHORITY

Koolau Village / Hookipa Kahaluu / Kaneohe Apartments / Kauhale Ohana / Waimanalo Homes I
& II

c/o

Realty Laua LLC

45-1027 Kamau Place

Kaneohe, Hawaii 96744

Phone: (808) 233-3766 Fax: (808) 233-3769

Hawaii Public Housing Authority Resident Community Meeting for AMP-45
September 11, 2008 @ 6:00pm at the Ko'olau Village Community Hall

OUTLINE OF MEETING

- 1) INTROS
- 2) Sgt. Samson of the HPD Community Policing Team 723-8874
 - a) Suspected drug activity
 - call community policing office and they will act on the info received.
 - step up and use the resources here. "Take back the aina"
- 3) Asset Management
 - a) The apartments are assets.
 - b) Manager hired to maintain asset. Management needs to stay within the budget.
 - c) The HPHA needs your help to run the property.
- 4) HPHA shortfalls
 - a) Every year HPHA spends more then they receive in rents and HUD susidy.
 - b) Mixed Income Redevelopment
 - maintain housing ; one for one (units)
 - market rate apartments
 - mixed income living together

5) Resident Concerns

- 1) Washer and dryers never provided
(Kaneohe Apts may get w&d w/in 60days. Kahaule Ohana yet to be determined)
- 2) Work orders not done; Kaneohe Apts. Unit 202B fridge and stove need to be serviced . (mgmt. responded on 9/15/08. Appliances are working fine – fridge and stove only 4yrs old but rust damage evident. Tenant not maintaining care of appliances)
- 3) Tenant at Ko'olau Village unit 10D will volunteer to cut neighbors' grass
- 4) Previous management didn't clean grounds
- 5) Drug activity at Ho'okipa Housing Projects
(tenants told to call Sgt. Samson at Community Policing Team and inform mgmt. of the suspected tenant / 2 violations and mgt will move to evict.)
- 6) Drugs & alcohol – Tenant of Ho'okipa informed of neighbor being assaulted with a bottle in front of her unit; tenant wants the family of the accused evicted; tenant says neighbors are intimidating her, making racial slurs, and scared to live at Ho'okipa.
- 7) Community supporter says call HPD and resident association if there are any problems within your community.
- 8) Tenants were informed of a new law effective January 1, 2009 that prohibits the consumption of alcohol in the common areas at public housing projects.
- 9) Kaneohe Apartments A & B Bldgs.

- Parking stalls: tenants want assigned stalls with unit# painted on each stall. Each unit will be assigned one stall.
- Tenants were promised screen doors from previous mgmt.
- Tenants want area for kids to play near laundry room. Mgmt. will assess priority. Community will work to get it done.
- Laundromat was not being maintained by previous mgmt. and svc provider, so current mgt. had machines removed and temporarily closed it down. Possibly reopen in 60-days. Must put contract out to bid.
- Roach, ant, and rat problem. (all projects) Discussed several extermination options. Tenant can bomb their own unit, but to be effective, need to bomb the entire bldg. Management will consider seeking professional help.

10) Kauhale Ohana – Drug dealing

- Residents need to take an active role
- Residents need to support HPD; tenant must not be afraid to testify against suspected drug dealers and bad tenants.
- Management, HPD, and residents need to work together.

- 11) Domestic violence at Ho'okipa
- 12) Bill at Ko'olau Village unit 10D volunteered to assist mgmt. and tenants with problems on site.
- 13) Waimanalo Homes
 - Double parking when there's a party; kids running between cars (Management will consider installing speed bumps, posting signs, warning families of parking and towing policy.)
- 14) Can the land behind Waimanalo go back to Hawaiian homelands? (management will find out.)
- 15) Can Waimanalo Homes get speed bumps installed?
- 16) Ko'olau Village needs a crosswalk at the entrance to the property.
- 17) Ko'olau Village – kids playing in the street and riding bikes raises safety concern among tenants with speeding vehicles.
- 18) Ko'olau Village – Playground equipment needed.
- 19) Ho'okipa – People speeding – need a speed bump near the laundry room.
- 20) Who is responsible for Kamau Street?
- 21) Is it legal for trucks to park at the entrance to Ko'olau Village along Kamau Street?
- 22) Ko'olau Village – need speed bumps in the parking lot near the mail boxes.
- 23) Home ownership opportunities needed. Tenant suggested contacting “Family Self Sufficiency Program.” Oahu Links.
- 24) Ho'okipa – Tenant in C203 - All her personal electronic appliances went out, she replaced damaged appliances. Tenant was never told what voltage amount is for each outlet. Ceiling leaking as well.
- 25) Ho'okipa - Electrical problems at C103 – getting shocked. Apparently the entire “C” bldg. has electrical problems. (management will solicit an electric contractor to resolve problem.)
- 26) What is done when inspections are completed?
- 27) Waimanalo Homes – complained rats are going underneath kitchen cabinets. Previous management was told of the rat problem. Mgmt. will check gas pipeline as well.
- 28) How often do we replace stove and fridge? (tenants were told every 7-10yrs). There were complaints of previous mgmt. neglecting problems with stoves at Ko'olau Village.
- 29) Waimanalo Homes Tenant of unit #31 asked who cleans gas lines? (told her mgt. will clean them.
- 30) Ho'okipa – Complaints of cars being dumped and repaired at the property.
- 31) Ko'olau Village unit #17E – complained of gutters leaking and poles deteriorating .
- 32) Wheelchair Tenant at Ho'okipa praised Robert for repairing the crack in the sidewalk so her wheelchair can have a safer path to ride on.

- 33) Ko'olau Village unit #13D - has a leaky faucet – will call mgmt. when ready to be serviced.
- 34) Waimanalo Homes – complaints of vehicles speeding around the corner.
- 35) Ho'okipa & Ko'olau Village have active resident associations.
- 36) Ho'okipa – Complained that the rats are entering the units by climbing the trees. (Mgmt. will cut trees and put a metal collar around the tree.)

HPHA 2008 Crime Statistics Reports (09 – 18 – 08)

The attached documents are Honolulu Police Department (HPD) crime incident reports for the years 2006 and 2007, and for the first eight months of 2008 (the period from January 1, 2008 through August 31, 2008), setting forth the criminal activity reported to the HPD, Kalihi Substation, from or at the HPHA Housing Projects listed below.

These documents present the yearly total number of incidents which occurred at, or involved each identified housing project, and also indicate the different types of incidents or disturbances that were reported.

Based on these HPD incident reports and the Alii Security daily incident logs, it is evident that the placement of private security at these sites is making a major impact on the deterrence and reduction of crime at these properties.

<u>Housing Project</u>	<u>Sub-Beat</u>	<u>2006 Incidents</u>	<u>2007 Incidents</u>	<u>2008 Incidents (Jan. 1 - Aug. 31)</u>
Kalaniuhia	039F	557	430	177
Kaahumanu Homes	033B	1717	1304	600
Mayor Wright's Homes	039E	531	495	360
Hauiki Homes	026A	120	162	93
Kuhio Park Terrace	028E	1104	856	633
Kalihi Valley Homes	026F	315	362	188
Kamehameha Homes	033A	36	66	85
Punchbowl Homes	045Y	155	76	12
Puuwaimomi	384E	873	869	461
Makamae	031A	<u>420</u>	<u>269</u>	<u>125</u>
	Totals	5,528	4,707	2,641

Notes:

1. For the year 2008 (Jan. 1 through August 31), the monthly average number of incidents reported to HPD's Kalihi Substation has been 330. Extrapolating said monthly average through the end of the calendar year, the year-end total number of reported incidents is projected to be **3,960**, which is **1,748 less** than the total number in 2006 when HPHA's new security program was implemented at the following projects: Kaahumanu Homes, Kamehameha Homes, Punchbowl Homes and Makamae Homes.
2. The percentage decrease in the number of incidents from 2006 to 2007 is **19%**.
3. The percentage decrease in the number of incidents from 2006 to 2008 is projected to be roughly **32%**

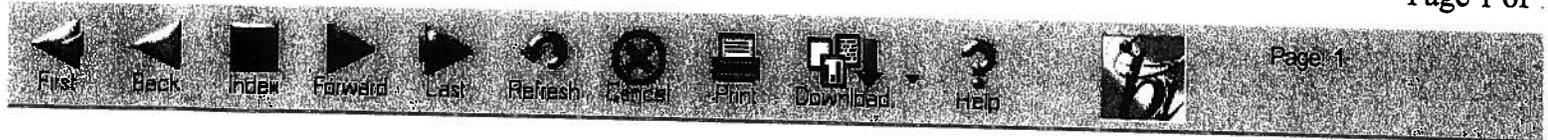
Counts of selected Incident Types by selected Sub-beats

1/1/2008 - 8/31/2008 11:59:00 PM (CAD System)

	COUNT Event Number										
	028E	029D	029E	304E	034A	026E	033A	039E	045Y	026A	TOTAL
ABANDONED ASSAULT	5	4	5	2	1	4	2	0	0	0	23
ARGUMENT	189	167	120	138	42	69	25	19	4	29	802
ASSAULT SIMPLE	14	13	10	6	0	7	5	7	0	2	64
BURGLARY	9	17	1	13	1	6	0	1	0	4	52
DISORDERLY CONDUCT	0	2	2	1	0	0	0	1	0	0	6
DRUGS/NARCOTICS	1	1	0	0	0	0	3	2	0	2	9
JUVENILE MISDEAMOR	17	18	5	7	3	1	2	4	0	0	57
DRUNK MISDEAMOR	12	5	5	6	3	2	0	1	0	1	35
FAMILY NEGLECT	17	12	3	13	3	4	1	1	0	1	55
FAMILY ARGUMENT	15	35	17	12	8	9	0	3	0	10	109
DISFRANCHISE	8	27	1	4	0	0	1	2	0	0	43
HARASSMENT	5	6	5	4	2	6	1	2	0	0	31
INVESTIGATION	0	2	0	1	0	0	0	1	0	0	4
LANDLORD DISPUTE	3	0	0	0	1	0	0	0	0	1	5
LIQUOR LAW	3	7	4	1	1	0	0	4	0	0	20
LOST PROPERTY	1	3	3	2	1	1	1	3	0	1	16
MOTOR VEHICLE THEFT	1	7	5	4	1	3	0	5	0	1	27
NONFAMILY ARGUMENT	3	5	0	0	0	1	0	1	0	0	10

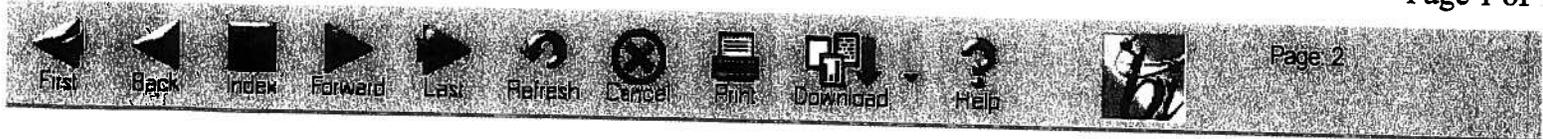
	COUNT Event Number										
	02BE	03BD	03BE	38BE	031A	026F	033A	039F	045Y	026A	TOTAL
NUISANCE COMPLAINT	83	100	47	68	24	20	3	-23	0	7	375
ORDER VIOLATION	2	4	8	0	0	1	2	0	0	0	17
PROPERTY DAMAGE	31	28	25	30	6	3	3	1	0	3	130
PROSTITUTION	0	0	0	0	0	0	0	34	0	0	34
RAPE	3	1	1	3	0	0	0	1	0	0	9
ROBBERY	6	6	10	4	2	0	1	4	0	0	33
RUNAWAY	23	9	2	18	1	5	0	2	0	1	61
SEX ASSAULT	3	0	0	0	0	0	1	2	0	0	6
SUSP CIRCUM	57	50	36	76	11	26	14	16	6	9	301
SUSP PERSON	5	4	5	7	2	2	1	2	1	1	30
SUSP VEHICLE	0	5	0	10	2	0	1	3	0	0	21
THEFT	19	13	12	13	5	6	10	13	0	14	105
THREATENING	4	5	3	1	1	2	0	3	0	1	20
TRESPASS	27	3	3	1	0	1	0	1	0	0	36
TOWAWAY	1	1	0	0	0	1	6	1	0	0	10
UNLAW	5	14	5	9	1	3	1	4	0	1	43
WARRANT OFFENSE	4	6	1	2	1	0	0	0	0	0	14
WARRANT TRESPASS	43	7	3	0	0	0	1	1	0	0	55

	COUNT Event Number										
	020E	030B	039E	300E	031A	026F	039A	039F	040Y	020A	TOTAL
WARRANT ARREST	12	13	10	2	2	5	0	9	1	4	58
WEAPONING	2	0	3	3	0	0	0	0	0	0	8
TOTAL	638	600	360	461	125	188	85	177	12	59	2,734

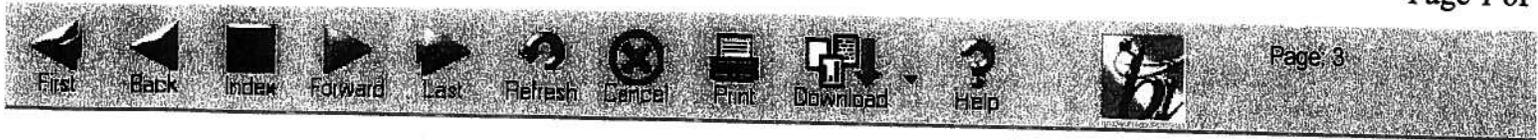


Counts of selected Incident Types by selected Sub-beats 1/1/2007 - 12/31/2007 11:59:00 PM

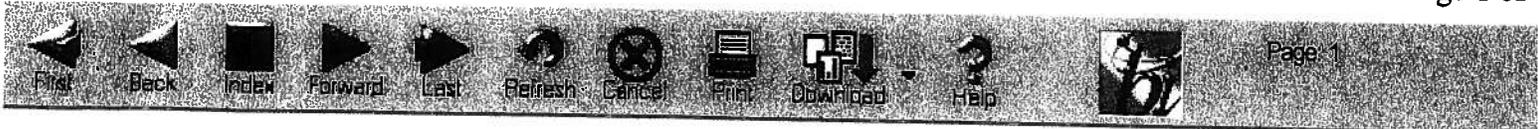
	COUNT Event Number									
	039F	039B	039E	304E	026A	026E	031A	046Y	039A	TOTAL
AGGRAVATED ASSAULT	3	9	9	1	1	4	1	0	0	28
ARGUMENT	72	344	165	251	65	99	54	22	20	1,092
ASSAULT SIMPLE	7	35	13	13	1	12	3	0	2	86
BURGLARY	3	22	6	15	0	12	4	1	0	63
CUSTOD INTERFER	0	0	0	1	0	0	0	0	0	1
DELINQUENT JUVEN	0	0	1	0	0	0	0	0	0	1
DISORDER CONDUCT	4	2	1	0	0	0	1	1	0	9
JUVENILE NUISANCE	3	31	4	10	3	5	1	0	0	57
DRUG/NARCOTICS	1	1	0	1	0	0	1	0	1	5
DRUNK NUISANCE	9	12	6	4	0	4	1	0	0	36
EAV. OFF/NEGLECT	3	25	8	11	5	4	4	0	2	62
FAMILY ARGUMENT	4	55	18	23	14	22	14	3	0	153
GRAFFITI	4	39	0	5	1	1	9	0	1	60
HARASSMENT	7	14	8	6	1	6	2	2	0	46
HOMICIDE	0	1	0	0	0	0	0	0	0	1
INITIAL PRO	0	0	0	1	0	1	0	0	0	2
NOISE COMPLAINT	35	172	57	167	19	52	73	5	3	583
LIQUOR LAW	10	0	1	1	0	0	0	1	0	13



	COUNT Event Number									TOTAL
	039F	039B	039E	364E	026A	026F	031A	045Y	039A	
MOTOR VEH THEFT	9	34	2	15	2	10	3	1	1	77
NONFAM ARGUMENT	1	2	0	1	0	2	2	0	0	8
NOISANCE COMPLAINT	95	149	58	94	9	29	31	4	4	473
ORDER VIOLATION	3	6	0	9	0	1	1	0	1	21
PROPERTY DAMAGE	16	59	19	33	8	25	7	2	3	172
PROSTITUTION	8	1	0	0	0	0	0	0	0	9
RAPE	0	2	0	3	1	0	0	0	0	6
ROBBERY	11	9	5	3	1	1	2	0	0	32
RUNAWAY	2	27	8	31	1	20	5	0	1	95
SEX ASSAULT	1	2	0	6	1	1	0	0	0	11
SUSP CIRCUM	53	136	67	113	18	31	24	24	17	483
SUSP PERSON	10	15	6	15	1	0	7	1	1	56
SUSP VEHICLE	2	15	0	8	0	1	5	2	0	33
THEFT	12	35	8	18	5	6	9	2	4	99
THREATENING	4	14	8	1	1	3	0	1	0	32
TRESPASS	1	2	4	1	0	1	1	0	0	10
TRUANCY	0	6	0	0	0	1	0	0	3	10
WARN FAM OFFENSE	1	9	3	1	0	1	0	1	0	16

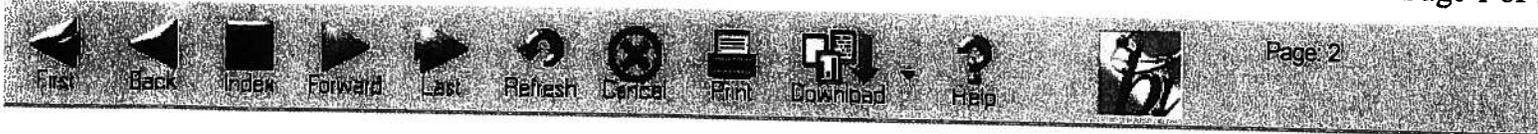


	COUNT Event Number									
	039F	033B	039E	384E	026A	026F	031A	045Y	033A	TOTAL
WARRANT SPAS	0	1	3	0	0	3	1	1	0	9
WARRANT APRES	15	17	3	7	3	4	2	2	1	54
WEAPONS	1	1	4	0	1	0	1	0	1	9
TOTAL	16	19	10	7	4	7	5	3	2	68



Counts of selected Incident Types by selected Sub-beat 1/1/2007 - 12/31/2007 11:59:00 PM

	COUNT Event Number	
	DATE	TOTAL
AGGRAVATED ASSAULT	12	12
ARGUMENT	226	226
ASSAULT, SIMPLE	26	26
BURGLARY	8	8
DELINQUENT JUVEN	1	1
DISORDER CONDUCT	2	2
JUVENILE NUISANCE	13	13
DRUNK NUISANCE	11	11
FAM OFF/NEGLECT	36	36
FAMILY ARGUMENT	46	46
GRAFFITI	2	2
HARASSMENT	15	15
HOMICIDE	1	1
ICF/SOP	10	10
LAND-TEN DISPUTE	1	1
LIQUOR LAW	1	1
LOUD PARTY	4	4
MOTOR VEH THEFT	5	5



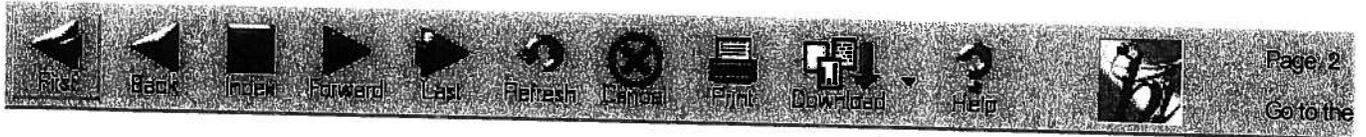
	COUNT Event Number	
	028E	TOTAL
NONFAM ARGUMENT	1	1
NUISANCE COMPLAINT	89	89
ORDER VIOLATION	3	3
PROPERTY DAMAGE	34	34
ROBBERY	2	2
SEX ASSAULT	2	2
SUSP CIRCUM	119	119
SUSP PERSON	6	6
SUSP VEHICLE	3	3
THEFT	22	22
THREATENING	7	7
TRESPASS	47	47
TRUANCY	3	3
WARN FAM OFFENSE	5	5
WARN TRESPASS	74	74
WARRANT ARREST	16	16
WEAPONS	3	3
TOTAL	856	856



Counts of selected Incident Types by selected Su 1/1/2006 - 12/31/2006 11:59:00 PM

	COUNT Event Number							TOTAL
	009F	020F	003B	009E	026A	026F	003A	
AGGRAVATED ASSAULT	3	5	3	4	0	2	0	17
ARGUMENT	78	187	306	140	23	92	7	833
ASSAULT SIMPLE	13	16	40	11	4	10	0	94
BURGLARY	5	18	16	8	1	12	0	60
CUSTOD INTERFER	0	0	1	0	0	0	0	1
DELINQUENT JUVEN	0	0	1	1	0	0	0	2
JUVENILE NUISANCE	2	6	37	10	0	3	1	59
DISORDER CONDUCT	0	2	2	1	0	1	0	6
DRUG/NARCOTICS	1	2	3	0	0	1	0	7
DRUNK NUISANCE	11	11	12	5	0	6	0	45
FAM OFF/NEGLECT	4	24	28	8	5	2	0	71
FAMILY ARGUMENT	7	34	58	22	13	10	0	144
GRAFFITI	0	3	65	0	0	0	0	68
HARASSMENT	2	12	26	2	0	0	0	42
LIC PLATE THEFT	2	2	3	1	0	1	0	9
LIQUOR LAW	4	1	0	3	0	1	0	9
LOUD PARTY	0	5	4	1	0	6	0	16
MISC CRIME OFFEN	2	3	5	2	0	0	0	12

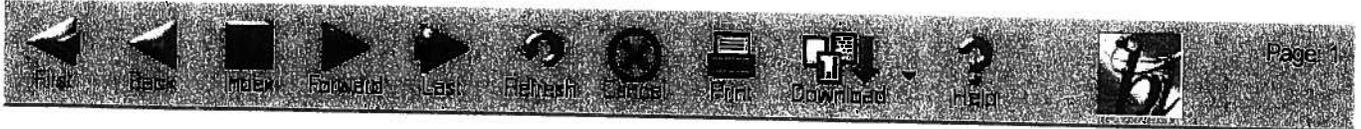
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	COUNT Event Number							TOTAL
	009E	028E	038B	039E	026A	020E	038A	
MISC PUB	28	51	94	25	5	14	1	218
MISC SRVC CALL	90	278	378	108	36	60	8	958
MOTOR VEH THEFT	5	13	27	2	0	4	0	51
NONFAM ARGUMENT	1	0	0	0	0	0	0	1
NUISANCE COMPLAINT	122	79	137	44	6	26	4	418
ORDER VIOLATION	0	1	3	2	0	0	0	6
PROPERTY DAMAGE	22	36	70	27	2	14	3	174
PROSTITUTION	7	0	0	0	0	0	0	7
RAPE	0	1	2	0	0	0	0	3
ROBBERY	4	2	12	5	0	1	0	24
RUNAWAY	2	64	56	7	2	7	0	138
SEX ASSAULT	0	2	4	2	0	0	0	8
SUSP CIRCUM	81	104	152	47	16	26	6	432
SUSP PERSON	9	6	24	7	1	0	2	49
SUSP VEHICLE	2	1	11	1	1	0	2	18
THEFT	27	21	51	9	1	8	1	118
THREATENING	3	8	6	3	0	2	0	22
TRESPASS	1	31	4	0	1	1	0	38

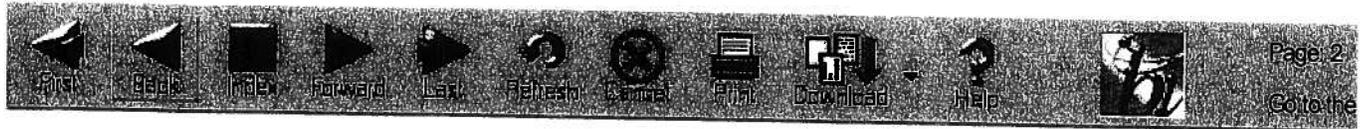


	COUNT Event Number							TOTAL
	009F	028E	033E	039E	026A	026F	036A	
TRUANCY	0	1	22	1	0	0	0	24
UEN	15	11	26	11	0	1	0	64
WARN.FAM.OFF/NEG	0	8	3	1	0	1	0	13
WARN.TRESPASS	0	41	2	2	0	0	0	45
WARRANT ARREST	4	11	17	7	2	3	1	45
WEAPONS	0	3	6	1	1	0	0	11
TOTAL	557	1,104	1,717	331	120	315	36	4,380

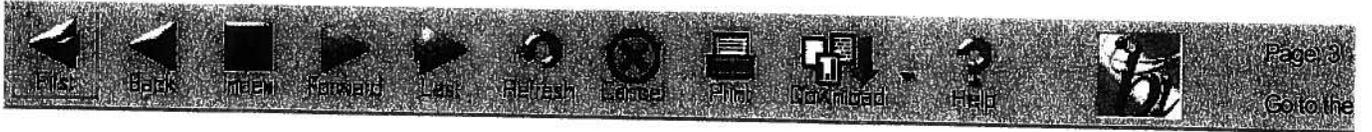


Counts of selected Incident Types by selected Su 1/1/2006 - 12/31/2006 11:59:00 PM

	COUNT Event Number		
	3/04/06	04/05/06	TOTAL
AGGRAVATED ASSAULT	1	0	1
ARGUMENT	186	20	206
ASSAULT SIMPLE	16	1	17
BURGLARY	12	4	16
DEUNIONMENT JUVEN	3	0	3
DRUNK NOBANCE	5	0	5
JUVENILE NUISANCE	10	0	10
PAN OFF NEGLECT	13	0	13
FAMILY ARGUMENT	38	3	41
GRABPIE	0	1	1
HARASSMENT	11	1	12
ID THEFT	1	0	1
LOUD PARTY	13	0	13
MISC CRIME OFFEN	2	1	3
MISC PUB	39	7	46
MISC SEVE GALL	205	66	271
MOTOR VEH THEFT	23	1	24
NON FAM ARGUMENT	1	0	1



	COUNT Event Number		
	INFL	DRBY	TOTAL
NOISE/ANDE COMPLAINT	47	9	56
PROPERTY DAMAGE	25	1	26
RABE	2	0	2
ROBBERY	2	1	3
RUNAWAY	32	0	32
SEX ASSAULT	1	0	1
SNIP CIRCUM	103	18	121
SUSP PERSON	10	5	15
SUSP VEHICLE	13	2	15
THEFT	23	7	30
THREATENING	6	1	7
TRESPASS	1	0	1
TRUANCY	7	0	7
UBBY	17	1	18
WARR/AN OFFENSE	2	0	2
WARR TRESPASS	0	1	1
WARRANT ARREST	2	3	5
WEAPONS	1	1	2



	COUNT Event Number		
	384E	046Y	TOTAL
TOTAL	873	155	1,028

HPHA's Plan to Improve Security at Public Housing Projects (09 – 18 -08)

1. Work with Management to better enforce the terms of the Rental Agreement and House Rules. Managers must be firm and consistent in administration and enforcement. (See Community and Social Strategies Recommendations.)
2. Establish a Resident Neighborhood Watch Program, which should be a collaborative effort between project security, HPD, resident association boards, etc.
3. Create and implement more Environmental Design Strategies (programs and events), including fencing, lighting, controlling vehicle access, landscape maintenance and open space vegetation, signage, off-limits zones, etc.
4. Stricter enforcement of curfew rules.
5. Re-establish Resident Association Boards at all HPHA properties.
6. Amend/expand trespass rules/laws to provide for the following:
 - a. If a non-HPHA resident unlawfully trespasses onto one HPHA property, he or she will not be allowed to enter onto any and all HPHA properties (for a period of time to be determined by board or court, as the case may be).
 - b. If a resident of one HPHA project unlawfully trespasses onto another HPHA property, he or she will not be allowed to enter onto any and all HPHA properties except the project where he/she resides (for a period of time to be determined by board or court, as the case may be).
7. Amend House Rules/Rental Agreement to provide for the following:
 - a. If a resident of one HPHA project goes to any other HPHA project and commits a violation of any term of the rental agreement or house rules applicable to either HPHA property, said resident shall be subject to eviction.
 - b. If a resident is evicted from his or her unit at any HPHA project for any reason whatsoever, he or she will be precluded from residing at any and all HPHA projects, whether as a named tenant, or as a family member, friend, or co-inhabitant of any other named HPHA tenant.
8. Attempt to bring back the HPHA RSS program, and obtain the same social services programs HPHA is currently providing at homeless shelters to develop more self sufficiency of residents.

9. Conduct a Quarterly Flyer Campaign, reminding all residents of house rules, and requesting their input as to issues or concerns they may have.
10. For the purpose of having more flexibility, as well as for budgetary purposes, explore the possibility of entering into one master security contract via AMPS instead of separate contracts for each project.
11. Combine the resources of HPHA's Resident Association Boards, Neighborhood Watch groups, HPD, and Neighborhood Boards and residents, to create a larger, more influential group of supporters to undertake a major lobbying effort to obtain much needed funding for security at project sites.
12. Develop and implement a new HPHA House Rule similar to the existing automatic eviction/zero tolerance drug rule by which residents who engage in criminal activity (assault, property damage, etc.) ON or OFF HPHA property, would be subject to eviction.

Implementation of such a measure would definitely get the residents' attention, as well as reduce crime throughout the State.

Community & Social Strategies

(RECOMMENDATIONS)

1. Management must take the lead and actively work with HPD. It is critical that residents, from time to time, see the project manager(s) actively participate in community policing.
2. Management must be visible, and need to be seen walking the project properties both day and night. Such visibility indicates to residents that the managers care about, and have a personal commitment to the project and the residents.
3. Management must be firm, fair and consistent in holding tenants accountable for compliance with the terms of the lease, including the conduct of themselves, their household members, guests and visitors, at all times while on HPHA premises.
4. Management must be firm in the enforcement of the terms of the Security Contracts, and need to build better working relationships with its security contractor.
5. Management should work with the HPHA hearings officers to establish better guidelines relating to violations of the Rental Agreement and the eviction process, including the following comments/suggestions:
 - a. It is important that there is consistency among the MUs on when they should refer a tenant for eviction based on violations of the Rental Agreement involving crime/safety issues. (i.e. Some MUs refer after 1-2 incidents/complaints received over the course of 1-2 months vs. other MUs that refer after 10 incidents/complaints received over the course of 14 months for the same type of violation). Sometimes the inconsistency is so obvious that the Eviction Board members have asked the MUs about the delay in referring the case for eviction. Management input should be obtained to determine what guidelines they could follow regarding the number of incidents that occur before the MU refers the case for eviction. This might depend on the severity of the incident observed or complained about: arguments vs. threats with a weapon.
 - b. When sending out the Notice of Violation to the Tenant, the Notice should be as descriptive and detailed as possible and this detail should carry over to the Interoffice Memorandum so when the Eviction Board reviews the case, it is clear that the MU has a strong case for ordering an eviction. NOTE: Please check whether the Violence Against Women's Act (VAWA) would apply in this situation before making the referral.
 - c. If the incident involves a police report, it's very helpful to have the police report number contained within the referral because the Hearings Office will subpoena the report(s) for the hearing.