

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
January 21, 2010
9:00 a.m.
1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting, December 17, 2009
- B. Special Meeting, January 7, 2010
- C. Executive Sessions, December 17, 2009
- D. Executive Session, January 7, 2010

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: To Approve the Hiring of Denise Wise to Fill the Anticipated Vacancy for the Position of the Executive Director of the Hawaii Public Housing Authority

- B. Decision Making: Relating to the Term of the Current Executive Director

The Board may go into executive session pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes, to discuss the term of the current Executive Director, where matters of privacy are involved, and pursuant to section 92-5(a)(4), Hawaii Revised Statutes, to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities, as related to the term of the current Executive Director.

- C. Decision Making: To Approve the Reappointment of Mr. Darren Gionson to the Oahu Eviction Board and Ms. Arde Long-Yamashita to the Kauai Eviction Board for a Two-Year Term Expiring on January 31, 2012 and To Reappoint Mr. Robert Hill to the Maui Eviction Board for a Two-Year Term Expiring on February 28, 2012

- D. Decision Making: To Authorize the Hawaii Public Housing Authority to Hold Public Hearings on the Draft Five Year and Annual Plan for Fiscal Year 2010 – 2011

- E. Decision Making: To Accept the Proposed Amendment to the Discrimination Policy of the Admissions and Continued Occupancy Policy (ACOP)

- F. Decision Making: To Adopt the Hawaii Public Housing Authority's Revised Reasonable Accommodations Policy

- G. Decision Making: Requesting Approval to Request a Waiver from HUD's Regulatory Requirement to Decrease the Payment Standard Amounts at the First Regular Annual Reexamination Instead of at the Second Regular Annual Reexamination (see 24 CFR 982.505(c)(3))

V. REPORTS

- A. Report of Task Force Committees
 - 1. Goals and Objectives Task Force Update
 - 2. Human Resources Task Force Update
 - 3. Mixed Income/Mixed Finance Development Task Force Update
- B. Report of the Executive Director
Status of the Homeless Program

VI. FOR INFORMATION/DISCUSSION

- A. For Information: Kuhio Park Terrace (KPT) Lawsuits: *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578).

- B. For Discussion: Master Schedule for the Sale of Banyan Street Manor
- C. For Discussion: Master Schedule for the Sale of Wilikina Apartments
- D. For Discussion: Master Schedule for the Sale of Hana
- E. For Discussion: Master Schedule for the Redevelopment at Kuhio Park Terrace and Kuhio Homes
- F. For Discussion: Master Schedule for the Energy Performance Contract Between the Hawaii Public Housing Authority and Ameresco
- G. For Information: Transition Plan to Move the Homeless Families from Puahala Homes
- H. For Discussion: Plan of Action for Resolution of "No Opinion" Audit of Banyan Street Manor for Fiscal Years 2006, 2007, 2008
- I. For Discussion: Analysis of Budget Deficit Under the Section 8 Housing Choice Voucher Program and Alternatives to Addressing the Deficit

****Meals will be served to Board members as an integral part of the Board meeting****

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, BUILDING E,
ON THURSDAY, DECEMBER 17, 2009,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII**

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Thursday, December 17, 2009 at 9:13 a.m.

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

PRESENT: Chairperson Travis Thompson
Designee Henry Oliva
Director Carol Ignacio
Director Clarissa Hosino
Director Eric Beaver
Director Linda Smith
Director Matilda Yoshioka
Director Sam Aiona

Krislen Chun, Deputy Attorney General
John Cregor, Deputy Attorney General
Diane Taira, Deputy Attorney General

EXCUSED: Director Sherrilee Dodson
Director Rene Berthiaume

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Alan Sarhan, Planner
Glori Inafuku, Housing Compliance & Evaluation
Specialist
Lydia Camacho, State Housing Development
Administrator
Marcel Audant, Housing Development Specialist
Michael Hee, Private Management Contracts Section
Chief
Rick Sogawa, Acting Contracts and Procurement Officer
Shirley Befitel, Personnel Supervisor
Stephanie Fo, Property Management and Maintenance
Services Branch Chief
Taryn Chikamori, Secretary to the Board

OTHERS: Anea Chippin, Kuhio Park Terrace resident
Augafa Ene, Mayor Wright Homes resident
Carmen Suda, Kuhio Park Terrace resident
Fetu Kolio, Mayor Wright Homes resident
Funumina Yihokuan, Kuhio Park Terrace resident
Ifumi Doone, Kuhio Park Terrace resident
Jerikina Ham, Kuhio Park Terrace resident
Jesse Ponce de Leon, Kalakaua Homes resident
John Holt, RC Holsinger Associates P.C.
Juliet Won, Kuhio Park Terrace resident
Jun Yang, Faith Action for Community Equity
June Talia, Kuhio Park Terrace resident
Keserin Paulis, Kuhio Park Terrace resident
Kitela Aniol, Kuhio Park Terrace resident
Kitsen Alafauso, Kuhio Park Terrace resident

**ORDER/
ROLL CALL**

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Kohra Corils, Kuhio Park Terrace resident
Leva Alualu, Kuhio Park Terrace resident
Linda Tomomiko, Kuhio Homes resident
Lori Ann Billimon, Kuhio Park Terrace resident
Major William Chu, Honolulu Police Department
Makepa Joseph, Kuhio Park Terrace resident
Rosa Paleafea, Kuhio Park Terrace resident
Roy Maeshiro, private resident
Sakrina Wainit, Kuhio Park Terrace resident
Satosy Santa, Kuhio Park Terrace resident
Sudamie Tononia, Kuhio Park Terrace resident
Tumunu Harud, Kuhio Park Terrace resident
Vivian Viar, RC Holsinger Associates P.C.

Chairperson Thompson declared a quorum present.

QUORUM

Director Ignacio moved, Director Hosino seconded,

That the minutes of the Regular Meeting held on
November 19, 2009 be approved as circulated.

APPROVAL
OF MINUTES
REGULAR
MEETING
NOVEMBER
19, 2009

The minutes were unanimously approved.

Jesse Ponce de Leon, Kalakaua Homes resident, stated “the auditor’s have indicated that detailed accounting records have not been maintained and certain prior-year records and supporting data were not available for the audit period.” The discussion states “the accounting staff of EAH Inc. indicated that they maintain the financial records of approximately 35 similar projects and have not had any negative findings.” Mr. de Leon questioned how this is possible. He is concerned about the Hawaii Public Housings Authority’s (HPHA) financial audits and discriminatory practices.

PUBLIC
TESTIMONY

Fetu Kolio, Mayor Wright Homes (MWH) resident, stated that management was represented at the last tenant association meeting and illegal use of fireworks was clearly defined. Mr. Kolio stated he is supporting the criminal trespassing in housing projects bill. He supports this bill because many tenants at MWH have been assaulted. MWH has security but security is never around when these incidents happen. MWH asked the Honolulu Police Department (HPD) to help put together a citizen’s patrol. Major William Chur, HPD, helped put the training together.

Director Ignacio suggested that Mr. Kolio get a copy of the security contract so that he knows what is expected from security at MWH. Mr. Kolio stated he reviewed security issues with management but has not received a copy of the security contract.

Chairperson Thompson stated the best security is for residents to take control of their own projects.

Director Ignacio asked if Mr. Kolio met with Joanna Chavez and asked if Mr. Kolio was leaning towards allowing fireworks use at MWH. Mr. Kolio stated he is not in favor of fireworks use at MWH; the manager misunderstood what he was trying to say.

Major William Chur, HPD, stated the HPD is committed to partnerships with the community. The HPD is trying to address concerns regarding trespassing and illegal acts. The citizen’s patrol at Kalihi Valley Homes (KVH) has helped curb the drinking and nuisance activities in KVH.

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Chairperson Thompson stated the Board appreciates the HPD and all its work.

Lori Ann Billimon, Kuhio Park Terrace (KPT) resident, stated she supports Chad Taniguchi, executive director. Mr. Taniguchi is always helping residents and answers their questions.

Juliet Won, KPT resident, stated she supports Mr. Taniguchi and appreciates him having a human heart. Mr. Taniguchi cares for the community. Mr. Taniguchi has picked up rubbish with the community. She would like to keep Mr. Taniguchi as the executive director.

Linda Tomomiko, Kuhio Homes resident, stated she supports Mr. Taniguchi. Mr. Taniguchi has compassion for the residents. Mr. Taniguchi visits the community and has worked with the community.

Kitela Aniol, KPT resident, stated she supports Mr. Taniguchi. Mr. Taniguchi has helped the Micronesians. He does not look down on the Micronesians.

Leva Alualu, KPT resident, stated she supports Mr. Taniguchi. She feels Mr. Taniguchi is the person who should be in charge of the KPT redevelopment. Mr. Taniguchi listens to the community and follows up on the concerns. She feels that people are encouraged to move up when they see that someone sincerely cares for the people.

June Talia, KPT resident, stated she supports Mr. Taniguchi. Mr. Taniguchi has turned around the budget and needs to be given a chance to continue his work.

Chairperson Thompson stated that Mr. Taniguchi is on vacation and Barbara Arashiro, executive assistant, will be filling in.

Director Beaver moved, Director Yoshioka seconded,

To Adopt Board Resolution No. 22 Expressing
Appreciation to Mr. Kaulana Park

Ms. Arashiro stated that Mr. Kaulana Park was a member of the Board and submitted his resignation at the last Board meeting. The HPHA has submitted a resolution in appreciation for his work as a Board member.

The motion was unanimously carried.

TO ADOPT
BOARD RESO-
LUTION NO. 22
EXPRESSING
APPRECI-
ATION TO MR.
KAULANA
PARK

RESOLUTION NO. 22

EXPRESSING APPRECIATION TO MR. KAULANA H.R. PARK

WHEREAS, Mr. Kaulana Park was confirmed to the Board of Directors of the Hawaii Public Housing Authority (HPHA) on the 25th of April 2007; and

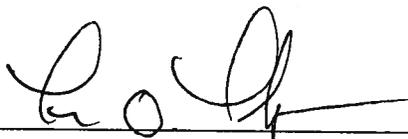
WHEREAS, Mr. Park's tireless work as the Deputy Director of the Department of Hawaiian Home Lands, and most recently as Director of the Department of Hawaiian Home Lands and Chairman of the Hawaiian Homes Commission has complemented his role on the HPHA's Board of Directors;

WHEREAS, Mr. Park served as the Governor's Homeless Efforts Achieving Results Together (or "HEART") Team leader and worked to address the urgent problems of homelessness in the State of Hawaii in creative ways;

WHEREAS, Mr. Park is held in the highest regard by his fellow Board members, staff, and residents alike; now, therefore,

BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 22 Expressing Appreciation to Mr. Kaulana H.R. Park on this 17th day of December 2009; and

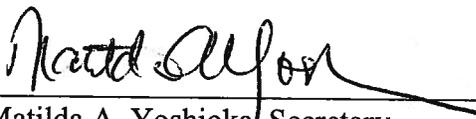
BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to Mr. Park along with expressions of sincere appreciation for his outstanding contributions to the Hawaii Public Housing Authority and the citizens of the State of Hawaii.



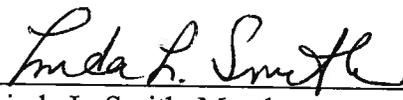
Travis O. Thompson, Chairperson



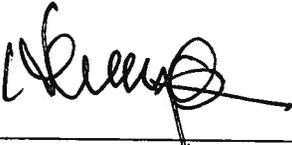
R. Eric H. Beaver, Vice Chair



Matilda A. Yoshioka, Secretary



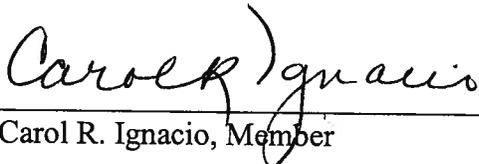
Linda L. Smith, Member



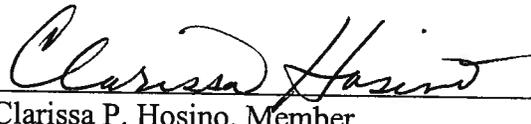
✓ Lillian B. Koller, Member



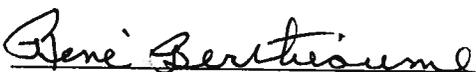
Sam Aiona, Member



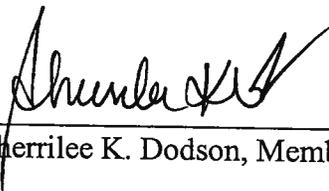
Carol R. Ignacio, Member



Clarissa P. Hosino, Member



Rene Berthiaume, Member



Sherrilee K. Dodson, Member

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Director Aiona moved, Director Smith seconded,

To Ratify the Audited Financial Statements for Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2009 as submitted to the U.S. Department of Housing and Urban Development

Ms. Arashiro stated this item was deferred last month. The concern last month was that the financial statements included a “no opinion” from the auditors.

Michael Hee, Private Management Contracts Section Chief, introduced Vivian Viar, RC Holsinger Associates P.C., who is available to answer questions.

Director Ignacio stated that the auditors indicated that the records have not been maintained. Mr. Hee responded that the HPHA changed managing agents in 2006 and the auditor was not able to get all the adjustments made until 2009.

Director Ignacio asked what the HPHA’s oversight role. Mr. Hee responded the HPHA changed managing agents but since then the new managing agents have not been able to get the books corrected.

Chairperson Thompson asked whether an audit is completed when the managing agent is changed. Mr. Hee responded that the HPHA was not conducting exit audits, but agreed that an exit audit should be put into practice.

Director Yoshioka asked because the managing agent was non-compliant does the HPHA have any recourse. Krislen Chun, deputy attorney general, stated she would not be able to comment without reviewing the contract documents.

Director Beaver stated the errors were found in 2006 and still have not been fixed in 2007, 2008, and 2009. Mr. Hee responded because each year’s beginning balances were not corrected, the problem became worse and worse.

Director Beaver asked if at some point the HPHA can wipe the slate clean. Ms. Viar responded that there is a way to wipe the slate clean, but the HPHA needs to be very careful because records cannot be changed. The HPHA has the list of the adjustments that were not made, but does not have explanations to the adjustments. The current managing agent is researching these adjustments.

Jon Holt, RC Holsinger Associates P.C., explained that to wipe the slate clean, the HPHA needs to accept prior adjustments and agree that it’s all in the past. Then from this point forward the HPHA will have correct balances.

Ms. Arashiro stated that it is the HPHA’s intention to have the managing agent review all the adjustments. When the managing agent, the HPHA, and the auditor agree on the adjustments, the managing agent can then make the adjustments.

Chairperson Thompson asked if the U.S. Department of Housing and Urban Development (HUD) accepted the audit. Mr. Hee responded that the HPHA has not reviewed any feedback from HUD.

Director Beaver stated the HPHA needs a clean starting point. Mr. Hee stated the HPHA is working with the previous auditor and the managing agent in creating a clean starting point.

Mr. Holt stated his recommendation is to pick a date, audit from that date, and move forward from there.

Director Smith asked what the magnitude of the adjustments are. Ms. Viar responded about \$100,000.

Director Smith stated that the HPHA would need a point in time reconciliation

TO RATIFY
THE AUDITED
FINANCIAL
STATEMENTS
FOR BANYAN
STREET
MANOR,
LOCATED AT
1122 BANYAN
STREET,
HONOLULU,
HAWAII FOR
FISCAL YEAR
2009 AS SUB-
MITTED TO
THE U.S. DE-
PARTMENT
OF HOUSING
AND URBAN
DEVELOP-
MENT

HAWAII PUBLIC HOUSING AUTHORITY

for the transfer of the property (i.e. the sale of Banyan Street Manor).

Chairperson Thompson asked what kind of adjustments need to be made. Mr. Hee responded tenant liability, tenant accounts receivable, fixed assets, accounts payable, and the reserve account. The largest was the tenant accounts receivable which is about \$200,000.

Director Ignacio asked if the HPHA is still dealing with anyone from the managing agent that created this problem. Mr. Hee stated the company that created this problem is no longer working with the HPHA and he believes there are no (hold over) individuals working at the current managing agent.

Director Ignacio asked what company was the managing agent that created this problem. Mr. Hee stated Marcus and Associates.

Ms. Arashiro stated the HPHA will put together a schedule and process for the next meeting.

Director Aiona asked why the Board would approve the no opinion. Mr. Holt stated the Board would be acknowledging that the financial records were un-auditable and needs to be fixed.

Director Smith asked that item F be removed from the "For Action" because the Board is directing the staff to pick a point in time to move forward with the audits.

Ms. Arashiro stated she would like to consult with Wils Choy, KMH LLC, before picking a point in time.

Director Yoshioka asked whether the HPHA should consult with HUD before picking a date. Mr. Holt stated based on his experience in dealing with other government agencies, the agencies don't dictate corrective actions but want to know what actions are being taken to resolve the issue.

Director Beaver moved, Director Smith seconded,

To Amend the Motion To Ratify the Audited Financial Statements for Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2009 as submitted to the U.S. Department of Housing and Urban Development in addition resolve to have an auditable Financial Statement as of June 30, 2010.

The amendment was unanimously carried.

The motion as amended was unanimously carried.

Chairperson Thompson called a recess at 10:20 a.m. and reconvened at 10:37 a.m.

RECESS/
RECONVENED

Director Smith stated that the Goals and Objectives Task Force had a meeting with the Resident Advisory Board (RAB). She stated Alan Sarhan, planner, has a schedule of when items are due in order for the HPHA to make the submittal date to HUD for the Public Housing Agencies (PHA) plan. The critical date is April 1, 2010; HPHA will be having its public hearing. The RAB will be looking into programs that helped with self-sufficiency and rent-to-own in the past. The task force will be looking into what other agencies are doing to promote self-sufficiency and rent-to-own. The RAB will be informally taking the ideas to their projects to get feedback.

TASK
FORCE
REPORT/
GOALS
AND
OBJECTIVES

HAWAII PUBLIC HOUSING AUTHORITY

Director Hosino stated the RAB felt State projects are being singled out for pilot programs. The HPHA needs to work with HUD and get the federal projects involved also.

Director Ignacio stated the Hawaii Community Foundation wants to partner with government agencies. The HPHA should check with them.

Chairperson Thompson asked that the task force also get input from staff on the Board's proposed goals and objectives.

Mr. Sarhan stated the HPHA will be bringing the PHA plan to the Board in January. Chairperson Thompson asked that the plan be sent to the Board as soon as possible so the Board can give feedback at the January Board meeting.

Director Beaver corrected that he recalls that there was a concern with the wording of the Board's proposed vision and asked that the language be revised.

Chairperson Thompson asked that the task force continue its work on the Board's proposed goals and objectives and report back at the next Board meeting.

Ms. Arashiro stated the HPHA made a presentation to the Legislative Federal Economic Stimulus Program Oversight Commission on December 15, 2009. The HUD will be monitoring the HPHA on use of the American Reinvestment and Recovery Act (ARRA) funds. HUD will be reviewing the Hale Hauoli re-roofing and renovation contract and the Kaimalino/Kealakehe re-roofing contract to ensure compliance with the ARRA.

Director Beaver asked if this is a standard procedure for HUD. Ms. Arashiro responded all HUD field offices were instructed to conduct monitoring on a percentage of funds issued.

Ms. Arashiro stated there is a concern that bids are coming in lower than construction estimates and the HPHA may not be able to spend all the funds. The HPHA has three backup projects that will be added to the list of projects if necessary.

Director Beaver asked why the low bids are a concern. Director Ignacio responded because the HPHA may not be able to use all the funds.

Director Beaver asked what the penalties are if all the funds are not spent. Ms. Arashiro responded the main penalty with the ARRA funds will be the money will be returned to the federal government. The capital funds penalty is \$1 million.

Chairperson Thompson asked because it is difficult to expend the \$16 million exactly, can other funds be used. Ms. Arashiro responded that the HPHA will be using multiple funding sources for some of the projects.

Director Yoshioka asked when the bids are coming in. Lydia Camacho, state housing development administrator, responded January.

Director Beaver asked who did the construction estimates. Marcel Audant, housing development specialist, responded that construction estimates were done by consultants.

Chairperson Thompson asked if the administration amount can be changed. Ms. Arashiro responded the administration cap is \$1.6 million.

Director Aiona asked what kind of questions the commission asked. Mr. Sarhan responded the commission asked if the HPHA will meet the deadline.

EXECUTIVE
DIRECTOR
REPORT/
ARRA

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Chairperson Thompson asked if the dates on the projects have been met. Ms. Camacho responded Hale Hauoli-bid opening changed from December 22 to December 28; Kahekili Terrace-invitation for bid changed from December 15 to December 23; Makani Kai Hale I & II-invitation for bid changed from December 15 to December 23; and Makua Alii-pre-bid meeting changed from December 15 to December 16.

Director Smith asked if the backup projects are on the neighbor islands. Ms. Camacho responded the first project is statewide for the type C units; the second and third projects are re-roofing on Oahu.

Director Smith asked that the HPHA be mindful that the unemployment rate on Oahu is 5.6 percent and the neighbor island is 10.2-10.5 percent.

Director Smith asked if contractors are having trouble with the bond requirements. Ms. Camacho responded no and contractors are informed of the requirements in the pre-bid meetings.

Ms. Arashiro stated that the HPHA is sending documents to Crews and Associates for the Standard and Poor's ratings. Some of the items requested were the list of the Directors, number of employees, audited statements, organization charts, etc.

Chairperson Thompson asked who is in-charge and who is the back up for the energy performance contract (EPC). Ms. Arashiro responded Mr. Taniguchi is the lead and Construction Management Services (CMS) is the back up.

Chairperson Thompson asked whether the HPHA is looking for a project manager. Ms. Camacho responded the HPHA is looking for a project manager and she is concerned that CMS is so short staffed.

Director Ignacio asked whether the HPHA could use the ARRA administrative fees to hire a private contract manager. Ms. Arashiro responded all the construction projects will have a consultant, but the responsibility still falls on CMS to monitor any contract. Ms. Camacho responded that currently all the projects have an engineer assigned to them.

Director Smith stated that the EPC cannot proceed until the HPHA chooses which properties will be considered for redevelopment. Director Beaver responded that the task force has chosen two or three projects that are prospects for redevelopment.

Director Smith cautioned staff not to let Ameresco and Crews and Associates get too far ahead before the HPHA specifies the scope of work. Ms. Arashiro responded that she informed Ameresco that the HPHA has not agreed to any targeted sites or energy conservation measures (ECMs).

Chairperson Thompson asked if the HPHA has chosen a consultant who will act on behalf of the HPHA. Ms. Arashiro responded no.

Chairperson Thompson asked for a master schedule for the EPC contract. He also stated that there needs to be someone, besides the executive director, as the project manager on the EPC contract.

Ms. Arashiro stated that the Section 8 budget is over utilized. The HPHA will be using the reserves to cover the cost. The other option is to cut families from the program. The HPHA is considering requesting from HUD a regulatory waiver in order to increase payment standards. The HPHA has asked HUD for more funds, but HUD wants the HPHA to use its reserves to address budget shortfalls.

ENERGY
PERFOR-
MANCE CON-
TRACT

SECTION 8

HAWAII PUBLIC HOUSING AUTHORITY

Chairperson Thompson asked how much funds are in the reserves.
Ms. Arashiro responded that she believes it is about \$2 million.

Chairperson Thompson asked how much is the HPHA over utilized.
Ms. Arashiro responded about \$1 million.

Director Smith stated the HPHA could possibly delay the payments in July.

Director Beaver asked what are the other options the HPHA has besides cutting families. Ms. Arashiro responded pay less to all families.

Director Beaver asked that the staff come up with an analysis on cutting families versus paying less to all families or any other options that the HPHA may have to address the budget shortfall.

Director Yoshioka asked if depleting the reserves will affect one of the HUD scores. Ms. Arashiro responded the guidance from HUD is to use the reserves, so if questioned the HPHA would respond that HPHA was following HUD guidance.

Chairperson Thompson asked when will the Homeless Programs Branch (HPB) be transferred to the Department of Human Services (DHS). Ms. Arashiro responded she believes that the official transfer needs legislative action. She stated that the HPB staff is working with DHS on an executive order.

HOME-
LESS
PROGRAMS
BRANCH

Director Yoshioka asked if the legislature did not take action on moving the HPB, why is HPHA moving forward. Ms. Arashiro responded because HUD is concerned that the HPHA is a corporate entity and federal funds for the HPB need to go to a state entity.

Director Smith stated that the HPB needs to make the drafting of the Executive Order a priority for the well being of the staff and the program.

Director Beaver asked if the transfer needs legislative action. Director Smith responded that the statutes have references to HPHA, so the legislature will need to fix those statutes. Director Aiona stated the executive order is a faster way of getting HPB transferred.

Ms. Arashiro stated the HPHA is responding to the Hawaii Government Employees Association (HGEA) on how the reduction in force (RIF) and abolished positions were chosen.

PERSONNEL
ISSUES

Ms. Arashiro stated that 24 out of 30 new staff from the RIF has already started and the remaining 6 will come aboard in January. Ms. Arashiro stated that the HPHA held an orientation with the new staff.

Director Ignacio asked how the RIF decisions were made. Ms. Arashiro responded that after speaking with the branches, vacant positions were abolished. The bumping was by seniority and qualifications.

Director Aiona asked if the ARRA funds can be used to hire staff. Shirley Befitel, Personnel Supervisor, responded ARRA funds can be used for salaries. The HPHA has asked to hire for two positions, but the HPHA has not gotten a response as of yet.

Stephanie Fo, property management and maintenance services branch chief, stated that the HPHA will be increasing the maintenance rate to \$20 an hour effective February 1, 2010. The rate was \$11.72 and never changed since 1992. She came up with the \$20 by taking the average salary for the maintenance

PMMSB

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staff. The rate increase is only for repair and maintenance for damage caused by the tenant, not for normal wear and tear. The HPHA is in the public comment period.

Director Hosino asked how is it determined if it is wear and tear versus tenant caused damage. Ms. Fo responded when the maintenance staff responds to a repair, they need to inform the tenant immediately if it is considered wear and tear or tenant caused damages.

Director Ignacio asked that the HPHA stress to tenants that they will not have to pay this fee if they take care of the property.

Director Hosino stated she supports the rate increase, but the message was not conveyed in the rent bill. Ms. Fo responded the HPHA will re-convey the message.

Director Beaver asked what CMS is doing to repair the 199 vacant units and what the asset management projects (AMP) are doing to repair the 206 vacant units. Ms. Fo responded the AMPs have a schedule they are following. If the AMP has a large number of vacant units, the manager needs to submit a schedule of when each unit will be repaired. The project monitors will then do a site visit to see if the repairs are completed according to the schedule. Ms. Arashiro responded that CMS is working on a system to get the C units repaired faster.

Director Beaver asked if the HPHA will always have the 400-500 vacant units because of the turnaround. Ms. Fo responded that once CMS repairs the 199 type C units, the vacant units should be around 200.

Director Yoshioka asked if the excess ARRA funds will be used to fix the type C units. Ms. Camacho responded yes and if not, CMS has a back-up plan to continue the repairs.

Director Beaver asked how does the HPB moving to DHS affect the units at Puahala Homes. Ms. Fo responded the two years is almost over.

Director Beaver asked if the HPHA is at a ninety-two percent occupancy rate. He would like the HPHA to come up with a plan on achieving the ninety-seven percent occupancy.

Director Beaver asked what is the rent collection rate. Ms. Fo responded the state rent collection is at ninety-eight percent and the federal rent collection is at ninety-six percent.

Director Smith asked if the untimely death of Mr. Lindquist will affect the Hana sale. Mr. Hee responded he spoke to the attorney general's (AG) office and they feel there should not be any problems with the contract.

Director Smith asked why it is taking so long to sell Banyan Street Manor. Mr. Hee responded he spoke to the AG's office and was instructed not to send the contract back until they have a discussion.

Director Smith asked how long have the buyers for Wilikina Apartments had the contracts. Mr. Hee responded that the buyer sent back comments on December 16 and he forwarded them to the AG's office.

Chairperson Thompson asked for a schedule for each sale.

Ms. Chun stated the HPHA will need HUD approval for the sale of Wilikina and Banyan Street Manor.

Director Beaver asked why CIP money has not been spent. Ms. Arashiro responded that the funds are not spent, but are all budgeted.

HAWAII PUBLIC HOUSING AUTHORITY

Director Smith stated that the HPHA focused on CFP 717 because it would lapse, then the HPHA should be focusing on the ARRA funds and CFP 718 because the funds lapse next, then the CFP 719 which lapses last.

Director Beaver asked if the HPHA will be able to spend all the funds because the HPHA is short staffed. Ms. Camacho responded the funds are being budgeted and spent according to the obligation end date. She needs to look at the staffing needs at the CMS.

Director Beaver asked if the HPHA can contract out. Ms. Arashiro responded that the HPHA has tried to procure consultants but fee proposals were coming in at up to \$800,000. The consultants are asking for three times what the HPHA staff receives.

Chairperson Thompson called a recess at 12:15 p.m. and reconvened at 12:21 p.m.

RECESS/
RECONVENED

Director Beaver moved, Director Yoshioka seconded,

EXECUTIVE
SESSION

To go into executive session at 12:21 p.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related the Proposed Settlement with the U.S. Department of Housing and Urban Development and *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578)

The motion was unanimously carried.

Director Aiona left at 12:22 p.m. Designee Oliva arrived at 12:30 p.m.

The Board reconvened from Executive Session at 1:15 p.m.

RECONVENED

Chairperson Thompson stated the Board was updated on the proposed settlement with HUD and the KPT lawsuit.

Director Beaver moved, Director Ignacio seconded,

To Approve the Proposed Settlement with the U.S. Department of Housing and Urban Development for Late Submittal of Financial Statements for the Fiscal Year 2008-2009 for Banyan Street Manor

The motion was unanimously carried.

TO APPROVE
THE PROPOSED
SETTLEMENT
WITH THE U.S.
DEPARTMENT
OF HOUSING
AND URBAN
DEVELOPMENT
FOR LATE SUB-
MITTAL OF
FINANCIAL
STATEMENTS
FOR THE
FISCAL YEAR
2008-2009 FOR
BANYAN
STREET
MANOR

Designee Oliva stated that the Executive Search committee received 49 resumes as of November 30, 2009. Of those resumes' the committee interviewed eight applicants. The committee may have a second interview with the three highest scoring applicants.

Designee Oliva stated that as of December 16, the HPHA received 24 RIF placements and 6 more will start in January. The HPHA has identified 19 critical positions which are one hundred percent federally funded. He stated it is highly unlikely that the HPHA will be allowed to hire for all of those positions. The HPHA should proceed in trying to get approval for hiring for the most critical positions.

Chairperson Thompson asked that Ms. Arashiro draft a letter for the Chairperson to sign regarding hiring of the two people for CMS.

Director Beaver asked if the HPHA cannot hire for the two positions, can the HPHA try to hire consultants so that the HPHA does not lapse any funds.

Designee Oliva stated the justification needs to include that fact that HPHA has received more funds, more jobs will be created, and that the project will stimulate the economy of Hawaii.

Director Beaver asked if the positions are federally funded and if it will create new jobs is a rationale to hire. Designee Oliva responded he is unsure but the more the HPHA can tie issues to the economic situation, how the economy can benefit, and why it is important for the HPHA to hire, the better.

Director Smith stated that positions are not being held only because of funding source, but because another RIF may take place.

Director Smith stated that Governor's office and DHS looked very carefully and tried to place people into the right positions. No one was able to bump into the positions in CMS.

Director Hosino asked if a resident services specialist is hired would it be federal or state funded. Ms. Arashiro responded federal funded.

Director Hosino asked if the HPHA needs a resident services specialist, what steps need to be taken to hire a resident services specialist. Designee Oliva stated all the positions on the list are important but what the positions need to do is withstand the justifications and stand the test of all other critical positions that it is competing against.

Director Beaver moved, Director Yoshioka seconded,

To go into executive session at 1:34 p.m. pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes, to discuss the Executive Director Search and Recruitment, where matters of privacy are involved, and pursuant to section 92-5(a)(4), Hawaii Revised Statutes, to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities, as related to the Executive Director Search and Recruitment

The motion was unanimously carried.

The Board reconvened from Executive Session at 2:35 p.m.

Chairperson Thompson stated that the Board was updated on the status of hiring an executive director and the Human Resources task force should undertake the next steps as discussed in executive session and report back at the next meeting.

EXECUTIVE
SESSION

RECONVENED

HAWAII PUBLIC HOUSING AUTHORITY

Chairperson Thompson asked that Ms. Arashiro ask the legislature to change the quorum to a simple majority which is six Board members, instead of a super majority of seven. The quorum issue is interfering with the Board's job.

Director Beaver stated on behalf of the Board, he would like to say today was a productive meeting; the reports were clear and concise. He thanked the staff for doing a great job.

Chairperson Thompson stated the Board appreciates the work the staff is doing and wished everyone Happy Holidays.

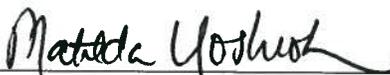
Designee Oliva asked if something could be drafted for Chairperson Thompson to sign and sent to all staff. Ms. Arashiro responded yes.

There being no further items to be discussed,

Director Beaver moved, Director Berthiaume seconded,

That the meeting be adjourned at 2:49 p.m.

The motion was unanimously carried.



MATILDA YOSHIOKA
Secretary

Approved

ADJOURN-
MENT

FOR ACTION

SUBJECT: To Approve the Reappointment of Mr. Darren Gionson to the Oahu Eviction Board and Ms. Arde Long-Yamashita to the Kauai Eviction Board for a Two-Year Term Expiring on January 31, 2012 and To Reappoint Mr. Robert Hill to the Maui Eviction Board for a Two-Year Term Expiring on February 28, 2012.

I. FACTS

- A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.
- B. Pursuant to Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board shall consist of not fewer than three members, one of which shall be a resident of public housing.
- C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. Mr. Gionson is a resident of Oahu. He resides in the Waimaha Sunflower public housing project. He is a full time student at the University of Hawaii working on his Masters Degree in Social Work. His insight into tenant issues and concerns are a valuable asset to the Board. Mr. Gionson currently serves on the Board and has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- E. Ms. Arde Long-Yamashita is a resident of Kauai. She resides in the Hui O Hanamaulu public housing project. She is a retired Volunteer Case Manager with the Department of Health Community Services for the Developmentally Disabled and Mentally Retarded and has been active in many other community programs. Ms. Yamashita currently serves on the Board and has expressed a willingness to serve as a member of the Kauai Eviction Board for an additional two-year term.
- F. Mr. Robert Hill is a resident of Maui. He is a Lieutenant with the Maui Police Department and is currently the administrator of the police communication section. He has also been a mentor and instructor for the DARE program and was he program coordinator for the Neighborhood Crime Watch program. Mr. Hill currently serves on the Board and has expressed a willingness to serve as a member of the Maui Eviction Board for an additional two-year term.

II. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the reappointment of Mr. Darren Gionson to the Oahu Eviction Board and Ms. Arde Long-Yamashita to the Kauai Eviction Board for a two-year term expiring on January 31, 2012. To Reappoint Mr. Robert Hill to the Maui Eviction Board for a two-year term expiring on February 28, 2012.

Prepared by: Renee Blondin-Nip, Hearings Officer R.N.

Approved by the Board of Directors at its meeting on

JAN 21 2010

HEARINGS OFFICE

Please take necessary action



EXECUTIVE DIRECTOR

FOR ACTION

SUBJECT: To Authorize the Hawaii Public Housing Authority to Hold Public Hearings on the Draft PHA Annual Plan for Fiscal Year 2010 – 2011

I. FACTS

- A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the Housing and Economic Recovery Act (HERA) of 2008. All public housing agencies administering federal public housing and Section 8 tenant-based (Housing Choice Voucher) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 Housing Choice Voucher assistance monies.
- B. The HPHA 2009 – 2014 5-Year and Annual Plan as approved by the Board on April 16, 2009, states the HPHA mission and sets out the goals and objectives of HPHA for the 5-year period. The FY 2010-2011 Annual Plan modifies those goals and objectives and updates the progress in meeting them.
- C. A public hearing on the draft PHA Plan is required under 24 Code of Federal Regulations, Part 903.17. Public notice of the hearing must be published in newspapers of general circulation at least 45 days prior to the public hearing.
- D. HPHA must electronically submit the plan and required attachments in the HUD-specified format no later than April 16, 2010, for review and subsequent approval by the local Honolulu HUD Office.

II. DISCUSSION

- A. A copy of the draft plan that will be available for public comment is attached. (Attachment A) The following list summarizes the proposed changes to the PHA Plan.
 - 1. PMMSB will be restructured to better deal with Asset Management requirements. The positions and assigned duties can be adjusted to better accomplish the goals of Asset Management.
 - 2. HPHA will identify public housing project sites which are appropriate for mixed-finance/mixed income redevelopment (HPHA Board Vision)
 - 3. HPHA will use Asset Management conversion as an opportunity to assess the viability of individual housing project sites. Are there some that cannot adequately function under the Asset Management model? Should sites be combined or shuffled to different AMPs?
 - 4. HPHA is contracting with 2 architectural firms to do renovation design for 50 Type-C units.
 - 5. HPHA is adding ADA renovation to the scope of work on contracts.

6. Ameresco report was accepted by HPHA Board; Energy Services Agreement now being drafted and will proceed during the PHA Plan period.
 7. KPT redevelopment contracts are proceeding and will move forward during the PHA Plan period.
 8. Wait List/Tenant Selection changes:
 - Prospective new tenants will undergo pre-placement suitability assessment in the form of credit checks and home visits
 - HPHA will convert from Geographical to Site-based waiting lists
 - A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site
 - The Homeless preference will be restricted to those who are currently in a shelter and following a service plan
 9. HPHA will implement standards requiring repair of new long-term vacant units within 270 days.
 10. HPHA will review policies and procedures to ensure compliance with the Violence Against Women Act (VAWA).
 11. HPHA will review our compliance with the HUD Community Service and Self-Sufficiency requirements and adjust as needed.
 12. Assess Resident Services program to assure ability to:
 - link residents to community services,
 - increase community involvement
 - support self-sufficiency efforts (HPHA Board Vision)
 - encourage formation of more Resident Associations
 - expand Resident Patrols
 13. Establish a safety and security program (HPHA Board Vision)
 14. HPHA will move forward with Resident Monitors, and amend the ACOP (Admissions and Continued Occupancy Policy) to allow for free rent for federal public housing Resident Monitor households by exempting for rent calculation purposes all the income for each member of the Resident Monitor's household.
 15. Explore self-sufficiency for HPHA residents, including programs that provide rent-to-own options and Section 8 home ownership vouchers.
 16. Improve the timeliness of evictions: current standard is start within 90 days; then 60 days; then 30 for FY 2011.
 17. Abate 100% of emergency work orders w/in 24 hours; tenant requested work order within 25 days
 18. Review and standardize House Rules for all sites.
 19. Seek additional Housing Choice Vouchers as available from HUD.
- B. For the FY 2010-2011 Annual Plan, meetings started with the Resident Advisory Board (RAB) members on a monthly basis in September 2009 and will conclude in February 2010. RAB members and HPHA staff discussed a number of changes to last year's plan and additions to this year's. The RAB has provided preliminary comments and recommendations, and HPHA has

responded to those recommendations. (Attachment B) Discussion will continue at the February meeting.

- C. In order to meet the April 16, 2010 deadline for submitting the final plan to HUD, the following schedule has been established:

<u>Action</u>	<u>Timeframe</u>
Input from RAB (Monthly Meetings)	September 2009 - February 2010
Board – “For Action” (set Public Hearing)	January 21, 2010
Publish Hearing Notice (45 Day Notice)	January 29, 2010
Public Hearing	March 15, 2010
Finalize Plan	March 16 – March 17, 2010
Board – “For Action” (To Approve Plan)	March 18, 2010
Transmit Approved PHA Plans to HUD	March 24, 2010

- D. Information regarding the draft PHA Plan and the public hearings was sent to all RAB members, Resident Associations and AMP managers, and will be included in the monthly rent billing statement mailed to all public housing households at the end of January.
- E. To notify the public of the hearings, notices will be published in the Honolulu Star Bulletin, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) upon Board approval. (Attachment C)

III. RECOMMENDATION

That the HPHA Board of Directors approves HPHA’s timetable and authorizes it to conduct required public hearings on the FY 2010-2011 5-Year and Annual Plan.

Attachment A: Draft FY 2010-2011 PHA Annual Plan
Attachment B: Resident Advisory Board Comments and HPHA Response
Attachment C: Notice of Public Hearing

Prepared by: Alan Sarhan, Planner



Approved by the Board of Directors at its meeting on

JAN 21 2010

PLANNING OFFICE

Please take necessary action



EXECUTIVE DIRECTOR



Hawaii Public Housing Authority
 Annual Plan
 State Fiscal Year 2011

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information					
	PHA Name: Hawaii Public Housing Authority			PHA Code: HI001		
	PHA Type:	<input type="checkbox"/> Small	<input type="checkbox"/> High Performing	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> HCV (Section 8)	
	PHA Fiscal Year Beginning: (MM/YYYY): 07/2009					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above)					
	Number of Public Housing Units: 5,331		Number of Housing Choice Voucher units: 3,128			
3.0	Submission Type					
	<input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					



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6.0 PHA Plan Update: (a) PHA Plan elements that have been revised by the PHA since its last Annual Plan submission.

The following are additions and modifications to the Goals and Objectives in the current HUD approved 5-Year Plan

- **PHA Goal: Expand the supply of assisted housing**
 1. HPHA has begun a mixed-use public/private redevelopment process for Kuhio Park Terrace/Kuhio Homes. The final project will include the current number of public housing units and will add new affordable housing units. Funding for HPHA costs during the Pre-Development Phase of the project will be built into the Capital Funding Program through amendments to the current PHA Plan, and/or the fiscal year 2011 Plan.
 2. Site-based Housing Choice Vouchers are part of the plan for KPT redevelopment, subject to HPHA Board approval.
 3. During FY 2011 HPHA will evaluate additional public housing sites for possible redevelopment to further increase the supply of affordable housing.
 4. Reduce public housing vacancies: HPHA has set a goal of 97% occupancy rate.
 5. HPHA will undertake construction on 50 "Type C" units in need of substantial repairs, which have been vacant for an extended period due to substantial damages.
 6. HPHA will set a standard for repair of Type C vacant units such that in the future all units are ready for occupancy within 270 days of becoming vacant, regardless of severity of damage.
- **PHA Goal: Improve the quality of assisted housing**
 1. Improve tenant rent collection system through timely evictions for non-payment of rents: HPHA will require property managers to initiate eviction within 60 days of a delinquency of one month's rent, if the tenant is not in compliance with a payment plan. Additional rental revenues will allow for more repair and renovation of housing.
 2. Concentrate on efforts to improve specific management functions: Conduct training for public housing managers and staff to improve asset management performance and improve their ability to respond to business and resident needs.
 3. HPHA will abate 100% of emergency work orders w/in 24 hours; non-emergency work requests by tenants will be resolved within 25 days.
 4. House rules will be reviewed and standardized for all sites in order to improve management of the properties and enforce rules necessary for a unit and site maintenance.
 5. Prospective new tenants will undergo pre-placement suitability assessments. Credit checks will be conducted, and HPHA will evaluate and possibly implement pre-approval home visits in order to assure that residents are able to take care of the units and abide by the terms of the lease.
 6. The waiting list preference for Homeless families will be restricted to those who are currently in a shelter and following a service plan in order to assure that they have received the services necessary for them to successfully comply with the terms of the lease.



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6.0

PHA Plan Update (cont.)

- **PHA Goal: Increase assisted housing choices**

Objectives:

1. HPHA will consider a voucher home ownership program as one of the strategic directions under consideration. Programs in other jurisdictions will be reviewed.
2. HPHA will review public housing home ownership programs and consider developing additional local ownership options to increase assisted housing choices.
3. HPHA will utilize site-based wait lists instead of geographical, in order to have a pool of applicants ready for each site as vacancies occur. Currently, units can sit vacant because those at the top of the geographical wait list are waiting for a different site to become available.
4. HPHA will submit applications to HUD for approval of designated elderly-only housing at 3 project sites.

- **PHA Goal: Provide an improved living environment**

1. HPHA will implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments. This will be done through amending the Admissions and Continued Occupancy Policy (ACOP) to provide a wait list preference for working families.
2. HPHA will review its public housing security program and implement improvements.
3. Implement a Resident Monitor Program to have authorized persons available to law enforcement or others when managers are not available. The ACOP (Admissions and Continued Occupancy Policy) will be amended to allow for free rent for federal public housing Resident Monitor households by exempting for rent calculation purposes all the income for each member of the Resident Monitor's household.

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

1. HPHA will review and revise its self sufficiency programs. We will work with the HPHA Board and the State Legislature to develop a focus that supports the vision of the HPHA Board to assist residents in becoming self sufficient, including programs that assist residents in moving to home ownership.
2. HPHA will assess its Resident Services program and increase its ability to:
 - link residents to community services,
 - increase community involvement
 - support self-sufficiency efforts
 - encourage formation of more Resident Associations
 - expand Resident Patrols

- **PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

1. HPHA is including ADA renovation to the scope of work on renovation contracts in order to improve its ability to meet Section 504 requirements.
2. A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site that can better accommodate their needs.



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6.0

PHA Plan Update (cont.)

3. HPHA has hired a Compliance Officer and will continue work on the fair housing goals as outlined in the current 5-Year Plan:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
 - Continue on-going efforts to educate and provide information to the general population and to landlords.
 - Conduct on-going training to educate staff.
 - Continue to implement the Section 504 and ADA transition plans.
 - Implement the Limited English Proficiency (LEP) plan for applicants and residents of public housing and Section 8 programs.
 - Provide training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
 - Build community ties with private and non-profit organizations to affirmatively further fair housing.
 - Update the Fair Housing Analysis of Impediments in 2009.
- **PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:**
 1. Improve tenant rent collection system through timely evictions for non-payment of rent. The current standard is for property management to initiate eviction within 90 days of delinquency if no payment plan is in effect. This standard will be changed to 60 days to encourage timely rent payment, and increase rental revenue.
 2. The Property Management and Maintenance Services Branch will be restructured. The positions and assigned duties will be adjusted to better accomplish the goals of Asset Management.
 3. HPHA will use Asset Management conversion as an opportunity to assess the viability of individual housing project sites. Issues that will be considered include, among others,
 - Are there some AMPs that cannot adequately function under the Asset Management model?
 - Should sites be combined?
 - Should some AMPs be broken up and the buildings assigned to different AMPs?
 4. An Energy Services Agreement will be signed and the process of getting funding and necessary approvals will proceed, and construction will begin as soon as possible.
 5. HPHA will review the rates charged for maintenance list items and if warranted, adjust them to cover more of the cost of service.
 6. The property management manual will be updated.
 7. The "Elite Low Income Public Housing" computer systems will be implemented.

PHA Plan Update (cont.)



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6.0

- **PHA Goal: Explore options to maximize the number of voucher participants within the current HUD funding level.**
 1. Because the economic environment has reduced the ability of HCV participants to pay rent, the program is not sustainable at current levels. HPHA will investigate options for adjusting the number of participants or the cost of subsidizing each participant.
- **PHA Goal: Comply with the Violence Against Women Act.**
 1. In order to support and assist victims of domestic violence, dating violence, sexual assault, or stalking HPHA will review policies and procedures to ensure they comply with VAWA.
 2. Screening of persons being added to an existing lease will be done to determine if they have been perpetrators of domestic violence against members of the household.

6.0 (b) The public may obtain copies of the 5-Year and Annual PHA Plans at the following locations:

Hawaii Public Housing Authority (HPHA)
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

The PHA Plan and all supporting documents are available on the internet: www.hpha.hawaii.gov/housingplans/index.htm

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:

Note: ACOP refers to the Admissions and Continued Occupancy Policy document

1. **Eligibility, Selection and Admissions, and Wait List Policies:** ACOP Chapters 2 and 3
2. **De-concentration Policy:** ACOP Chapter 4
3. **Statement of Financial Resources**
4. **Rent Determination policy:** ACOP Chapter 6.
5. **Operation and Management**
6. **Grievance Procedures:** ACOP Chapter 13
7. **Designated Housing for Elderly and Disabled Families**
8. **Community Service and Self-Sufficiency**
9. **Safety and Crime Prevention**
10. **Pets Policy:** ACOP Chapter 10
11. **Civil Rights Certification**
12. **Fiscal Year Audit**
13. **Asset Management**
14. **Violence Against Women Act (VAWA) activities**



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7.0

- **Hope VI or Mixed Finance Modernization or Development:**

HPHA has selected the developer for the mixed income/mixed finance redevelopment project at Kuhio Park Terrace (614 units) and Kuhio Homes (134 units). The Master Development Agreement is being reviewed and funding sources are being considered. During the period of this Plan the process will continue, including obtaining financing, consultants and necessary approvals; executing the closing documents to transfer ownership of the KPT towers to the developer; and executing a long-term land lease. The closing is anticipated to occur in February, 2011. Subsequent phases of the project will follow. Also during the period of this Plan, additional sites will be evaluated and possibly selected for mixed finance redevelopment.

Demolition and/or Disposition:

1. Lanakila Homes, Big Island: HPHA had previously received approval to demolish a number of buildings at Lanakila Homes. Subsequently it was determined that rehabilitation of 3 of those buildings would be more appropriate, and approval to rescind demolition of 6 units was granted by HUD. On February 19, 2009 the HPHA Board of Directors authorized HPHA to pursue a plan to utilize volunteer organizations to renovate the 6 units and return them to service. This plan is pending.
2. HPHA has received approval from HUD to transfer a vacant parcel at Lanakila Homes to the County of Hawaii for a fire station. This transfer requires the approval of 2/3 of each house of the State Legislature and such approval will be requested.
3. Waimanalo Homes, Oahu: The Department of Hawaiian Home Lands (DHHL) requested a no-cost six-foot wide sewer easement along the property line of Lot 146, in order to connect a new DHHL subdivision to the existing city sewer system. There is no adverse impact on HPHA, the property or its residents. No units are taken from service, no tenants displaced. Tenants will be informed of the planned easement.
4. The project timeline for the KPT redevelopment anticipates transferring ownership of the towers to the developer in February, 2011. Transfer of additional buildings and leasing of additional land within the project is possible but not certain at this time.
5. Under Asset Management, HPHA will review the viability of all properties. It may request approvals to sell, lease, demolish or otherwise dispose of properties that are found to be incapable of being brought up to standards with available funding.

- **Conversion of Public Housing:** None planned for this time period.

- **Homeownership Programs:**

1. Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. Only 9 residents qualified to purchase units, and the period for application is closed.
2. HPHA will research opportunities to increase home ownership for residents of public housing. Programs in other jurisdictions are being reviewed and HPHA plans to hold informational sessions with residents and the community in general.



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7.0	<ul style="list-style-type: none"> • Project-based Vouchers. <ol style="list-style-type: none"> 1. Project-based vouchers are expected to be part of Kuhio Park Terrace/ Kuhio Homes redevelopment. Up to 200 project-based vouchers may be designated, subject to Board approval. 2. 305 units at Pololo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives. 3. To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>ATTACHED</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>ATTACHED</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>NOT APPLICABLE</p>



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9.0 Housing Needs of Families in the Jurisdiction.

Housing Needs of Families on the Public Housing Waiting List as of January, 2010		
	# of families	% of total families
Waiting list total	8,552	
Extremely low income <=30% AMI	7,260	84.89
Very low income (>30% but <=50% AMI)	1,064	12.44
Low income (>50% but <80% AMI)	185	2.16
Families with children	4,474	52.32
Elderly families	1,761	20.59
Families with Disabilities	1,729	20.22
White	1,288	15.06
Hispanic	570	6.67
Black	204	2.39
Am Indian, etc	83	0.97
Asian/Pacific Islander/Other	6,977	81.58
Characteristics by Bedroom Size (Public Housing Only)		
1BR and Studio	3,607	44.18
2 BR	3,271	38.25
3 BR	1,350	15.79
4 BR	294	3.44
5 BR	30	0.35
5+ BR	0	0.00



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9.0 Housing Needs (cont.)

Table III-6. Households on Section 8 Housing Choice Voucher Waiting List, 2009

Wait List	HPHA (Honolulu) (as of January 2009)		HAWAII (as of August 2009)		HONOLULU (as of January 2009)		KAUAI (as of Sept 2009)		MAUI (as of July 2009)	
	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families
Waiting list	4,252		4,357		5,499		733		2,179	
Extremely low income (≤ 30% AMI)	4,016	94.40%	2,668	61%	5,061	92%	499	59%	1,786	82%
Very low income (=30% but <=50% AMI)	205	4.80%	1,515	35%	331	6%	228	31%	387	18%
Low income (=50% but < 80% AMI)	31	0.07%	174	4%	0	0%	6	0%	6	0%
Families with children	1,508	35.50%	2,366	54%	2,927	53%	399	54%	1,201	55%
Elderly families	261	6.10%	275	6%	616	11%	58	8%	195	9%
Families with disabilities	691	16.30%	446	10%	1,693	31%	167	23%	649	30%
White	786	18.60%	1,656	38%	880	16%	288	39%	852	39%
Hispanic	358	8.40%	530	12%					253	12%
Black	109	2.60%	88	2%	157	3%	19	3%	81	4%
American Indian/Alaska Native	51	1.20%	88	2%	42	1%	13	2%	77	4%
Asian/Pacific Islander/Other	3,306	77.80%	2,268	52%	4,420	80%	388	53%	1,259	53%
Wait List	Closed since 8/29/08		Open		Open		Open		Open	

Source: Consolidated Plan 2010-2014 draft

The following Housing Need estimates are based on a Housing Supply/Demand Model which was formulated as part of the Hawaii Housing Policy Study, 2006 Update

Table III-3. Projected Housing Need by Income Group, 2015

% of HUD Median Income	Honolulu	Maui	Hawaii	Kauai	State
<30 %	3,922	1,093	1,287	414	6,716
30-50%	1,573	696	514	174	2,957
50-80%	5,397	732	1,186	409	7,724
80-120%	3,842	724	603	350	5,519
120-140%	831	106	119	207	1,263
140-180%	1,986	485	410	60	2,941
>180%	1,629	305	695	175	2,804
Total	19,180	4,141	4,814	1,789	29,924



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9.0 Housing Needs (cont.)

The following data is drawn from the Hawaii Housing Policy Study Update, 2006, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC).

Shelter costs as percentage of income (Source: 2006 HHFDC Housing Policy Study):

	State of Hawaii	County of Honolulu	County of Hawaii	County of Maui	County of Kauai
Less than 30% household income	40.7	40.6	43.4	36.5	43.0
30 to 40% of household income	12.8	12.4	12.4	15.8	12.0
More than 40% household income	25.7	25.1	26.1	30.0	24.0
No shelter cost	20.8	21.9	18.1	17.7	20.9

"No shelter cost" includes those renting without payment of cash rent and homeowners with paid-up mortgages.

Household income data by County (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Household Income							
			Less than \$15,000	\$15,000 to \$24,999*	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	Refused
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	6%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,266	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,687	9%	13%	13%	22%	18%	14%	11%	—
	2006	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	18%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,844	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	376,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—



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9.0 Housing Needs (cont.)

Housing Cost by County (Source: 2006 HHFDC Housing Policy Study)

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$884	
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,546	\$1,650	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
Maui	1992	34,268	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,664	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,348	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,256	\$1,253
Hawaii	1992	39,789	\$651	\$691	\$579	\$556	
	1997	46,271	\$954	\$1,069	\$840	\$697	\$844
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,069	\$1,407	\$1,146	\$1,152
Kauai	1992*	16,981	\$726	\$773	\$612	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$860
	2003	20,460	\$1,284	\$1,306	\$1,014	\$983	\$885
	2006	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
Total	1992	338,385	\$900	\$863	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,288	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,187	\$1,183	\$1,081	\$1,274	\$1,346

Shelter to Income Ratios (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.9%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2006	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,268	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	16.0%	19.8%	16.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	46,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	16,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	16.8%	18.0%	13.3%
	2006	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	56.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

*Includes both rent and mortgage payments.



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9.0 Housing Needs (cont.)

Table C-1. Average Rents for Apartments and Houses, 2006 by Type, Bedroom, and Area

County Areas	Average Rents									
	Apartment					House		Townhouse		
	Studio	1	2	Other	Total	3&4	Other	2	3	Other
Honolulu										
Central	\$787	\$970	\$1,253	\$1,777	\$1,208	\$2,264	\$1,736	\$1,542	\$1,977	\$1,208
Central Honolulu	\$979	\$1,240	\$2,021	\$2,820	\$1,657					
East Honolulu	\$1,100	\$1,735	\$2,289	\$3,052	\$2,257	\$3,068	\$2,899	\$2,021	\$2,602	\$2,412
Ewa Plain	\$800	\$1,194	\$1,400	\$1,500	\$1,370	\$2,335	\$2,270	\$1,516	\$2,031	\$1,290
Leeward	\$792	\$964	\$1,159	\$1,390	\$1,020	\$3,068	\$2,899			
Makiki/Manoa	\$952	\$1,120	\$1,659	\$2,421	\$1,372	\$2,857	\$1,868			
Pearl City/Aiea	\$926	\$1,228	\$1,515	\$1,908	\$1,321	\$2,252	\$1,542	\$1,610	\$1,950	\$1,543
Salt Lake	\$939	\$1,152	\$1,531	\$1,960	\$1,427					
Waiialae/Kahala						\$3,541	\$2,982			
Waikiki	905.9	1415.5	2053.4	2772.3	\$1,572					
Windward	1202	1453.3	1632.94	2105.2	\$1,618	\$2,685	\$2,066	\$1,638	\$2,344	\$2,032
Other	1090	1487.8	2016.45	2002.4	\$1,698	\$2,388	\$1,809	\$1,312	\$2,022	\$2,348
Total	\$960	\$1,263	\$1,798	\$2,464	\$1,552	\$2,467	\$1,939	\$1,574	\$2,133	\$1,522

County Areas	Average Rents									
	Apartment					House				
	Studio	1	2	Other	Total	Cottage	2	3 & 4	Other	Total
Maui										
Central	\$777	\$1,075	\$1,345	\$1,809	\$1,236	\$1,008	\$1,361	\$1,987	\$2,580	\$1,599
South	\$1,217	\$1,206	\$1,460	\$1,840	\$1,433	\$1,150	\$1,580	\$2,576	\$3,083	\$1,858
Upcountry	\$750	\$1,200	\$2,117	\$2,000	\$1,712	\$1,098	\$1,494	\$2,114	\$3,175	\$1,613
West	\$1,035	\$1,478	\$1,809	\$2,355	\$1,788	\$1,102	\$2,049	\$3,016	\$1,600	\$2,330
Total	\$984	\$1,223	\$1,498	\$2,075	\$1,461	\$1,096	\$1,508	\$2,254	\$2,892	\$1,711
Hawaii										
East Hawaii	\$745	\$806	\$969	\$1,303	\$886	\$853	\$1,042	\$1,256	\$1,642	\$1,161
Kona-Keauhou	\$970	\$1,100	\$1,529	\$1,984	\$1,422	\$1,184	\$1,812	\$2,100	\$3,200	\$1,947
Capt. Cook-Kealahou	\$900	\$1,025	\$1,354		\$1,262	\$1,008	\$1,433	\$1,861	\$2,400	\$1,563
Waikoloa	\$913	\$2,274	\$1,653	\$2,494	\$1,810	\$1,225	\$1,694	\$2,158		\$1,977
Waimea-Kohala	\$838	\$983	\$1,683	\$1,800	\$1,085	\$1,178	\$1,700	\$2,047	\$2,150	\$1,813
Other	\$969	\$958	\$1,575	\$2,016	\$1,175	\$992	\$1,289	\$1,630	\$1,767	\$1,455
Total	\$855	\$1,027	\$1,409	\$1,880	\$1,306	\$966	\$1,303	\$1,504	\$1,803	\$1,508
Kauai										
West		\$950	\$750		\$850	\$1,231	\$1,354	\$1,611		\$1,477
Lihue	\$988	\$925	\$1,462	\$1,909	\$1,427	\$890	\$1,679	\$1,971		\$1,797
Wailua-Anahola	\$781	\$1,080	\$1,371	\$1,733	\$1,090	\$1,435	\$1,494	\$1,859	\$2,200	\$1,679
Poipu-Kalaheo	\$1,028	\$1,200	\$1,400	\$1,692	\$1,254	\$1,273	\$1,487	\$1,966	\$2,200	\$1,713
North Shore	\$1,097	\$1,408	\$1,553	\$2,238	\$1,622	\$1,199	\$2,108	\$2,606	\$3,250	\$2,332
Other		\$850	\$1,850	\$1,950	\$1,690	\$795	\$1,950	\$2,299	\$2,100	\$2,006
Total	\$929	\$1,092	\$1,469	\$1,992	\$1,357	\$1,272	\$1,600	\$2,017	\$2,533	\$1,801
Total Oahu	\$960	\$1,263	\$1,798	\$2,464	\$1,552					\$2,110
Total Other Islands	\$876	\$1,077	\$1,442	\$1,942	\$1,347					\$1,617
Total All Hawaii	\$929	\$1,218	\$1,693	\$2,235	\$1,490					\$1,641

Source: Rental Survey January 1 through November 30, 2006. See Technical Report for details. Sample sizes for small areas and for Kauai were affected by low ad counts and may be affected by small sample sizes.



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9.1

Strategy for Addressing Housing Needs.

A. Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line. A standard for heavily damaged units will require repair within 270 days, and more efficient methods of contracting for such repairs will be implemented.
- Reduce turnover time for vacated public housing units by:
 1. Reducing the time to repair vacant units
 2. Using site-based waiting lists to fill vacancies faster.
 3. Improving processes for notifying and processing applicants when vacancies occur.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units:

- Apply for additional Housing Choice Vouchers when available
- HPHA will actively seek out mixed finance, mixed income public/private redevelopment opportunities

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

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

- Improve self-sufficiency services to residents by linking residents to community services, increasing community involvement, and improving support for self-sufficiency efforts
- Apply for Moving to Work designation if it becomes available.
- Investigate home ownership programs

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

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

- Pursue mixed finance, mixed income redevelopment such as that occurring at KPT to increase the supply of affordable housing.
- Implement an admissions preference for families who are working
- Adopt rent policies to support and encourage work
- Investigate home ownership programs



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9.1

Strategy for Addressing Housing Needs (cont.)

D. Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly:

- Seek designation of 3 public housing sites for the elderly only
- Apply for special-purpose vouchers targeted to the elderly, should they become available

E. Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the Needs Assessment for Public Housing.
- All contracts for renovation work at public housing sites will include ADA renovations.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Establish a wait list preference for disabled persons who wish to move from elderly-only designated buildings.

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

Strategy: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Provide training to housing providers and to residents with limited English proficiency.

Reasons for Selecting Strategies

- Staffing and funding constraints necessitated by the State budget deficit require HPHA to leverage private funds to improve the housing stock. Available funding does not cover the costs of operation and renovation. State funding for public housing is expected to decrease.
- HPHA is in the process of developing a long-term strategic plan, which will take into account the insufficiency of funding for public housing, and an emphasis on self-sufficiency.
- Self-sufficiency efforts can be improved, reducing the long-term need for public housing.
- Results of consultation with residents and the Resident Advisory Board, community groups and Legislators.



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10.0

Additional Information. (a) Progress in Meeting Mission and Goals in the 5- Year Plan (FY 2009-2014)

- PHA Goal: Expand the supply of assisted housing
 1. Reduce public housing vacancies: **The current occupancy rate is 93%.**
 2. Leverage private or other public funds to create additional housing opportunities: **A developer has been selected for redevelopment of Kuhio Park Terrace/Kuhio Homes. A Master Development Agreement will be executed in the next few months. HPHA is in the process of obtaining the necessary consultants to proceed with planning and document execution. HPHA will assess additional sites that may be subject to similar redevelopment efforts in the future.**
 3. Apply for additional rental vouchers if available: **The HPHA received 35 additional VASH vouchers to provide section 8 housing assistance to qualified veterans. To date, the HPHA has been awarded a total of 105 VASH vouchers**
- PHA Goal: Improve the quality of assisted housing
 1. Improve public housing management PHAS score: **HPHA improved scores for most AMPs.**

Inspection Complete Date	Unit Count	Property (Development)	Overall Score	
			2008	2009
12/20/2009	360	AMP 30 Puuwai Momi	55c	68c
11/13/2009	373	AMP 31 Kalihi Valley Homes	65b*	61c
11/13/2009	363	AMP 32 Mayor Wright Homes	71c	67c*
12/18/2009	371	AMP 33 Kamehameha	72c*	82c
12/18/2009	580	AMP 34 Kalakaua Homes	85c	78c
11/9/2009	583	AMP 35 Punchbowl Homes	83b	86c*
1/15/10	302	AMP 37 Lanakila Homes	78b*	92c
1/12/2010	321	AMP 38 Kekaha Ha'aheo	65c*	81c
11/16/2009	196	AMP 39 Kahekili Terrace (Maui/ Molokai)	72b	74b
11/11/2009	744	AMP 40 Kuhio Park Terrace	22c*	72b*
11/17/2009	200	AMP 43 Ka Hale Kahaluu	74c*	76c*
11/9/2009	258	AMP 44 Waimaha/Sunflower	53c*	73c*
11/9/2009	226	AMP 45 Koolau Village	65c	85b
11/19/2009	101	AMP 46 County of Hawaii	75c	87b
11/11/2009	150	AMP 49 Wahiawa Terrace	66c*	92b*
12/15/2009	114	AMP 50 Palolo Valley Homes	45c*	64c

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors. The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.



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10.0 Progress in Meeting Mission and Goals (cont.)

2. Improve voucher management: (SEMAP score) Strive for High-Performer:
 - **The HPHA received a SEMAP score of 83 for the fiscal year ended June 30, 2009. With the upgrade to the Emphasys Elite software, the HPHA will be able to address the issue with the re-sequencing of the waitlist and anticipate being able to achieve high performer status for the section 8 program**
 - **Maintain lease-up to 95% of budget utilization: For the fiscal year ending June 30, 2009, the HPHA was at 102% budget utilization. The HPHA will continue to closely monitor the budget utilization to bring the budget utilization under 100%**
 - **Develop and maintain an effective reporting system to improve operational efficiency: The HPHA upgraded the tenant database to Emphasys Elite which will bring improved operational efficiencies in areas such as waitlist maintenance, notifications to participants, rent calculation and recertifications, and payments.**
 - **Concentrate on efforts to improve specific management functions:**
 - **Develop strategies and training for PH managers and staff to improve rating on the Resident Service and Satisfaction Survey: A training plan has been developed and will be implemented in the near future.**
 - **Develop a plan to have Tenant Monitors available when managers are not available: The Resident Monitor Program has been developed and will be implemented this year.**
 3. Renovate or modernize public housing units:
 - **Kalihi Valley Homes phase 3b renovating 27 units is completed and phase 4a to renovate 3 additional buildings is about 50% complete.**
 - **55 Type C units on Maui will be completed next month.**
 - **An additional 50 units at other sites will be in design phase this year.**
 - **\$16 million of ARRA grant funds have been designated for renovation and improvements**
 - **Elevator modernization is underway or planned for all sites with obsolete elevators. Most will be complete within 3 years.**
 4. Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing: **KPT redevelopment is proceeding.**
- **PHA Goal: Increase assisted housing choices**
Objectives:
 1. **Implement voucher homeownership program: HPHA will make this a goal for next fiscal year.**
 2. **Implement public housing or other homeownership programs: HPHA will make this a goal for next fiscal year.**
 3. **Utilize Geographical Wait Lists: Problems with this have caused HPHA to change to site-based wait lists.**
 4. **Pursue designated housing for elderly-only project(s): In progress.**
 - **PHA Goal: Provide an improved living environment**
Objectives:
 4. **Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: Redevelopment of KPT and additional sites will bring mixed income communities to public housing sites.**



Hawaii Public Housing Authority
Annual Plan
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10.0

Progress in Meeting Mission and Goals (cont.)

- PHA Goal: Promote self-sufficiency and asset development of assisted households: **HPHA is reviewing its resident services and self sufficiency efforts and will develop and implement a new plan in the next fiscal year.**
- PHA Goal: Ensure equal opportunity and affirmatively further fair housing: **HPHA has hired a Compliance Officer and is in the process of reviewing its fair housing efforts.**
- PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:
 1. Implement project based accounting and management for federal public housing: **Significant progress has been made in project based accounting. A general ledger will be made available to all property managers so they can track financial data.**
 2. Evaluate and upgrade PHA computer software to improve financial accounting and reporting: **Emphasis Flex has been implemented and a contract to install Emphasis Elite has been executed.**
 3. Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs: **Tax intercept has been implemented, and AMPs have been assisted in write-off procedures. Monitoring of AMP evictions has been instituted and standards for improvement have been set.**
- PHA Goal: Evaluate the current administration of HPHA's Section 8 Housing Choice Voucher Program.
 2. PHA Goal: Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HPHA will be exploring various options to maximize the number of voucher participants within the current HUD funding level: **Because the economic environment has reduced the ability of HCV participants to pay rent, the program is not sustainable at current levels. HPHA will investigate options for adjusting the number of participants or the cost of subsidizing each participant.**
- PHA Goal: Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim: **Notices to residents have been sent and posted in management offices. Additional outreach will be conducted. A review of compliance with VAWA is underway.**



Hawaii Public Housing Authority
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10.0	<p>Additional Information. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), HPHA will submit the following attachments:</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Elements of the Plan which were challenged in public hearings.(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

New and Modified Objectives Contained in the 2010 PHA Plan

RAB Comments and HPHA Response

6.0 PHA Plan Elements (24 CFR 903.7): Goals and Objectives

- *PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:*
 1. **PMMSB will be restructured to better deal with Asset Management requirements. The positions and assigned duties can be adjusted to better accomplish the goals of Asset Management.**
RAB Position:
The RAB's position is "No Comment at this time".
 2. **HPHA will use Asset Management conversion as an opportunity to assess the viability of individual housing project sites. Are there some that cannot adequately function under the Asset Management model? Should sites be combined or shuffled to different AMPs?**
RAB Position:
The RAB's position is "No Comment at this time".
 3. **The Ameresco report was accepted by HPHA Board; an Energy Services Agreement will be signed and will proceed during the PHA Plan period.**
RAB Position: Due to insufficient information provided, The RAB has "No Comment at this time".
HPHA Response: HPHA will continue to discuss item with RAB.
 4. **Improve the timeliness of evictions: current standard is start within 90 days of delinquency of one full month's rent; the standard will become 60 days for FY 2010; then 30 for FY 2011.**
RAB Position: The RAB does not support the 30 days for the timeline of evictions because of the fact, as an example, it takes 2 months for rent recalculations to be completed when an interim is requested, therefore, residents awaiting rent adjustments are unfairly referred for eviction while awaiting their rent adjustment. The administrative process needs to be more efficient and timely in completing interim rent adjustments. The RAB supports the 90, and 60 days
HPHA Response: HPHA will work on improving its administrative processes so that recalculations are performed timely, and will insure residents have adequate notice to pay rent due and perform on a payment plans before residents are referred for eviction. Residents will have adequate opportunities to contest evictions. If HPHA is to strive for ultimately 99.5% collections, the eviction process itself must be certain and much more timely than it is now. HPHA in the past lost \$1.5 million per year in delinquent rents. That has been reduced to \$600,000 at present. HPHA will not implement the 30 day standard if it is impossible for residents to comply within 30 days. However, HPHA believes residents will be able to comply within 30 days.
 5. **Wait List/Tenant Selection changes:**
HPHA will convert from Geographical to Site-based waiting lists
RAB Position: The RAB does not support site-based waiting list due to insufficient information provided as to how this would be implemented.
HPHA Response: HPHA will continue to discuss item with RAB at the February meeting. This approach is supported by HUD. Geographical waiting lists do not support an Asset Management-centered approach with responsibility on the AMP. Site-based waiting lists are a way to fill units more quickly, since each person on a site-based list has indicated they will accept housing at that site when available. Currently, turn-downs from those at the top of the list cause delays in filling vacancies.
- *PHA Goal: Expand the supply of assisted housing*
 1. **HPHA is contracting with 2 architectural firms to do renovation design for 50 Type C units.**
RAB Position:
The RAB's position is "No Comment at this time".
 2. **HPHA will implement standards requiring repair within 270 days for any new long-term vacant units**
RAB Position: The RAB feels 270 days is too long. Future Type C units should be completed within 90 days.
HPHA Response: 90 days is not sufficient time to do planning, procurement, design and construction for units with significant damage.
 3. **Seek additional Housing Choice Vouchers as available from HUD**
RAB Position: The RAB agrees seeking additional Housing Choice Vouchers as available from HUD.

- *PHA Goal: Comply with the Violence Against Women Act*
 1. **HPHA will review policies and procedures to ensure compliance with the Violence Against Women Act (VAWA)**
RAB Position: The RAB's position is "No Comment at this Time".

- *PHA Goal: Improve the quality of assisted housing*
 1. **Wait List/Tenant Selection changes:**
 - a) **Prospective new tenants will undergo pre-placement suitability assessment in the form of credit checks and home visits**
RAB Position: The RAB suggests 2-3 References be required, 2 landlords if less than one year at current residence and a Personal reference. The RAB feels "Home Visits" violates the privacy of the future tenant
HPHA Response: Repair costs and repair orders due to tenant-caused damage are substantial and HPHA must address the problem so that labor and funding can be applied to improving the properties rather than on damages that should not have occurred. Screening prospective tenants to determine whether they are likely to care for their units is an important part of this effort, and is supported by HUD and federal regulations. (24 CFR 960.203) HPHA will continue to discuss item with RAB at the February meeting.
 - b) **The Homeless preference will be restricted to those who are currently in a shelter and following a service plan**
RAB Position: The RAB does not agree the "Homeless Preference" should be restricted to those currently in a shelter and following a service plan. The RAB feels as long as a homeless family is following a service plan, they should not also be penalized for not living in a shelter as defined by the agency.
HPHA Response: HPHA will continue to discuss item with RAB at the February meeting. This is necessary to reduce rent delinquencies and property damage. Experience with this preference has shown that people who are currently in a shelter are better prepared by the services offered in the shelter to be responsible renters. In addition, people have been able to "work the waitlist" by becoming homeless for a short period in order to obtain the preference and jump ahead of others who have been waiting.
 2. **Establish a safety and security program (HPHA Board Vision)**
RAB Position: The RAB supports the HPHA Board's Vision to establish a safety and security program.
 3. **Move forward with Resident Monitors, and amend the ACOP (Admissions and Continued Occupancy Policy) to allow for free rent for federal public housing Resident Monitor households by exempting for rent calculation purposes all the income for each member of the Resident Monitor's household.**
RAB Position: The RAB agrees this program be implemented as a regular program.
 4. **Abate 100% of emergency work orders w/in 24 hours; tenant requested work within 25 days**
RAB Position: The RAB supports 100% abatement of emergency work orders w/in 24 hours and 14 days for tenant requested work.
HPHA Response: In some cases 14 days is not enough time to obtain contractors and materials for repairs. The repairs are made as soon as possible when labor and materials are available.
 5. **Review and standardize House Rules for all sites**
RAB Position: The RAB has no response at this time until further review of the 'Proposed Standardize Rules' for all sites.
HPHA Response: HPHA will continue to discuss this with RAB.

- *PHA Goal: Ensure equal opportunity and affirmatively further fair housing*
 1. **HPHA is including ADA renovation to the scope of work on contracts.**
RAB Position: The RAB supports ADA renovations on future work contracts
 - c) **A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site**
RAB Position: The RAB supports the wait list preference for non-elderly disabled, who live in an elderly-designated building and are willing to move to another project site.
 2. **Wait List/Tenant Selection changes:**
A new wait list preference will be created for non-elderly disabled who live in an elderly-designated building and are willing to move to another project site
RAB Position: The RAB supports the wait list preference for non-elderly disabled, who live in an elderly-designated building and are willing to move to another project site.

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

1. HPHA will review our compliance with the HUD Community Service and Self-Sufficiency requirements and adjust policies as needed.

RAB Position: Due to insufficient information provided, The RAB has “No Comment at this time”.

HPHA Response: HPHA will continue to discuss item with RAB.

2. Assess Resident Services program to assure ability to:

- link residents to community services,
- increase community involvement
- support self-sufficiency efforts
- encourage formation of more Resident Associations
- expand Resident Patrols

RAB Position: The RAB Highly Recommends this be implemented back into the Resident Services Program

7.0 *Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Program, and Project-based Vouchers.*

1. HPHA will identify public housing project sites which are appropriate for mixed-finance/mixed income redevelopment.

RAB Position:

The RAB supports the HPHA Board’s vision.

2. KPT redevelopment contracts are proceeding and will move forward during the PHA Plan period.

RAB Position: The RAB was not involved in the redevelopment of KPT and therefore cannot respond.

NOTICE OF PUBLIC HEARING

Pursuant to 24 CFR Part 903.17, the Hawaii Public Housing Authority (HPHA), Department of Human Services, hereby provides notice that it will hold public hearings on the Public Housing Agency (PHA) 2010-2011 Annual Plan.

Background: HPHA is currently developing its 2010-2011 PHA Annual Plan as required by the Quality Housing and Work Responsibility Act (QHWRA) of 1998. The QHWRA was enacted to revitalize and improve federal public housing and tenant-based assistance programs and makes significant changes to federal and Section 8 tenant-based programs. The HPHA 5-Year Plan approved by the U.S. Department of Housing and Urban Development (HUD) in 2009 states the HPHA's mission, goals, and objectives for serving the needs of low-income and very low-income families during the next five years. This 2010-2011 Annual Plan updates the 5-Year Plan, and details the operations and management of federal public housing and Section 8 tenant-based assistance programs. Through these plans, HPHA advises its residents, HUD and members of the public on its strategy in addressing the needs of residents in federal public housing and recipients of Section 8 tenant-based assistance.

Public Review: The draft 2010-2011 Annual Plan is available for public viewing at the HPHA and site management offices at the following locations between 7:45 a.m. to 4:30 p.m.:

Hawaii Public Housing Authority
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Also available on the HPHA website at:
www.hpha.hawaii.gov/housingplans/index.htm

Public Hearings: Public hearings will be held at the following locations on Monday, March 15, at 6:00 p.m., except Lanakila Homes in Hilo, which will start at 5:00 p.m.:

Hawaii Public Housing Authority (HPHA)
1002 No. School Street, Bldg. "E"
Honolulu, Hawaii 96817

Kealakehe Intermediate School Cafeteria
74-5062 Onipa'a Street
Kailua-Kona, Hawaii 96740

Lanakila Homes Conference Room (**5:00 pm**)
600 Wailoa Street
Hilo, Hawaii 96720

Kapaa Community Hall
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace Office/Community Hall
2015 Holowai Place
Wailuku, HI 96793

All interested persons are invited to provide comments relating to the 2010-2011 Annual Plan, either orally or in writing.

Oral comments should be presented at the public hearing. All oral and written testimony presented at the public hearing will be considered in preparing the PHA Plans. Persons who cannot attend the hearing and prefer not to provide written comments may phone (808) 832-4686 and leave their comments as a voicemail message.

Written comments may be presented to the presiding officer at the public hearing, or mailed to the Hawaii Public Housing Authority, Attention: PHA Plan, at P.O. Box 17907, Honolulu, Hawaii 96817. Written comments may also be faxed to (808) 832-4679, or sent by electronic mail to hpha@hawaii.gov. Written comments not presented at the public hearing should be received at HPHA office in Honolulu by 4:30 p.m. Friday, March 12, 2010.

Any person requiring assistance to participate, such as large print, taped materials, interpreters for sign language or limited English proficiency, etc., should make a request to HPHA at least ten working days prior to the public hearings in order to allow time to make arrangements. Requests can be made by writing to HPHA at the address above or by calling (808) 832-4680.

Chad K. Taniguchi
Executive Director
Hawaii Public Housing Authority
Department of Human Services

HPHA does not discriminate against any person because of race, color, religion, sex, disability, familial status, ancestry, age, marital status, or HIV infection.

January 22, 2010



FOR ACTION

SUBJECT: To Accept the Proposed Amendment to the Discrimination Policy of the Admissions and Continued Occupancy Policy (ACOP)

I. FACTS

- A. The Board of Directors previously received information regarding the amendment of its discrimination policy at the November 19, 2009, meeting.
- B. In 2005, the Hawai'i legislature amended Haw. Rev. Stat. 515-3, Discrimination in Real Property Transactions, by adding the two classifications of "gender identity or expression" and "sexual orientation".
- C. In 2008, in accordance with the Violence Against Women Act (VAWA), 42 U.S.C. § 1432d, the Department of Housing and Urban Development (HUD) enacted 24 C.F.R. § 5.2005(a), which states that "[a]n incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated lease violation by the victim or threatened victim of the domestic violence, dating violence, or stalking, or as good cause to terminate the tenancy, occupancy rights, or assistance of the victim. Admission to the program shall not be denied on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for assistance or admission"

II. DISCUSSION

- A. The HPHA's ACOP currently does not include the classifications of "gender identity", "sexual orientation", or "victim of domestic violence, dating violence, or stalking".
- B. To comply with the State of Hawai'i's Discrimination in Real Property Transactions statute and HUD's VAWA regulation the HPHA seeks approval of the Board of Directors of the HPHA to change its ACOP fair housing policy to include the classification of "gender identity", "sexual orientation", or "victim of domestic violence, dating violence, or stalking".
- C. The attached draft shows the proposed changes in shaded highlights.

III. RECOMMENDATION

That the HPHA Board of Directors approve the proposed amendment of the discrimination policy of the Admissions and Continued Occupancy Policy (ACOP)

Prepared by: Steven Chang, Chief Compliance Officer SKE **Approved by the Board of Directors at its meeting on** JAN 21 2010

COMPLIANCE OFFICE

Please take necessary action


EXECUTIVE DIRECTOR

**ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)
FAIR HOUSING POLICY AMENDMENTS**

D. FAIR HOUSING POLICY

It is the policy of the PHA to comply fully with all Federal, State, and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The PHA will comply with all laws relating to Civil Rights including:

- Title VI of the Civil Rights Act of 1964
- Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)
- Executive Order 11063
- Section 504 of the Rehabilitation Act of 1973
- The Age Discrimination Act of 1975
- Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)
- Violence Against Women Act (VAWA), 42 U.S.C. §1432d

Any applicable State laws or local ordinances and any legislation protecting individual rights of tenants, applicants or staff that may subsequently be enacted.

The PHA shall not discriminate because of race, color, sex, religion, marital status, creed, national or ethnic origin, age, familial status, history of domestic violence or stalking, gender identity or expression, sexual orientation, handicap or disability or HIV infection in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under the PHA's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use of occupancy thereof.

Posters and housing information are displayed in locations throughout the PHA's office in such a manner as to be easily readable from a wheelchair.

To further its commitment to full compliance with applicable Civil Rights laws, the PHA will provide Federal/State/local information to public housing residents regarding "discrimination" and any recourse available to them if they believe they are victims of discrimination. Such information will be made available to them during the resident orientation session.

The PHA's Compliance Office is accessible to persons with disabilities. Accessibility for the hearing impaired is provided by the TDD telephone service provider.

The PHA shall not, on account of race, color, sex, religion, marital status, creed, national or ethnic origin, age, familial status, history of domestic violence or stalking, gender identity or expression, sexual orientation, handicap or disability, or HIV infections:

- Deny to any family the opportunity to apply for housing, nor deny to any qualified applicant the opportunity to lease housing suitable to its needs:
- Provide housing that is different from that provided to others:
- Subject a person to segregation or disparate treatment:
- Restrict a person's access to any benefit enjoyed by others in connection with the housing program:

- Treat a person differently in determining eligibility or other requirements for admission:
or
- Deny a person access to the same level of services.

The PHA shall not automatically deny admission to a particular group or category of otherwise qualified applicants (e.g., families with children born to unmarried parents, elderly families with pets).

FOR ACTION

SUBJECT: Requesting Approval to Request a Waiver from HUD's Regulatory Requirement to Decrease the Payment Standard Amounts at the First Regular Annual Reexamination Instead of at the Second Regular Annual Reexamination (see Attachment C: 24 CFR 982.505(c)(3))

I. FACTS

- A. The Department of Housing and Urban Development (HUD) regulations state that Public Housing Authorities (PHAs) are allowed to set the payment standards within 90% to 110% of the Fair Market Rent (FMR) schedule without approval from HUD.
- B. HUD regulations state that when a PHA lowers the payment standards in the tenant-based Housing Choice Voucher program, a lower payment standard applies immediately to all new admissions, all movers (families transferring to a new unit), and families remaining in their units with a new Housing Assistance Payment contract (e.g., when the owner offers or requires a new lease). For all other Housing Choice Voucher program participants, decreased payment standard amounts are not applied until the second regular annual reexamination after the payment standard is lowered (see Attachment C: 24 CFR 982.505 (c)(3)).

II. DISCUSSION

- A. The Section 8 Housing Choice Voucher Program (S8HCV) is projected to face insufficient funds by mid-2012 (see Attachment A: Projection – Funding Shortfall).
- B. To address the insufficient funds issue, the Section 8 Subsidy Programs Branch will be lowering its payment standards to 90% of FMR effective February 15, 2010 for all new admissions, all movers (families transferring to a new unit), all port-in families, and families remaining in their units with a new Housing Assistance Payment (HAP) contract; and effective March 1, 2010 for all other Housing Choice Voucher participants.
- C. When the payment standards are lowered, the housing assistance payments will be decreased, thereby enabling the Housing Choice Voucher Program's budget authority to either support more families and/or to decrease its overspending. Obtaining a waiver from HUD to implement the lower payment standard at the first reexamination rather than the second, will help the HPHA address the budget over-utilization in the S8HCV program by decreasing HAP costs sooner.
- D. HPHA's Section 8 data shows that even when the payment standards are lowered to 90% of FMR, the payment standard amounts are still comparable to the available unassisted rental units on Oahu (see Attachment B: Proposed Payment Standards vs. Rent Reasonableness Comparison). This means that families will still be able to find affordable units to rent.

III. RECOMMENDATION

That the Hawaii Public Housing Authority Board of Directors approve the proposed request to HUD for a waiver of HUD's regulatory requirement to

decrease the payment standard amounts at the first regular annual reexamination instead of at the second regular annual reexamination (see Attachment C: 24 CFR 982.505(c)(3)).

Attachments: A: Projection – Funding Shortfall
B: Proposed Payment Standards vs. Rent Reasonableness Comparison
C: 24 CFR 982.505(c)(3)

Prepared by: Norhana Schumacher, Acting Section 8 Subsidy Programs
Branch Chief NS

Attachment A

HPHA
 FUND 007 - HCVP
 HAP
PROJECTION - FUNDING SHORTFALL
 FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
 FROM DECEMBER 2009 TO SEPTEMBER 2012

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 2011
ESTIMATED HAP REVENUE	1,453,490.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,637,181.54	1,641,587.98	1,645,790.00	1,649,580.00	1,654,020.00	1,650,790.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 2011
EST. RESTRD SURPLUS - HAP, BEG. BAL	3,800,373.61	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09	1,848,342.09

REVENUE AND EXPENSES (ACTUAL)
 FROM JULY 2009 TO NOVEMBER 2009

	July 2009	Aug 2009	Sept 2009	Oct 2009	Nov 2009	Total
HAP REVENUE	1,301,097.00	1,301,081.61	1,301,070.03	1,453,553.26	1,453,542.69	6,810,344.59
HAP EXPENSES	1,594,295.49	1,637,242.94	1,632,002.35	1,598,816.72	1,599,961.90	8,062,319.40
NET REVENUE/(DEFICIT)	(293,198.49)	(336,161.33)	(330,932.32)	(145,263.46)	(146,419.21)	(1,251,974.81)

Attachment A

HPHA
 FUND 007 - HCVP
 HAP
PROJECTION - FUNDING SHORTFALL
 FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
 FROM DECEMBER 2009 TO SEPTEMBER 2012

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
ESTIMATED HAP REVENUE	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
EST. RESTRD SURPLUS - HAP, BEG. BAL	1,848,342.09	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09	(52,971.91)

Attachment B

Proposed Payment Standards vs. Rent Reasonableness Comparison

Section 8 Payment Standards Proposal for 2010

Proposal figures are based on 90% of the HUD 2010 Fair Market Rent Schedule as allowed by CFR 982.503(a)(b).

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Current:	\$1,140	\$1,270	\$1,550	\$2,250	\$2,520	\$2,898	\$3,276
Proposed	\$1,072	\$1,258	\$1,534	\$2,226	\$2,491	\$2,864	\$3,238
Difference	\$68	\$12	\$16	\$24	\$29	\$34	\$38
	-6%	-1%	-1%	-1%	-1.10%	-1.20%	-1.20%

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Proposed Payment Standard	\$1,072	\$1,258	\$1,534	\$2,226	\$2,491	\$2,864	\$3,238
Unit A	\$1,063	\$1,250	\$1,483	\$2,165	\$2,431	\$2,874	\$3,324
Unit B	\$1,066	\$1,250	\$1,533	\$2,165	\$2,434	\$2,974	\$3,574
Unit C	\$1,100	\$1,250	\$1,550	\$2,237	\$2,484	\$3,024	\$3,574
Unit D	\$1,116	\$1,300	\$1,583	\$2,265	\$2,511	\$3,124	\$3,590
Unit E	\$1,141	\$1,300	\$1,583	\$2,287	\$2,561	\$3,174	NA

Sources of actual unit comparables are attached.

Section 8 Subsidy Programs Branch
1/13/2010

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12827	10/22/2009		dy	Makiki		HR	\$997.00	2009	0	1.0	500				
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1415 Liholiho St. #806			Honolulu		96822		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 pkg., window a/c, w/d, new pnt/wood laminate floor, walk-in	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pacific Oasis Realty, LLC
Owner	Agent	Renter	Phone		Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website	10/22/2009	4/21/2010	\$997.00	\$66.00	\$1,063.00					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12461	7/20/2009		cg	Aiea		HR	1,000.00	2009	0	1	360	1980			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
98-288 Kaonohi St., #3208			Aiea		96701		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	pkg, ac window, disposal, cable tv, internet renovated	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KMJ Realty LLC
Owner	Agent	Renter	Phone		Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website	7/20/2009	1/17/2010	\$1,000.00	\$66.00	\$1,066.00					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12196	4/21/2009		dy	Ala Moana		HR	\$1,100.00	2009	0	1.0			*EXTENSION/RECEN		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1650 Kanunu St. #1116 Holid			Honolulu		96814		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	mntn view, utils incl., pool, high floor	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One Kalakaua Realty
Owner	Agent	Renter	Phone		Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website	10/19/2009	4/18/2010	\$1,100.00	\$0.00	\$1,100.00					

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12584	8/14/2009		cg	Moiliili/McCully		HR	1,050.00	2009	0	1	400	1974			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
2525 Date St, #2204			Honolulu		96826		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pkg, a/c window, pool, bbq, convenience store, location	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	8/14/2009	2/11/2010	\$1,050.00	\$66.00	\$1,116.00	Ideal Properties, Inc					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12720	9/22/2009		dy	Salt Lake/Halawa		HR	1,075.00	2009	0	1.0	316	1984			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
5333 Likini St. #507			Honolulu		96818		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 pkg., gated comm., resort type living w/amenities galore!	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	9/22/2009	3/22/2010	\$1,075.00	\$66.00	\$1,141.00	Honolulu City Properties					

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12798	10/13/2009		dy	Aiea		HR	1,250.00	2009		1.0	600				
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
98-1038 Moanalua Rd. #7-170		Aiea		96701		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	utils incl., 1 pkg., bbq/club hse/pool/coin-op		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capital Realty
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	10/13/2009	4/12/2010	\$1,250.00	\$0.00	\$1,250.00						

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12596	8/18/2009		cg	Salt Lake/Halawa		HR	1,150.00	2009		1	552	1974			
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
909 Ala Nanala St. #1202		Honolulu		96818		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	pkg, a/c window, intercom, meeting room, pool, recreation		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Imaino Realty LLC
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	8/18/2009	2/15/2010	\$1,150.00	\$100.00	\$1,250.00						

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12588	8/17/2009		cg	Makiki/Punchbowl		HR	1,150.00	2009		1	459	1977			
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
1440 Ward Ave. #604		Honolulu		96814		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	pkg, a/c window, cable tv incl, lanai, location		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pacific Properites
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	8/17/2009	2/14/2010	\$1,150.00	\$100.00	\$1,250.00						

Attachment B

Unit	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12711	9/21/2009		dy	Pearl City		HR	1,200.00	2009		1.0	515	1984			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1060 Kamehameha Hwy. #A-1 902 Century Park Plaza			Pearl City		96782		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 pkg., window a/c, pool, gated comm., view, across fr major	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Realty Laua, LLC.
Owner	Agent	Renter	Phone	Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website		9/21/2009	3/21/2010	\$1,200.00	\$100.00	\$1,300.00					

Unit	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12832	10/22/2009		dy	Moiliili/McCully		HR	1,200.00	2009		1.0	556				
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1215 Alexander St. #1406			Honolulu		96826		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 pkg., w/d, lanai, top floor unit with view, partially enclosed	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Burt Shimoda Realty, LLC
Owner	Agent	Renter	Phone	Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website		10/22/2009	4/21/2010	\$1,200.00	\$100.00	\$1,300.00					

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12391	6/19/2009		dy	Wahiawa/Whitmore		LR	1,350.00	2009	2	1.0			*EXTENSION		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1830 Wilikina Dr. #606			Wahiawa		96786		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 pkg., w/d, lanai, pool	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RM Mgmt LLC
Owner	Agent	Renter	Phone	Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website		12/17/2009	6/16/2010	\$1,350.00	\$133.00	\$1,483.00					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12520	8/3/2009		cg	Kakaako/Ala Moan		HR	1,400.00	2009	2	1	692	1966			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1655 Kanunu St. #505			Honolulu		96814		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pkg, cable tv incl, chandelier, home warranty, intercom,	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Silver Key Realty
Owner	Agent	Renter	Phone	Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website		8/3/2009	1/31/2010	\$1,400.00	\$133.00	\$1,533.00					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12884	11/16/2009		dy	Salt Lake/Halawa		HR	1,550.00	2009	2	1.5	823				
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1160 Ala Napunani St. #1401			Honolulu		96818		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 pkg., w/d, lanai, utils incl., pool/rec ctr., keyed elevator	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Karen T. Kimura
Owner	Agent	Renter	Phone	Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website		11/16/2009	5/16/2010	\$1,550.00	\$0.00	\$1,550.00					

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12532	8/5/2009		cg	Makiki		HR	1,450.00	2009		1	773	1965			
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
1617 Keeaumoku St, #201		Honolulu		96822		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pkg, lanai, pool, location		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	8/5/2009	2/2/2010	\$1,450.00	\$133.00	\$1,583.00	Peterson Properties of Hawaii					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12034	3/12/2009		dy	Kaneohe/Kahaluu		LR	1,450.00	2009	2	1.0	692		*Extension		
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
46-269 Kahuhipa St. #D-303		Kaneohe		96744		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 pkg., new pnt., view, bbq/storage		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Profiles
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	9/9/2009	3/9/2010	\$1,450.00	\$133.00	\$1,583.00						

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond							
12744	9/22/2009		dy	Kaneohe/Kahaluu		TH	2,000.00	2009		2.5	1316									
Address			City		Zip		Elevator		PayLaundry		Location Carpet		Drapes Dwash		Gar		Others			
47-710 Hui Kelu St. #17/1706			Kaneohe		96744		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		2 pkg., end unit with courtyard, window a/c, w/d, club			
													OnSiteMgr		SecEntry		SecStaff		WDHU	
													<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Owner	Agent	Renter	Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website		9/22/2009		3/22/2010		\$2,000.00		\$165.00		\$2,165.00		James Kometani, Inc.			

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond							
12418	6/30/2009		dy	Moiliili/McCully		LR	2,000.00	2009	3	1.0			*EXTENSION							
Address			City		Zip		Elevator		PayLaundry		Location Carpet		Drapes Dwash		Gar		Others			
2630 Maunawai Pl. #F			Honolulu		96826		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		lge family/lv rm, 2 pkg, coin-op Indry.,			
													OnSiteMgr		SecEntry		SecStaff		WDHU	
													<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Honolulu City Properties					
Owner	Agent	Renter	Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website		12/28/2009		6/27/2010		\$2,000.00		\$165.00		\$2,165.00					

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond							
12786	10/9/2009		dy	Salt Lake/Halawa		SFD	1,950.00	2009	3	2.0	960									
Address			City		Zip		Elevator		PayLaundry		Location Carpet		Drapes Dwash		Gar		Others			
1552 Ala Aolani St.			Honolulu		96818		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		yrd svce incl., 2 pkg., w/d, no pets/smokers			
													OnSiteMgr		SecEntry		SecStaff		WDHU	
													<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	KMJ Realty LLC					
Owner	Agent	Renter	Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website		10/9/2009		4/8/2010		\$1,950.00		\$287.00		\$2,237.00					

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Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12449	7/9/2009		dy	Kapolei/Makakilo		TH	2,100.00	2009	3	2.5	1529	2006	*EXTENSION		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
92-7159 Elele St. #1104			'Ocea Kapolei		96707		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	garage, split a/c yrd :svce incl., w/d, lanai, storage, pvt yrd,	
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>															
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J Samuels Signature Homes LLC
Owner	Agent	Renter	Phone	Source			DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website			1/6/2010	7/6/2010	\$2,100.00	\$165.00	\$2,265.00				

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12117	4/8/2009		dy	Pearl City		SFD	2,000.00	2009	3	1.5	1846	1970	*EXTENSION		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1957 Hoolehua St.			Pearl City		96782		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	lge interior, w/d, lanai,	
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>															
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stott Real Estate, Inc.
Owner	Agent	Renter	Phone	Source			DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website			10/6/2009	4/5/2010	\$2,000.00	\$287.00	\$2,287.00				

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond																
12177	4/20/2009		dy	Waipahu/Waikele		SFD	2,100.00	2009	4	2.0	1590		*EXTENSION																
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others								
94-540 Ulieo St.			Waipahu		96797		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		carport, w/d, upgraded house throughout								
OnSiteMgr																						SecEntry		SecStaff		WDHU			
<input type="checkbox"/>																						<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>			
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Profiles														
Owner			Agent			Renter			Phone			Source			DateVerify			DateExpire			ContractRen			UtilAllow			GrossRent		
<input type="checkbox"/>			<input checked="" type="checkbox"/>			<input type="checkbox"/>						website			10/18/2009			4/17/2010			\$2,100.00			\$331.00			\$2,431.00		

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond																
12214	4/29/2009		dy	Waianae		SFD	2,200.00	2009	4	2.5	1526		*EXTENSION																
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others								
87-2133 Pakeke St. #41 'Sea			Waianae		96792		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		split lvl., upgraded!, central a/c, wtr/swr incl., yrd, rec ctr.								
OnSiteMgr																						SecEntry		SecStaff		WDHU			
<input type="checkbox"/>																						<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>			
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jsamuels Signature Homes, LLC														
Owner			Agent			Renter			Phone			Source			DateVerify			DateExpire			ContractRen			UtilAllow			GrossRent		
<input type="checkbox"/>			<input checked="" type="checkbox"/>			<input type="checkbox"/>						website			10/27/2009			4/26/2010			\$2,200.00			\$234.00			\$2,434.00		

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond																
12188	4/20/2009		dy	Pearl City		SFD	2,250.00	2009	4	3.0	1321	1988	*EXTENSION																
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others								
98-1970 Kaahumanu St. #F 'C			Pearl City		96782		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		garage, den, rec ctr w/pools, lanai, w/d,								
OnSiteMgr																						SecEntry		SecStaff		WDHU			
<input checked="" type="checkbox"/>																						<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>			
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers														
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marcus and Associates														
Owner			Agent			Renter			Phone			Source			DateVerify			DateExpire			ContractRen			UtilAllow			GrossRent		
<input type="checkbox"/>			<input checked="" type="checkbox"/>			<input type="checkbox"/>						website			10/18/2009			4/17/2010			\$2,250.00			\$234.00			\$2,484.00		

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
11955	2/7/2009		HB	Mililani	89.08	SFD	2,200.00	2009	4	2			*EXTENSION		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
94-408 Papolohiwa Street			Mililani		96789		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aloha American Realty, Inc.
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	833-3701	Internet	8/7/2009	2/4/2010	\$2,200.00	\$311.00	\$2,511.00						

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
11953	2/7/2009		HB	Mililani	89.08	SFD	2,250.00	2009	4	2			*EXTENSION		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
94-407 Kauopua Street			Mililani		96789		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ron Corp.
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	988-1400	Internet	8/7/2009	2/4/2010	\$2,250.00	\$311.00	\$2,561.00						

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Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12377	6/3/2009		dy	Waianae		SFD	2,500.00	2009	5	3		2007	*EXTENSION									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
87-1060 Anaha St.			Waianae		96792		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		2 car garage, w/d, central a/c	
OnSiteMgr <input checked="" type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>																						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	Contact	Pers						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	Contract	Ren	UtilAllow	GrossRent												
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		craigslist	12/1/2009	5/31/2010			\$2,500.00	\$374.00	\$2,874.00											

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12378	6/3/2009		dy	Waianae		SFD	2,600.00	2009	5	3	1890		*EXTENSION									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
86-411 Popohau Pl.			Waianae		96792		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		garage, fenced backyard, on busline, tropical pints	
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input type="checkbox"/>																						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	Contact	Pers						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	Contract	Ren	UtilAllow	GrossRent												
-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	349-6560	craigslist	12/1/2009	5/31/2010			\$2,600.00	\$374.00	\$2,974.00											

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12059	3/20/2009		dy	Pearl City		SFD	2,650.00	2009	5	2.0			*EXTENSION									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
1458 Noelani St.			Pearl City		96782		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		carport, fenced yrd	
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input type="checkbox"/>																						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	Contact	Pers						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	Contract	Ren	UtilAllow	GrossRent												
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	9/17/2009	3/17/2010			\$2,650.00	\$374.00	\$3,024.00											

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Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
11956	2/7/2009		HB	Mililani	89.08	SFD	2,750.00	2009	5	2			*EXTENSION		
Address			City		Zip		Elevator		PayLaundry		Location		Carpet Drapes Dwash Gar Others		
94-453 Kauopua Street			Mililani		96789		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		
							OnSiteMgr		SecEntry		SecStaff		WDHU		
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Century 21 Liberty Homes
Owner	Agent	Renter	Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	625-1776		Internet		8/7/2009	2/4/2010	\$2,750.00	\$374.00	\$3,124.00				

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12441	7/9/2009		dy	Kapolei/Makakilo		SFD	2,800.00	2009	5	2.0			*EXTENSION		
Address			City		Zip		Elevator		PayLaundry		Location		Carpet Drapes Dwash Gar Others		
92-1166 Makamai Lp.			Kapolei		96707		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
							OnSiteMgr		SecEntry		SecStaff		WDHU		
							<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	garage, renovated kitchen, solar htr., fenced yrd fnt/bck,
Owner	Agent	Renter	Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website		1/6/2010	7/6/2010	\$2,800.00	\$374.00	\$3,174.00		Coldwell Banker Pacific Properties		

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12443	7/9/2009		dy	Kapolei/Makakilo		SFD	2,950.00	2009	6	2.5			*EXTENSION/5 bdrm									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
92-428 Kaiualu St.			Kapolei		96707		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		garage, lanai, storage, w/d	
							OnSiteMgr		SecEntry		SecStaff		WDHU									
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RM Mgmt LLC							
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent			
			<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		1/6/2010		7/6/2010		\$2,950.00		\$374.00		\$3,324.00			

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12764	10/1/2009		HB	Kaimuki/Waiialae	14	SFD	3,200.00	2009	6	3.5			Good									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
Kaau Street at 8th Ave.			Honolulu		96816		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
							OnSiteMgr		SecEntry		SecStaff		WDHU									
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Craigs List - internet							
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent			
			<input checked="" type="checkbox"/>		<input type="checkbox"/>				Internet		10/2/2009		4/1/2010		\$3,200.00		\$374.00		\$3,574.00			

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12766	10/1/2009		HB	Aiea	78.08	SFD	3,200.00	2009	5	3		2006	Good									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
91-1050 Aiea Hts Rd.			Aiea		96701		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
							OnSiteMgr		SecEntry		SecStaff		WDHU									
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bob - Internet; Craigs List							
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent			
			<input checked="" type="checkbox"/>		<input type="checkbox"/>		384-3753		Craigs List		10/2/2009		4/1/2010		\$3,200.00		\$374.00		\$3,574.00			

Attachment B

Unit	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12765	10/1/2009		HB	Haleiwa/Sunset Bc	101	SFD	3,250.00	2009	6	3.5			Good		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
59-434 Pupukea Road			Haleiwa		96712		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Owner	Agent	Renter	Phone	Source			DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	637-3507	Craigs List - Internet			10/2/2009	4/1/2010	\$3,250.00	\$340.00	\$3,590.00		Team Real Estates, Inc		

Electronic Code of Federal Regulations

e-CFR

TM

e-CFR Data is current as of January 6, 2010

Title 24: Housing and Urban Development

PART 982—SECTION 8 TENANT BASED ASSISTANCE: HOUSING CHOICE VOUCHER PROGRAM

Subpart K—Rent and Housing Assistance Payment

[Browse Previous](#) | [Browse Next](#)

§ 982.505 Voucher tenancy: How to calculate housing assistance payment.

(a) *Use of payment standard.* A payment standard is used to calculate the monthly housing assistance payment for a family. The "payment standard" is the maximum monthly subsidy payment.

(b) *Amount of monthly housing assistance payment.* The PHA shall pay a monthly housing assistance payment on behalf of the family that is equal to the *lower* of:

- (1) The payment standard for the family minus the total tenant payment; or
- (2) The gross rent minus the total tenant payment.

(c) *Payment standard for family.* (1) The payment standard for the family is the lower of:

- (i) The payment standard amount for the family unit size; or
- (ii) The payment standard amount for the size of the dwelling unit rented by the family.

(2) If the PHA has established a separate payment standard amount for a designated part of an FMR area in accordance with §982.503 (including an exception payment standard amount as determined in accordance with §982.503(b)(2) and §982.503(c)), and the dwelling unit is located in such designated part, the PHA must use the appropriate payment standard amount for such designated part to calculate the payment standard for the family. The payment standard for the family shall be calculated in accordance with this paragraph and paragraph (c)(1) of this section.

(3) *Decrease in the payment standard amount during the HAP contract term.* If the amount on the payment standard schedule is decreased during the term of the HAP contract, the lower payment standard amount generally must be used to calculate the monthly housing assistance payment for the family beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard amount. The PHA must determine the payment standard for the family as follows.

(i) *Step 1:* At the first regular reexamination following the decrease in the payment standard amount, the PHA shall determine the payment standard for the family in accordance with paragraphs (c)(1) and (c)(2) of this section (using the decreased payment standard amount).

(ii) *Step 2 (first reexamination payment standard amount):* The PHA shall compare the payment standard amount from step 1 to the payment standard amount last used to calculate the monthly housing assistance payment for the family. The payment standard amount used by the PHA to calculate the monthly housing assistance payment at the first regular reexamination following the decrease in the payment standard amount is the higher of these two payment standard amounts. The PHA shall advise the family that the application of the lower payment standard amount will be deferred until the second regular reexamination following the effective date of the decrease in the payment standard amount.

(iii) *Step 3 (second reexamination payment standard amount):* At the second regular reexamination following the decrease in the payment standard amount, the lower payment standard amount shall be used to calculate the monthly housing assistance payment for the family unless the PHA has subsequently increased the payment standard amount, in which case the payment standard amount is determined in accordance with paragraph (c)(4) of this section.

(4) *Increase in the payment standard amount during the HAP contract term.* If the payment standard amount is increased during the term of the HAP contract, the increased payment standard amount shall be used to calculate the monthly housing assistance payment for the family beginning at the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard amount.

(5) *Change in family unit size during the HAP contract term.* Irrespective of any increase or decrease in the payment standard amount, if the family unit size increases or decreases during the HAP contract term, the new family unit size must be used to determine the payment standard amount for the family beginning at the family's first regular reexamination following the change in family unit size.

(d) *PHA approval of higher payment standard for the family as a reasonable accommodation.* If the family includes a person with disabilities and requires a higher payment standard for the family, as a reasonable accommodation for such person, in accordance with part 8 of this title, the PHA may establish a higher payment standard for the family within the basic range.

[64 FR 26649, May 14, 1999, as amended at 64 FR 56914, Oct. 21, 1999; 65 FR 16822, Mar. 30, 2000; 65 FR 42509, July 10, 2000; 66 FR 30568, June 6, 2001; 67 FR 56689, Sept. 4, 2002]

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Property Management and Maintenance Services Branch
Report for the Month Ending December 31, 2009

GOAL: **Fix** units, **Fill** units (97% occupancy) and **Collect** rent (collect 97%).

A. Fix Units

At the end of December 2009, the agency had 366 vacant units that needed repair. 217 of the 366 units are in need of significant repairs to be contracted by the Construction Management Section (CMS). The AMP staff is responsible for repairs to the other 149 units.

Month	Move Ins	Move Outs	Rent Ready Pending Placement
December 2009	59	19	48
November 2009	31	35	41
October 2009	31	47	30
September 2009	57	45	35

B. Fill Units

State Occupancy Report: December 2009

Project	Occupancy				
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
2201 Hauiki	46	45	97.83%	1	0
2202 Puahala Homes	128	107	**83.59%	21	3
2204 Kawailehua	26	25	96.15%	1	0
2205 Kahale Mua	32	27	84.38%	5	0
2206 Lokahi	30	14	46.67%	16	0
2207 Ke Kumu Elua	26	11	42.31%	15	2
2401 Hale Po'ai	206	205	99.51%	1	0
2402 La'iola	108	106	98.15%	2	1
2403 Kamalu-Ho'olulu	221	220	99.55%	1	1
2404 Halia Hale	41	40	97.56%	1	1
Total	864	800	92.59%	64	8

- Puahala Homes includes *14 homeless units in addition to the 7 vacant units, 3 of the 7 units are currently ready for occupancy. **Occupancy rate based on actual total occupied units with State public housing not counting the 14 Homeless units is 94.53%.
- Kahale Mua has 5 vacant units, 2 are CMS units and 3 are other vacants to be completed by AMP. See attached State LIPH Island Overview Report.
- Lokahi (30 units) is being modernized. The projected ready dates for each phase (approximately 6 units per phase) is listed below:
 - Phase 1 - February 2010
 - Phase 2 - May 2010
 - Phase 3 - July 2010
 - Phase 4 - September 2010
 - Phase 5 - January 2011

As units become rent ready in each phase they will be used to transfer tenants from the next phase until the Modernization is complete.

- Ke Kumu Elua - management has completed interior repairs on 8 units, PMMSB will procure interior painting the week of January 11, 2010. Two units have been referred to CMS due to earthquake damage, 5 units are being prepared to lease by the AMP staff.

Federal Occupancy Report: December 2009

Occupancy					
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
30 Aiea	362	358	98.90%	4	1
31 KVH	372	325	87.37%	47	6
32 MWH	363	356	98.07%	7	0
33 Kam/Kaahumanu	371	367	98.92%	4	2
34 Kalakaua	581	566	97.42%	15	1
35 Kalanihuaia	584	547	93.66%	37	1
37 Hilo	301	278	92.36%	23	1
38 Kauai	319	307	96.24%	12	0
39 Maui	196	135	68.88%	61	2
40 KPT	738	696	94.31%	42	12
43 Kona	200	190	95.00%	10	6
44 Leeward Oahu	258	217	84.11%	41	4
45 Windward Oahu	225	220	97.78%	5	1
46 Kamuela	101	86	85.15%	15	2
49 Central Oahu	150	130	86.67%	20	1
50 Palolo	115	108	93.91%	7	0
Total	5,236	4886	93.32%	350	40

- AMP 31: Kalihi Valley Homes - Phase 4A, 22 units under modernization. Construction began October 26, 2009 and is scheduled to be completed October, 2010. Construction period is 12 months. 10 units with roof leaks to be repaired as funds are identified. 7 units to be repaired by AMP and Central Maintenance (CM) 3 units to be completed by January 15, 2010, 4 units to be completed in February 2010.
- AMP 35: Kalanihuaia - 37 vacant units; 3 are deprogrammed, 1 is available and 26 to be renovated by AMP. Manager will refer 10 units to CMS. AMP to have 6 units available by January 31, 2010, 10 units by February 2010 and the remaining units to be completed by March 31, 2010.
- AMP 37: 8 vacant units being held for relocation as HPHA makes fair housing modifications. Bid opening was on December 15, 2009. AMP is repairing the remaining 15 vacant units.
- AMP 39: Maui –There has been some delay in the ready dates for the remaining 61 CMS units. Contractor's equipment was stolen in December. Materials were also stolen from the vacant units and had to be replaced. 10 units to be repaired by AMP see attached schedule of repair. AMP is placing units as they become available.
- AMP 40: Kuhio Park Terrace – 26 units under repair by CMS (13 roof leaks, 11 sewer repairs, 1 burn and 1 spalling). 12 placements were delayed due to problems with delivery of refrigerators. 4 units to be repaired by AMP.
- AMP 44: Leeward – 41 vacant, 13 are assigned to CMS and 28 will be fixed by AMP, 8 units are rent ready as of January 8, 2010. 5 units will be ready in January 2010, 3 units to be ready in February, and the balance in March 2010.
- AMP 46: Kamuela – Federal occupancy rate at 85.15%. 5 were referred to CMS. 7 units are on relocation hold for Hale Hauoli (8 are needed), 2 are rent ready, 1 needs ADA appliances only.
- AMP 49: Central Oahu – Of the 19 vacancies, 14 are assigned to CMS. 5 vacants will be repaired by the AMP staff. Units assigned to CMS are for roof repair. The bidding process is project to start mid January 2010.

- AMP 50: Palolo - Hazmat abatement completed. There are 7 units to be repaired:

7E – CMS
 5F & 3E – 1/19/10
 3A – 1/31/10
 7B – 2/10/10
 7D – 3/2/10
 11C – 4/6/10

Applications: 35 qualified applicants were referred to the AMPs for placement. 5 offers of housing were refused in December 2009. These families refused the unit they were offered, after they were screened and all documentation and calculations were completed. Reasons for the refusals were due to lack of funds, rent was too high and not wanting to leave area they currently reside in. Applicants who refused the unit offers were cancelled and removed from all waiting lists.

C. Rent Collection December 2009

Federal Rent Collection

AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	AMP Collection Ratio 12/09
30 Aiea	41	19,196.65	6	3,793.00	95.26%
31 KVH	61	20,839.16	13	19,528.83	91.21%
32 MWH	30	13,659.27	12	18,783.37	99.04%
33 Kam/Kaahumanu	29	11,704.08	9	34,074.59	102.14%
34 Kalakaua	9	5,130.69	4	2,117.69	98.72%
35 Kalanihuia	27	9,346.65	13	19,293.44	96.34%
37 Hilo	26	12,109.02	7	6,068.85	107.03%
38 Kauai	28	16,221.09	19	20,652.51	98.35%
39 Maui	15	6,636.00	5	14,612.38	102.95%
40 KPT	161	88,836.35	33	42,185.55	91.35%
43 Kona	21	9,549.97	11	10,422.40	100.37%
44 Leeward Oahu	53	24,002.94	42	62,094.96	106.73%
45 Windward Oahu	35	24,289.11	8	8,945.00	91.40%
46 Kamuela	21	9,275.00	17	39,599.37	105.64%
49 Central Oahu	22	14,419.77	6	4,695.02	92.53%
50 Palolo	11	7,308.00	7	16,413.13	102.41%
Total	590	\$ 292,523.75	212	\$ 323,280.09	96.76%

During the month of December 2009, there were 4 evictions and 9 families were referred for eviction. Of the 9 families referred for eviction, 8 families were referred for rent and 1 for non-rent violations. (40 referred in November 2009, 32 referred in October 2009, 37 referred in September 2009, 27 referred in August 2009, 25 referred for eviction in July and 34 families were referred in June 2009)

AMP 31: 10 cases are pending eviction referral. Will be processed and submitted by January 31, 2010.

AMP 40: 7 cases are in the eviction process. 2 are pending serving the writ of possession.

AMP 44: 16 are pending eviction. AMP will submit 3 families per month or families will be on a payment plan.

AMP 45 – 20 pending interim recertifications. Once interims are complete the AMP should meet 95% collection rate.

AMP 49 - Collection under 95% due to eviction and back charge for utility allowance.

State Rent Collection

Island	Non Vacated Delinquencies				AMP Collection Ratio 12/09
	Count of Families	30-90 Days	Count of Families	Over 90 Days	
2201-Hauiki	11	\$ 8,823.40	18	\$ 140,847.04	99.29%
2202-Puahala Homes	24	\$ 12,816.31	28	\$ 165,538.40	115.87%
2204-Kawailehua	4	\$ 1,933.00	2	\$ 1,896.46	83.98%
2205-Kahale Mua	7	\$ 2,327.00	18	\$ 20,131.37	96.75%
2206-Lokahi	3	\$ 1,157.00	2	\$ 12,591.50	115.13%
2207-Ke Kumu Elua	5	\$ 1,582.30	7	\$ 4,146.67	90.06%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	102.57%
2402-La'iola	2	\$ 652.00	8	\$ 2,302.52	112.80%
2403-Kamalu-Ho'olulu	2	\$ 514.50	1	\$ 4.40	96.49%
2404-Halia Hale	2	\$ 682.00	1	\$ 1,528.00	95.23%
Total	60	\$ 30,487.51	90	\$ 351,270.36	103.69%

D. Goals

- Implement New Uniform House Rules – Draft complete and submitted to Managers for comment. Will need Board approval and public comment. Target date is April 2010.
- Implement Tenant Monitor Program – Revision to ACOP required for income exclusion before implementation. Target date is end of fiscal year.
- Update Maintenance Charge List – February 2010 - Draft complete and submitted to Managers for comment. Target date is March 2010.
- Update Maintenance Labor Rate – Implementation projected by February 2010.
- Update Property Management Manual – Draft complete. Target date is April 2010.

E. Updates from previous Board Meetings

- See vacancy information in Section B.
- See REAC “for information.”
- Fetu Kolio received copy of security contract on 12/21/09.
- Plan to reach 97% occupancy. The current plan is to have Central Maintenance (CM) step in and assist AMPs with vacancies when the unit exceeds 30 days of vacancy. Once CM starts work on the vacant units, the AMP will be required to have 2 of their maintenance staff assist CM, due to low staffing at CM. There are currently 122 units to be repaired by the AMPs and 217 for CMS to repair.

F. Property Sales

- Sale of Wilikina Apartments – Buyer has latest draft of purchase and sale agreement. Upon both parties approving the agreement, the agreement can be executed and the buyer can apply for financing.
- Sale of Banyan Street Manor – Sent second draft of purchase and sale agreement to buyer on 1/12/2010.
- Sale of Hana vacant parcel –Needs to be submitted to the legislature.

FEDERAL PUBLIC HOUSING

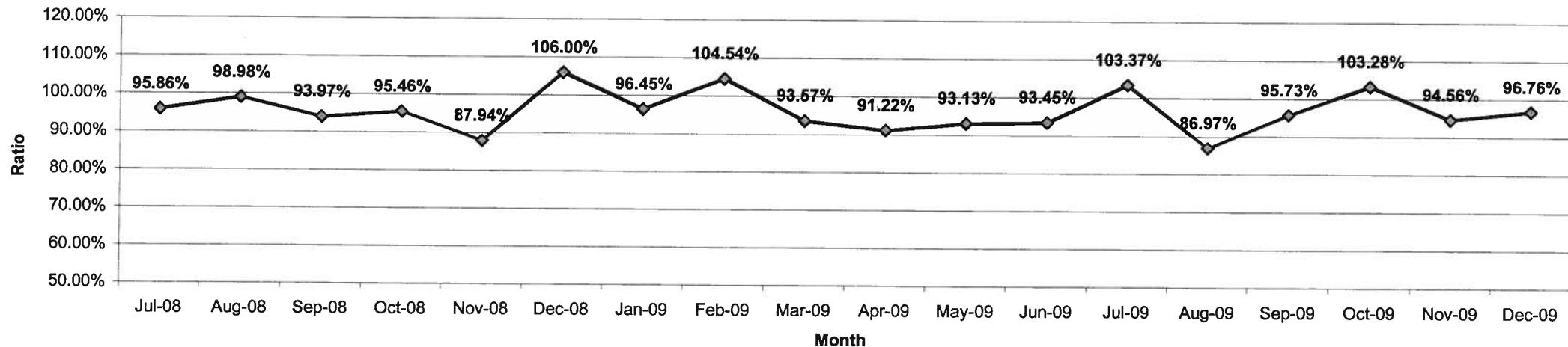
Rent Collection from July 2008 to December 2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio															
Hawaii	\$ 116,470.00	119,587.73	102.68%	\$ 120,477.92	122,760.35	101.89%	\$ 125,439.00	118,355.06	94.35%	\$ 125,869.00	115,203.51	91.53%	\$ 131,048.00	112,866.00	86.13%	\$ 133,281.27	131,073.06	98.34%
Kauai	\$ 79,207.00	75,806.25	95.71%	\$ 79,485.00	75,502.50	94.99%	\$ 75,965.00	86,866.07	114.35%	\$ 78,673.00	80,746.73	102.64%	\$ 79,849.00	73,720.23	92.32%	\$ 80,041.00	93,170.62	116.40%
Maui	\$ 51,024.00	43,783.00	85.81%	\$ 49,455.00	45,634.62	92.28%	\$ 48,272.00	44,387.54	91.95%	\$ 46,012.00	46,125.48	100.25%	\$ 47,977.00	39,874.31	83.11%	\$ 46,632.00	46,921.77	100.62%
Oahu	\$ 1,197,434.34	1,145,116.97	95.63%	\$ 1,197,981.61	1,188,701.58	99.23%	\$ 1,200,629.45	1,113,188.62	92.72%	\$ 1,204,135.22	1,146,555.38	95.22%	\$ 1,214,272.36	1,068,968.52	88.03%	\$ 1,221,838.55	1,299,474.08	106.35%
Total	\$ 1,444,135.34	\$ 1,384,293.95	95.86%	\$ 1,447,399.53	\$ 1,432,599.05	98.98%	\$ 1,450,305.45	\$ 1,362,797.29	93.97%	\$ 1,454,689.22	\$ 1,388,631.10	95.46%	\$ 1,473,146.36	\$ 1,295,429.06	87.94%	\$ 1,481,792.82	\$ 1,570,639.53	106.00%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Jun-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 133,656.78	\$ 115,217.46	86.20%	\$ 132,995.09	\$ 153,397.87	96.73%	\$ 132,936.86	\$ 128,036.71	96.31%	\$ 131,367.63	\$ 124,493.52	94.77%	\$ 130,607.50	\$ 119,245.42	91.30%	\$ 125,699.50	\$ 116,981.70	93.06%
Kauai	\$ 83,368.00	\$ 84,101.48	100.88%	\$ 84,625.00	\$ 83,524.26	88.16%	\$ 85,116.00	\$ 81,355.63	95.58%	\$ 84,094.00	\$ 80,050.21	95.19%	\$ 82,400.00	\$ 77,912.88	94.55%	\$ 82,065.00	\$ 75,445.23	91.93%
Maui	\$ 47,501.00	\$ 44,531.92	93.75%	\$ 46,918.00	\$ 42,249.03	75.04%	\$ 46,955.00	\$ 38,073.50	81.09%	\$ 49,002.00	\$ 49,710.83	101.45%	\$ 49,787.00	\$ 41,731.27	83.82%	\$ 49,901.00	\$ 42,621.61	85.41%
Oahu	\$ 1,225,392.10	\$ 1,193,203.47	97.37%	\$ 1,220,303.61	\$ 1,273,011.42	88.14%	\$ 1,223,417.21	\$ 1,145,321.53	93.62%	\$ 1,220,886.98	\$ 1,100,630.93	90.15%	\$ 1,220,353.50	\$ 1,142,362.65	93.61%	\$ 1,221,464.94	\$ 1,147,238.16	93.92%
Total	\$ 1,489,917.88	\$ 1,437,054.33	96.45%	\$ 1,484,841.70	\$ 1,552,182.58	104.54%	\$ 1,488,425.07	\$ 1,392,787.37	93.57%	\$ 1,485,350.61	\$ 1,354,885.49	91.22%	\$ 1,483,148.00	\$ 1,381,252.22	93.13%	\$ 1,479,130.44	\$ 1,382,286.70	93.45%

	Jul-09			Aug-09			Sep-09			Oct-09			Nov-09			Dec-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 112,436.50	\$ 124,829.51	111.02%	\$ 119,391.36	\$ 108,916.51	91.23%	\$ 119,402.26	\$ 122,538.77	102.63%	\$ 120,399.00	\$ 132,027.26	109.66%	\$ 116,820.00	\$ 112,301.32	96.13%	\$ 114,069.72	\$ 119,412.98	104.68%
Kauai	\$ 72,695.00	\$ 83,795.34	115.27%	\$ 73,072.00	\$ 64,423.31	88.16%	\$ 73,104.00	\$ 74,848.55	102.39%	\$ 73,842.00	\$ 76,756.23	103.95%	\$ 75,024.00	\$ 69,266.58	92.33%	\$ 76,423.00	\$ 75,161.64	98.35%
Maui	\$ 46,854.00	\$ 46,508.59	99.26%	\$ 45,267.00	\$ 37,689.39	83.26%	\$ 44,707.00	\$ 39,587.84	88.55%	\$ 42,396.00	\$ 42,742.85	100.82%	\$ 41,421.00	\$ 41,035.33	99.07%	\$ 41,265.00	\$ 42,481.46	102.95%
Oahu	\$ 1,159,986.53	\$ 1,183,747.09	102.05%	\$ 1,144,388.66	\$ 990,982.65	86.59%	\$ 1,123,584.93	\$ 1,065,700.18	94.85%	\$ 1,119,356.06	\$ 1,148,918.60	102.64%	\$ 1,118,029.91	\$ 1,055,189.15	94.38%	\$ 1,120,641.22	\$ 1,071,584.35	95.62%
Total	\$ 1,391,972.03	\$ 1,438,880.53	103.37%	\$ 1,382,119.02	\$ 1,202,011.86	86.97%	\$ 1,360,798.19	\$ 1,302,675.34	95.73%	\$ 1,355,993.06	\$ 1,400,444.94	103.28%	\$ 1,351,294.91	\$ 1,277,792.38	94.56%	\$ 1,352,398.94	\$ 1,308,640.43	96.76%

RENT COLLECTION RATE



**Federal LIPH
HPHA Island Overview Report
December 2009**

Island	Occupancy*					Monthly Activity				Federal Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Families	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	602	554	92.03%	48	9	0	6	1	0	1,394	96	3	2
Kauai	319	307	96.24%	12	0	0	0	0	0	182	63	0	0
Maui	196	135	68.88%	61	2	0	3	0	0	209	46	0	3
Oahu	4,119	3,890	94.44%	229	29	18	41	6	5	6,224	1,418	22	19
Total	5,236	4,886	93.32%	350	40	18	50	7	5	7,848	1,596	25	24

Island	Non Vacated Delinquencies***				Collection Rate 12/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	68	\$ 30,933.99	35	\$ 56,090.62	\$ 114,069.72	\$ 119,412.98	104.68%
Kauai	28	\$ 16,221.09	19	\$ 20,652.51	\$ 76,423.00	\$ 75,161.64	98.35%
Maui	15	\$ 6,636.00	5	\$ 14,612.38	\$ 41,265.00	\$ 42,481.46	102.95%
Oahu	479	\$ 238,732.67	153	\$ 231,924.58	\$ 1,120,641.22	\$ 1,071,584.35	95.62%
Total	590	\$ 292,523.75	212	\$ 323,280.09	\$ 1,352,398.94	\$ 1,308,640.43	96.76%

* Occupancy also counts Scheduled for Modernization Units.

** WL count does not sum up as applicants may apply on more than 1 listing.

*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

**Federal LIPH
HPHA Project Overview Report
December 2009**

AMP	Occupancy*					Monthly Activity				Federal Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
30P-Aiea	362	358	98.90%	4	1	0	0	0	0	4648	0	14	0
31P-KVH	372	325	87.37%	47	6	4	6	4	0	4648	0	14	0
32P-MWH	363	356	98.07%	7	0	0	1	0	0	4648	0	14	0
33P-Kam/Kaamanu	371	367	98.92%	4	2	0	1	0	0	4648	0	14	0
34P-Kalakaua	581	566	97.42%	15	1	1	12	1	0	0	1365	0	18
35P-Kalanihiua	584	547	93.66%	37	1	0	13	0	0	4648	1365	14	18
37P-Hilo	301	278	92.36%	23	1	0	3	1	0	548	76	0	2
38P-Kauai	319	307	96.24%	12	0	0	0	0	0	182	63	0	0
39P-Maui	196	135	68.88%	61	2	0	3	0	0	209	46	0	3
40P-KPT	738	696	94.31%	42	12	9	5	0	4	4648	0	0	0
43P-Kona	200	190	95.00%	10	6	0	2	0	0	927	27	3	0
44P-Leeward Oahu	258	217	84.11%	41	4	1	0	0	1	2177	0	7	0
45P-Windward Oahu	225	220	97.78%	5	1	2	2	1	0	1533	0	1	0
46P-Kamuela	101	86	85.15%	15	2	0	1	0	0	927	27	0	0
49P-Central Oahu	150	130	86.67%	20	1	1	1	0	0	1239	184	0	1
50P-Palolo	115	108	93.91%	7	0	0	0	0	0	4648	0	0	0
Total	5,236	4,886	93.32%	350	40	18	50	7	5	7,848	1,596	25	24

AMP	Non Vacated Delinquencies***				Collection Rate 12/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	41	19,196.65	6	3,793.00	\$ 147,278.00	140,291.27	95.26%
31P-KVH	61	20,839.16	13	19,528.83	\$ 87,477.00	79,788.40	91.21%
32P-MWH	30	13,659.27	12	18,783.37	\$ 101,431.61	100,454.59	99.04%
33P-Kam/Kaamanu	29	11,704.08	9	34,074.59	\$ 92,784.93	94,775.14	102.14%
34P-Kalakaua	9	5,130.69	4	2,117.69	\$ 130,352.18	128,677.68	98.72%
35P-Kalanihiua	27	9,346.65	13	19,293.44	\$ 133,361.00	128,484.99	96.34%
37P-Hilo	26	12,109.02	7	6,068.85	\$ 61,948.72	66,305.75	107.03%
38P-Kauai	28	16,221.09	19	20,652.51	\$ 76,423.00	75,161.64	98.35%
39P-Maui	15	6,636.00	5	14,612.38	\$ 41,265.00	42,481.46	102.95%
40P-KPT	161	88,836.35	33	42,185.55	\$ 261,118.00	238,532.45	91.35%
43P-Kona	21	9,549.97	11	10,422.40	\$ 37,081.00	37,219.23	100.37%
44P-Leeward Oahu	53	24,002.94	42	62,094.96	\$ 34,240.00	36,544.95	106.73%
45P-Windward Oahu	35	24,289.11	8	8,945.00	\$ 69,467.00	63,495.53	91.40%
46P-Kamuela	21	9,275.00	17	39,599.37	\$ 15,040.00	15,888.00	105.64%
49P-Central Oahu	22	14,419.77	6	4,695.02	\$ 41,638.00	38,527.66	92.53%
50P-Palolo	11	7,308.00	7	16,413.13	\$ 21,493.50	22,011.69	102.41%
Total	590	\$ 292,523.75	212	\$ 323,280.09	\$ 1,352,398.94	\$ 1,308,640.43	96.76%

* Occupancy also counts Scheduled for Modernization Units.

** WL count does not sum up as applicants may apply on more than 1 listing.

*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

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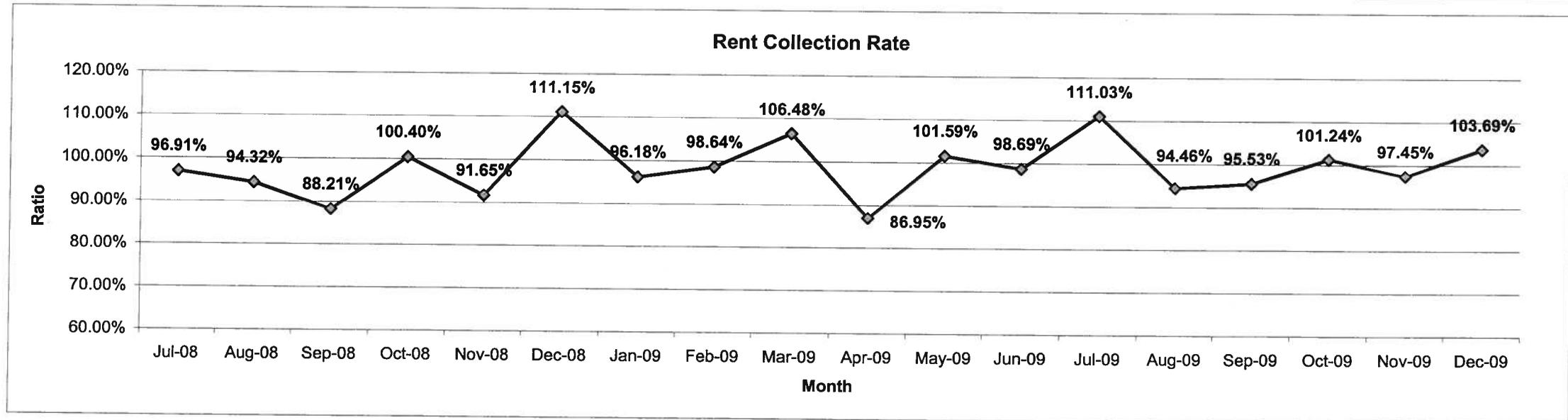
STATE PUBLIC HOUSING

Rent Collection from July 2008 to December 2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio									
Hawaii	\$ 11,693.00	\$ 11,134.23	95.22%	\$ 11,028.00	\$ 8,885.00	80.57%	\$ 10,906.00	\$ 8,577.00	78.64%	\$ 10,906.00	\$ 9,454.00	86.69%	\$ 11,223.00	\$ 7,705.00	68.65%	\$ 11,620.00	\$ 9,200.00	79.17%
Kauai	\$ 5,861.00	\$ 5,247.05	89.52%	\$ 6,313.00	\$ 6,024.95	95.44%	\$ 6,444.00	\$ 5,153.00	79.97%	\$ 6,279.00	\$ 6,063.00	96.56%	\$ 6,854.00	\$ 5,551.00	80.99%	\$ 6,859.00	\$ 7,557.00	110.18%
Maui	\$ 4,477.00	\$ 3,571.00	79.76%	\$ 4,508.00	\$ 3,876.94	86.00%	\$ 4,556.00	\$ 4,686.00	102.85%	\$ 4,380.00	\$ 2,722.00	62.15%	\$ 4,304.00	\$ 2,955.00	68.66%	\$ 4,203.00	\$ 3,124.00	74.33%
Oahu	\$ 210,603.00	\$ 205,492.82	97.57%	\$ 210,679.00	\$ 200,544.75	95.19%	\$ 213,530.00	\$ 189,272.21	88.64%	\$ 213,586.00	\$ 217,855.10	102.00%	\$ 214,258.00	\$ 200,666.89	93.66%	\$ 214,175.00	\$ 243,383.29	113.64%
Total	\$ 232,634.00	\$ 225,445.10	96.91%	\$ 232,528.00	\$ 219,333.64	94.32%	\$ 235,436.00	\$ 207,688.21	88.21%	\$ 235,151.00	\$ 236,094.10	100.40%	\$ 236,639.00	\$ 216,877.89	91.65%	\$ 236,857.00	\$ 263,264.29	111.15%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Jun-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 11,429.00	\$ 8,152.00	71.33%	\$ 11,432.00	\$ 12,855.98	101.97%	\$ 11,266.00	\$ 9,539.04	84.67%	\$ 11,228.00	\$ 9,921.35	88.36%	\$ 10,637.00	\$ 10,317.00	96.99%	\$ 9,164.00	\$ 8,930.00	97.45%
Kauai	\$ 6,290.00	\$ 5,416.00	86.10%	\$ 6,334.00	\$ 6,130.00	76.68%	\$ 6,086.00	\$ 6,270.07	103.02%	\$ 6,102.00	\$ 5,516.00	90.40%	\$ 6,593.00	\$ 5,798.00	87.94%	\$ 6,687.00	\$ 7,217.00	107.93%
Maui	\$ 4,316.00	\$ 4,139.00	95.90%	\$ 4,409.00	\$ 3,845.00	87.21%	\$ 4,122.00	\$ 4,470.00	108.44%	\$ 4,766.00	\$ 4,547.00	95.40%	\$ 4,807.00	\$ 4,692.00	97.61%	\$ 4,806.00	\$ 4,752.00	98.88%
Oahu	\$ 218,982.00	\$ 214,103.49	97.77%	\$ 221,386.00	\$ 217,408.54	84.84%	\$ 221,295.00	\$ 238,215.48	107.65%	\$ 223,606.00	\$ 193,663.83	86.61%	\$ 222,008.00	\$ 227,110.62	102.30%	\$ 223,648.00	\$ 220,206.96	98.46%
Total	\$ 241,017.00	\$ 231,810.49	96.18%	\$ 243,561.00	\$ 240,239.52	98.64%	\$ 242,769.00	\$ 258,494.59	106.48%	\$ 245,702.00	\$ 213,648.18	86.95%	\$ 244,045.00	\$ 247,917.62	101.58%	\$ 244,305.00	\$ 241,105.96	98.69%

	Jul-09			Aug-09			Sep-09			Oct-09			Nov-09			Dec-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,735.00	\$ 10,126.00	115.92%	\$ 8,258.00	\$ 8,068.00	97.70%	\$ 8,393.00	\$ 8,211.00	97.83%	\$ 8,335.00	\$ 7,322.50	87.85%	\$ 8,421.00	\$ 8,585.00	101.95%	\$ 8,209.00	\$ 8,815.49	107.39%
Kauai	\$ 6,755.00	\$ 5,955.63	88.17%	\$ 6,442.00	\$ 6,505.00	100.98%	\$ 5,330.00	\$ 4,510.00	84.62%	\$ 5,335.00	\$ 3,896.00	73.03%	\$ 5,269.00	\$ 7,091.00	134.58%	\$ 5,380.00	\$ 4,518.00	83.98%
Maui	\$ 4,806.00	\$ 5,626.00	117.06%	\$ 5,669.00	\$ 4,471.00	78.87%	\$ 5,669.00	\$ 4,302.00	75.89%	\$ 5,897.00	\$ 4,221.00	71.58%	\$ 5,352.00	\$ 5,320.00	99.40%	\$ 5,235.00	\$ 5,065.00	96.75%
Oahu	\$ 226,464.00	\$ 252,266.11	111.39%	\$ 227,378.00	\$ 214,966.10	94.54%	\$ 226,964.00	\$ 218,326.72	96.19%	\$ 227,844.00	\$ 235,042.29	103.16%	\$ 227,911.00	\$ 219,664.64	96.38%	\$ 228,223.00	\$ 237,762.94	104.18%
Total	\$ 245,760.00	\$ 273,973.74	111.03%	\$ 247,747.00	\$ 234,010.10	94.46%	\$ 246,356.00	\$ 235,349.72	95.53%	\$ 247,411.00	\$ 250,481.79	101.24%	\$ 246,953.00	\$ 240,660.64	97.45%	\$ 247,047.00	\$ 256,161.43	103.69%



**State LIPH
HPHA Island Overview Report
December 2009**

Island	Occupancy*					Monthly Activity				State Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH Elderly
Hawaii	56	25	44.64%	31	2	0	0	0	0	1,317	0	0	0
Kauai	26	25	96.15%	1	0	0	0	0	0	90	0	0	0
Maui	32	27	84.38%	5	0	0	0	0	0	46	0	0	0
Oahu	750	723	96.40%	27	6	1	9	3	1	5,344	528	0	5
Total	864	800	92.59%	64	8	1	9	3	1	6,716	528	0	5

Island	Non Vacated Delinquencies***				Collection Rate 12/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	8	\$ 2,739.30	9	\$ 16,738.17	\$ 8,209.00	\$ 8,815.49	107.39%
Kauai	4	\$ 1,933.00	2	\$ 1,896.46	\$ 5,380.00	\$ 4,518.00	83.98%
Maui	7	\$ 2,327.00	18	\$ 20,131.37	\$ 5,235.00	\$ 5,065.00	96.75%
Oahu	41	\$ 23,488.21	61	\$ 312,504.36	\$ 228,223.00	\$ 237,762.94	104.18%
Total	60	\$ 30,487.51	90	\$ 351,270.36	\$ 247,047.00	\$ 256,161.43	103.69%

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**State LIPH
HPHA Project Overview Report
December 2009**

Island	Occupancy *					Monthly Activity				State Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (Includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
2201-Hauiki	46	45	97.83%	1	0	0	0	0	0	5269	0	0	0
2202-Puahala Homes	128	107	83.59%	21	3	0	1	0	0	223	0	0	0
2204-Kawalehewa	26	25	96.15%	1	0	0	0	0	0	90	0	0	0
2205-Kahale Mua	32	27	84.38%	5	0	0	0	0	0	46	0	0	0
2206-Lokahi	30	14	46.67%	16	0	0	0	0	0	693	0	0	0
2207-Ke Kumu Elua	26	11	42.31%	15	2	0	0	0	0	687	0	0	0
2401-Hale Po'ai	206	205	99.51%	1	0	0	2	1	0	0	330	0	1
2402-La'iola	108	106	98.15%	2	1	1	2	1	0	0	99	0	1
2403-Kamalu-Ho'olulu	221	220	99.55%	1	1	0	4	1	1	0	144	0	3
2404-Halia Hale	41	40	97.56%	1	1	0	0	0	0	0	144	0	0
Total	864	800	92.59%	64	8	1	9	3	1	6,716	528	0	5

Island	Non Vacated Delinquencies***				Collection Rate 12/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	11	\$ 8,823.40	18	\$ 140,847.04	\$ 20,346.00	20,201.17	99.29%
2202-Puahala Homes	24	\$ 12,816.31	28	\$ 165,538.40	\$ 41,808.00	48,443.77	115.87%
2204-Kawalehewa	4	\$ 1,933.00	2	\$ 1,896.46	\$ 5,380.00	4,518.00	83.98%
2205-Kahale Mua	7	\$ 2,327.00	18	\$ 20,131.37	\$ 5,235.00	5,065.00	96.75%
2206-Lokahi	3	\$ 1,157.00	2	\$ 12,591.50	\$ 5,674.00	6,532.49	115.13%
2207-Ke Kumu Elua	5	\$ 1,582.30	7	\$ 4,146.67	\$ 2,535.00	2,283.00	90.06%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 58,179.00	59,675.00	102.57%
2402-La'iola	2	\$ 652.00	8	\$ 2,302.52	\$ 33,636.00	37,942.00	112.80%
2403-Kamalu-Ho'olulu	2	\$ 514.50	1	\$ 4.40	\$ 62,631.00	60,432.00	96.49%
2404-Halia Hale	2	\$ 682.00	1	\$ 1,528.00	\$ 11,623.00	11,069.00	95.23%
Total	60	\$ 30,487.51	90	\$ 351,270.36	\$ 247,047.00	\$ 256,161.43	103.69%

* Occupancy also counts Scheduled for Modernization Units.

** WL count does not sum up as applicants may apply on more than 1 listing.

*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

**UNIT TURNOVER REPORT AS OF DECEMBER 2009
FISCAL YEAR 2009 - 2010**

VACANT UNITS as of 12/31/09	TOTAL REPAIRED AND OCCUPIED 12/09	TOTAL READY MOVE IN 12/09	TOTAL TO BE REPAIRED
386	52	47	339

	Current Vacant Units	Placements Dec-09	Rent Ready Units	Total Units Under Repair	Repair Jan-10	Repair Feb-10	Repair Mar-10	Future CMS	Future AMP
30 Aiea	4	0	1	3	2	1	0	0	0
31 KVH	46	6	5	41	4	3	0	33	1
32 MWH	6	1	0	6	1	0	0	5	0
33 Kamehameha/Kaahumanu	4	1	2	2	2	0	0	0	0
34 Kalakaua	11	12	0	11	4	4	3	0	0
35 Kalanihuia	39	11	1	38	9	9	9	7	4
37 Hilo	23	0	2	21	2	0	0	19	0
38 Kauai	11	0	0	11	2	5	0	4	0
39 Maui	61	3	2	59	2	2	2	51	2
40 KPT	39	6	11	28	2	0	0	26	0
43 Kona	10	2	5	5	1	2	0	2	0
44 Leeward Oahu	41	0	5	36	4	4	6	13	9
45 Windward Oahu	3	2	0	3	1	0	0	2	0
46 Kamuela	15	1	2	13	1	0	0	12	0
49 Central Oahu	19	1	0	19	1	2	2	14	0
50 Palolo	5	0	0	5	0	0	0	0	5
State Family	42	1	6	36	3	3	0	29	1
State Elderly	7	5	5	2	2	0	0	0	0
Total	386	52	47	339	= 43	35	22	217	22

**CENTRAL MAINTENANCE VACANT UNIT REPORT
JULY 2009 - DECEMBER 2009**

AMP	PROJECT	UNIT	NO. OF EMPLOYEE	DATE COMPLETED	BRIEF SCOPE OF WORK	
31	Kalihi Valley Homes	14F	3	9/22/2009	Painting: Paint interior and exterior (including graffiti) of the entire unit also touch ups. Janitorial: took apart toilet seats, brackets etc., scrub and put back, wax and strip, remove fixture covers, scrub and hardwares plot back, clean ice box, toilet, sink (bathroom and kitchen), and shower. Maintenance: install brackets, rods-make and install window screens, sliding screen, roller screen front, pending front screen lock ice box bracket, drill holes for brackets and install, install door knobs, cove base, door handle-gasket ice box make screen prime and screens, and intall alarm striker plate screen roller.	
		16F	4	10/8/2009	Plumbing: remove p-trap and clean, put back new slip nuts with gaskets and tape up and downstairs.	
		16J			Plumbing: replace lavatory faucet (leaking). Maintenance: fabricate window screens, reinstall all light switch & electrical outlet covers, replace light bulbs as needed, install window molding, replace stove burners & drip pans replace ice box door gasket and replace cove base as needed repair screen door.	
	2J	Painting: remove all hardware from walls, prep and spot prime unit, paint entire unit, paint exterior, also prep and paint cabinets. Janitorial: clean windows-clean interior stairs, clean all bathroom hardware clean all light switch and electrical outlet covers, clean bathrooms, clean entire kitchen cabinets, clean bathrooms sweep, mop, strip and wax entire unit.				
			25A	4	10/13/2009	Painting: touch up unit and paint kitchen cabinets. Janitorial: clean windows and frames, clean cabinets, bathrooms, sweep, strip and wax floor. Maintenance: replace screens-door and windows, window roller (2), lock-sash pin door stopper. Plumbing: replace laundry tray stem and handle, auger sink & tub, replace joint washer.
		In Process	36B			Painting: touch up unit and paint kitchen cabinets. Janitorial: clean windows and frames, clean cabinets, bathrooms, sweep, strip and wax floor. Maintenance: replace screens-door and windows, window roller (2), lock-sash pin door stopper. Plumbing: replace laundry tray stem and handle, auger sink & tub, replace joint washer.
		Hauiki Homes	1668	7	10/05/2009	Maintenance, Painting, Janitorial and Plumbing: Prep walls, caulk holes as needed and paint entire unit paint front exterior, clean kitchen counter and cabinet, oven, all Jal window, toilet & bath, strip floor and wax, replace hose bibs, ballcock and flapper. Remove laundry trays faucet, pick up by pass valves, scope job pick up parts, remove old valve and install new valves. For maintenance, cut front screen door to fit, replace wire mesh and screen, change operation for jalousie with clips and rivet, jalousie frame, install ent locks (2), curtain rod bracket install plywood under kitchen with molding around.
			29E		1-Dec	Maintenance, Painting, Janitorial and Plumbing.
			2J			Maintenance, Painting, Janitorial and Plumbing.
	34	Paoakalani	1028	9	7/2/2009	Truck driver and General Laborers were working on road paving, repair and paint ceiling, re-install bathroom hardwares, install floor tiles, light fixtures, replace and remove shower head, reset toilet, clean the entire unit, stripped and wax floor and cove base.

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 1/4/10

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of Dec			No. and duration of Repairs to Elevator between 7/1/07 to 12/31/09			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		2			50	4	2			\$ 118,562.27
		2					63	7	2			\$ 72,988.07
		3					3					\$ 2,936.71
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Modernization completion 5/27/2010	
		5		4			40	1	2			\$ 142,030.30
		6					47					\$ 9,377.84
Paoakalani	Elderly	1		2			13					\$ 1,100.00
		2		1			2		1			\$ 17,038.90
Kalakaua Home	Elderly	1		1			18	1	1			\$ 137.50
		2					13	1				\$ 14,538.60
Ho'olulu Elderly	Elderly	1							1			\$ 12,140.20
		2		1			6					\$ 137.50
Kalanihua	Elderly	1					40	1	1			\$ 27,763.75
		2					23					\$ 275.00
Kamalu Elderly	Elderly	1					6	2	1			\$ 9,467.50
		2					4					\$ 137.50
Makamae	Elderly	1					5		1			\$ 2,722.51
		2					2					\$ 893.74
Makua Alii	Elderly	1					24	2	1			\$ 355.15
		2					13					
Punchbowl Homes	Elderly	1		2			15	2				\$ 23,350.78
		2					8	1	1			\$ 275.00
Banyan St Manor	Family	1					5					\$ 20,692.75
Hale Poai	Elderly	1					13	2				\$ 584.13
		2		1			16					\$ 432.79
Halia Hale	Elderly	1		1			5					\$ 3,460.52
Kulaokahua	Homeless	1					11					\$ 378.75
Laiola	Elderly	1					2					\$ 412.00
		2					4					
Pumehana	Elderly	1		1			14	2				\$ 17,726.24
		2					10					\$ 240.63
Salt Lake Apts	Family	1		1			6					\$ 23,350.78
Wilikina Apts	Family	1					8	1				\$ 3,323.02
		2					10					\$ 17,038.90
Total		34		17	0	0	499	27	15			
Total Cost for Repairs to date											\$ 543,869.33	

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 1/4/10

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		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A	Family	1	1964	44	271	16	3		\$4,152,919	Six elevators funded w/ FY08 Elevator CIP	Sep-07	Nov-09	Nov-10
		2	1964	44							Sep-07	May-10	May-11
		3	1981	27							Sep-07	Apr-09	May-10
Kuhio Park Terrace B	Family	4	1964	44	298	16	3				Sep-07	Apr-09	May-10
		5	1964	44							Sep-07	Nov-09	Nov-10
		6	1981	27							Sep-07	May-10	Jun-11
Kalanihulia	Elderly	1	1968	40	151	15	2		\$516,691	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Jul-10
		2	1968	40							Aug-08	Jul-10	Nov-10
Pumehana	Elderly	1	1972	36	139	21	2		\$514,848	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-10	Apr-11
		2	1972	36							Aug-08	Apr-11	Aug-11
Kalakaua Home	Elderly	1	1983	25	221	10	2		\$502,701	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Dec-11
		2	1983	25							Aug-08	Dec-11	May-12
Paoakalani	Elderly	1	1970	38	151	17	2		\$490,638	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-10	Mar-11
		2	1970	38							Aug-08	Apr-11	Aug-11
Makua Alii	Elderly	1	1967	41	211	20	2		\$508,230	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Jul-10
		2	1967	41							Aug-08	Jul-10	Nov-10
Makamae	Elderly	1	1971	37	124	4	2		\$285,890	To be funded w/ FY09 Elevator CIP	Aug-08	Sep-10	Nov-10
		2	1971	37							Aug-08	Nov-10	Jan-11
Punchbowl Homes	Elderly	1	1961	47	144	7	2		\$413,697	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	May-10
		2	1961	47							Aug-08	Jun-10	Sep-10

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 1/4/10

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		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Wilikina Apts	Family	1	1977	31	119	9	2		\$450,345	To be funded w/ Wilikina Funds	Aug-08	Mar-10	Jun-10
		2	1977	31							Aug-08	Jun-10	Oct-10
Salt Lake Apts	Family	1	1970	38	28	8	1		\$450,000	To be funded w/ FY09 Elevator CIP			
Hale Poi	Elderly	1	1989	19	206	7		2	\$320,000	Full Modernization not required, only installation of safety related items. Funding dependent on bids for major modernization listed above.			
		2	1989	19									
Halia Hale	Elderly	1	1995	13	41	5		1	\$255,000				
Laiola	Elderly	1	1991	17	108	6		2	\$220,000				
		2	1991	17									
Kulaokahua	Homeless	1	1992	16	30	3		1	\$60,000				
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	\$245,000				
		2	1994	14									
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$240,000				
		2	1993	15									
Banyan St Manor	Family	1	1977	31	55	3							
	TOTAL	34			2,518	181	23	10	\$9,625,959				

Average age of elevators 31

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HEARINGS OFFICE- EVICTION REFERRALS

	REFERRALS			RESULT OF EVICTION REFERRAL					
	TOTAL	REASON FOR REFERRAL							
		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	145	108	37	56	39	18	5	37	108
FY 2009	232	194	38	94	63	5	11	59	173

Fiscal Year 2010

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					
	TOTAL	REASON FOR REFERRAL							
		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 09	27	24	3	8	7	0	0	12	15
Aug 09	22	18	4	8	11	0	1	2	20
Sept 09	37	35	2	19	11	1	0	6	31
Oct 09	32	26	6	15	8	1	2	6	26
Nov 09	40	29	11	23	6	1	1	9	31
Dec09	9	8	1	4	3	0	0	2	7
TOTALS	167	140	27	77	46	3	4	37	130

**Total # of Cases Heard for the Month of December 2009: 9
(Oahu & Neighbor Island)**

Decisions Rendered:	Rent Violations	Other Violations
Eviction	4	0
Evict w/cond	2	1
10-day cure	0	0
Dismissal	0	0
Continued	2	0
TOTAL	8	1

Delinquent balances for rent cases ordered evicted for month of December 2009:

AMP 35 Makamae	\$ 4,369.81
AMP 40 Kuhio Park Terrace	\$ 1,426.93
AMP 44 Kauliokalani	\$ 9,182.00
Total:	\$ 14,978.74

**Contract & Procurement Office
Monthly Status Report for December 2009**

Solicitations Issued in December 2009:

Solicitation No.	Title	Due Date
IFB-CMS-2009-13	Sewage Treatment Plant Improvements at Kupuna Home O Waialua (AMP 49) Job No. 07-046-150-S	January 21, 2010
IFB-CMS-2009-30	Re-Roof and Structural Repairs at Makua Alii (AMP 34) Job No. 07-028-112-F	January 12, 2010
IFB-CMS-2009-32	Re-Roof and Elevator Lobby Improvements at Kalanihuia (AMP 35) Job No. 09-011-124-F	January 7, 2010

Contracts Executed in December 2009:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 08-17-SA01	Architects Hawaii, Ltd. Design Upgrade of Hot Water System, Fire Alarm System, Re-Roof, Structural Repairs and Exterior Renovations to Hale Poai (MU 42) December 16, 2009 to July 23, 2011	\$43,908.00	\$362,322.00
CMS 08-21-SA02	CDS International Abatement and Interior Renovations at Lokahi (AMP 37) December 4, 2009 to February 26, 2011	\$17,329.00	\$390,225.00
HPB 09-62	Family Life Center Provide Rental Assistance for Permanent Housing on the Island of Oahu January 1, 2010 to September 14, 2010		\$101,160.00
HPB 09-41-SA01	Housing Solutions, Inc. Provide Transitional Shelter Services on the Island of Oahu – Revise 5% withholding budget allocation August 1, 2009 to July 31, 2010	n/a	\$798,000.00
PMB 08-04-SA03	Ewa Pointe Realty Property Management, Maintenance, and Resident Services for AMP 44 (Kauioikalani, Maili I, Maili II, Waimaha-Sunflower, Nanakuli Homes) Extend contract period: January 1, 2010 to June 30, 2010	\$276,379.92	\$1,252,952.24
PMB 08-07-SA3	Realty Laua, LLC Property Management and Maintenance Service for Wilikina Apartments Extend contract period: January 1, 2010 to August 31, 2010	\$330,360.00	\$1,015,895.00

Section 8 Subsidy Programs Branch
Program Report
As of December 31, 2009

Federal Housing Choice Voucher (Section 8) Program

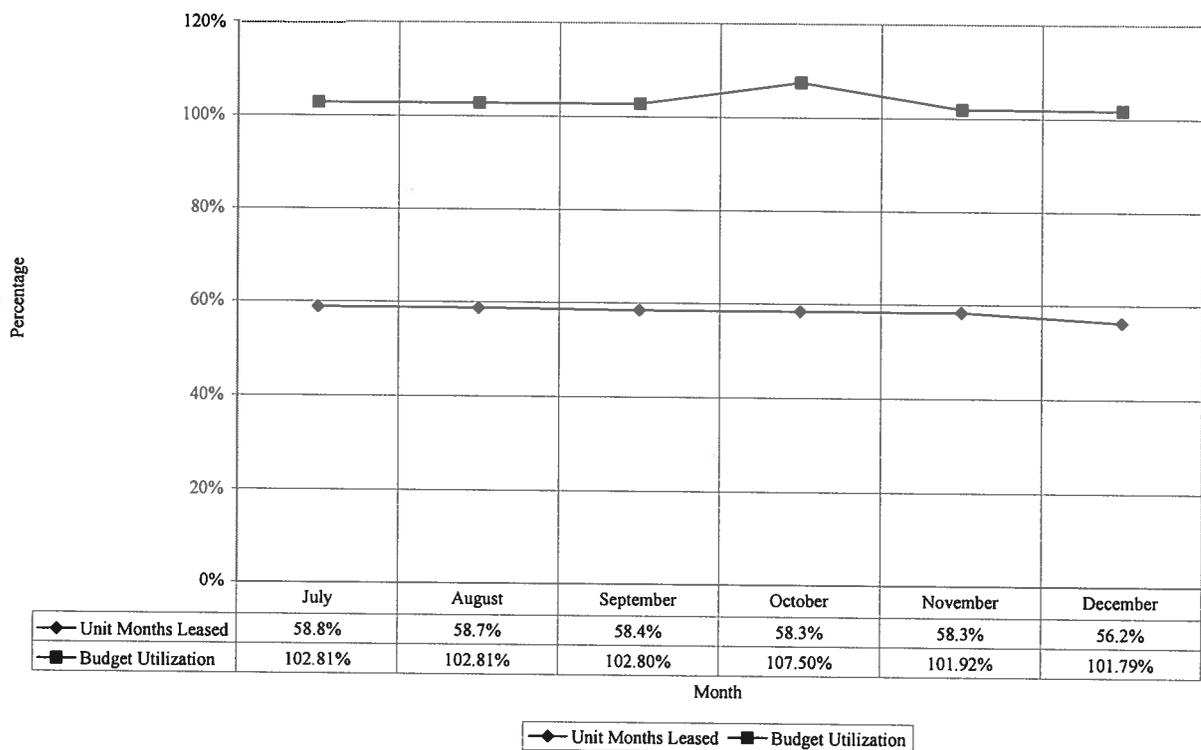
2010 Fiscal Year Report (Cumulative Trend)

- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 101.79% of the total annual allocated budget of \$18,741,816 or \$1,561,818 per month.
- For FY 2010, unadjusted average monthly voucher lease up is 1,720 or 56.20% of the total 3,058 baseline vouchers; 1,758 participants were assisted during the month. Administrative fees are earned for each participant that leased up on the first of the month. The low number of vouchers utilized is because of high rents in Hawaii. Therefore, it is unlikely Hawaii will ever utilize all vouchers because the limiting factor is the funding provided.
- December 2009 subsidy payments show a 0.5% monthly decrease in subsidy expenditures from the previous month due in part to a decrease in rent adjustments and less transfers to new units.

Monthly Report (Monthly Snapshots)

Current average budget utilization is **101.79%**. HPHA should attain 15 points for Indicator 13 in SEMAP.

FY 2010 Section 8 Budget Utilization and Unit Months Leased



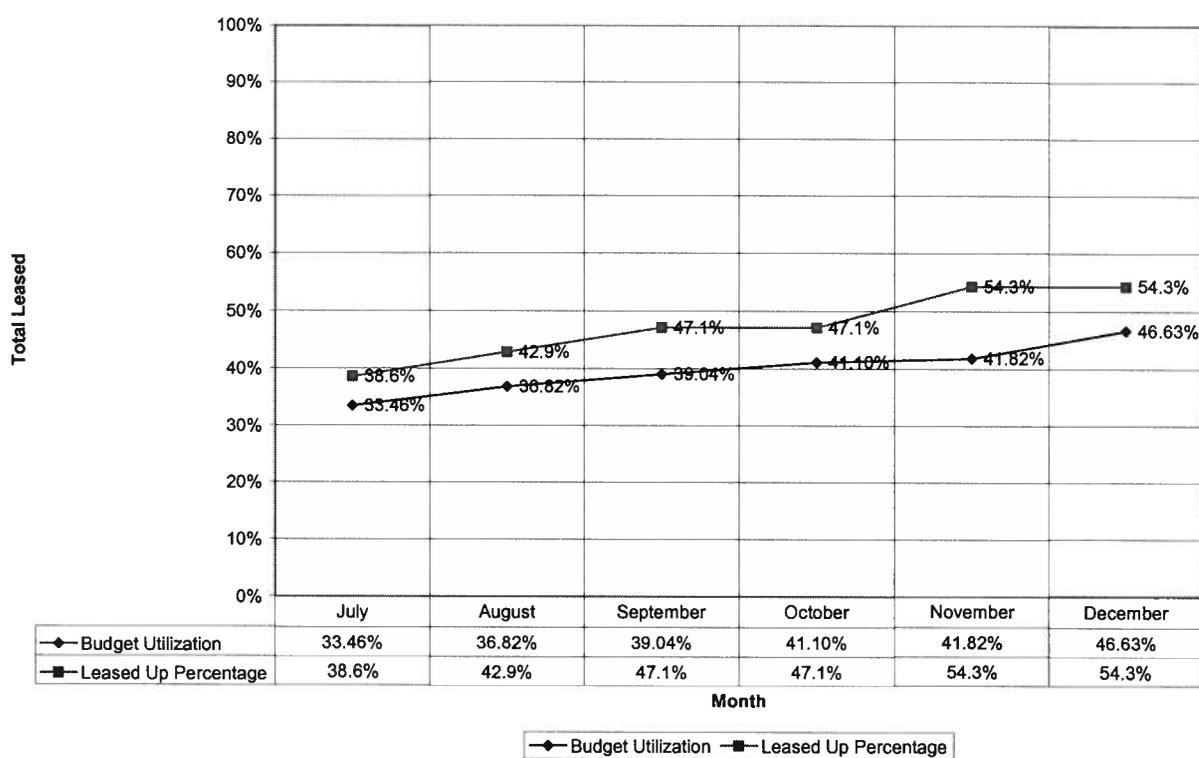
- The monthly average per unit cost subsidy is \$937.00 per month. The amount reflects the difference between what the family pays towards rent and the approved payment standard. Payment standards vary among bedroom sizes.
- No new Housing Choice Vouchers were issued for December 2009 due to an effort to curb over-utilization of funds. The total FY 2010 of new HCV issuances is 0.
- The Department of Housing and Urban Development, Financial Management Center has allotted the HAP budget authority for CY 2009. As of December 31, 2009 the branch is operating at 101.79% of the budget authority. The branch will concentrate its efforts in bringing this rate down to between 95% and 98% to ensure that the program is sustainable by the allotted amount. The branch will closely monitor the attrition rate, suspend voucher issuance, and to limit new placements into the project-based program. The branch began to administer all incoming portable vouchers effective May 14, 2009 by billing the porting public housing agency (PHA).

Federal Housing Choice Voucher (Section 8) Program
Veterans Affairs Supportive Housing (VASH)

- HPHA was awarded 70 Veterans Affairs Supportive Housing (VASH) Vouchers to assist Veterans with housing assistance. HPHA was also awarded 35 additional VASH vouchers in August 2009.
- Eligible applicants under this program are referred to HPHA from the Department of Veteran Affairs.
- For the month of December 2009, a total of 56 vouchers were issued. To date, a total of 38 veteran families are leased up under VASH assistance.
- VASH voucher holders reside on Oahu, Maui and Kauai.

Monthly VASH Report (Monthly Snapshots)

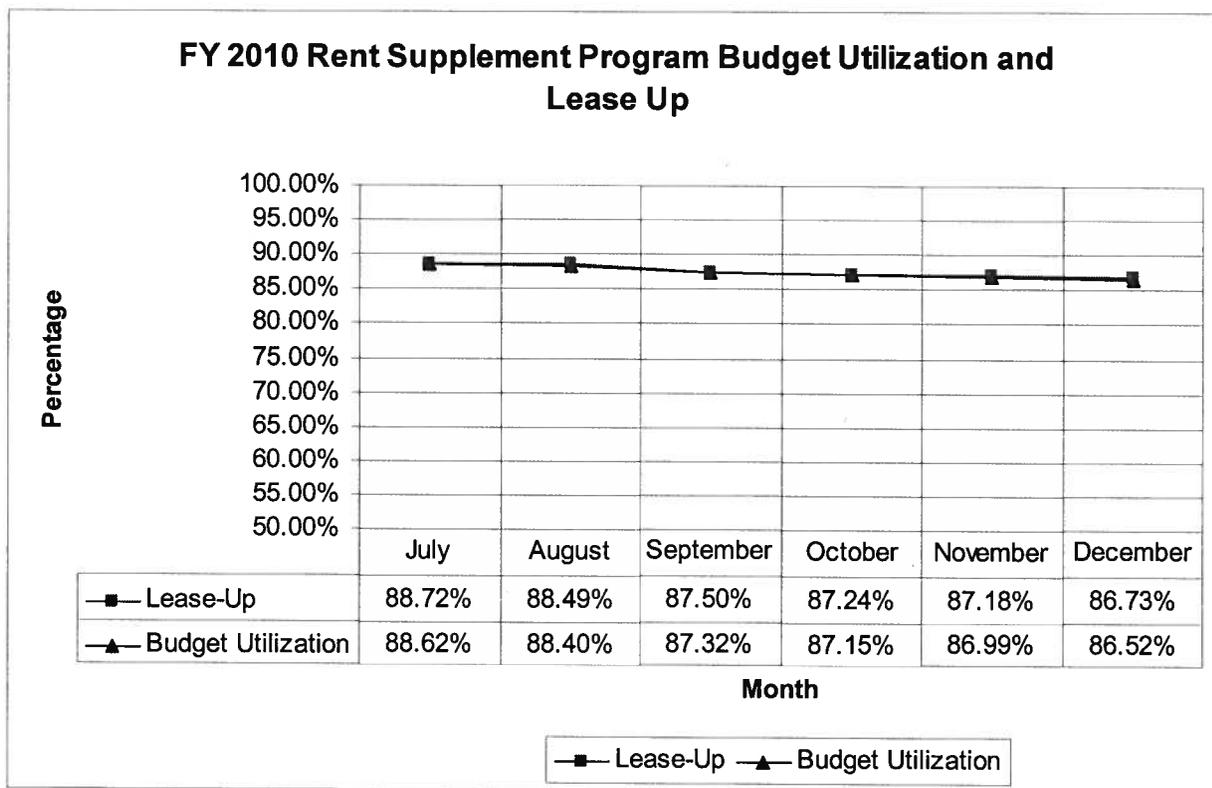
FY 2010 VASH Vouchers



State Rent Supplement Program

2010 Fiscal Year Report (Cumulative Trend)

- For FY 2010, unadjusted average monthly lease up is 340 families or 86.73% of the total 393 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 86.52% of the total annual allocated budget of \$924,720 or \$77,060 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.
- December 2009 Rent Supplement Subsidy payments show a 0.2% monthly decrease from the previous month (\$66,803 in November to \$66,671 in December) because of a decrease in assistance per family. Per unit cost decreased to \$196.00.
- The values for previous reports may not be the same as the current report due to retroactive adjustments in lease up and subsidy payments.



HOMELESS PROGRAMS BRANCH

January 21, 2010

I. ACCOMPLISHMENTS

A. State Programs Administration – (Stipend, Outreach and Grants Program)

1. Third quarter payment requests are being received, reviewed and remitted for payment for all three programs.
2. Five new contracts are being drafted for targeted grant assistance to help those families facing a financial crisis due to Department of Human Services' immediate adoption of a graduated child care subsidy, which results in a significant reduction in subsidy for many families. The contracts are being funded by \$7 million in TANF funds to help transition families to the shallower subsidy and provide them with financial literacy training to make adjustments to their budgets to accommodate the greater share of child care that they must pay.

C. Federal Programs

1. The first quarterly report for Homelessness Prevention and Rapid Re-housing (HPRP) was submitted in eSNAPS and federalreporting.gov before the January 10, 2010, deadline.
2. Homeless Programs is working with the Office of Community Services on the potential of transferring Emergency Shelter Grant, Housing Opportunities for Persons with AIDS, and Homelessness Prevention and Rapid Re-Housing to them. These programs are managed by the State on behalf of the three rural counties.

D. Other Projects

1. Renovation work at Nakolea which consists of bathroom and sewer line repairs has begun and will continue for several months.
2. Continuing to work with the Homeless Management Information System (HMIS) consultant to complete the new field of data elements required to implement record keeping for the stimulus funds under the American Revitalization and Recovery Act (ARRA). A new secure component is also being developed to contain the information from domestic violence service providers.
3. Augmenting training in all four counties for coordination and follow-up data entry of the Statewide Point in Time Count, that is scheduled to take place on January 25, 2010.
3. Amending the Memorandum of Agreement with Steadfast Housing to extract Bldg. 32 at Kalaeloa from the agreement covering Bldg. 32 and 39, and drafting a new Memorandum of Agreement and Right of Entry Agreement with the State Dept. of Defense for the use of Bldg. 32 for the National Guard Forward March program.
4. Continuing to work with the Homeless Efforts Achieving Results Together (HEART) Team to coordinate a strategy that integrates homeless programs functions with Hawaii Housing, Finance and Development efforts to produce affordable housing.

E. Response to Board Inquiry at the Meeting of December 17, 2009.

Provide an update on the Governor's Executive Order for Homeless Programs Branch to move to the Department of Human Services

Response: The Executive Order has been drafted and sent to Diane Taira for appropriate Attorney General review. Diane Taira has reviewed the Executive Order and was waiting on review by the Attorney General assigned to the Department of Human Services.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of January 7, 2010

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	No action; pending approval to fill.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Per DHRD memo unable to recruit as of 7/15/09
98903K	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
41252	CS	N	P	Accountant IV	SR22	RIF Placement effective 1/4/10.
46278	CS	N	P	Accountant III	SR20	RIF Placement effective 12/16/09.
100923	EX	N	P	Budget Resources Specialist	SRNA	No action; pending approval to fill.
ASSET MANAGEMENT OFFICE						
96908K	T	N	P	Office Assistant III	SR10	No action to fill; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action to fill; cost savings.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	No action; pending approval to fill.
CONSTRUCTION MANAGEMENT BRANCH						
2800	CS	N	P	Secretary II	SR 14	RIF Placement effective 1/4/10.
8774	CS	N	P	Engineer VI	SR28	Per DHRD memo unable to recruit as of 07/15/09.
105633	EX	W	T	Housing Warranty & Inspection Supr.	SRNA	State funded unable to fill.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	Pending approval to fill.
10887	CS	N	P	Engineer V	SR26	Employee terminated 12/31/09.
102676	CS	W	T	Engineer (Building) IV	SRNA	Pending approval to fill.
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
HOMELESS PROGRAM BRANCH						
103022	EX	A	T	Homeless Program Specialist	SRNA	Unable to fill; request denied by B&F.
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SRNA	Per DHRD memo unable to recruit as of 7/15/09.
PERSONNEL OFFICE						
6627	CS	N	P	Personnel Clerk IV	SR11	RIF Placement effective 12/16/09.
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	Per DHRD memo unable to recruit as of 7/15/09.
98902K	EX	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Mgr VI	SR26	Per DHRD memo unable to recruit as of 7/15/09.
96904K	EX	N	T	Hsg Maintenance Manager	SR26	No action; cost savings.
6182	CS	N	P	Secretary III	SR16	Per DHRD memo unable to recruit as of 7/15/09

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of January 7, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
CENTRAL MAINTENANCE SERVICES						
28374	CS	N	P	Office Assistant III	SR08	RIF Placement effective 1/4/10.
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
41255	CS	N	P	Public Hsg Spclt II	SR18	Employee retired as of 12/31/09.
ASSET MANAGEMENT PROJECT 30 (MU 1)						
6307	CS	N	P	Public Housing Supervisor IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
6171	CS	N	P	Account Clerk II	SR08	RIF Placement effective 12/16/09
6791	CS	N	P	General Laborer II	BC03	RIF Placement effective 12/16/09.
43507	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 31 (MU 2)						
4939	CS	N	P	General Laborer II	BC03	Per HRD memo unable to recruit as of 7/15/09
101137	TA	N	T	Janitor II	BC02	Pending start date.
ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
6788	CS	N	P	Truck Driver	BC06	Per DHRD memo unable to recruit as of 7/15/09
6681	CS	N	P	General Laborer II	BC03	Employee retired as of 12/30/09.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	N	P	Public Hsg Spvr IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
23696	CS	N	P	Public Hsg Spclt II	SR18	RIF Placement effective 12/16/09.
8842	CS	N	P	Painter I	BC09	Per DHRD memo unable to recruit as of 7/15/09
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
6565	CS	N	P	General Laborer I	BC02	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 35 (MU 5)						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	Per DHRD memo unable to recruit as of 7/15/09
23698	CS	W	P	Public Hsg Spclt I	SR16	Per DHRD memo unable to recruit as of 7/15/09
41666	CS	N	P	Public Hsg Spclt II	SR18	RIF Placement effective 12/16/09.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 37 (MU 7)						
15721	CS	N	P	Building Maint Worker I	BC09	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
119285	CS	N	T	Public Housing Supervisor III	SR20	Per DHRD memo unable to recruit as of 7/15/09
119260	CS	N	P	Public Housing Specialist II	SR18	Per DHRD memo unable to recruit as of 7/15/09
8756	CS	N	P	Bldg Maint Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
17576	CS	N	P	Bldg Maint Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of January 7, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
10541	CS	N	P	Bldg Maint Helper	BC05	Per DHRD memo unable to recruit as of 7/15/09
43948	CS	N	P	General Laborer II	BC03	RIF Placement effective 12/16/09.
102241	TA	N	T	General Laborer I	SRNA	Employee started on 12/07/09.
102242	TA	N	T	General Laborer I	SRNA	Pending start date.
ASSET MANAGEMENT PROJECT 39 (MU 9)						
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
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	Office Assistant I	SR04	Pending start date.
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.
117841	EX	N	T	Property Management Specialist	SRNA	No action; cost savings.
107932	EX	N	T	Property Management Coordinator I	SRNA	No action; cost savings.
RESIDENT SERVICES SECTION						
100892	EX	N	T	Tenant Services Manager	SRNA	No action; cost savings.
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; pending approval to fill.
103030	EX	N	T	Program Specialist & Tenant Services	SRNA	No action; cost savings.
111874	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
103043	TA	N	T	Office Assistant I	SRNA	No action; cost savings.
SECTION 8 - INSPECTION UNIT						
101214	EX	N	T	Lead Housing Inspector	SRNA	No action; cost savings.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	Per DHRD memo unable to recruit as of 7/15/09
RENT SUBSIDY PROGRAMS BRANCH (S8SPB)						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Per DHRD memo unable to recruit as of 7/15/09
RENT SUBSIDY SECTION 1						
9647	CS	N	P	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	Per DHRD memo unable to recruit as of 7/15/09.
35416	CS	N	T	Public Hsg Spclt II	SR18	Per DHRD memo unable to recruit as of 7/15/09
10306	CS	N	P	Office Assistant III	SR08	RIF Placement 12/16/09.
101132	TA	N	T	Office Assistant I	SRNA	No action; cost savings.

**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
As of January 7, 2010**

Branch	Section	Total Full Time Positions			% Vacant			Active Recruitment	
		Civil Svc	Exempt	Total	Occupied	Vacant	Vacant	Yes	No
Office of the Executive Director		5	3	8	7	1	12.50%	0	1
		5	3	8	7	1	12.50%	0	1
Planning and Evaluation Office		1	2	3	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		0	3	3	3	0	0.00%	0	0
		0	3	3	3	0	0.00%	0	0
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	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	0	2
	Acctg Sec	8	0	8	8	0	0.00%	0	0
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	1	1	50.00%	0	1
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	15	4	21.05%	0	4
Information Technology		1	3	4	3	1	25.00%	0	1
		1	3	4	3	1	25.00%	0	1
Personnel Office		3	1	4	4	0	0.00%	0	0
		3	1	4	4	0	0.00%	0	0
Procurement Office		4	3	7	6	1	14.29%	0	1
		4	3	7	6	1	14.29%	0	1
Construction Mgt. Branch		2	0	2	2	0	0.00%	0	0
	CMS	3	0	3	2	1	33.33%	0	1
	CMS 1	2	7	9	6	3	33.33%	0	3
	CMS 2	5	2	7	5	2	28.57%	0	2
	DSS	1	2	3	2	1	33.33%	0	1
	13	11	24	17	7	29.17%	0	7	
Homeless Branch	Homeless	2	4	6	5	1	16.67%	0	1
		2	4	6	5	1	16.67%	0	1
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	0	1
	Insp Unit	5	2	7	5	2	28.57%	0	2
	Rent Sub Sec 1	10	0	10	8	2	20.00%	0	2
	Rent Sub Sec 2	8	0	8	6	2	25.00%	0	2
	25	2	27	20	7	25.93%	0	7	
Property Management & Maint. Services Branch	PMMSB	1	2	3	1	2	66.67%	0	2
	MGT SEC	2	0	2	1	1	50.00%	0	1
	APP	7	0	7	5	2	28.57%	0	2
	RSS	2	8	10	5	5	50.00%	0	5
	PMCS	0	5	5	2	3	60.00%	0	3
	CMSS	19	0	19	19	0	0.00%	0	0
	Puuwai Momi - AMP 30	23	0	23	22	1	4.35%	0	1
	Kalihi Valley - AMP 31	25	0	25	24	1	4.00%	0	1
	Mayor Wright - AMP 32/33	32	0	32	29	3	9.38%	0	3
	Kalakaua - AMP 34	27	0	27	25	2	7.41%	0	2
	Kalanihuaia - AMP 35	26	0	26	24	2	7.69%	0	2
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	9	7	43.75%	0	7
	Maui - AMP 39	12	0	12	11	1	8.33%	0	1
		206	15	221	190	31	14.03%	0	31
TOTAL		279	52	331	275	56	16.92%	0	56

FOR INFORMATION

SUBJECT: Master Schedule for the Sale of Banyan Street Manor

I. FACTS

- A. HPHA transmitted draft No. 2 of the Purchase & Sale Agreement (P&S A) for the Banyan Street Manor to Buyer on January 12, 2010. The P&S A is the document that sets the requirements of the Buyer and Seller for consummating the sale.
- B. Execution of the P&S A provides the Buyer with proof of control so they can proceed with obtaining financing.

II. DISCUSSION

- A. Alvarez & Marsal has provided a timeline with key milestones for closing the sale of the Banyan Street Manor based on specific deadlines provided for in the P&S A or their best estimates of time to obtain approvals required of parties other the Buyer and Seller.
- B. Once the P&S A is executed by Buyer and Seller, the majority of the tasks and deadlines for consummating the sale are the responsibility of the Buyer.

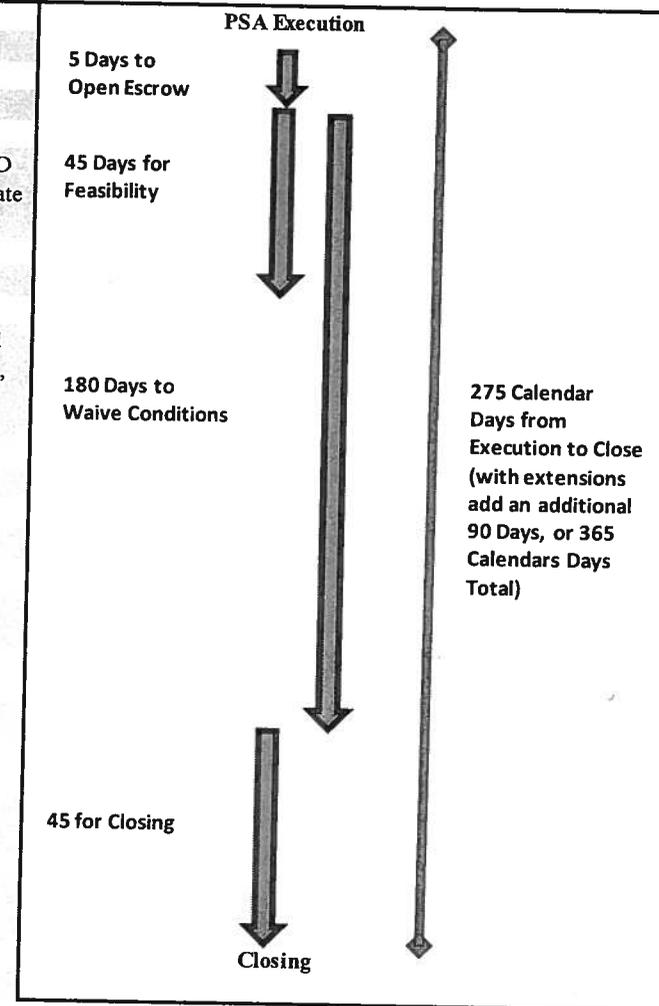
Attachment

Prepared by: Michael J. Hee, Private Management Contracts Section Chief 

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

Banyan Street Manor Key Dates & Closing Timeline

Obligator	Key Event	Period to Execute	Execution Deadline Trigger
Buyer	PSA Execution Date		Execution Date
Buyer	First Deposit (\$50,000)	5 Business Days	Following the full execution of the P&S
Buyer	First Deposit goes Hard	1 Day	Following the Feasibility Date
Buyer	Second Deposit (\$50,000)	5 Business Days	Following the Feasibility Date
Buyer/Seller	Opening of Escrow	5 Business Days	Following the full execution of the P&S
Buyer	Closing	45 Calendar Days	Following the latter of (i) Feasibility Date, (ii) HUD Approval Date, (iii) Tax Credit/Bond Approval Date or (iv) City Approval Date.
Buyer	Closing Extension	30 Calendar Days	Following the original closing date as applicable
Buyer	Third Deposit (\$20,000)		At exercise of option to extend Closing Date
Seller	Preliminary Title Report	As soon as practicable	
Seller	Feasibility Date Commencement		At the latter of (i) the fully executed and delivered PSA, (ii) Title Company has delivered title reports, or (iii) the date Seller has provided Buyer all Property Documents.
Buyer	Feasibility Date Ends	45 Days	After the Feasibility Date commencement
Seller	Hazardous Substances further disclosure	15 Days	Prior to Feasibility Date
Seller	Delivery of Property Documents	10 Business Days	Following Preliminary Title Report
Buyer	Termination of Agreement		Prior to Feasibility Date
Buyer	HUD Approval	180 Calendar Days	Following the Opening of Escrow
Buyer	HUD Approval contingency waiver	5 Business Days	Following HUD Approval (assuming all other contingencies have been satisfied)
Buyer	HUD Approval Extension	60 Days	Following the expiration of the original HUD Approval Date
Buyer	Tax Credit/Bond Financing Submission	60 Calendar Days	Following the Opening of Escrow
Buyer	Tax Credit/Bond Financing Approval Date	180 Calendar Days	Following the submission of the Tax Credit/Bond Financing Submission
Buyer	Tax Credit/Bond Financing Extension	60 Days	Following the original Tax/Credit Bond Financing Approval Date
Buyer	City Approval Date	180 Calendar Days	Following the Opening of Escrow
Buyer	City Approval contingency waiver	5 Business Days	Following City Approval (assuming all other contingencies have been satisfied)
Buyer	City Approval Extension	60 Days	Following original City Approval Date
Buyer	Funds	1 Business Day	Prior to Closing





January 21, 2010

FOR INFORMATION

SUBJECT: Master Schedule for the Sale of Wilikina Apartments

I. FACTS

- A. Version No. 5 of the Purchase & Sale Agreement (P&S A) for the Wilikina Apartments was transmitted to Buyer on January 19, 2010. The P&S A is the document that sets the requirements of the Buyer and Seller for consummating the sale.
- B. Execution of the P&S A provides the Buyer with proof of control so they can proceed with obtaining financing.

II. DISCUSSION

- A. Alvarez & Marsal has provided a timeline with key milestones for closing the sale of the Wilikina Apartments based on specific deadlines provided for in the P&S A or their best estimates of time to obtain approvals required of parties other than the Buyer and Seller.
- B. Once the P&S A is executed by Buyer and Seller, the majority of the tasks and deadlines for consummating the sale are the responsibility of the Buyer.

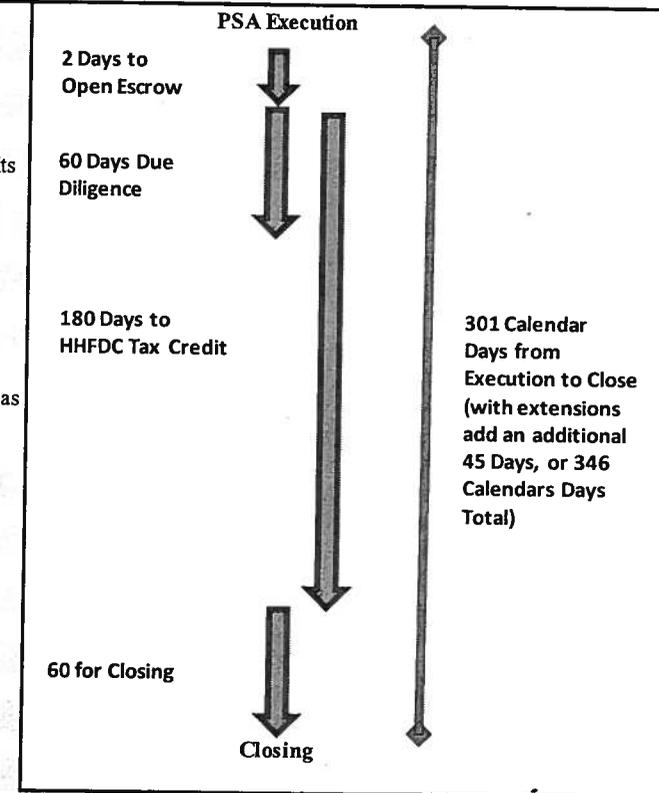
Attachment

Prepared by: Michael J. Hee, Private Management Contracts Section Chief M

Reviewed by: Stephanie Fo, Property Management & Maintenance Services Branch Chief SF

Wilikina Apartments Key Dates & Closing Timeline

Obligator	Key Event	Period to Execute	Execution Deadline Trigger
Buyer	PSA Execution Date		Execution Date
Buyer	First Deposit (\$50,000)	5 Business Days	Following the full execution of the P&S
Buyer/Seller	Open Escrow	2 Days	Following the full execution of the P&S
Buyer	Second Deposit (\$50,000)	5 Business Days	Following the Due Diligence Period
Buyer	Submit application for Tax Credits	30 Calendar Days	Following the Due Diligence Period
Buyer	HFFDC Approval	180 Days	Following submission of application for Tax Credits
Buyer	Due Diligence	60 Days	Following the full execution of the PSA
Buyer	Buyers Notice To Proceed	End of Due Diligence	
Buyer	Objections to Preliminary Title Report	10 Days	Prior to Due Diligence expiration
Seller	Removal of Title exceptions	5 Days	Prior to Due Diligence expiration
Buyer	Certificate of good standing	10 Days	Prior to Closing
Buyer	Notice of Purchase	15 Days	Prior to Closing
			Following (a) HUD approved transfer of HAP Contract, (b) HFFDC has issued Bonds, (c) HUD has approved the New Rent Schedule, (d) HUD has approved the mortgage insurance.
Buyer	Closing Date	60 Days	
Buyer	Closing Date Extension (\$200,000)	45 Days	Following original closing date



069

January 21, 2010

FOR INFORMATION

SUBJECT: Master Schedule For the Sale of Vacant Hana Parcel

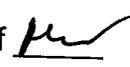
I. **FACTS:**

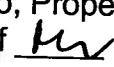
- A. The Board of Directors of the Hawaii Public Housing Authority (HPHA) authorized the marketing of the 6.824 acres of vacant land located in Hana (TMK 2-1-3-09:009).
- B. Pursuant to HRS 171-64.7 Hawaii legislative approval is required for sale of real property owned by the state of Hawaii.

II. **DISCUSSION**

- A. HPHA will hold a community meeting in Hana in early February to satisfy this condition.
- B. HPHA is procuring the services of an appraiser to conduct a formal appraisal of the parcel.

Attachment

Prepared by: Michael J. Hee, Private Management Contracts Section Chief 

Reviewed by: ^{fof}Stephanie Fo, Property Management & Maintenance Services
Branch Chief 

Hana Parcel Timeline

22-Jan-10 Procure appraisal services

25-Jan-10 Publish Notice of Community Meeting In Maui newspapers

4-Feb-10 Hold Community Meeting

15-Feb-10 Submit Resolution to Legislature

(Once Legislature approves the project can close

Unlike Banyan and Wilikina there are no conditions of the sale such as an affordability requirement so a Purchase and Sale Agreement is not necessary)

FOR INFORMATION

SUBJECT: Update on Redevelopment at Kuhio Park Terrace and Kuhio Homes

I. FACTS

- A. On August 20, 2009, the Hawaii Public Housing Authority (HPHA) Board of Directors approved the selection of the Michaels Development Company to undertake a mixed finance redevelopment project at the Kuhio Park Terrace and Kuhio Homes (KPT/KH).
- B. The HPHA must prepare a submission to the U.S. Department of Housing and Urban Development (HUD) in order to proceed with the redevelopment at KPT/KH with Michaels Development Company. The redevelopment partnership is subject to vol. 24 CFR 941, Subpart F and requires approval by HUD Headquarters.
- C. The HPHA's project will be subject to a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract (ACC), signed by the HPHA and HUD. This document ensures that public housing units in the project are operated pursuant to the public housing regulations. It also allows HUD operating subsidy to flow to the public housing units within the mixed-finance development.
- D. Exhibits to the Mixed-Finance Amendment to the ACC list the required legal documents ("evidentiary materials") specified in 24 CFR 941.610. These materials may differ from project to project, but generally include:
 - Development Agreement
 - Regulatory and Operating Agreement
 - Declaration of Restrictive Covenants
 - Partnership Agreement
 - Management Agreement
 - Financing documents
 - Ground Lease
 - Cooperation Agreement

II. DISCUSSION

- A. Project Schedule
 1. Board Approvals Needed to Proceed
The following Board approvals are needed to proceed. We project that staff will be able to bring these items to the Board in January or February 2010:
 - a) Approval of a master development agreement which describes the rights and responsibilities of HPHA and Michaels Development Company.
 - b) Approval of a pre-development loan to cover costs incurred by Michaels Development Company prior to initial closings.
 - c) Approval of a site control document, which could be in the form of an Option to Enter into a Long Term Ground Lease.
 2. HUD Approvals Needed

The HUD approval process is just one of many steps that need to be taken towards closing. The KPT/KH redevelopment is broken down into 8 phases and each phase will require a separate submission to HUD and separate HUD approvals.

- a) Approval of a disposition application to transfer ownership rights to Michaels Development Company usually filed about 6 months before closing.
- b) Approval of a Rental Term Sheet (with project information) and project budget usually filed about 3 months before closing.
- c) Evidentiaries submitted about 60 days before closing.

3. Legal Review

On December 9, 2009, the HPHA submitted a request to the Department of the Attorney General to secure outside legal counsel for the redevelopment at KPT/KH.

B. The submission to HUD must be prepared in the form prescribed by HUD and include some or all of the following documentation, as deemed necessary by HUD. The HPHA will work with the Michaels Development Company in the preparation of the request to HUD. The submittal will include:

1. **Activities; relationship of participating parties.** An identification of the participating parties and a description of the activities to be undertaken by each of the participating parties and the PHA, and the legal and business relationships between the PHA and each of the participating parties.
2. **Financing.** A detailed description of all financing (including public housing development funds) necessary for the implementation of the proposal, specifying the sources (with respect to each of the proposed categorical uses of all such financing), together with a ten-year operating pro forma for the development (including all underlying assumptions); all documents (including applications for financing), including, but not limited to, any loan agreements, notes, mortgages or deeds of trust, use restrictions, operating pro formas relating to the viability of the development, and other agreements or documents pertaining to the financing of the proposal.
3. **Methodology.** If the HPHA proposes to provide public housing operating subsidy for the public housing units, it must submit a methodology acceptable to HUD for the distribution of a portion of its operating subsidy to such units.
4. **Development description.** A description of the housing, including the number and type (with bedroom count) of public housing units and, if applicable, the number and type of non-public housing units (with bedroom count) to be developed; schematic drawings and designs of the proposed building and unit plans; outline specifications; and the types and amounts of non-dwelling space to be provided.
5. **Site information.** An identification and description of the proposed site, site plan, and neighborhood.
6. **Development construction cost estimate.** A preliminary development construction cost estimate based on the schematic

drawings and outline specifications and current construction costs prevailing in the area. In addition, a copy of the HPHA's development schedule, including the architect or contractor estimate of the time required to complete each major development stage.

7. **Facilities.** A statement addressing the adequacy of existing or proposed facilities and services for the prospective occupants of the development.
8. **Relocation.** Information concerning any displacement of site occupants, including identification of each displacee, the distribution plan for notices, and the anticipated cost and source of funding for relocation benefits.
9. **Operating feasibility.** A demonstration of the operating feasibility of the development, which shall be accomplished by the HPHA showing that the estimated operating expenses of the development will not exceed its estimated operating income.
10. **Section 213 clearance.** To expedite processing of the proposal, the HPHA may solicit, on behalf of HUD, comments under section 213 (24 CFR part 791, subpart C) from the chief executive officer (CEO) (or his or her designee) of the unit of general local government.
11. **New construction.** If a proposal involves new construction, the HPHA must comply with section 6(h) of the Act (42 U.S.C. 1437d), a comparison of the cost of new construction in the neighborhood where the housing is proposed to be constructed and the cost of acquisition of existing housing (with or without rehabilitation) in the same neighborhood (including estimated costs of lead-based paint activities).
12. **Certifications and assurances.** The HPHA must also submit, as part of its proposal, applicable certification and assurances.

C. HUD Review Process

1. **Initial screening.** HUD will perform an initial screening to determine that all documentation has been submitted. HUD will advise the HPHA of any deficiencies in the proposal and indicate that additional information will be accepted if it is received by a specified date.
2. **Technical processing.** Upon determining that the proposal is acceptable for technical processing, HUD will evaluate the proposal to determine:
 - a) Whether the PHA has the legal authority necessary to develop public housing units through the establishment of an owner entity and the use of mixed-finance strategies in accordance with this subpart;
 - b) Whether the proposed sources and uses of funds set forth in the proposal are eligible and reasonable, and whether HUD's preliminary assessment of the financing and other documentation establishes to HUD's satisfaction that the mixed-finance development is viable and is structured so as to adequately protect the federal investment of funds in the development;

- c) If applicable, whether the public housing units in the proposed development will be comparable in size, location, external appearance and distribution within the development to the non-public housing units;
 - d) If public housing development funds are to be used to pay for more than the pro rata cost of common area improvements, whether the proposal ensures that:
 - (1) On a per unit basis (taking into consideration the number of public housing units for which funds have been reserved) the PHA will not exceed total development cost (TDC) limits; and
 - (2) Any common area improvements will benefit all residents of the development.
 - (e) Whether the proposal complies with all program requirements; and
 - (f) Whether the proposal is approvable following completion by HUD of an environmental review in accordance with the requirements of 24 CFR part 50.
3. Proposal approval. HUD will send a notification letter to the HPHA stating that the proposal has been approved or disapproved. For approved proposals, the letter shall indicate the approved total development cost of the public housing units in the development. HUD will also send to the HPHA for execution an ACC amendment and/or a grant agreement. The HPHA must execute these documents and return them to HUD for execution.

Prepared by: Barbara E. Arashiro, Executive Assistant _____

Attachment A: Projected Schedule

	Nov-09	Dec-09	Jan-10	Feb-10 thru Jul-10	Aug-10	Sept-10	Oct-10	Dec-10	Feb-11	Mar-11
DEVELOPER SELECTION										
DEVELOPMENT AGREEMENT										
ENVIRONMENTAL ASSESSMENT										
KPT TOWER RENOVATION										
DESIGN, APPROVALS & PERMITS										
FINANCE										
INITIAL RELOCATION										
REHABILITATION										
FINAL FINANCIAL CLOSE OUT										
NEW SENIOR MID-RISE										
DESIGN, APPROVALS & PERMITS										
FINANCE										
RELOCATION (of TEEN CTR)										
CONSTRUCTION										
FINAL FINANCIAL CLOSE OUT										

FOR INFORMATION

SUBJECT: Master Schedule for the Energy Performance Contract Between the Hawaii Public Housing Authority and Ameresco

I. FACTS

- A. The Hawaii Public Housing Authority Executed a contract with Ameresco/Pacific Energy JV ("Ameresco") on November 21, 2008. Ameresco has inspected HPHA's federal public housing inventory and has prepared an investment grade energy audit on all federally subsidized low-income housing projects statewide.
- B. On October 19, 2009 the HPHA Board accepted the Investment Grade Audit and Proposed Energy Conservation Measures from Ameresco, Inc. and authorized the Executive Director to negotiate the scope of work and the terms of an Energy Services Agreement with Ameresco, Inc. the execution of which shall be subject to Board Approval.

II. DISCUSSION

This is an update of the most critical tasks needed to move the Energy Performance Contracting (EPC) process forward:

- A. Confirmation of sites to be included in the EPC project. The Mayor Wright and KPT/Kuhio Homes sites have been removed.
- B. Acceptance of energy conservation measure (ECM) selection. HPHA agreed to the current matrix of measures during the audit development phase and has confirmed with Ameresco that HPHA is in agreement with the recommended ECMs as presented in the energy audit report, with the exception of Kuhio Park Terrace/Kuhio Homes and Mayor Wright.
- C. Financing: To date, HPHA has provided the necessary financial and related documents required for the due diligence relating to the Standard & Poor (S&P) rating.
- D. A draft of the Energy Services Agreement (ESA) contract has already been submitted for review and comment. Copies have been provided to Board members and the State AG's office, for review and comments.

This agreement forms the backbone of the Energy Performance Contract and was submitted in advance of the full contract document (which includes the referenced appendices, such as the scope of work, savings measurement and verification methodology, etc.) to help expedite final review and approval.

- E. Project Status: The EPC project is now moving ahead in terms of (i) beginning the rating process with S&P, which should take 60-90 days and (ii) preparing the necessary technical appendices for the ESA. Once the appendices are complete and Ameresco finalizes the ESA contract documents after AG and HPHA review, the ESA can then be forwarded to HUD for their approval. Once HUD approval has been received, HPHA and Ameresco can commence with executing the EPC contract and financing. The HPHA board will have a final opportunity to review and approve the execution of the EPC contract and financing.

A revised schedule listing the significant milestones to completion of the project is attached as Exhibit "B".

Attachments: Exhibit "A" – Energy Services Agreement
Exhibit "B" – Revised Master Schedule

Prepared by: Marcel Audant, Project Engineer 

Reviewed by:  Lydia Camacho, State Housing Development Administrator 

ENERGY SERVICES AGREEMENT

between

AMERESCO/PACIFIC ENERGY JV

and

HAWAII PUBLIC HOUSING AUTHORITY

DATE:

EXHIBIT A

Ameresco Energy Services Agreement
PROPRIETARY

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Ameresco Energy Services Agreement
PROPRIETARY

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ATTACHMENTS:

- 1. ENERGY AUDIT REPORT

ENERGY SERVICES AGREEMENT

This Agreement ("Agreement") made as of the date last executed ("Execution Date"), by and between Ameresco/Pacific Energy JV ("Ameresco"), a Partnership organized under the laws of the state of Hawaii and authorized to do business in the State of Hawaii, with its principal place of business at Suite 410, 111 Speen St., Framingham, MA 01701; and the Hawaii Public Housing Authority, a non-profit body corporate organized under the laws of the State of Hawaii, with its principal place of business at 1002 North Street, P.O. Box 17907, Honolulu, Hawaii 96817 ("PHA" or the "Authority"; collectively, Ameresco and PHA are termed the "Parties" or individually, a "Party").

RECITALS

WHEREAS, PHA issued a Request for Proposals ("RFP") dated February, 2008, in accordance with Section 103D-303 of the Hawaii Revised Statutes ("HRS"), Hawaii Administrative Rules, Title 3, Department of Accounting and General Services, Subtitle 11 ("HAR"), Chapter 122, Subchapter 6, and applicable procedures established by the appropriate Chief Procurement Officer ("CPO"), seeking energy services companies ("ESCOs") to perform certain services relating to energy conservation; and

WHEREAS, Ameresco responded to the RFP and represented in its proposal dated April 16, 2008, that it possesses the necessary knowledge and experience to perform the work and services described in this Agreement; and

WHEREAS, pursuant to that certain Energy Audit Agreement dated November 21, 2008, between the Parties, Ameresco completed the Energy Audit Report as of September 24, 2009; and

WHEREAS, Ameresco has determined the potential for utility/energy supplier consumption and cost savings (as further defined herein, "Energy Savings") by installation of Energy Conservation Measures (as further defined herein, "ECMs") within certain PHA properties (consisting of apartment sites and complexes), described in this Agreement and the Appendices and Attachments hereto as "Developments," and the cost of the ECMs necessary to achieve these savings; and

WHEREAS, PHA wishes to implement the Energy Services Project in the manner set forth in this Agreement and desires that Ameresco perform a project (as further defined herein, the "Conservation Project") by using its services as more fully provided for within this Agreement, which services may include, but not be limited to, design, engineering, assistance in arranging financing, construction, construction management, system maintenance, inspection and certification, energy use monitoring services, PHA staff training and resident education services for a period coterminous with the term of the Municipal Lease (as defined herein); and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") conducts a program to assist and enable parties such as PHA to implement projects such as the Conservation Project and the Energy Services Plan was developed and prepared in compliance with this HUD program and in contemplation of PHA receiving HUD assistance.

NOW THEREFORE, the Parties, for good and valuable consideration, the sufficiency and adequacy of which the Parties hereby acknowledge, agree as follows:

PART A

DEFINITIONS

Words and phrases shall be defined according to their ordinary usage and meaning except as otherwise specifically defined in this Agreement. The definitions of the words and phrases in this PART A (indicated by capitalization of the first letter(s) of those words and phrases) shall apply throughout this Agreement unless specifically provided otherwise. Words and phrases which are not defined in this PART A may be defined in other provisions of this Agreement and, as so defined and capitalized, shall be given their defined meanings throughout this Agreement.

“Agreement” shall mean this Energy Services Agreement for the implementation of the Conservation Program, including all exhibits, attachments, appendices, amendments, modifications, or revisions made in accordance with its terms.

“Baseline” shall mean the existing utility usage, or allowance for utility usage, for utility/energy supplier services including, but not limited to, natural gas, fuel oil, electricity, water/sewer, identified by Ameresco and included within Appendix D.

“Conservation Program” shall mean the products and services rendered under this Agreement, the scope of which will be defined by the Conservation Project affecting subsets of the utility/energy supplier costs within the PHA’s portfolio of properties.

“Conservation Project” shall mean the specific group of ECMs to be installed by Ameresco or its subcontractors, as may be provided under this Agreement and within Appendix B, at all or any of the Developments listed in Appendix A and the services related thereto to be provided by Ameresco pursuant to this Agreement.

“Construction Account” shall mean the total funds to be utilized to develop and construct the Conservation Project (as opposed to an actual bank account), including the funds available from the Municipal Lease and any supplemental funding. The funds available from the Municipal Lease and held in an Escrow Account shall be released only by joint signature of PHA and Ameresco, with approval by the escrow agent, as described more fully in Section 5. Supplemental funding shall also be released only by joint signature of PHA and Ameresco, but is subject to any additional authorization required by the party holding the funds (such as any utility company rebates or other assistance). Such releases of funding from the Construction Account will be effectuated by a written "Requisition" authorized by the Parties. In accordance with the provisions of Section (5) C. vi., Ameresco shall maintain an accounting of all available funding for the Conservation Project and report on the status of such funding monthly throughout Phases I and II.

“Construction Documents” or “Contract Documents” shall mean the contract documents for the construction or the supply of the ECMs, as the case may be, which may include, but not be limited to, this Agreement, the Construction Subcontracts for the Construction Subcontractors (for those ECMs to be installed by Ameresco as described in Section (5), Phase II – Construction) and such working drawings and specifications as may be prepared by or on behalf of Ameresco which detail the materials and procedures required to install the ECMs, and all amendments and modifications to the foregoing documents.

“Construction Financing” shall mean third-party financing, in the form of a Municipal Lease, for the purchase and installation of the ECMs. Funds available through the construction financing shall be held in an “Escrow Account” as described more fully in the Agreement.

“Construction Funding” shall mean the total funding available from all sources, including any owner funds, utility rebates and grants, or other sources of funding excluding the Municipal Lease funds, to support the design, purchase, and installation of the ECMs provided under this Agreement.

"Construction Phase" shall mean the second phase of the Conservation Project, during which Ameresco shall perform the services described more fully in Section (5), Phase II – Construction, and during which Ameresco shall install and construct the various ECMs.

"Debt Service" shall mean the PHA's liability for repayment of the Construction Financing undertaken through the Municipal Lease Agreement. The Debt Service payments are made by PHA during the Project Operation Phase.

"Design and Construction Funding Phase" shall mean the first phase of the Conservation Project, during which Ameresco shall perform the services described more fully below in Section (4), Phase I – "Design and Construction Funding". By way of summary, and not as a full definition, the Design and Construction Funding Phase shall be the phase in which Ameresco shall design, or cause to be designed, the ECMs to be installed by Ameresco, as listed in Appendix B "Summary of Recommended ECMs", and assist in arranging the Construction Financing for PHA in the amount identified in Appendix D, "Cash Flow Projection."

"Developments" shall mean the list of apartment sites and complexes identified in Appendix A which are designated to receive ECMs and services under the Conservation Project carried out under this Agreement. "Development" shall mean an individual apartment site and complex.

"ECMs" shall mean the energy conservation measures recommended for the Developments identified by Ameresco and listed in Appendix B under "Summary of Recommended ECMs", which may be installed by Ameresco in accordance with the terms of this Agreement. ECMs promoting Energy Savings are not limited to equipment and may include services, such as resident energy education as described in Section (5), "Phase II – Construction".

"Energy Savings" shall mean the revenue stream resulting from the reduction below the Baseline utility/energy supplier consumption at the Developments listed in Appendix A. Such Energy Savings shall be calculated using the energy costs and values assigned in this Agreement and Appendices D and G hereto, resulting from the installation of ECMs and performance of services under this Agreement, as these are identified and reconciled annually by Ameresco during the Project Operation Phase according to the provisions of Section (6), Phase III - Project Operation, and employing the calculation contained in Appendix G "Utility Energy/Supplier Savings Calculations".

"Energy Audit Report" shall mean that certain study, dated September 24, 2009, attached hereto as Attachment 1, outlining for PHA various areas in which PHA may potentially save money on PHA's energy usage, as compared with PHA's Baseline usage of energy, further outlining ECMs recommended for implementation by Ameresco, under this Agreement, and describing the costs and services associated therewith.

"Escrow Account" shall mean the account into which the proceeds from the Construction Financing made available through the Municipal Lease Agreement are deposited. Funds from the Escrow Account shall be available to support the services provided and ECMs purchased and installed pursuant to this Agreement.

"Execution Date" shall mean the date first written in the introductory paragraph, above.

"Final Acceptance Date" shall mean the date upon which written acceptance by PHA is obtained for the ECMs installed by Ameresco with respect to each individual Development listed in Appendix A, including the Punch List items. Without limiting the foregoing, in the event the Conservation Project with respect to each Development is completed in parts or sub-parts, the date on which the ECMs included in the last such part or sub-part of that Development receive all such necessary approvals and acceptances shall be the Final Acceptance Date of the Conservation Project with respect to that Development.

"Guarantee" shall mean the contractual obligation by Ameresco, as referenced in Section (9), to provide a Conditional Energy Savings Guarantee. The Guarantee provided by Ameresco shall be a separate written document executed between PHA and Ameresco in substantially the form attached hereto as Appendix I upon the Execution Date.

"HUD" shall mean the United States Department of Housing and Urban Development.

“HUD Regulations” shall mean the applicable provisions set forth in Title 24, Section 990 of the Code of Federal Regulations, as amended or as waived from time to time, and any other regulations applicable to PHA and its subcontractors issued by HUD.

“HUD Subsidy” shall mean the amounts paid by HUD to PHA in the form of utility/energy supplier subsidies, as calculated according to the HUD Regulations.

“Lessee” is PHA in the relationship with the third-party investor (“Lessor”) whereby the Construction Financing is provided by a tax-exempt Municipal Lease Agreement, a form of which is attached hereto as Appendix C. As the beneficiary of the installation of ECMs within the Developments, Lessee is obliged to pay for their use in installments over the term of the Municipal Lease.

“Lessor” is the third-party investor providing the Construction Financing by way of a tax-exempt Municipal Lease Agreement.

“Material Changes Threshold” are alterations, or changes in use, at one or more Developments undertaken by the PHA in the post-construction operations phase of this Agreement, which can be reasonably expected—or measured—to increase or decrease steam, gas, electricity or oil consumption by a minimum of five percent (5%) at a single Development without a corresponding decrease of consumption in another fuel.

“Municipal Lease Agreement” (also referenced herein as a **“Municipal Lease”**) is a financing instrument which conveys tax exempt financing to a qualified public entity for capital improvements whose costs are paid down in periodic installments over several years. In this lease transaction, the only collateral consists of the equipment so financed. The Municipal Lease for the ECMs herein shall amortize the cost of the ECMs over a term not to exceed _____ () years. (The term “Construction Financing” is synonymous and is used interchangeably with the term “Municipal Lease Financing”.)

“Notice of Substantial Completion” - A written notice (in substantially the form shown in Appendix F-1) submitted by Ameresco to PHA, indicating that Ameresco believes that all or any phase of the Conservation Project has reached Substantial Completion in accordance with the terms of this Agreement. The Notice of Substantial Completion will describe the work (or any phase thereof) substantially completed and include a commitment by Ameresco to complete any remaining portion of the Conservation Program and Punch List items.

“Project Operation Phase” shall mean the third phase of the Conservation Project, during which Ameresco shall perform the services described more fully in Section (6) below, including monitoring the ECMs previously installed under this Agreement, and during which PHA will pay installments of the Municipal Lease.

“Punch List” shall mean a list issued at the time of Substantial Completion of the ECMs, identifying incomplete items of a minor or cosmetic nature which do not adversely affect the performance or the safe, normal, condition and operation of the installed ECM, but which need to be completed, modified or remedied, prior to Final Acceptance of the Conservation Project.

“Reconciliation” shall mean the annual analysis conducted by Ameresco in accordance with Section (6), Phase III - Project Operation, and the calculations set forth in Appendix G “Monitoring and Verification of Savings Methodology”, of the actual utility costs and Energy Savings resulting from the installation of ECMs under this Agreement.

“Reimbursable Expenses” shall mean the cost of photocopied construction drawings, travel expenses and other reasonable job-related expenses incurred by Ameresco and/or its Construction Subcontractors when performing work authorized by PHA beyond Ameresco’s Scope of Work hereunder, or when performing changes to its scope of work pursuant to a Change Order. Ameresco’s fees include Reimbursable Expenses unless additional work beyond the scope of work hereunder is authorized by PHA pursuant to a Change Order.

“Requisition” shall mean a periodic request for payment for the ECMs from the Construction Account or the Escrow Account. A signed Requisition, authorized jointly by PHA and Ameresco, will be the formal authorization for the release of funds from the Construction or Escrow Account, and will be based upon the percentage of completion of the Schedule of Values and jointly authorized and approved for payment.

“Resident/Tenant” “Resident” or “Tenant” shall mean any individual who resides in any apartment in any of the Developments and whose name appears on the lease for that unit as either the Lessee or a person residing in the unit covered by the lease.

“Services” shall mean the services provided by Ameresco required to implement the Conservation Project and all the work, services, duties, and responsibilities undertaken by Ameresco, as provided for within this Agreement, as well as attached Appendices and Attachments.

“Substantial Completion” shall mean the ECMs have been installed by Ameresco or its subcontractors in accordance with the design criteria and HUD General Conditions (Form 5370), and are capable of operating in a manner consistent with the manufacturer’s intended use, as provided in the Notice of Substantial Completion issued by Ameresco to PHA. Without limiting the foregoing, in the event the ECMs are completed in parts or sub-parts, the calendar date on which the ECMs that are included in such Notice of Substantial Completion shall govern as the Substantial Completion date as to the ECMs or those portions of the ECMs as are set forth in such notice. The PHA shall accept care, custody and control of the ECM within seven (7) days of the date of said notice (the “Substantial Completion Date”). The warranty period shall commence as of the Substantial Completion Date for any individual ECM that is included in such notice.

“Supplemental Construction Funding” shall mean any PHA Cost Contribution, grants, interest subsidies, utility company rebates or funding, and other forms of funding or payments available to the Conservation Project in addition to the Construction Financing that may be used to fund the capital and/or operating costs of the ECMs and that are available for the Conservation Program through sources other than the Construction Financing. Supplemental Construction Funding is described in Section (4), Phase I – Design and Construction Funding.

“Term” shall have the meaning given in Section (2), Term of Agreement.

“Total Contract Cost” shall mean the total dollar cost for the ECMs and services provided under this Agreement as contained in Section (11) and Appendix E-1a to this Agreement.

PART B

TERMS AND CONDITIONS OF AGREEMENT

(1) SUMMARY OF SCOPE OF SERVICES

Ameresco and PHA have reviewed the Energy Audit Report, which is described more fully in Section (3) below, and have used it as the basis for developing the Conservation Project and the Program.

In connection with the Conservation Project, Ameresco has performed or, subject to the terms and conditions of this Agreement, will perform, services as indicated in the following Sections (1)A through (1)C over the term of this Agreement.

A. Phase I – Design and Construction Funding:

The first phase of services shall be referred to herein as the "Design and Construction Funding Phase". During this phase, Ameresco shall perform the services described in Section (4), Phase I – Design and Construction Funding.

B. Phase II - Construction:

The second phase of services shall be referred to herein as the "Construction Phase". During this phase, Ameresco shall perform the services described in Section (5), Phase II - Construction.

C. Phase III - Project Operation:

The third phase of services shall be referred to herein as the "Project Operation Phase". During this phase, Ameresco shall perform the services described in Section (6), Phase III - Project Operation.

D. Duration of Phases of Agreement:

The first phase, as defined in Section (4), Phase I – Design and Construction Funding, shall commence as of the Execution Date and continue, subject to the terms of this Agreement, until the design and the Construction Financing are complete, and all conditions to the closing of the Construction Financing, as described in Section (4) are satisfied. The second phase shall commence upon the expiration of the first phase and continue, subject to the terms of this Agreement, until the later of (i) the closing of the Municipal Lease or (ii) the Final Acceptance Date of the ECMs last installed in connection with the Conservation Project. The third phase shall commence upon the expiration of the second phase and continue, subject to the terms of this Agreement, for a period that is co-terminus with the term of the Municipal Lease. The Parties agree that the tentative project schedule attached as Appendix M represents the estimate, as of the time of Agreement execution, of the milestones for completion of design and construction of the measures for Phases I and II hereunder.

(2) TERM OF AGREEMENT

The Term of this Agreement shall commence as of the Execution Date and, unless sooner terminated in accordance with the terms hereof, shall continue for a period co-extensive with the term of the Municipal Lease, or until such time as PHA prepays its installment payment obligations under the Municipal Lease in full whichever is earlier ("Termination Date"). Should there be additional project financings under this Agreement to accommodate increased scope of work, the term shall be amended in accordance with the HUD approval for the term of each subsequent financing.

(3) ENERGY AUDIT REPORT

The Energy Audit Report, Attachment 1, sets forth the planned scope of services for the Conservation Project; design, engineering, construction and installation of the ECMs; the anticipated Construction Financing and any and all necessary Supplemental Construction Funding available; the current utility/energy supplier use or Baseline; the currently projected Energy Savings from the ECMs; describes the recommended ECMs; and provides a Cash Flow Projection. The Cash Flow Projection shall form the basis for the Construction Financing and is based upon the Total Contract Cost and Energy Savings. Appendix D, Cashflow, includes the ECMs and services that will be provided for the developments designated in Appendix A to be financed under this Agreement.

(4) PHASE I – DESIGN AND CONSTRUCTION FUNDING

A. Design Services: Specifications And Drawings:

During the Design and Construction Funding Phase, Ameresco shall, in consultation with PHA, produce designs, specifications, and drawings needed to secure qualified subcontractors in order to complete the agreed-upon Scope of Work (Appendix B) during the Construction and Permanent Financing Phase (the "Specifications and Drawings Work").

The Specifications and Drawings Work shall be divided into three overlapping stages described more fully below: schematic design, design development, and construction documentation.

i. Schematic Design: Schematic Design shall mean illustration of strategies by which the recommendations presented in the Energy Services Plan can be executed within the constraints of budget and applicable building codes.

During this stage, Ameresco will detail the Summary of Recommendations set forth in the Scope of Work (Appendix B). Areas of work will be broadly defined in light of existing conditions (e.g. boiler choice, required long-term maintenance, access.), and all required trades will be identified.

Ameresco and/or its design sub-consultant(s) and the Design Engineer will make surveys of existing conditions with reference to existing "as-built" building plans and physical inspection of the Premises. Ameresco and the PHA acknowledge that frequent formal and informal communications will be required between Ameresco and PHA in order to ensure that both budgetary constraints and efficiency requirements are met, and that the schematic design, as completed, will be acceptable to both Parties over the term of this Agreement.

ii. Design Development: Design Development shall mean development of the construction details, materials, and equipment choices, and cost estimates associated with the design strategy chosen by the PHA.

During Design Development, Ameresco will identify and review with PHA specific strategies for effectively installing the ECMs, short and long-term cost considerations associated with material and equipment selection, impacts on the Developments of modification to the existing conditions (e.g., boiler choice, required long-term maintenance; access; pre-programmed thermostat high-limits; etc.), as well as applicable comfort standards as identified in Appendix H. Ameresco will project and communicate to PHA, during this stage, whether the consumption savings projections and budgetary assumptions included in the Summary of Recommendations within Appendix B "Scope of Work", can be met after incorporation of PHA's comments on specific design details. In the event Ameresco communicates to PHA that some or all of PHA's comments can not be incorporated without reducing the consumption savings projections and/or exceeding the budgetary assumptions, PHA and Ameresco will attempt to agree to a modification of the proposed designs and/or the installation of Alternates shown in the Energy Audit Report so as either to preserve or modify the Conservation Project in order to change the consumption savings projections.

iii. Construction Documentation: Construction Documentation shall mean preparation of working drawings and specifications that detail the materials and procedures required to install the ECMs listed in Appendix B based upon the results of the Design Development process (i.e., the "Construction Documents").

During Construction Documentation, Ameresco will prepare, or cause to be prepared, detailed drawings and specifications for the installation of the ECMs. In addition to the technical detail, Ameresco will include in the Construction Documents any general conditions and requirements consistent with instructions which may be provided by PHA and any applicable requirements of HUD. At the end of Construction Documentation, Ameresco must reasonably project that the consumption savings projections and other budgetary assumptions for the ECMs contained within Appendix B, Summary of Recommendations, may be met given the design details. If such projection does not establish savings consistent with the savings shown in the Energy Savings Plan, Ameresco must specify, with PHA's reasonable approval, certain items as "Alternates" to the ECMs, to the extent necessary in order to achieve such savings.

PHA will review and approve all designs, specifications, and drawings produced by Ameresco as well as the ECMs to be leased as "Equipment" pursuant to the Municipal Lease, prior to the commencement of Construction, which approval shall not be unreasonably delayed or withheld. Such review and approval shall not be deemed to relieve Ameresco of its responsibilities as Design Engineer and Construction Manager under this Agreement.

iv. Commissioning Plan: Prior to the completion of Phase I of the services hereunder, Ameresco shall prepare a Commissioning Plan for the equipment installed under this Agreement. Such Plan shall describe the design parameters of the equipment to be installed, as well as provide a plan for start-up and maintenance of the ECMs installed hereunder.

B. Changes To The Total Contract Cost & Scheduled Values During Phase I:

In the event that the Parties agree upon a Revised Scope of Work for the Premises (e.g., a revision to the Scope of Work provisions of Appendix B) and, as the case may be, a Revised Schedule of Values, a "Revised Utility/Supplier Energy Savings" (a revision to Appendix G), debt service for the Performance Contract Financing, as defined in Section 4, a Revised Summary of Recommended ECMs (a revision to Appendix B) or a "Revised Cash Flow Projection" (a revision to Appendix D), the Parties shall attach such revised Appendices hereto. From that time forward, unless further revised, each of those revised and updated schedules shall be deemed to be the relevant Appendix, without regard to whether they are subsequently referred to herein as "Revised Appendix _" or "Appendix _ as revised", or in some other way which indicates their revisions. The quantity, quality, dimensions, type, or other characteristics of the ECMs may be changed only by mutual written consent of the PHA and Ameresco (and, where required by the Municipal Lease, the Lessor). In addition, the Scope of Services may be reduced or expanded to include other energy ECMs not included within the ECMs listed in Appendix B, as mutually agreed upon in writing.

In the event of any failure of the Parties to agree on revisions to the Conservation Project at any such time either Party may terminate this Agreement in accordance with Section (15)A.

C. Construction Financing:

i. During the Design and Construction Funding Phase, PHA shall, with the assistance of Ameresco, apply for and enter into the Municipal Lease. The Construction Financing shall be in an amount consistent with the Cash Flow Projection, attached hereto as Appendix D "Cash Flow Projection", as may be amended from time to time. The Parties intend that the amounts of the Construction Financing and Supplemental Construction Funding, including, if applicable, any PHA Cost Contribution and Utility Company or other Funding and Rebates, as these terms are defined in this Section (4), shall collectively be sufficient to pay the Total Contract Costs. Any expenditures made as part of the Agreement shall be expressly justified by reference to proceeds available from the Construction Financing or any Supplemental Construction Funding.

Ameresco and PHA shall agree to all reasonable amendments to this Agreement, as may be required by the Lessor; provided, however, no such amendment shall cause a material adverse impact on the rights or obligations of Ameresco or PHA hereunder without the consent of the Party so affected, which consent may be withheld for any reason.

ii. HUD Incentive for Conservation Savings: PHA shall, with the assistance of Ameresco, apply for all necessary approvals and authorizations and enter into all necessary agreements to receive from HUD, pursuant to applicable federal laws and regulations, all applicable utility savings incentives, including, without limitation, written approval of the exception to conventional calculation of the utility subsidies pertinent to this Agreement ("HUD Subsidy") in accordance with the applicable HUD regulations, which allow said subsidy to be fixed between PHA and HUD at levels determined with reference to the Energy Savings and Total Contract costs. All such agreements, approvals and other authorizations, pursuant to which the HUD Subsidy shall be paid in accordance with the contents of Appendices D and G, shall be attached hereto upon receipt and made a part hereof as Appendix L, HUD Approval Letter.

D. Supplemental Construction Funding:

Utility or Other Company Funding and Rebates: In addition to providing assistance to PHA in obtaining the Performance Contract Financing, Ameresco shall assist PHA in applying for grants, interest subsidies, Utility or other company rebates, and other forms of funding or payments available from third parties to fund the capital and/or operating costs of the ECMs as may be reflected in the Cash Flow Projection which is included as Appendix D, "Cash Flow Projection". Ameresco makes no guarantee that Utility or other Company Funding and rebates will be obtained through or on account of its efforts, unless such additional assistance is included in Appendix D as of the execution of this Agreement. In such instances, the express conditions and obligations of both Parties will be set forth in said Appendix.

PHA acknowledges that Ameresco is a contractor independent of any utility, is not an agent or affiliate of any utility, and does not represent any utility in any capacity.

To the extent that the final amount of the Construction Financing is dependent upon the receipt of Utility or other Company Funding and Rebates, the attached "Cash Flow Projection" contained in Appendix D shall be revised accordingly by the Parties to reflect the final amount of all such forms of "Revised Utility or other Company Funding and Rebates".

Should Ameresco pursue additional Utility or other Company Funding and Rebates expressly authorized in writing by PHA, and on behalf of PHA, during the Design and Construction Funding Phase that are not expressly incorporated as of the Execution Date of this Agreement in Appendix D, Cash Flow Projection, Ameresco and the PHA shall negotiate an amount due to Ameresco, if any, for securing such assistance. Subject to the requirements, if any, pertinent to the receipt of such assistance, PHA and Ameresco shall apply the funds received to offset the construction costs hereunder, as well as any applicable monitoring and verification requirements that may be required by the providers of such assistance.

E. Final Agreement to Project Scope and Level of Guaranteed Savings:

The Parties intend and anticipate that the Energy Savings guaranteed hereunder shall be not less than one hundred percent (100%) of the amount required to recover the Construction Financing on a debt service requirement basis over the term of this Agreement. Prior to entering into the Municipal Lease, should the effect of changes in Total Contract Cost, supplemental funding, interest rates or other cause result in the Energy Savings hereunder to be less than one hundred percent (100%) of the amount anticipated to be required to recover the investment cost of this Project on a debt service requirement basis over the term of this Agreement, Ameresco and PHA agree to mutually and reasonably attempt to negotiate a reduction or modification of the total contract costs by removing components of the ECMs to be installed pursuant to this Agreement or substituting alternative ECMs in order that the guaranteed Energy Savings hereunder shall be an amount equal to or not less than one hundred percent (100%) of the amount required to recover the investment cost of this Conservation Project on a debt service requirement basis over the term of this Agreement.

Prior to entering into the Municipal Lease, in the event that the Parties cannot agree to so reduce or modify the costs of construction in circumstances wherein the savings guaranteed herein are less than one hundred percent (100%) of the amount required to be paid under the Municipal Lease, PHA and Ameresco shall each have the option, exercisable upon written notice to the other Party, of neither proceeding with the installation of the ECMs nor, on the part of PHA, entering into the Municipal Lease. In that regard, PHA acknowledges and recognizes that Ameresco has incurred costs totaling One Hundred Fifty One Thousand, Four Hundred and Thirty-Six Dollars (\$151,436) for preparation of the Energy Audit Report and shall provide payment in full as of the time of termination for that Report.

F. Construction Financing Instrument:

The Parties agree that the instrument by which the Construction Financing shall be secured shall be a Municipal Lease Agreement.

i. PHA hereby represents and warrants to Ameresco that, subject to the terms and conditions hereof, including but not limited to the ability of the PHA to secure approval of governing authorities, PHA will enter into a Municipal Lease with a third party lessor ("Lessor") in a form substantially similar to that attached hereto and made a part hereof as Appendix C.

ii. PHA's obligation to make payments pursuant to the Municipal Lease and payments from the Construction Account and applications for payments with respect to the Escrow Fund will commence on the date that funds are deposited in the Escrow Fund ("Municipal Lease Commencement Date").

iii. The Construction Financing will commence upon the deposit into an Escrow Account by the lessor of funds available from the Municipal Lease. PHA acknowledges and understands that the amount of the Municipal Lease payments will be subject to current market conditions at the time of final credit approval on the Municipal Lease and that the effectiveness of the Municipal Lease will be subject to final credit approval. PHA shall execute an incumbency certificate (included within Appendix C) as evidence of the authority of signatories to this Agreement.

iv. PHA represents that it is a governmental entity and that it shall cooperate with Ameresco and provide Ameresco with appropriate documentation so that Ameresco may establish that neither it nor any Lessor under the Municipal Lease (as defined herein) shall have to pay taxes, fees and assessments or other charges of any character which may be imposed or incurred by any governmental or public authority including, but not limited to, a State of Hawaii sales tax exemption certificate, or its equivalent, as an incident to title to, ownership of, or operation of the ECMs or with respect to the interest component of the Municipal Lease payments which would otherwise be levied upon or in respect to said interest component or of the ECMs or its operation. To the extent that PHA may be found not to be exempt from certain taxes by a court of law, the rates for the Services hereunder will be subject to such applicable taxes and surcharges, at PHA's additional cost. PHA will arrange for Ameresco to be provided with a Hawaii State sales tax exemption certificates or its equivalent for Ameresco's use in performance of the Services under this Agreement.

v. Liens and Attachments: In the event a mechanic's lien is filed with respect to work performed pursuant to this Agreement or against any payment due or to become due under this Agreement, or by reason of any other claims or demands against Ameresco, Ameresco shall promptly cause such lien to be discharged in accordance with applicable state or federal law. PHA will withhold sums on account of such liens in accordance with the applicable requirements. Notwithstanding the foregoing, Ameresco reserves all of its rights under such law and does not waive any rights which it may have under same.

G. Conditions to the Commencement of Construction:

The following events (in accordance with the applicable provisions of this Agreement) during the Design and Construction Funding Phase are conditions precedent to the commencement of the Construction Phase and the closing of the Construction Financing:

- i. PHA entering into the Municipal Lease:
- ii. receipt of approval from HUD by PHA for application of the Supplemental Construction Funding as defined in Section (4);
- iii. receipt of all necessary approvals from HUD, execution by HUD and PHA of all necessary agreements in connection with both the Conservation Project and the receipt by PHA of approval of future subsidy payments related to the "HUD Incentive for Conservation Savings" (as described in this Section (4)); and
- iv. receipt by or on account of Ameresco and/or PHA of all necessary permits, licenses, approvals and other governmental or non-governmental authorizations needed for the installation of the ECMs.

Each of the foregoing approvals and authorizations entered into or received by Ameresco shall be subject to the review and approval of PHA, which shall not be unreasonably delayed or withheld. Any such approval shall be deemed reasonably withheld if the rights or obligations under this Agreement of the Party withholding its approval are materially adversely affected by the agreement, permit, license, approval or authorization in question.

H. Sample Installations:

Prior to beginning the work hereunder, Ameresco will provide product cut-sheets and PHA, at its option, may reasonably request to have Ameresco provide a sample installation of any of the following ECMs to be installed: lighting, toilets, and other appliances. PHA shall furnish its written approval or disapproval of each installed sample ECM or each such product cut-sheet within twenty (20) calendar days following its receipt of

written notice by Ameresco of completion of each such sample installation or the provision of such product information to PHA. PHA's approval of such sample ECMs or product information shall be in substantially the form of Attachment K hereto. If PHA disapproves any such ECM, Ameresco shall have the right to provide a substitute ECM which conforms to the applicable specifications or is equivalent to any applicable sample provided to and approved in writing by PHA hereunder. Ameresco shall revise the Attachments to reflect each such substitution, subject to PHA's written approval of each revised Attachment. In the event PHA does not approve of any such substituted ECM's or specifications and Ameresco has no specific right hereunder to provide a substitute ECM, the Parties hereby agree to negotiate a mutually acceptable solution. PHA shall not unreasonably withhold or delay any approval provided for herein.

(5) PHASE II – CONSTRUCTION

A. Construction:

i. During the Construction Phase, Ameresco shall furnish all labor, materials and equipment and perform all work required for the completion of the Scope of Work set forth in Appendix B, including the installation of the ECMs listed therein, as Appendix B may be revised from time to time in accordance with the terms of this Agreement.

ii. At all times relevant to this Agreement, Ameresco shall permit PHA or any of its representatives to enter upon the Project site to inspect, test and approve both the work conducted in the facility, during construction and operations, and to access the books, records, and other compilations of data which pertain to the performance of the provisions and requirements of this Agreement, including attendance of the Agency's representative at relevant on-or-off-site meetings of Ameresco and/or its subcontractors.

iii. Ameresco shall provide 100% performance and payment bonds to the PHA upon the execution of this Agreement and commensurate with Ameresco's receipt from PHA of an irrevocable Notice to Proceed. The performance bond applies only to the installation portion of the Agreement and does not apply in any way to the Energy Savings Guarantees, payments or maintenance provisions, except that the performance bond shall guarantee that the installation will be free of defective materials and workmanship for a period of twelve (12) months following completion and acceptance of the installed ECMs, or longer periods as specified by the manufacturer for certain ECMs.

B. Labor And Material For Construction:

i. Ameresco shall ensure that all laborers shall be competent to perform the tasks undertaken, that all materials and equipment provided shall be new and of appropriate quality in accordance with equipment selections and specifications as approved by the PHA at the time of design submittals, and that the completed work shall comply with the requirements of this Agreement. Ameresco and its Construction Subcontractors shall comply with applicable Section 3 and MWBE goals as specified by the PHA.

ii. Ameresco shall solicit pricing from qualified subcontractors, and major equipment vendors (hereafter "Construction Subcontractors") for the purpose of reasonably minimizing the cost of the construction and installation of the ECMs contained in Appendix B. With respect to the selection of Construction Subcontractors, Ameresco shall comply with all applicable requirements and in furtherance, and not in limitation thereof, shall encourage the involvement of resident-owned businesses and local minority and women-owned businesses by making so called "outreach" efforts through newspaper advertising, mailing lists and direct telephone calls. Ameresco and its Construction Subcontractors will comply with the HUD General Conditions for Construction, applicable provisions of Section 3 and MWBE policies of PHA, and state labor law.

PHA hereby warrants that any applicable governmental procedures and authorizations for securing such bids or quotations from Construction Subcontractors and/or materials suppliers have been fully disclosed to Ameresco prior to the execution of this Agreement. If costs or charges are incurred by either Party to solicit bids or to cancel contracts when the original determination regarding bidding was made in error, such costs and charges shall be for PHA's account.

All Construction Subcontractors, consultants, and subconsultants that Ameresco uses to perform the work hereunder, are subject to the prior written approval of PHA, which approval shall not be unreasonably withheld, but such approval may be withheld for contractors that are determined to be non-responsible based on: (a) information contained in the List of Parties Excluded from Federal Procurement or Nonprocurement Programs, published by the United States General Services Administration Office of Acquisition Policy for any successor list), or (b) prior defaults or non-responsibility determinations of the contractor by PHA. Ameresco agrees to reasonably assist PHA in making a claim under any insurance policy of a Construction Subcontractor of Ameresco including, but not limited to, completing and submitting any required forms or providing any required information to enable PHA to recover on its claim. Ameresco shall specify, in writing, prior to commencement of any work authorized in part or whole by this Agreement, a list of all parties, contractors, and vendors and specify that all parties, contractors and vendors are not listed on the List of Parties Excluded from Federal Procurement or Nonprocurement Programs, published by the United States General Services Administration.

Ameresco's Construction Subcontractor agreements shall include a provision that the Construction Subcontractors shall indemnify, defend and hold harmless PHA from and against all claims, suits, damages, costs or any other liability whatsoever resulting from or arising out of the Construction Subcontractor's performance of, or failure to perform, the work for which the Construction Subcontractor has been retained, in the form shown below:

"The Construction Subcontractor shall protect, indemnify and hold harmless PHA from and against all liabilities, losses, claims, damages, judgments, fines, penalties, causes of action, costs and expenses (including without limitation, attorneys' fees, court costs and expenses) imposed upon or incurred by or assessed against PHA resulting from, arising out of or relating to the performance of this Agreement. The obligations of the Construction Subcontractor under this provision shall survive any expiration or termination of this Agreement and shall not be limited by any enumeration herein of required insurance coverage."

Ameresco agrees to reasonably assist PHA in enforcing the indemnity provision above including, but not limited to, providing documentation requested by PHA.

Not Deemed PHA Employees: No person assigned to perform work under this Agreement by Ameresco shall be deemed to be an employee of PHA for any purpose.

Qualified Personnel: Ameresco shall employ only qualified and competent persons and Construction Subcontractors in the provision of services to be performed hereunder. If, in the opinion of the PHA, Ameresco violates such obligation, after providing Ameresco notice and ten (10) business days to cure, PHA, in the reasonable exercise of its discretion, may demand that the unqualified and/or incompetent person be replaced and not again be employed in the performance of this Agreement, which demand shall be complied with by Ameresco as soon as practicable, considering Ameresco's need to obtain a suitable replacement employee or Construction Subcontractor.

Independent Contractor: In performing the services hereunder, Ameresco has the status of an independent contractor. Neither Ameresco nor its employees nor its Construction Subcontractors are to represent themselves to be, or be deemed to be, employees or agents of, and shall have no power to bind, PHA. Ameresco is solely responsible for payment of all compensation owed to its own personnel and its Subcontractors, as well as for payment of all employment-related and other similar taxes (subject to other provisions of this Agreement relating to taxes) and liabilities incurred by Ameresco or its Construction Subcontractors.

Prevailing Wages: Ameresco shall pay the required wage rates for work in connection with this Project pursuant to the federal Davis-Bacon wage requirements as specified by the PHA. The wage determination in effect as of the Execution Date shall be an attachment to this Agreement.

C. Construction Project Management:

During the Construction Phase, Ameresco shall undertake in a timely fashion the activities required of Ameresco as described in this Section 5(C), including, without limitation, the oversight of ECM-related activity conducted at the Developments as provided for within the "Summary of Recommended ECMs" (Appendix B).

i. Project Manager: During the Construction and Permanent Financing Phase, Ameresco shall serve as "Project Manager" on behalf of PHA, and shall, in consultation with PHA, schedule and oversee as described in this Section 5(C), installation of the ECMs included in the "Summary of Recommended ECMs" (Appendix B).

ii. Prime Contractor: During the Construction and Permanent Financing Phase, Ameresco shall serve as "Prime Contractor" on behalf of PHA for, and directly contract for the installation of, such ECMs included in the "Revised Summary of Recommended ECMs" (Appendix B).

iii. Project Scheduling: PHA and Ameresco shall mutually plan the scheduling and coordination of the construction work. The construction work will be planned to reasonably minimize the interruption of the daily routine of and services provided to PHA's staff and residents except as permitted in writing by PHA. Ameresco shall prepare milestone schedules and shall outline and track the schedule of work for all significant phases of construction, and shall produce written progress meeting minutes or monthly progress reports for PHA on a percent completion summary with each requisition submitted for payment. In no case shall Ameresco be responsible for delays in the Conservation Project caused by the failure of PHA, or others under contract with PHA, to schedule and/or coordinate work with the work to be performed for Ameresco under the construction subcontracts or caused by the failure of PHA to provide access or perform any other obligation related to the construction work.

iv. Access: PHA shall provide such reasonable access to the Developments for Ameresco and approved Construction Subcontractors at all times during the course of the work hereunder. Ameresco may access occupied apartments upon forty-eight (48) hours written notice to the residents. PHA will cooperate with Ameresco by authorizing and facilitating issuance of notice to residents in a timely manner and otherwise, by encouraging and promoting a cooperative relationship between Ameresco and residents of the Developments and to accomplish its work during normal business hours. Ameresco shall use its best efforts to avoid disruption of services or inconveniences to the residents of the Developments. If Ameresco or its Construction Subcontractors require access to the Developments outside of PHA's normal business hours, Ameresco will notify PHA of this need during normal business hours, and Ameresco and its Construction Subcontractors will comply with any PHA security requirements regarding after-hours access.

v. Requisitions and Direct Payments: Prior to submission of Requisitions for payment, Ameresco shall provide a schedule of values for PHA itemizing the budgets for each ECM by site number. Ameresco shall produce, or cause its Construction Subcontractors to produce, using applicable HUD payment forms and the AIA G701 and 702 forms, monthly requisitions for payment by PHA for percentage of completed work and will include a sworn statement by Ameresco that: (1) work covered by the requisition for payment being submitted has been completed, and (2) Ameresco has paid Construction Subcontractors and Materials Suppliers for work for which (a) previous Requisitions for payment were submitted by Ameresco and (b) payment was received from PHA; and 3) appropriate lien waivers or conditional lien waivers have been executed by Ameresco and all Construction Subcontractors and Material suppliers and delivered to the PHA; subject to any retainage provisions included in the Construction Contract Documents. PHA shall pay Ameresco the amount of all Requisitions submitted by Ameresco in accordance with this Section 5 within thirty (30) days of receipt of such Requisition. PHA's unreasonable failure to approve or to pay requisitions within thirty (30) days will make PHA (not the Conservation Project Budget) liable for late payment fees pursuant to Section (11)(E) Late Payment Charges.

vi. Construction Accounting: Ameresco shall track all Requisitions of the Conservation Project and shall provide PHA with reports illustrating all activity in the Construction and Escrow Accounts at appropriate intervals, but not less frequently than monthly. The reports will summarize the "Revised Scheduled Value", payments under properly approved Requisitions to date, remaining amounts due under change orders and addenda, and the balances available in the Construction and Escrow Accounts for contingencies and reserves. Ameresco shall require its Construction Subcontractors to maintain applicable weekly payroll and MBE utilization forms as applicable for submission with requisitions and for approval by the PHA.

vii. Substantial Completion: Ameresco and PHA shall make an inspection jointly upon Ameresco's provision of a Notice of Substantial Completion of work performed directly by Ameresco under this Agreement. A Punch List will be developed as a result of this inspection and PHA shall, consistent with the requirements of HUD Form 5370, General Conditions for Construction set forth in Appendix N, release funds to Ameresco, including retainage, if any, to a level commensurate with the completion percentage of the work using the Delivery and Acceptance Certificate as set forth in Schedule F -1..

viii. Final Inspection of Construction Contract Work: Ameresco and PHA shall make a final inspection jointly upon final completion of work performed directly by Ameresco under this Agreement. Before final payment is made, PHA shall approve the work in writing utilizing Appendix F-2, the Delivery and Acceptance Certificate. PHA shall not withhold such approval or final payment unreasonably, and final acceptance of the work will be made in accordance with requirements of HUD Form 5370, General Conditions for Construction. Upon receipt of Notice of such Delivery and Acceptance Certificate, PHA shall have a reasonable timeframe to inspect such work.

ix. Waiver and Release of Lien: Before any progress or final payments are released, Ameresco shall secure from each supplier to Ameresco and each Construction Subcontractor or supplier, a lien release, certificate and/or affidavit, as may be appropriate under the circumstances, that each such supplier, or Construction Subcontractor has been paid to the extent required. The form of any applicable waiver or release documentation required by HUD shall be included in each construction contract or other Construction Document and shall be executed and delivered by each Construction Subcontractor, supplier or other contractor from time to time, as required by HUD. Conditional lien releases and waivers may be provided by Ameresco or Construction Subcontractors where required prior to receiving payment for work covered by any waiver and release of lien.

x. Equipment Ownership: Ownership and title to the ECMs referenced in Appendix B and each Notice of Substantial Completion (Appendix F-1) will automatically transfer to the PHA upon both: (a) the delivery of each such Delivery and Acceptance Certificate by PHA to Ameresco, the execution and delivery of which shall not be unreasonably withheld or delayed, and (b) completion of PHA's payment obligations for said ECM(s) or parts thereof, per Appendix N, HUD Form 5370, General Conditions for Construction, to Ameresco or payment authorizations with respect to Ameresco, excluding payment obligations related to maintenance or other annual services hereunder.

xi. Treatment of Hazardous and Non-Hazardous Materials: Ameresco, at its cost, shall be responsible for disposal of all non-hazardous equipment and materials which are rendered useless and removed as a result of the installation of the ECMs pursuant to this Agreement.

In addition, Ameresco shall, at its cost, cause all lamps which are classified as hazardous wastes by the rules and regulations of the U.S. Environmental Protection Agency (40 CFR Parts 260 through 279) and/or the applicable State regulations and PCB-contaminated ballasts, if any, which have been rendered useless and removed as a result of the installations of the ECMs to be transported and disposed of. All other existing PCB-contaminated ballasts lamps and any other hazardous materials not part of Ameresco's scope of work, however, remain the responsibility of PHA and Ameresco shall assume no liability in connection with their removal, transportation and disposal.

Ameresco's scope of services is predicated on the viability of this Conservation Project without any asbestos abatement being required of Ameresco. To the extent possible, Ameresco will determine during the design process the areas where asbestos abatement will be required prior to construction and will provide written notice to the PHA of such areas. During construction, in the event that: (i) Ameresco encounters any friable asbestos which is in the immediate vicinity of Ameresco's work, or (ii) Ameresco determines that its work will result in the disturbance of asbestos material, or (iii) Ameresco determines that the presence of asbestos material will impede Ameresco's work, Ameresco will notify PHA of the same and PHA will, at its cost, cause the asbestos to be promptly and properly removed, enclosed, encapsulated or otherwise abated in accordance with applicable laws and regulations, or alternatively, PHA, at its cost, may provide written test reports showing that asbestos in that area has been properly removed, enclosed encapsulated or otherwise abated in accordance with applicable laws. In the event Ameresco cannot determine whether any particular material does or does not contain asbestos, PHA, upon

Ameresco's written request, will, at its cost, promptly perform tests or cause tests to be performed in order to determine whether or not such material contains asbestos and/or whether there are unacceptable levels of airborne particulate material containing asbestos or provide such a test report. Under no circumstances, shall Ameresco be required to handle asbestos. In the event it encounters asbestos which materially affects its progressing of the work of this Project, Ameresco, at its option, may demobilize and cease construction in the area affected by the presence of asbestos until such time as PHA performs the actions required to be performed by PHA which are described in this Subsection. In the event that PHA does not promptly take action as provided herein, Ameresco may, at its option, either remove the affected area from its scope of services hereunder (and make commensurate adjustments to the rights and obligations of the Parties) or terminate this Agreement in its entirety. PHA shall be responsible for costs incurred by Ameresco that pertain to delays caused during construction due to the presence of asbestos, or shall extend the timeframe for completion of construction without penalty hereunder. To the extent such delay affects the beginning of the permanent financing repayment under the Municipal Lease, the PHA shall not penalize Ameresco for such delays which affect the Energy Savings hereunder.

xii. Resident Education and Training: Ameresco shall, during construction, schedule and hold a minimum of one on-site educational seminar (providing a total of eight (8) hours of training at no additional cost to PHA for the residents of each of the Developments and shall supply a notice to inform residents about the ECMs installed under the Conservation Program. Ameresco, in conducting such seminars and distributing such newsletters, shall follow all manufacturer-recommended procedures without thereby endorsing or guaranteeing such procedures. Ameresco shall be available on a time and expenses basis to provide additional seminars, training workshops and/or newsletters as requested by PHA for additional services as provided for in Section 11(D) "Fees" for Additional Services, at the rates set forth in Appendix E-1c "Energy Service Fees and Expenses."

xiii. Management and/or Maintenance Staff Training: Upon completion of construction of the Conservation Project, Ameresco shall schedule and hold, at no cost to PHA, up to one (1) educational session or training workshop, for the management and/or maintenance staff at an appropriate location, and Ameresco shall distribute manuals and other educational materials as may be available from manufacturers of ECMs and Construction Subcontractors. Ameresco, in conducting such seminars and workshops, shall follow all manufacturer-recommended procedures without thereby endorsing or guaranteeing such procedures. Ameresco shall be available on a time and expenses basis to provide additional seminars, training workshops and/or newsletters as requested by the PHA for additional services as provided for in Section (11)D "Fees" for Additional Services, at the rates set forth in Appendix E-1c, "Energy Service Fees and Expenses", to provide additional seminars and/or training workshops as requested by the PHA.

D. Systems and Equipment Manual:

Upon completion of construction of the Conservation Project, Ameresco shall compile manufacturer-provided literature on the operation and maintenance of the ECMs, including such preventive maintenance requirements as may be required by the respective equipment or systems manufacturers, for reference by the PHA. Ameresco, in compiling such literature and information, shall include all manufacturer-recommended procedures without thereby endorsing or guaranteeing such procedures, and shall provide three (3) copies of such manuals to PHA for distribution to applicable maintenance staff. Upon completion of the final Scope of Work for Phases I and II, Ameresco will provide to PHA a single comprehensive schedule of necessary preventive maintenance for all installations for the five (5) years following the contract close-out.

E. "As-Built" Documentation

Ameresco will prepare and furnish to PHA, within thirty (30) days of the Substantial Completion Date, four (4) copies of "As-Built" Drawings in native AutoCAD release 14 Format (min.).

F. Warranty:

Ameresco covenants and agrees that all equipment installed by Ameresco as part of this Agreement is new, in good and proper working condition and protected by applicable manufacturer's written warranties as described in this subsection 5(F) and in accordance with the design specifications as approved by the PHA. Similar protections

shall be required of all Construction Subcontractors. The Warranty period with regard to individual ECMs commences on the issuance of the Notice of Substantial Completion Date for the individual ECM.

Ameresco shall require all Construction Subcontractors to provide to PHA and Ameresco materials and labor guarantees and warranties for a period of not less than one (1) year on all improvements installed under Construction Subcontracts as a part of the Conservation Project. For ECMs installed under Construction Subcontracts, Ameresco shall require equipment manufacturers to provide a warranty period consistent with the standard in the industry but in no event less than one (1) year, and Ameresco agrees to cooperate and assist in the enforcement of any such warranty during the warranty period. All such warranties shall specify that only new, not used or reconditioned parts, may be used and installed when repair is necessitated by malfunction. **AMERESCO PROVIDES NO OTHER PERFORMANCE AND SERVICE WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY OR SUITABILITY FOR ANY REPORT, DESIGN, ITEM, SERVICE OR OTHER RESULTS TO BE DELIVERED UNDER THIS AGREEMENT, UNLESS SPECIFICALLY SET FORTH IN THIS AGREEMENT.**

G. Ameresco's and PHA's Representatives:

Ameresco's senior representative for this Agreement is David J. Anderson, Executive Vice President, or his/her designee or successor ("Ameresco's Senior Representative"). Ameresco's Senior Representative is the primary contact regarding Ameresco's contractual coordination and interface with PHA's personnel. Ameresco's Senior Representative shall work with PHA in resolving any problems that may occur with respect to the services when those problems cannot be satisfactorily resolved at a lower level.

Ameresco's engineering and construction coordinator for this Agreement is _____, _____ or his/her designee or successor ("Ameresco's Coordinator"), who shall coordinate Ameresco's provision of the services. Wherever this Agreement refers to Ameresco's performing any obligation, exercising any right or otherwise acting under this Agreement with regard to the services, Ameresco's Coordinator will be the primary contact with PHA. When necessary, Ameresco's Coordinator shall refer problems to Ameresco's Senior Representative.

The PHA senior representative for the Conservation Project is _____, Exec. Director, or his/her successor or designee ("PHA's Senior Representative"). PHA's Senior Representative shall work with Ameresco in resolving any problems that may arise with respect to the Services when those problems cannot be satisfactorily received at a lower level.

Ameresco and its Construction Subcontractors shall coordinate their work effort in performing the Conservation Project and shall follow the directions that PHA may give from time to time. In the event Ameresco encounters significant difficulty in performing the Services under this Agreement, or anticipates any significant delay in performing the Services, Ameresco shall notify PHA's Senior Representative promptly, both orally and in writing. The PHA and Ameresco representatives shall hold quarterly conference calls during the installation period to review the status of the services. Additional conference calls will be held at the request of either party. PHA and Ameresco will confer at a mutually agreed upon date and time within five (5) business days after PHA's or Ameresco's request for any such conference. Although it is anticipated that conference calls will be the normal mode of meeting between the parties, if either party feels that a face-to-face meeting is required, the other party will agree to a face-to-face meeting at a mutually agreeable location, date and time.

H. Clean-up:

Ameresco shall maintain the Conservation Project sites in a reasonably clean condition during the performance of the construction work. In that regard, Ameresco shall thoroughly and regularly clean the Conservation Project sites of all debris, trash and excess material or equipment.

(6) PHASE III – PROJECT OPERATION

During the Project Operation Phase of this Agreement, Ameresco shall perform the following "Energy Management Services" as described in this Section (6) - Phase III Project Operation.

A. Utility Use Monitoring:

The PHA shall supply Ameresco with monthly utility billing data for PHA-paid utility accounts affected under this Agreement in order for Ameresco to compile monitoring reports. Such data shall be furnished electronically in the Excel spread-sheet or equivalent format as to that which was received during the Energy Audit Report preparation. Ameresco shall monitor the monthly weather- and rate-adjusted Energy Base Year and Energy Savings for the Developments using its energy monitoring software, and shall review quarterly data and report any identified anomalies to PHAs in accordance with the Utility/Energy Supplier Savings Calculation contained in Appendix G, Monitoring and Verification of Savings Methodology.

B. Annual Reconciliation:

Ameresco shall produce for PHA within ninety (90) days of receipt of the 12th set of monthly utility bills (with respect to each successive twelve (12) month period following Ameresco's receipt of the final Delivery and Acceptance certificate provided by PHA to Ameresco hereunder), an annual year-end reconciliation of savings achieved for the project. Any major deviation from budgeted annual savings shall be thoroughly investigated and reconciled by Ameresco and PHA pursuant to the Conditional Energy Savings Guarantee.

C. HUD Utility Subsidy Forms:

Ameresco shall assist PHA in preparation of pertinent annual HUD forms 52722 and/or 52723 on request.

D. Site Visits:

Each year throughout the Project Operation Phase of this Agreement, Ameresco shall visit each Development and a sample of the ECMs installed under this Agreement. This visit is intended to determine whether or not the ECMs are operating properly and are being maintained and operated by PHA in accordance with the Ameresco Systems and Equipment Manual described in Section 5(C), Construction Project Management. Ameresco shall provide PHA a written Site Visit Report. Ameresco will be available on a time and expenses basis, at the rates set forth in Appendix E-1c "Contract Costs and Annual Services", for additional visits and for on-going maintenance assistance. Ameresco shall provide on-going assistance in the form of brief consultation by phone to PHA or its assigns at no additional charge.

E. Annual Service Contracts:

The cost associated with such contracts shall be paid from savings under this Agreement only if they are expressly included in Appendix D, attached. Any such contract shall be executed and paid directly by PHA unless Appendix D is amended for such purpose during the Contract Term.

F. Maintenance Staff Training:

Ameresco shall, on an annual basis as a part of their annual fee, schedule and hold an educational session or training workshop for the management and/or maintenance staff at the Developments, and distribute updated manuals and other materials as may be available from manufacturers. Ameresco, in conducting such seminars and workshops, shall follow all manufacturer-recommended procedures without thereby endorsing or guaranteeing such procedures. Ameresco shall be available on a time and expenses basis for additional services at the rates set forth in Appendix E-1. (c), Energy Service Fees and Expenses, to provide additional seminars and/or training workshops as requested by the PHA.

(7) ENERGY SAVINGS DURING PHASE III

A. Calculation of Savings:

For the purposes of this Agreement, Energy Savings during the Project Operation Phase shall be calculated using the formulae and assumptions contained in the Monitoring and Verification of Savings Methodology included in Appendix G.

B. PHA-Supplied Documents:

PHA shall furnish Ameresco each month with copies in electronic Excel spread-sheet or equivalent format of utility bills for Developments and utilities included the Utility Baselines contained in Appendix D and Monitoring and Verification of Savings Methodology contained in Appendix G, within ten (10) days of receipt from utility companies. Any utility bills that require further data manipulation by PHA must be sent to Ameresco within thirty (30) days of receipt by PHA. PHA shall supply completed copies of HUD forms 52722 and 52723 related to the Conservation Program to Ameresco. PHA agrees to provide Ameresco with any portions of the income and expense statements concerning the operations of the Developments that are necessary for Ameresco to perform the services specified in this Agreement. PHA also agrees to provide information regarding modernization plans or changes that will impact energy use pursuant to Section (8) E. "Disclaimer Regarding Material Changes" and Section (8) F. Adjustments on Account of Material Changes.

(8) CASH FLOW

As illustrated in the "Cash Flow Projection" and "Revised Cash Flow Projection" included in Appendix D, the cash flow for the Conservation Project shall be defined as follows:

A. Project Operating Budget:

Ameresco shall, in consultation with, and approval by the PHA, define the projected annual project budget for the Municipal Lease payments and related Conservation Project expenses. Ameresco shall review and adjust the budget annually for the term of the Municipal Lease in conjunction with the Annual Reconciliation described in Section (6)B Annual Reconciliation, above.

B. PHA Debt Service and PHA Utility Payments:

PHA shall be responsible for, and shall pay directly: (i) all Municipal Lease installments and/or Debt Service costs to the third party lender under the project financing; and, (ii) all applicable utility bills to utility companies for each Development.

C. Fixed Annual Services Fee Payments to Ameresco:

In consideration of the annual services provided by Ameresco during Phase III for which no specific compensation is provided by Construction Financing and Supplemental Construction Funding, PHA shall pay to Ameresco a Fixed Annual Service Fee in the amounts contained in Appendix E-1.(b).

D. Municipal Lease Payments and Fixed Annual Service Fee Coverage:

As set forth in the "Cash Flow Projection" and any applicable "Revised Cash Flow Projection" included in Appendix D, the Parties project that the "Revised Energy Savings", will be sufficient to pay the Performance Contract Financing debt service during each year of loan repayment. In the event that the actual cash flow from actual Energy Savings is insufficient to repay the annual Municipal Lease payments, PHA shall apply to Ameresco for any funds as may then be payable from Ameresco to PHA in accordance with the Conditional Energy Savings Guarantee agreement entered into by Ameresco and PHA pursuant to Section (9) Conditional Energy Saving

Guarantee, below. The funding for the Municipal Lease and the Fixed Annual Services Fee Payments to Ameresco will be provided to PHA by HUD as provided for in Appendix L, the "HUD Approval Letter".

E. Disclaimer Regarding Material Changes:

Ameresco has made, and will make, its final projections of "Energy Savings", and "Revised Energy Savings", in good faith based upon the condition of the Developments at the time of the final Energy Services Plan, and based upon information supplied to Ameresco by PHA. A reduction in actual Energy Savings from the levels projected may be caused by factors outside the control of Ameresco. Those factors include, without limit, (i) materially inaccurate information (the inaccuracy of which Ameresco is not responsible for); (ii) Material Changes in the condition or use of the Developments or utility-using equipment at the Developments; (iii) any failure of PHA, tenants, or other third parties to follow recommended operational or maintenance practices or otherwise to meet obligations with respect to the operation or maintenance of the Developments; (iv) any Material Changes to, or removal of, ECMs which have not been approved by Ameresco and any Material Changes resulting from damage to, or destruction of, ECMs which is not promptly remedied by PHA. If a reduction in actual Energy Savings occurs due to any such factors, and if the size of such reduction is at least equal in value to the "Material Change Threshold" described in "DEFINITIONS, then a "Material Change" shall be deemed to have occurred. Ameresco shall have no liability or obligation to PHA for such reduction or otherwise on account of such Material Change. Any guaranty executed by Ameresco under Section (9), Conditional Energy Savings Guarantee, or other provision of this Agreement, which is or may be to the contrary shall be deemed to be subject to the disclaimer in this Section. Notwithstanding the foregoing, a reduction in actual Energy Savings which is a direct result of a material failure by Ameresco to perform its obligations under this Agreement shall not be deemed to have resulted from a Material Change.

F. Adjustments on Account of Material Changes:

If a Material Change within the meaning of Section (8)E "Disclaimer Regarding Material Changes" shall occur and PHA shall be aware of such Material Change, PHA shall provide sufficient notice to Ameresco, pursuant to Section (10) Maintenance, Material Alterations and Security, to allow, in consultation with Ameresco, appropriate adjustments to the Utility/Energy Supplies Savings Calculation contained within Appendix G and, if appropriate, to the Baseline contained in Appendix D, to be made. Such adjustments shall recalculate Energy Savings as if such Material Change had not occurred. In the absence of such notice, Ameresco and the PHA shall consult and make the appropriate adjustments to the Energy Savings Calculation upon learning of any unreported Material Change. Without limiting Section (8) E, Disclaimer Regarding Material Changes, Ameresco shall not be responsible for any such Material Change.

(9) CONDITIONAL ENERGY SAVINGS GUARANTEE

At the time of the closing of the Municipal Lease, as described in Section (4) Phase I – Design and Construction Funding, Ameresco shall provide a Conditional Energy Savings Guarantee with and for the sole benefit of, PHA in substantially the form of Appendix I hereto. This guarantee may be incorporated as an exhibit to the Municipal Lease.

(10) MAINTENANCE, MATERIAL ALTERATION, AND SECURITY

A. Maintenance and Maintenance Costs:

Notwithstanding any provisions of this Agreement which pertain to Ameresco's Services related to the operation of installed ECMs, PHA shall, during the Project Operation Phase, maintain the energy-related building structures, fixtures, and equipment in accordance with the Ameresco design specifications and manufacturer's maintenance recommendations specified in the "Ameresco Systems and Equipment Manual". Inspections performed by Ameresco, insurance providers, or assigns, pursuant to Section (6)E, Annual Site Visit, and Section (9), Conditional Energy Savings Guarantee, and such other inspections as may be conducted, will be utilized to

inform the PHA and Ameresco on any required maintenance action unperformed. Ameresco is not responsible or liable for any existing or latent condition of the Developments, whether visible or enclosed, including, but not limited to, existing or latent wiring, metering devices, structural, mechanical, distribution systems of all kinds, machinery, structural elements, piping, switches, valves or any other system components that are not installed under this Agreement.

PHA shall be responsible for all on-going costs associated with properly maintaining and servicing the existing equipment and systems at the Developments. PHA shall be responsible for performing preventive maintenance as may be recommended or required by the respective manufacturers of new equipment or systems, as summarized in the "Ameresco System and Equipment Manual". PHA's maintenance responsibilities shall continue to be the PHA's existing standards of maintenance to keep equipment in good working order, modified by the new equipment training and manuals provided by Ameresco. The PHA shall provide a level of effort and sufficient resources to properly meet these responsibilities. Notwithstanding these PHA responsibilities, Ameresco shall notify the PHA of any unanticipated increases in electricity or fuel consumption greater than ten percent (10%) within thirty (30) days of receipt of monthly utility consumption data from PHA. Upon notification of said unanticipated increase, PHA shall be responsible for investigating and remedying any routine maintenance problem with respect to any ECMs. PHA shall be responsible to remedy all maintenance or other identified problems with equipment that is not specified by Ameresco but which impacts the ECM operation or energy usage. In the event that PHA cannot remedy a reported problem to its reasonable satisfaction within ten (10) business days, PHA is obliged to report its efforts to Ameresco and the Parties will determine a reasonable timeframe to correct the problem and/or request Ameresco to take action at the hourly rates identified in Appendix E-1(c) to ensure that the equipment is performing sufficiently to produce the required savings hereunder.

Alterations & Equipment Replacements:

PHA shall notify Ameresco prior to commencing any Material alteration to the structure, fixtures, equipment, or use of any facility at the Developments. To the extent possible, any replacement equipment or fixtures installed will be at least as energy-efficient as the equipment or fixtures present on the Final Acceptance Date. Should such alterations increase or decrease the actual energy savings achieved at the Development, Ameresco shall determine, in consultation with PHA, an appropriate adjustment to the Monitoring and Verification of Savings Methodology included in Appendix G and, if justified, to the Baseline included within Appendix D.

B. Security:

Ameresco shall secure, and/or cause its Construction Subcontractors to secure, all materials and equipment to be installed on the Developments during construction. Ameresco and/or its Construction Subcontractors shall carry appropriate amounts of liability and property insurance as may be required to protect the materials and equipment prior to installation and acceptance by the PHA, consistent with the HUD General Conditions pertaining to Construction Subcontracts (HUD Form 5370) or PHA's insurance requirements, whichever is more stringent. PHA shall have no liability for any casualty or loss for materials or equipment stored by Ameresco or its Subcontractors, even if the materials or equipment are stored in a location designated, owned, or operated by the PHA. No such materials and equipment will be stored on-site unless prior approval from PHA is obtained (which approval shall not be unreasonably withheld or delayed), and Ameresco and/or its Construction Subcontractors are able to secure the locations designated for such storage. PHA will provide reasonably convenient areas within the Developments for Ameresco and its Construction Subcontractors to mobilize.

C. Effect on Energy Savings:

Should Ameresco document, in its annual or other site inspection, PHA's failure to operate, maintain or secure the equipment properly, or failure to inform Ameresco of a Material Change to the Developments, as defined in Section (8), and should such failure or Material Change reduce the level of actual Energy Savings by the Material Change amount set forth in Appendix G Monitoring and Verification of Savings Methodology or more, Ameresco shall determine, in consultation with PHA, an appropriate adjustment to the Monitoring and Verification of Savings Methodology included in Appendix G, and the Baseline contained within Appendix D, if appropriate, and shall work with PHA to cause any such failure to be corrected and to improve actual Energy Savings to the extent possible.

The terms of Section (8) F. Adjustments on Account of Material Changes shall apply to any such Material Change. Adjustments based upon Material Changes may be made retroactively where appropriate.

(11) SUMMARY OF COMPENSATION

A. The Total Contract Costs during Phases I and II:

Ameresco shall produce for PHA in advance of the onset of services under this Agreement a schedule of values itemizing all costs included in the total contract cost. Such costs shall be in compliance with Federal Cost Principles as defined in 24 CFR 85.22 to detail direct costs, indirect costs, and profit. PHA shall make progress payments to Ameresco against percent of work complete using proceeds from Construction Financing or Supplemental Construction Funding as applicable. Phases I and II will be billed monthly by Ameresco on a percent complete basis. PHA will hold ten percent (10%) retainage and, consistent with the HUD General Conditions, may reduce the amount withheld as measures are installed and accepted.

Upon submission by PHA of a Notice of Substantial Completion in substantially the form of Appendix F -1 hereto with respect to each Development and commissioning of the ECMs installed hereunder, and the completion by Ameresco and/or its Construction Subcontractors of any outstanding Punch List items, PHA shall make a Final Payment, inclusive of any remaining retainage held with respect to that Development (or submit a Requisition or otherwise arrange for payment to be made to Ameresco from the Construction and/or Escrow Funds) with respect to that Development. Payments shall be due within thirty (30) days of PHA receipt of each invoice submitted by Ameresco. If payment is not made within that period, payments shall be subject to the late charge provided for below.

B. The Fixed Annual Service Fee during Phase III:

The Fixed Annual Service Fee due Ameresco will be payable against those Services provided in Phase III and will represent a fixed annual service fee outlined in Appendix E-1. (b). The total payment to Ameresco over the course of this Agreement, subject to written amendment by mutual agreement, shall not exceed the annual amounts identified in Appendix E-1.(b) unless agreed by the Parties. Such payments will be invoiced periodically throughout the annual service period as services are rendered, up to the total annual service fee set forth in Appendix E-1(b).

C. Payments in the Event of Certain Early Terminations:

Should the Conservation Project be terminated for any reason during Phases I or II, including, without limitation, any failure to agree on revisions to the Conservation Project as described in Section (15) A, Termination for Failure to Agree on Revisions (but not including Ameresco's Material Default in its obligation to perform in a timely and satisfactory manner, as defined in Section 15. Termination for Material Default), PHA shall be liable to Ameresco for all expenses incurred to the point of termination in accordance with this Section). PHA's payment of the Fees to Ameresco shall be limited to the applicable percentage of completion Ameresco has worked (including hours worked by Ameresco, its Construction Subcontractors and all those working on the Conservation Project on behalf of Ameresco), as of the date Ameresco receives or issues written notice of termination, valued at Ameresco's billing rates per employee set forth in Appendix E-1.(c), or at percentage of work completed as of the point of termination for applicable Construction Subcontracts, exclusive of claims for "lost" overhead and profit. In addition, PHA shall compensate Ameresco for all Reimbursable Expenses reasonably incurred by Ameresco and its Construction Subcontractors and all those working on the Conservation Project on behalf of Ameresco) on the Conservation Project as of that date. In the event of termination, PHA's total payment to Ameresco shall not exceed the amounts indicated in Appendix E-1, as may be revised by agreement of both parties. In addition, PHA shall hold Ameresco, as prime contractor, harmless from and against all costs and liabilities incurred by Ameresco as a result of the termination of all Construction Subcontracts under this Early Termination provision.

D. Fees for Additional Services:

At any time during the Term of this Agreement, PHA may request that Ameresco perform services in addition to those described herein. Any such additional services which Ameresco agrees to perform, including any costs to redesign or re-bid portions of the Conservation Project at PHA's option if not in compliance with local codes once work is begun and such violation is discovered by Ameresco, and Ameresco is required by law to bring the work up to code standards, shall be evidenced by a written change order or addendum mutually agreed-upon by PHA and Ameresco, and shall be paid for by PHA at Ameresco's and/or its Construction Subcontractor's billing rates for each employee set forth in Appendix E-1(c). PHA shall also pay Ameresco for any reimbursable expenses incurred by Ameresco in conjunction with such additional services.

E. Late Payment Charges:

Ameresco's Fees, reimbursements, and fees for additional services are due and payable within thirty (30) days of the date on which PHA receives an invoice from Ameresco with regard to such payments. PHA shall not withhold payment unreasonably. Payments past 30 days shall be subject to a late charge of 1.5 percent (1.5%) of the amount due per month.

(12) PHA PROPERTY AND ACCESS TO PROJECT RECORDS

PHA shall not, by virtue of this Agreement or material or equipment installed under this Agreement, acquire any interest in any formulas, patterns, devices, copyrights, patents, or other intellectual or proprietary rights, or similar items of property which are or may be used in connection with the ECMs installed under this Agreement.

Ameresco shall maintain records under this Agreement on a generally-recognized accounting basis, and calculations shall be kept on file in legible form and retained for at least three years after close-out.

(13) INDEMNIFICATION AND LIMITATION OF LIABILITY

Except as provided in this Section, each Party to this Agreement agrees, subject to limitations on liability set forth in this Agreement, to defend, indemnify and hold harmless the other Party from and against any and all claims, actions, demands or lawsuits for damages arising by reason of bodily injury, death or damage to property sustained by any person or entity to the extent caused by or sustained as a result of the negligence, willful misconduct or other wrongful act of the other Party, its officers, agents, subcontractors or employees indemnifying Party or any agent, employee or subcontractor thereof relating to its respective performance of this Agreement and the Conservation Project.

Notwithstanding the foregoing, the Parties, their directors, officers, agents and employees shall not be liable for any claims for incidental, indirect, consequential, or special damages, including, but not limited to, damages for loss of anticipated profits, except as those profits are derived from payment or other compensation due to performance hereunder, loss of use of revenue, and losses by reason of cost of capital, connected with, resulting from, or arising out of this Agreement or any performance or lack of performance under this Agreement. Moreover, Ameresco shall not be liable for damages arising from any latent or existing condition in the Developments.

(14) COMPLIANCE WITH APPLICABLE LAW AND REGULATIONS, INCLUDING PHA POLICY COMPLIANCE

Ameresco shall comply with and obtain, at its expense, all licenses and permits required by Federal, state and local laws in connection with the installation of the ECMs. To the extent that Ameresco agrees to perform operations and/or maintenance of specified ECMs or other equipment, it shall comply with and obtain, at its expense, all licenses and permits which may be required by Federal, state and local laws in connection with the operation and/or maintenance of such specified ECMs. PHA will cooperate with Ameresco's efforts to obtain the foregoing. In the event that Ameresco cannot procure any such license or permit in light of a requirement that PHA is required to do so, PHA will procure the same.

Ameresco shall comply, and shall require that all of its Construction Subcontractors comply with the applicable provisions of HUD Form 51915-A, "Contract Provisions Required by Federal Law or Owner Contract with the U.S. Department of Housing and Urban Development", including, but not limited to, the following:

- A. Executive Order 11246 of September 24, 1965 entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967 and as supplemented in Department of Labor regulations (41 CFR Chapter 60);
- B. Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR part 3);
- C. Davis-Bacon Act (40 U.S.C. 276a to a-7) as supplemented by Department of Labor regulations (29 CFR part 5);
- D. Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR part 5); and
- E. All applicable standards, orders, or requirements of the Clean Air Act (42 U.S.C. Section 7602) (formerly 42 U.S.C. 1857(h)), the Clean Water Act, as amended (33 U.S.C. 1368), Executive Order 11738 and all implementing regulations promulgated by the Environmental Protection Agency (40 CFR part 15); and all mandatory standards and policies relating to energy efficiency that are contained in applicable state conservation codes (if any) issued in accordance with the Energy Policy and Conservation Act (Pub. L. 94-163), and any other applicable laws or amendments thereto.
- F. The Drug-Free Workplace Act.
- G. Value Engineering clauses in HUD Form 51915-A.
- H. Ameresco and all of its Construction Subcontractors shall be properly licensed to do business in the State of Hawaii and shall maintain compliance with requirements under the State of Hawaii, including the provision of signed Non-Collusive Affidavits. Ameresco and its Construction Subcontractors shall be responsible for payment of all required taxes and fees required by State and local law with respect to this Agreement.
- I. Ameresco and its Construction Subcontractors shall retain all required records for six (6) years following the date of expiration and all other pending matters are closed and shall provide access to PHA at no charge during that period. (All applicable requirements for record keeping, record retention, and access to records set forth in 24 CFR parts 85.36(i) (10) and (11).)
- J. Ameresco and its Design and Construction Subcontractors shall maintain, throughout the term of the Agreement, insurance for this project as itemized in this paragraph, and shall name the PHA as an additional insured for Commercial General Liability insurance coverage: 1) Commercial General Liability in the amount of two million dollars (\$2,000,000) in compliance with the statutes of the State of Hawaii and with an A-rated company. Such coverage will indemnify PHA against all claims and demands for injury or death of persons or damage to property which may be claimed to have occurred upon, or as a result of, the negligence of the ESCO and/or its subcontractors' employees, agents, licensees, or invitees, in the performance of this contract; 2) for engineering, Errors and Omissions Insurance in the amount of two million dollars (\$2,000,000) with an A-rated company recognized in the State of Hawaii; c) applicable state levels of Worker's Compensation Insurance; and d) Automobile Insurance on all owned, non-owned, and hired vehicles used in connection with the project with a combined single limit for bodily injury and property damage of not less than one million dollars (\$1,000,000) per occurrence.
- K. Ameresco shall comply with Federal Cost principles as defined in 24 C.F.R. 85.22 for direct costs, indirect costs, and profit. Ameresco and its Subcontractors shall comply with HUD Forms 5370-C, General Contract Conditions and HUD Form 5369-C, Certifications and Representations of Offerers.

L. Mandatory Contract Clauses set forth for Construction/Development Contracts greater than \$100,000, including the following:

i. Davis-Bacon wage decision, dated (as of the Execution Date,) and numbered (Wage Decision #-----) is attached hereto and incorporated into this Agreement.

ii. HUD Form 5370, General Conditions of the Contract for Construction with the OMB expiration date of 3/31/2010, is attached hereto and incorporated into this Agreement.

iii. Limited Denial of Participation, Debarment, and Suspension is incorporated into this Agreement. A list of persons and contractors for which LDPs have been issued may be found on the Internet at: www.hud.gov/enforce. All persons or contractors that have been suspended or debarred from Federal programs will be found on the GSA website on the Internet at: <http://epls.arnet.gov>. In addition to checking on contractors at contract award, prime contractors are responsible for providing certification that this check was done when new subcontractors are awarded work.

(15) TERMINATION AND MATERIAL DEFAULT

A. Termination for Failure to Agree on Revisions:

From time to time during Phases I and II of the Conservation Project, including, without limitation, as provided for in Section (4) Construction Financing and Supplemental Construction Funding and Section (5) Revised Scope of Work, above, Ameresco and PHA are required by this Agreement to attempt to agree on revisions to the Conservation Project. If the Parties concur at any such time in writing that they are unable to agree, this Agreement shall then terminate without fault on either Party in accordance with Section (11)C. Payments in the Event of Certain Early Terminations, above, and Ameresco shall then stop work and proceed to minimize costs as if a notice of termination for convenience had been received by it pursuant to Section (15)C, below.

Should the Parties fail to agree on revisions to the scope of the Conservation Project in instances other than those described in the preceding paragraph, the Parties shall mutually select a third party arbitrator who shall review the revisions in controversy and make a binding recommendation within thirty (30) days on the configuration of an appropriate cost-effective Conservation Project. Cost-effective shall mean that the cost to acquire and maintain the ECMs installed shall be supported by expected Energy Savings and anticipated forms of Supplemental Construction Funding, but not from other funds required of, or from, the Parties.

Upon receipt of a recommendation made by such a mediator, or in the event of a failure to agree upon mediation, the Parties may decide to complete the Conservation Project as recommended or without the revisions that cannot be agreed to, as the case may be. If the Parties can not so agree, the Parties may then agree to terminate this Agreement without fault on either Party pursuant to Section (11)C, Payments in the Event of Certain Early Terminations, above, or in the event that the inability to agree is not deemed to be reasonable, one or both of the Parties may exercise its rights under Section (15)B. Termination for Material Default, below. In such latter event, either Party shall provide notice of Material Default to the other, and the requirement of a period to cure shall be deemed to have been waived with respect to each Party.

B. Termination for Material Default:

During the Term, except as specifically set forth herein, this Agreement may be terminated only in the event of a Material Default by either Party. A Material Default shall be defined as a material breach of this Agreement by either Party which remains uncured for more than thirty (30) days after notice from the non-defaulting Party to the defaulting Party; provided, however, if such breach cannot be cured within thirty (30) days, a Material Default shall not exist until the passage without cure of such longer period required to effect such cure as long as the defaulting Party commences a cure within the thirty (30) day period and thereafter proceeds diligently to complete such cure. In the event of such breach, any amounts owed prior to such breach shall then be paid and the terminating Party may, at its option, submit any issues not so disposed of to binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association who shall render a binding

recommendation within ninety (90) days or may, without a waiver of other remedies which exist in law or equity, exercise any and all remedies available at law or in equity and other appropriate proceedings including bringing an action or actions from time to time for recovery of amounts due and unpaid by defaulting Party, and/or for damages which shall include all costs and expenses incurred in exercise of its remedy; provided, however, no such rights, remedies, actions or damages shall be available to the terminating Party to the extent such would be inconsistent with the terms of this Agreement.

Should PHA terminate the Conservation Project for Ameresco's Material Default in its obligation to perform in a timely and satisfactory manner, as defined in this Section (15)B. Termination for Material Default, Ameresco's liability to PHA shall not exceed the amount of the insurance limits provided by Ameresco.

C. Termination for Convenience:

Notwithstanding the foregoing, this Agreement may be terminated by PHA for "convenience" in accordance with applicable HUD requirements and the requirements of this Agreement. Any such termination shall be effected by the delivery to Ameresco of a written notice of termination specifying the extent to which the performance of the work under this Agreement is terminated, and the date upon which such termination becomes effective. Ameresco shall comply with such notice and take action to terminate work as and to the extent set forth in such notice, including exercising its rights or otherwise taking action to terminate any Construction Subcontracts which may then be in effect and to minimize, to the extent possible, the costs incurred on account of such latter terminations.

In the event of such notice by PHA, PHA shall be liable to Ameresco for reasonable and proper costs resulting from such termination within thirty (30) days of receipt by the PHA of a properly presented claim setting out in detail the following elements (which shall be such "reasonable and proper costs"): (1) the total cost of the work performed to date (which shall be inclusive of compensation for all hours actually worked to date calculated at the billing rates set for in Appendix E-1 Energy Service Fees and Expenses) less the total amount of Agreement payments made to Ameresco; (2) the cost of settling and paying claims, exclusive of "lost" overhead and profit, under Construction Subcontracts and material orders for work performed and materials and supplies delivered to the Conservation Project sites, payment for which has not been made by the PHA to Ameresco or by Ameresco to the Construction Subcontractor or supplier; (3) the cost of preserving and protecting the work already performed until the PHA or assignee takes possession thereof or assumes responsibility therefore; and (4) the actual or estimated cost of legal and accounting services necessary to prepare and present the termination claim to the PHA. Any disputed amounts later found to be due to Ameresco through binding decision of a mutually agreed-upon mediator or arbitrator shall be paid within thirty (30) days of such determination, with accrued interest from the original due date.

D. Partial Termination:

During the Operational Phase, to the extent that any Event of Default by PHA (including but not limited to failure by PHA to perform maintenance required to be performed by PHA hereunder), a fire, flood, explosion, or other casualties, or destructive act or condemnation affecting only part of the Developments or ECMs renders any significant part of the Developments or ECMs substantially unusable and, in the case of a casualty, the affected portion of the Developments or ECMs is not reconstructed or restored by PHA within one hundred and fifty (150) days from the date of such casualty, either Party may terminate this Agreement with respect to such affected ECMs by written notice to the other, in which case all obligations of Ameresco with respect to the affected portion of the Developments shall cease and PHA shall pay to Ameresco an amount equal to all amounts then due and owing, exclusive of "lost" overhead and profit, with respect to this Agreement. Upon the payment of all amounts provided for in this Section (15)D, all obligations of PHA under this Agreement with respect to such portions of the affected Developments or ECMs shall cease with respect to the period following such payment.

E. Termination for Causes Beyond the Control of the Parties:

In addition to the foregoing provisions of this Section (15), to the extent that any fire, flood, explosion, other casualties, or destructive act or condemnation affecting the Developments or ECMs renders the Developments or

ECMs substantially unusable and, in the case of a casualty, the Developments or ECMs are not reconstructed or restored by PHA within one hundred and fifty (150) days from the date of such casualty, either Party may terminate this Agreement and the Guarantee by a written notice to the other, in which case PHA, in addition to the other amounts provided for in Section (15)C, will pay to Ameresco the reasonable percentage of completion payment, exclusive of "lost" overhead and profit, applicable through the point of such termination, as approved by the PHA. Upon such payment, pursuant to this Section (15) E and such other payments which may be required by this Section (15) E, all payment obligations of PHA (and Ameresco, if any) with respect to the period following such payment shall cease.

(16) SUCCESSORS AND ASSIGNS

Wherever the words PHA or Ameresco are used herein, they shall include their several successors, grantees, and assigns subject to the limitations of law and of this instrument. Nothing in this Agreement is intended, nor shall anything in this Agreement be deemed to create, any rights on behalf of any person or persons not a party hereto, including, without limitation, any tenant, or energy supplier, or Construction Subcontractor, with the exception that Ameresco's rights to receive payment for its services hereunder may be assigned to a lender or financial institution without further consent of the PHA. Notwithstanding the foregoing, this Agreement may be assigned to or assumed by any affiliated company of Ameresco, Inc., by issuance of a ten (10) day written notice and PHA's written acknowledgment of receipt of such notice within a five (5) day period thereafter.

(17) STATE LAW

This Agreement shall be governed by and construed in accordance with the laws and venue of the State of Hawaii (excluding the choice of law rules thereof).

(18) ENTIRE AGREEMENT; AMENDMENTS

This Agreement, including its appendices, sets forth the entire agreement, and supersedes any and all prior agreements of the Parties with respect to the subject matters hereof. No change, amendment or modification of any provision of this Agreement shall be valid unless set forth in a written amendment to this Agreement signed by both Parties. In the event of any ambiguity or conflict in meaning, the terms of this Agreement shall not be construed against the drafting Party based upon that Party's having drafted this Agreement.

(19) NON-WAIVER

The failure of either Party to insist upon or enforce strict performance by the other Party of any provision of this Agreement or to exercise any right under this Agreement shall not be construed as a waiver or relinquishment to any extent of such Party's right to assert or rely upon any such provision or right in that or any other instance; rather, the same shall be and remain in full force and effect.

(20) NO PARTNERSHIP OR THIRD PARTY OBLIGATIONS

This Agreement shall not be interpreted or construed to create an association, joint venture or partnership between the Parties or to impose any partnership obligations or liability upon either Party or to create any rights or obligations in or with respect to any party or entity which is not a Party to this Agreement. Neither Party shall have any right, power, or authority to enter into any agreement or undertaking for or on behalf of, to act as, or be an agent or representative of, or to otherwise bind the other Party.

There are no third party beneficiaries of this Agreement.

(21) INVALIDITY

The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or enforceable provisions were omitted.

(22) NOTICES

All notices required pursuant to the terms of this Agreement shall be in writing and shall be delivered personally, by overnight courier or by such other means (including facsimile transmission or email with confirmation) evidencing delivery, or by certified or registered mail.

Each party shall deliver all notices to the other party to the following addresses:

Ameresco:

General Counsel
Ameresco, Inc.
Suite 410, 111 Speen Street
Framingham, MA 01701

With a copy forwarded to the attention of:

PHA:

Hawaii Public Housing Authority
1002 North Street, P.O. Box 17907
Honolulu, Hawaii 96817
Attn: Executive Director

Notices will be deemed given and received:

- (a) when delivered, if delivered personally;
- (b) the next business day after delivery to the courier, if given by overnight courier;
or
- (c) five calendar days from the date of mailing, if given by registered or certified mail; or
- (d) when receipt is confirmed by the sending party if by facsimile or e-mail, provided that the sending party follows up with an original by mail.

(23) FORCE MAJEURE:

If Ameresco is unable to perform due to causes beyond the control and without the fault or negligence of Ameresco including, but not limited to, acts of God or the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes and usually severe weather, upon request of Ameresco, PHA will ascertain the facts and extent of the failure to perform. If PHA reasonably determines that any failure to perform results from one or more of the causes above, the time for

Ameresco's performance shall be revised, subject to the rights of PHA to terminate this Agreement for convenience and provided Ameresco used its best efforts, consistent with prudent business practices, to perform its obligations under this Agreement and to mitigate the losses to PHA arising from the event of Force Majeure.

If PHA is unable to perform (except for PHA's failure to fund its obligations under this Agreement) due to causes beyond the control and without the fault or negligence of PHA including, but not limited to, acts of God or the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemic, quarantine restrictions, strikes freight embargoes and unusually severe weather, upon request of PHA, Ameresco will ascertain the facts and extent of the failure to perform. If Ameresco reasonably determines that any failure to perform results from one or more of the causes above, the time for PHA's performance shall be extended, provided PHA used its best efforts, consistent with prudent business practices, to perform its obligations under this Agreement and to mitigate the losses to Ameresco arising from the event of Force Majeure.

(24) PROMOTIONAL LITERATURE, PRESS AND MEDIA:

Neither Ameresco nor PHA endorses products or services. Therefore, each Party agrees that it will not use or imply the other's name, in any way that implies endorsement by the other.

Ameresco does not undertake projects for the purpose of litigation or to assign fault or blame and does not provide expert witness services. Therefore, PHA agrees not to use any project results in any dispute, litigation, or other legal action, except defensively in disputes, litigation, or other legal action to pending or contemplated at the time of execution of this Agreement. The foregoing sentence shall not apply to disputes between PHA and Ameresco or between PHA and any of Ameresco's Construction Subcontractors under the terms and conditions of the Agreement.

(25) INCORPORATION:

This Agreement incorporates all the Exhibits and Attachments referenced or recited in this Agreement.

(26) HEADINGS:

The descriptive headings used in this Agreement are for purposes of convenience only and do not constitute a part of this Agreement.

(27) REPRESENTATIONS AND WARRANTIES:

Each Party warrants and represents to the other that:

(A) It has all requisite power, authority, licenses, permits, and franchises, corporate or otherwise, to execute and deliver this Agreement and perform its obligations hereunder;

(B) Its execution, delivery, and performance of this Agreement have been duly authorized by, or are in accordance with, as to Ameresco, its organic instruments and, as to PHA, by all requisite municipal, agency or other action and are not in breach of any applicable law, code or regulation; this Agreement has been duly executed and delivered by the signatories so authorized, and constitutes each Party's legal, valid and binding obligation;

(C) Its execution, delivery, and performance of this Agreement shall not result in a breach or violation of, or constitute a default under, any agreement, lease or instrument to which it is a party or by which it or its properties may be bound or affected; and

(D) It has not received any notice, nor to the best of its knowledge is there pending or threatened any notice of any violation of any applicable laws, ordinances, regulations, rules, decrees, awards, permits or orders which would materially adversely affect its ability to perform hereunder.

(E) The persons executing this Agreement are fully authorized by law to do so.

(F) In addition, PHA warrants and represents to Ameresco that PHA has obtained or shall obtain all necessary governmental, legal, administrative and any other approvals necessary for it to enter into this Agreement.

(28) ADDITIONAL REPRESENTATIONS AND WARRANTIES OF PHA

PHA hereby warrants and represents to Ameresco that:

(A) PHA presently intends to continue to use the Developments in a manner reasonably similar to its present use, subject to the provisions of Sections 8 and 10 of this Agreement, which provide for notice and adjustment of base consumption and savings information in the event of a Material Change. Should such a change occur within the Term of this Agreement, PHA shall be subject to any prepayment provisions of the Municipal Lease Purchase Agreement;

(B) PHA does not presently contemplate any changes to the electrical and thermal consumption characteristics of the Developments as these existed during the base period except as may have been disclosed to Ameresco by PHA in writing prior to the execution of this Agreement;

(C) PHA has provided Ameresco with all records heretofore requested by Ameresco and, in that regard, Ameresco acknowledges that it has received Base Period data from PHA which appears to be complete as of the date of this Agreement, and that the information set forth therein is, and all information in other records to be subsequently provided pursuant to this Agreement shall be, true and accurate in all material respects except as may be disclosed by PHA in writing;

(D) PHA has not entered into any contracts or agreements for the Developments with persons or entities other than Ameresco regarding the provision of the energy services referenced herein.

(29) ADDITIONAL DEVELOPMENTS

Ameresco and PHA may agree that Ameresco shall install additional ECMs at a Development in addition to those listed on Appendix A (each "Additional Development"), through amendments to this Agreement mutually acceptable to both parties, or by entering into separate agreement between the Parties, which agreements shall include mutually agreeable terms and conditions.

(30) HIERARCHY OF PROVISIONS

Except as otherwise provided in this Section 30, in the event of any inconsistency or conflict between any term, condition or provision of this written Agreement (inclusive of Sections 1 through 30 thereof) and any Appendix or Attachment hereto shall be resolved by giving precedence in the following order: (i) this Agreement, (ii) the Appendices and (iii) the Attachments. In that regard, the document having the higher preference shall be controlling and the inconsistent or conflicting term, condition or provision in the document having the subordinate preference shall be deemed modified, superseded or replaced, as appropriate, by the provisions of the document having the higher preference.

Executed as of the day and year first written above. The individuals executing this Performance Agreement represent that they have full authority to do so.

AMERESCO/PACIFIC ENERGY JV, a Hawaii General Partnership
BY: AMERESCO HAWAII, LLC, a Delaware Limited Liability Company, its sole General Manager,
BY: AMERESCO, INC., a Delaware Corporation, its Sole Member,

BY: _____
David J. Anderson, Executive Vice President
Date: _____

HAWAII PUBLIC HOUSING AUTHORITY

By: _____
Executive Director
Date: _____

The following Appendices and Attachments are attached hereto and incorporated into this Agreement to the extent provided therein.

APPENDICES

- A. DEVELOPMENTS
- B. SCOPE OF WORK/RECOMMENDED ECM LIST
(SUMMARY OF RECOMMENDATIONS)
- C. MUNICIPAL LEASE AND OPTION AGREEMENT
- D. CASH FLOW PROJECTION (INCLUDING BASELINE)
- E-1. (a), (b), and (c). CONTRACT COST, ANNUAL SERVICES, and HOURLY RATES
- E-2 CHANGE ORDER FORM
- F. F-1 NOTICE OF SUBSTANTIAL COMPLETION
F- 2 DELIVERY AND ACCEPTANCE CERTIFICATE
- G. MONITORING AND VERIFICATION OF SAVINGS METHODOLOGY
- H. STANDARDS OF COMFORT AND SERVICE
- I. GUARANTEE
- J. NOTICE TO PROCEED
- K. SAMPLE INSTALLATION APPROVAL CERTIFICATE
- L. HUD APPROVAL LETTER
- M. PROJECT MILESTONES
- N. HUD GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION (FORM 5370)

ATTACHMENTS:

- 1. ENERGY AUDIT REPORT

HPHA Energy Performance Contract Master Schedule
 Revised 1/14/10

Item #	Milestone	Responsible Party	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	...	Aug-12	Sep-12
1	Board Authorizes Finance Engagement, Accepts Audit Report, and Authorizes ED to Negotiate ESA	HPHA	Complete 10/15/09														
2	Execute Crews Engagement Letter	HPHA	Complete														
3	Execute S&P Engagement Letter	HPHA	Complete														
4	Submit Finance Due Diligence Information	HPHA		Complete													
5	Finalize Scope of Work	HPHA				1/15/2010											
6	Credit Analysis Process with S&P	S&P															
7	Prepare ESA Contract Documents	Ameresco															
8	Prepare Financing Documents	Crews															
9	Review of ESA Contract Documents and Financing Documents	HPHA/State AG															
10	Finalize Contract Documents and Financing Documents	Ameresco/HPHA/Crews															
11	HUD Submittal & Approval	HPHA															
12	Board Authorizes ED to Execute ESA and Financing	HPHA											8/19/2010				
13	Execute ESA Contract & Financing Documents	HPHA/State AG															
14	Implementation Phase	Ameresco															
15	Repayment & Long Term Services Begin	HPHA/Ameresco															

Final Measure Matrix

Hawaii PHA - 1/15/10

ECM #	Description	BIG ISLAND																KAUAI								MAUI			MOLOKAI						
		Lanakila Homes I	Lanakila Homes II	Lanakila Homes III	Lanakila Homes IV	Hale Aloha O Puna	Hale Olaloa	Kauhale O Hanakahi	Pahala	Pomaikai Homes	Punahale Homes	Ka Hale Kahaluu	Hale Hookipa	Kaimalino	Kealahou	Nani Olu	Noelani II	Hale Hauoli	Ke Kumu 'Ekolu	Noelani I	Kapaa	Hale Hoolulu	Hale Nana Kai O Kea	Hui O Hanamaulu	Kalahou	Kekaha Ha'ahou	Eleele Homes Hale Hoonanea (Port Allan)	Home Nani		Kawaalehua - Federal Kaherui Terrace (a & b)	David Malo Circle	Makani Kai Hale I	Piliani Homes	Makani Kai Hale II	Kahale Mua - Federal
	AMP Number >>>	37	37	37	37	37	37	37	37	37	43	43	43	43	43	46	46	46	46	38	38	38	38	38	38	38	38	38	39	39	39	39	39	47	
1	Install HET Toilets	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓							✓
2	Install Low-Flow Showerheads & Faucet Aerators	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓							✓
3	Install Front-Loading Washers							✓			✓	✓		✓		✓	✓	✓	✓																✓
5	Install Efficient Building Water Pressure Controls																																		
6	Upgrade Common Area Lighting	✓			✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓
7	Upgrade Apartment Lighting	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Install High-Efficiency Air Conditioning	✓																		✓															
9	Install Energy Star Refrigerators						✓	✓				✓				✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
10	Install Vending Machine Controls																			✓		✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	
12	Install New Transformers																																		
13	Install Solar Photovoltaic Arrays																																		
15	Install High-Efficiency Central Domestic Water Heaters										✓																								
16	Install New Solar Domestic Water Heaters												✓			✓		✓	✓	✓								✓		✓					

an independent energy solutions company



Energy Performance Contract Project

January 21, 2010

Proposed EPC Project Highlights

- Project Encompasses 64 Developments
 - Kuhio Properties & Mayor Wright Excluded
- \$27.1M Invested without Capital Funding
- First Year Savings of \$2.7M
- 20-Year Savings of \$70M
- 20-Year Maintenance Reserve of \$10.7M - Held by HPHA
- 20-Year Excess Cash Flow of \$5.9M
- 100% of Debt and Maintenance Reserve Paid from Savings
- Savings are Measured & Guaranteed by Ameresco

an independent energy solutions company 

Summary of Project Costs & Savings

Measure Description	Total Project Costs	Dollar Savings	Simple Payback (Years)
Install HET Toilets	\$ 3,150,924	\$ 320,495	9.8
Install Low-Flow Showerheads & Faucet Aerators	\$ 818,767	\$ 557,245	1.5
Install Front-Loading Washers	\$ 11,960	\$ 14,526	0.8
Install Efficient Building Water Pressure Controls	\$ 284,760	\$ 16,642	17.1
Upgrade Common Area Lighting	\$ 530,234	\$ 129,345	4.1
Upgrade Apartment Lighting	\$ 4,793,381	\$ 656,648	7.3
Install High-Efficiency Air Conditioning	\$ 10,476	\$ 1,480	7.1
Install Energy Star Refrigerators	\$ 681,963	\$ 73,084	9.3
Install Vending Machine Controls	\$ 1,367	\$ 219	6.2
Install New Transformers	\$ 598,004	\$ -	-
Install Photovoltaic Arrays	\$ 1,045,386	\$ 41,304	25.3
Install High-Efficiency Central Domestic Water Heaters	\$ 1,071,073	\$ 77,074	13.9
Install New Solar Domestic Water Heaters	\$ 14,131,602	\$ 786,731	18.0
Totals	\$ 27,129,895	2,674,793.1	10.1

Cash Flow Summary

Final EPC Project Economics - Excluding Kuhio & Mayor Wright Properties *

Project Cost	\$ 27,129,895
Utility Rebates	\$ (351,420)
Customer Cost Contribution	\$ -
Net Project Cost	\$ 26,778,476
Construction Loan Interest	\$ 2,909,413
Minimum Lease Proceeds	\$ 29,687,889
Construction Term (months)	24
Finance Term (yrs)	20
Estimated Finance Rate	4.90%

Cash Flow Over 20 Years

Total Savings Projected	\$ 69,947,239
Total Debt Payment	\$ 48,595,085
HPHA Maintenance Reserve	\$ 10,665,870
Performance Period Services	\$ 4,763,659
Total EPC Related Costs	\$ 64,024,614
Total EPC Related Costs as % of Savings	92%
Excess Savings to HPHA	\$ 5,922,625

**Also excluded from the final project is the electric meter consolidation measure, since central metering is actively being phased out by HPHA.*

**Final EPC Project Economics - Excluding
Kuhio & Mayor Wright Properties**

Hawaii PHA - 01/15/10

Project Cost	\$ 27,129,895
Utility Rebates	\$ (351,420)
Customer Cost Contribution	\$ -
Net Project Cost	\$ 26,778,476
Construction Loan Interest	\$ 2,909,413
Minimum Lease Proceeds	\$ 29,687,889
Construction Term (months)	24
Finance Term (yrs)	20
Estimated Finance Rate	4.90%

Cash Flow Over 20 Years

Total Savings Projected	\$ 69,947,239
Total Debt Payment	\$ 48,595,085
HPHA Maintenance Reserve	\$ 10,665,870
Performance Period Services	\$ 4,763,659
Total EPC Related Costs	\$ 64,024,614
Total EPC Related Costs as % of Savings	92%
Excess Savings to HPHA	\$ 5,922,625

Final Measure Costs & Savings

Hawaii PHA - 1/15/10

Totals		\$ 27,129,895	\$ 2,674,793	10.1
#	Description	Total Project Costs	Dollar Savings	Simple Payback (Years)
1	Install HET Toilets	\$ 3,150,924	\$ 320,495	9.8
2	Install Low-Flow Showerheads & Faucet Aerators	\$ 818,767	\$ 557,245	1.5
3	Install Front-Loading Washers	\$ 11,960	\$ 14,526	0.8
4	Install New Sink Faucets	\$ -	\$ -	-
5	Install Efficient Building Water Pressure Controls	\$ 284,760	\$ 16,642	17.1
6	Upgrade Common Area Lighting	\$ 530,234	\$ 129,345	4.1
7	Upgrade Apartment Lighting	\$ 4,793,381	\$ 656,648	7.3
8	Install High-Efficiency Air Conditioning	\$ 10,476	\$ 1,480	7.1
9	Install Energy Star Refrigerators	\$ 681,963	\$ 73,084	9.3
10	Install Vending Machine Controls	\$ 1,367	\$ 219	6.2
11	Consolidate Electric Meters	\$ -	\$ -	-
12	Install New Transformers	\$ 598,004	\$ -	-
13	Install Photovoltaic Arrays	\$ 1,045,386	\$ 41,304	25.3
14	Install Electric Check-Meters	\$ -	\$ -	-
16	Install High-Efficiency Central Domestic Water Heaters	\$ 1,071,073	\$ 77,074	13.9
17	Install New Solar Domestic Water Heaters	\$ 14,131,602	\$ 786,731	18.0
18	Replace Roofs	\$ -	\$ -	-
19	Install Gas-Fired Instantaneous Water Heaters	\$ -	\$ -	-

Energy Conservation Measure Descriptions - Final Recommendations 1/15/10

ECM-1: Install HET Toilets

Ameresco proposes to replace existing apartment and common area toilets at most HPHA sites with new, high efficiency (HET) toilets that use 1.28 gallons of water per flush. The proposed toilet products use between 20% and 60% less water than the current stock of toilets in place and are certified by the EPA for both performance and efficiency. This measure will not only provide significant water savings, but will also fully modernize and standardize the stock of toilets throughout the majority of HPHA developments. The sites excluded from this measure were those found to have existing toilets with efficient or measured low flush rates or the cost of water was low.

ECM-2: Install Low-Flow Showerheads & Faucet Aerators

At locations where new toilets are proposed, Ameresco also proposes to furnish and install 1.75 gallons-per-minute (GPM) fixed-mount and 1.5 GPM handheld showerheads to replace existing standard flow models. Additionally, Ameresco proposes to replace all kitchen and bathroom aerators at affected sites with new aerators rated at 1.5 and 1.0 GPM, respectively.

ECM-3: Install Front-Loading Washers

Ameresco proposes to replace leased and select HPHA-owned top-loading washing machines in community laundry rooms at sites also receiving new apartment-based water conserving fixtures with more efficient front-loading washing machines. Compared to the existing top-loading washers, the new washers will use significantly less water and energy and require less detergent per load.

ECM-5: Install Efficient Building Water Pressure Controls

Ameresco proposes to replace the current building water pressure booster pumps at Kalakaua Homes, Paoakalani, and Kalanihuia with new, high-efficiency packaged booster pump systems. The new booster pumps will be equipped with variable frequency drive (VFD) controls, resulting in more effective and efficient building water pressure delivery.

ECM-6: Upgrade Common Area Lighting

Ameresco proposes to install energy efficient lighting systems in the common areas that will reduce existing energy and maintenance costs. The upgrade will feature new, premium efficiency linear fluorescent T8 lamps operating on electronic ballasts, as well as high-quality compact fluorescent lamps or fixtures. In addition, selected areas, such as offices, restrooms, and community rooms, having intermittent occupancy, will receive occupant-sensing lighting controls.

ECM-7: Upgrade Apartment Lighting

Ameresco proposes to install energy efficient lighting systems throughout most apartments. The primary lighting retrofit in the apartments will consist of new compact fluorescent lamps or fixtures in various configurations. In addition, new, premium efficiency linear fluorescent T8 lamps and electronic ballasts will be retrofit into existing fixtures.

ECM-8: Install High-Efficiency Air Conditioning

Ameresco proposes to replace old and inefficient window-type air conditioning units with more efficient, Energy Star rated units.

ECM-9: Install Energy Star Refrigerators

Ameresco proposes to replace select old and inefficient refrigerators throughout the HPHA portfolio with Energy Star rated models.

ECM-10: Install Vending Machine Controls

Ameresco proposes to install occupancy sensing, plug load controllers to reduce the unnecessary operation of vending machines during periods of low use.

ECM-12: Install New Transformers

Ameresco proposes to replace the existing outdoor building transformer at Paoakalani and the 40 year old transformer and high voltage switchgear at Makua Alii with new, energy-efficient equipment of the same configuration. The proposed installations will improve the electrical service reliability at the two developments.

ECM-13: Install Solar Photovoltaic Arrays

Ameresco proposes to install a 107.36 kWdc (89.1 kW) solar photovoltaic (PV) system on the rooftop of Makamae that will generate nearly 50% of the buildings current energy use. As part of this installation, HPHA will also be able to take advantage of HECO's net energy metering rule. Net energy metering will allow HPHA to export surplus electricity into the grid when the power generated by the PV system exceeds the requirement of the building, thereby obtaining the full savings benefit of the proposed PV system.

ECM-15: Install High-Efficiency Central Domestic Water Heaters

Ameresco proposes to replace the domestic water heating systems at Ka Hale Kahaluu, Makua Alii, Punchbowl Homes, Kalanihuia, Makamae, Pumehana, and Spencer House with new, energy-efficient, condensing-type water heaters. These water heaters operate at efficiencies in excess of 90%

under most operating conditions, and will significantly reduce energy use and greenhouse gas emissions related to domestic hot water production at the affected sites.

ECM-16: Install New Solar Domestic Water Heaters

Ameresco proposes to install new or refurbish existing solar domestic hot water heating systems at a total of 12 developments. The new solar water heating equipment will provide HPHA with clean, renewable, free hot water that will displace at least 90% of the existing electric or gas water heating energy in most cases, while greatly reducing the carbon footprint of HPHA facilities and helping the State of Hawaii meet its goal of 40% renewable energy by 2030.

FOR INFORMATION

SUBJECT: Transition Plan for Puahala Homes Transitional Housing Component

I. FACTS

- A. In June 2008, the Hawaii Public Housing Authority (HPHA) identified fourteen (14) vacant units at Puahala Homes which were to be used as transitional housing for the homeless for two years.
- B. HPHA contracted with Hawaii Helping the Hungry Have Hope (H5) to manage the 14 transitional units and provide the programs to help the families attain permanent housing.
- C. The two year tenure of the 14 units as transitional homeless housing ends on July 30, 2010, after which the units will all be returned to the inventory of State public housing.
- D. The HPHA stipend contract with H5, which includes the fourteen (14) units of transitional housing, will end on July 30, 2010.
- E. Except for one unit which is occupied by the manager of the transitional units, the remaining thirteen (13) units are currently occupied by homeless families.

II. DISCUSSION

- A. Due to the impending date when the transitional units at Puahala Homes will be returned to the State public housing inventory, HPHA has been working with H5 to develop a transition plan to vacate all of the units used for transitional housing by June 30, 2010.
- B. As of January 15, 2010, no new families will be admitted into the transitional units at Puahala Homes. As the units are vacated through transitions of the current homeless families, the units will be returned to the HPHA public housing inventory.
- C. Currently, one family will be leaving for the US mainland on January 19, 2010, in response to a job offer there. Two additional families have been in for HPHA interview for public housing and have been placed in the public housing pool for impending vacancies. Hence placement is a strong possibility within the six (6) remaining months.
- D. One family is being terminated on January 21, due to non-compliance of their social service plan. This is only the third family that is actually being terminated in the two years of operation.
- E. Four other families are actively seeking increased employment either from part time status or where one of two is employed and the spouse is seeking employment, as well.
- F. All families are actively engaged in seeking permanent housing. Two of the families may qualify for Shelter Plus Care due to severe disability, so that avenue is being pursued.

FOR INFORMATION

SUBJECT: Plan of Action for Resolution of "No Opinion" Audit of Banyan Street Manor For Fiscal Years 2006, 2007, and 2008

I. FACTS

- A. The R.C. Holsinger (the auditor) has performed the audit of the Banyan Street Manor for the fiscal year ending on June 30, 2009 in accordance with Government Auditing Standards and the provisions of Office of Management and Budget (OMB) Circular A-133.
- B. Because of the significance of the matters noted in the audit, the auditors did not express an opinion on the financial statements for the current fiscal year 2009. (The issuance of a "no opinion" audit is issued when an auditor could not form, and consequently refuses to present, an opinion on the financial statements). This type of report is issued when the auditor tried to audit an entity but could not complete the work due to various reasons and does not issue an opinion.

II. DISCUSSION

- A. Staff has consulted with the auditor and they have indicated that the primary issue may be attributed to the past history of the project, specifically with prior audit adjustments from previous management agents dating back to 2006. None of the management agents are available to resolve and/or correct these outstanding audit adjustments and the present management agent is not responsible for activity prior to their involvement.
- B. Based on their previous experience, the auditor recommended that an audit be performed on Banyan's July 1, 2009 balance sheet. On July 1, 2009, all of the balance sheet accounts will be adjusted to the correct or current balances with the adjustments being posted to the June 30, 2009 fiscal year as a prior period adjustment.
- C. All adjustments carried from previous years from the prior auditors and the prior management agents will be removed from the current fiscal year which will allow the past to be corrected and the new management agent's (EAH) performance in the current fiscal year to be properly reflected. This will provide the Board and the management agent with accurate statements for the June 30, 2010 fiscal year audit.
- D. Because the current management agent (EAH) began managing the property as of February 2009, they are aware of current balances and because the agent's operations and procedures has been observed by the auditor, R.C. Holsinger believes that the July 1, 2009 balance sheet can be readily determined.

- E. R.C. Holsinger has indicated that an audited July 1, 2009 balance sheet will provide Banyan with a clean beginning balance sheet and therefore allow and unqualified opinion for the fiscal year ending June 30, 2010.
- F. Staff has requested a cost proposal and timeline from the R.C. Holsinger to provide an audited July 1, 2009 balance sheet.
- G. On January 13, 2009 HPHA received emails from HUD Real Estate Assessment Center requiring that HPHA provide the HUD project manager (HUD Honolulu staff) with a response to the findings within 30 days. Staff is working on the responses and will confer with the auditors before submission.

Prepared by: Michael J. Hee, Chief, Private Management Contracts Section MJH

Reviewed by: Stephanie Fo, Property Management & Maintenance Services Branch
Chief SF

FOR INFORMATION

SUBJECT: Analysis of Budget Deficit Under the Section 8 Housing Choice Voucher Program and Alternatives to Addressing the Deficit

- I. Public Housing Authorities (PHAs) must manage and monitor their programs within the amounts allocated for the calendar year (CY) that it receives from the annual appropriations from Congress. This is to ensure that its costs remain within the appropriated amounts (including unspent funds from prior years or Net Restricted Assets – NRA).
- II. PHAs monitor monthly per unit housing assistance payment (HAP) costs, the number of leased units and attrition rates. If it appears that a PHA will have insufficient funds to support families in the Section 8 Housing Choice Voucher (S8HCV) program through the end of the CY, the PHA may need to implement some cost-savings measures.
- III. As shown in Attachment A: Projection – Funding Shortfall, the Section 8 Housing Choice Voucher program is projected to have insufficient funds by mid-2012.
- IV. Appropriately, the Section 8 Subsidy Programs Branch (S8SPB) has begun implementing cost-savings measures as a preparatory step to ensure that the costs remain manageable within the appropriated amounts. The S8SPB has taken into careful consideration the impact of these actions upon the program applicants and participants in terms of additional burden on families. They are as follows:
 - Family Income Matching/Verification and Other Anti-Fraud Efforts
For all families participating in the S8HCV program, the online HUD Enterprise Income Verification (EIV) system is used at the annual and interim reexaminations to ensure that all income sources are reported by the families and are used in determining the correct share of rent and HAP amounts. When any underreporting of income is discovered, the families are back charged the corrected amount, which they have to pay in full within a certain period. Termination will result if families fail to comply with their obligations to pay the back charged amounts.
 - Ensuring Reasonable Rents
Rent reasonableness comparisons are being generated at every annual reexaminations, initial placements, rent increase interims and transfers to new units. If the rents are determined to be unreasonable, the landlords are required to lower the rent to a reasonable amount or the families are advised to find another unit to rent. Effective May 1, 2010, the S8SPB will be requesting the landlords to defer rent increases to help the S8HCV avoid the termination of HAP contracts due to the shortfall in the HCV funding. It is, however, the landlord's option to agree to such measures.
 - Ensuring Accurate Utility Allowances
Utility allowances are reviewed for accuracy by the housing inspectors, housing specialists and the housing supervisors to ensure that the correct

utility allowances are used for the families. Documentation of the correct utility allowance must be present in each case folder and are reviewed during supervisory reviews. A new utility allowance schedule was issued effective January 1, 2010 in lieu of the increase in utility costs on Oahu. An increase in the utility allowances means that there will be an increase in the total HAP for the affected unit.

- Portability Absorption
Effective May 14, 2009, S8SPB is no longer absorbing any families that are porting in from another PHA; and began billing the porting PHA to recoup the expended HAP. S8SPB will continue this practice indefinitely.
- Portability and Moves Within The PHA Jurisdiction
24 CFR 982.314(e)(1) states that the PHA may deny a family permission to move if the PHA does not have sufficient funding for continued assistance. Denial of requests to move under this regulation may cover both portability moves to a higher cost area, as well as moves within the PHA jurisdiction to higher cost units.

At present, families requesting portability to another PHA are required to find out the payment standard costs in the new jurisdiction. This cost is generally lower than that being used for S8HCV, so requested moves to new jurisdictions have been approved. Some PHAs are also absorbing the ported families into their own HCV program which has helped to lower S8HCV's HAP expenses.

Families requesting moves within the HPHA's jurisdiction are required to move to a unit which carries the same or less HAP amount as their vacated unit, so as to not increase the HAP costs of the HCV program.

- Voucher Issuance
Effective May 29, 2009, the S8SPB stopped issuing vouchers and have pulled back outstanding vouchers for applicants searching for housing that have not yet resulted in an executed HAP contract. The Veterans Assisted Supportive Housing (VASH) voucher program is an exception to this practice because it has a separate funding appropriation.
- Subsidy Standards
On November 19, 2009, Hawaii Public Housing Authority (HPHA) Board of Directors approved an amendment to the S8HCV program's Administrative Plan to correct the Subsidy Standards for the program applicants and participants. At the end of each month, cases are reviewed by the housing specialists and the housing supervisors to ensure that the correct subsidy standards and the correct payment standards are applied. Families are required to provide the necessary documentation for requests for a larger size voucher and approval is only given after careful consideration of the payment and subsidy standards and any impacts these may have on the HAP amounts.
- Payment Standards
The S8SPB will be lowering its payment standards to 90% of FMR effective February 15, 2010 for all new admissions, all movers (families transferring to a new unit), all port-in families, and families remaining in their units with a new Housing Assistance Payment (HAP) contract; and effective March 1, 2010 for all other Housing Choice Voucher participants (see Attachment B: Proposed Payment Standards vs. Rent Reasonableness Comparison. With the Board of Directors' approval, the

S8SPB plans to request for a HUD waiver to implement the lower payment standard sooner than at the second annual reexamination as regulations require.

Attachments: A: Projection – Funding Shortfall
B: Proposed Payment Standards vs. Rent Reasonableness Comparison

Prepared by: Norhana Schumacher, Acting Section 8 Subsidy Programs
Branch Chief *NS*

Attachment A

HPHA
FUND 007 - HCVP
HAP
PROJECTION - FUNDING SHORTFALL
FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
FROM DECEMBER 2009 TO SEPTEMBER 2012

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 2011
ESTIMATED HAP REVENUE	1,453,490.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,637,181.54	1,641,587.98	1,645,790.00	1,649,580.00	1,654,020.00	1,650,790.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	Dec 2009	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	June 2010	July 2010	Aug 2010	Sept 2010	Oct 2010	Nov 2010	Dec 2010	Jan 2011	Feb 2011	Mar 2011	Apr 2011
EST. RESTRD SURPLUS - HAP, BEG. BAL	3,800,373.61	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09
ESTIMATED NET LOSS	(183,691.54)	(100,849.98)	(105,052.00)	(108,842.00)	(113,282.00)	(110,052.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	3,616,682.07	3,515,832.09	3,410,780.09	3,301,938.09	3,188,656.09	3,078,604.09	2,966,762.09	2,854,920.09	2,743,078.09	2,631,236.09	2,519,394.09	2,407,552.09	2,295,710.09	2,183,868.09	2,072,026.09	1,960,184.09	1,848,342.09

REVENUE AND EXPENSES (ACTUAL)
FROM JULY 2009 TO NOVEMBER 2009

	July 2009	Aug 2009	Sept 2009	Oct 2009	Nov 2009	Total
HAP REVENUE	1,301,097.00	1,301,081.61	1,301,070.03	1,453,553.26	1,453,542.69	6,810,344.59
HAP EXPENSES	1,594,295.49	1,637,242.94	1,632,002.35	1,598,816.72	1,599,961.90	8,062,319.40
NET REVENUE/(DEFICIT)	(293,198.49)	(336,161.33)	(330,932.32)	(145,263.46)	(146,419.21)	(1,251,974.81)

Attachment A

HPHA
 FUND 007 - HCVP
 HAP
PROJECTION - FUNDING SHORTFALL
 FROM DECEMBER 2009 TO SEPTEMBER 2012

ESTIMATED REVENUE AND EXPENSES
 FROM DECEMBER 2009 TO SEPTEMBER 2012

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
ESTIMATED HAP REVENUE	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00	1,540,738.00
ESTIMATED HAP EXPENSES	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00	1,652,580.00
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)

ESTIMATED RESTRICTED NET ASSETS - HAP

	May 2011	June 2011	July 2011	Aug 2011	Sept 2011	Oct 2011	Nov 2011	Dec 2011	Jan 2012	Feb 2012	March 2012	Apr 2012	May 2012	June 2012	July 2012	Aug 2012	Sept 2012
EST. RESTRD SURPLUS - HAP, BEG. BAL	1,848,342.09	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09
ESTIMATED NET LOSS	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)	(111,842.00)
EST. RESTRD SURPLUS - HAP, END BAL	1,736,500.09	1,624,658.09	1,512,816.09	1,400,974.09	1,289,132.09	1,177,290.09	1,065,448.09	953,606.09	841,764.09	729,922.09	618,080.09	506,238.09	394,396.09	282,554.09	170,712.09	58,870.09	(52,971.91)

Attachment B

Proposed Payment Standards vs. Rent Reasonableness Comparison

Section 8 Payment Standards Proposal for 2010

Proposal figures are based on 90% of the HUD 2010 Fair Market Rent Schedule as allowed by CFR 982.503(a)(b).

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Current:	\$1,140	\$1,270	\$1,550	\$2,250	\$2,520	\$2,898	\$3,276
Proposed	\$1,072	\$1,258	\$1,534	\$2,226	\$2,491	\$2,864	\$3,238
Difference	\$68	\$12	\$16	\$24	\$29	\$34	\$38
	-6%	-1%	-1%	-1%	-1.10%	-1.20%	-1.20%

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Proposed Payment Standard	\$1,072	\$1,258	\$1,534	\$2,226	\$2,491	\$2,864	\$3,238
Unit A	\$1,063	\$1,250	\$1,483	\$2,165	\$2,431	\$2,874	\$3,324
Unit B	\$1,066	\$1,250	\$1,533	\$2,165	\$2,434	\$2,974	\$3,574
Unit C	\$1,100	\$1,250	\$1,550	\$2,237	\$2,484	\$3,024	\$3,574
Unit D	\$1,116	\$1,300	\$1,583	\$2,265	\$2,511	\$3,124	\$3,590
Unit E	\$1,141	\$1,300	\$1,583	\$2,287	\$2,561	\$3,174	NA

Sources of actual unit comparables are attached.

Section 8 Subsidy Programs Branch
1/13/2010

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12827	10/22/2009		dy	Makiki		HR	\$997.00	2009	0	1.0	500				
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1415 Liholiho St. #806			Honolulu		96822		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 pkg., window a/c, w/d, new pnt/wood laminate floor, walk-in	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pacific Oasis Realty, LLC
Owner	Agent	Renter	Phone		Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website	10/22/2009	4/21/2010	\$997.00	\$66.00	\$1,063.00					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12461	7/20/2009		cg	Aiea		HR	\$1,000.00	2009	0	1	360	1980			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
98-288 Kaonohi St. #3208			Aiea		96701		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	pkg, ac window, disposal, cable tv, internet renovated	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	KMJ Realty LLC
Owner	Agent	Renter	Phone		Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website	7/20/2009	1/17/2010	\$1,000.00	\$66.00	\$1,066.00					

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12196	4/21/2009		dy	Ala Moana		HR	\$1,100.00	2009	0	1.0			*EXTENSION/RECENTLY RENOVATED		
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
1650 Kanunu St. #1116 'Holid on Manoa'			Honolulu		96814		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	mntn view, utils incl., pool, high floor	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One Kalakaua Realty
Owner	Agent	Renter	Phone		Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website	10/19/2009	4/18/2010	\$1,100.00	\$0.00	\$1,100.00					

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12584	8/14/2009		cg	Moiliili/McCully		HR	1,050.00	2009	0	1	400	1974			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
2525 Date St, #2204			Honolulu		96826		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pkg, a/c window, pool, bbq, convenience store, location	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ideal Properties, Inc
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	8/14/2009	2/11/2010	\$1,050.00	\$66.00	\$1,116.00						

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12720	9/22/2009		dy	Salt Lake/Halawa		HR	1,075.00	2009	0	1.0	316	1984			
Address			City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others	
5333 Likini St. #507			Honolulu		96818		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 pkg., gated comm., resort type living w/amenities galore!	
							OnSiteMgr	SecEntry	SecStaff	WDHU					
							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Honolulu City Properties
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	9/22/2009	3/22/2010	\$1,075.00	\$66.00	\$1,141.00						

Attachment B

Unit	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond														
12798	10/13/2009		dy	Aiea		HR	1,250.00	2009	1	1.0	600																
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others						
98-1038 Moanalua Rd. #7-170			Aiea		96701		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		utils incl., 1 pkg., bbq/club hse/pool/coin-op						
OnSiteMgr																						SecEntry		SecStaff		WDHU	
<input checked="" type="checkbox"/>																						<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers												
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capital Realty												
Owner	Agent	Renter	Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent																
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website		10/13/2009	4/12/2010	\$1,250.00	\$0.00	\$1,250.00																

Unit	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond														
12596	8/18/2009		cg	Salt Lake/Halawa		HR	1,150.00	2009	1	1	552	1974															
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others						
909 Ala Nanala St, #1202			Honolulu		96818		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		pkg, a/c window, intercom, meeting room, pool, recreation						
OnSiteMgr																						SecEntry		SecStaff		WDHU	
<input checked="" type="checkbox"/>																						<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Imaino Realty LLC												
Owner	Agent	Renter	Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent																
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website		8/18/2009	2/15/2010	\$1,150.00	\$100.00	\$1,250.00																

Unit	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond														
12588	8/17/2009		cg	Makiki/Punchbowl		HR	1,150.00	2009	1	1	459	1977															
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others						
1440 Ward Ave, #604			Honolulu		96814		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		pkg, a/c window, cable tv incl, lanai, location						
OnSiteMgr																						SecEntry		SecStaff		WDHU	
<input type="checkbox"/>																						<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pacific Properites																
Owner	Agent	Renter	Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent																
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			website		8/17/2009	2/14/2010	\$1,150.00	\$100.00	\$1,250.00																

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12711	9/21/2009		dy	Pearl City		HR	1,200.00	2009		1.0	515	1984			
Address			City			Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1060 Kamehameha Hwy. #A-1			Pearl City			96782		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 pkg., window a/c, pool, gated comm., view, across fr major
								OnSiteMgr	SecEntry	SecStaff	WDHU				
								<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Realty Laua, LLC.
Owner	Agent	Renter	Phone	Source			DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website			9/21/2009	3/21/2010	\$1,200.00	\$100.00	\$1,300.00				

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12832	10/22/2009		dy	Moiliili/McCully		HR	1,200.00	2009	1	1.0	556				
Address			City			Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others
1215 Alexander St. #1406			Honolulu			96826		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 pkg., w/d, lanai, top floor unit with view, partially enclosed
								OnSiteMgr	SecEntry	SecStaff	WDHU				
								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Burt Shimoda Realty, LLC
Owner	Agent	Renter	Phone	Source			DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website			10/22/2009	4/21/2010	\$1,200.00	\$100.00	\$1,300.00				

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond												
12391	6/19/2009		dy	Wahiawa/Whitmore		LR	1,350.00	2009	2	1.0			*EXTENSION												
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others				
1830 Wilikina Dr. #606			Wahiawa		96786		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		1 pkg., w/d, lanai, pool				
														OnSiteMgr		SecEntry		SecStaff		WDHU					
														<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RM Mgmt LLC										
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent						
<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		12/17/2009		6/16/2010		\$1,350.00		\$133.00		\$1,483.00						

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond												
12520	8/3/2009		cg	Kakaako/Ala Moan		HR	1,400.00	2009	2	1	692	1966													
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others				
1655 Kanunu St. #505			Honolulu		96814		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		pkg, cable tv incl, chandelier, home warranty, intercom,				
														OnSiteMgr		SecEntry		SecStaff		WDHU					
														<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers										
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Silver Key Realty										
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent						
<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		8/3/2009		1/31/2010		\$1,400.00		\$133.00		\$1,533.00						

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond												
12884	11/16/2009		dy	Salt Lake/Halawa		HR	1,550.00	2009	2	1.5	823														
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others				
1160 Ala Napunani St. #1401			Honolulu		96818		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		1 pkg., w/d, lanai, utils incl., pool/rec ctr., keyed elevator				
														OnSiteMgr		SecEntry		SecStaff		WDHU					
														<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>					
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers										
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Karen T. Kimura										
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent						
<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		11/16/2009		5/16/2010		\$1,550.00		\$0.00		\$1,550.00						

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12532	8/5/2009		cg	Makiki		HR	1,450.00	2009		1	773	1965			
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
1617 Keeaumoku St, #201		Honolulu		96822		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	pkg, lanai, pool, location						
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	Peterson Properties of Hawaii					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	8/5/2009	2/2/2010	\$1,450.00	\$133.00	\$1,583.00						

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12034	3/12/2009		dy	Kaneohe/Kahaluu		LR	1,450.00	2009	2	1.0	692		*Extension		
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
46-269 Kahuhipa St. #D-303		Kaneohe		96744		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 pkg., new pnt., view, bbq/storage		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	Property Profiles					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	9/9/2009	3/9/2010	\$1,450.00	\$133.00	\$1,583.00						

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Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond																			
12744	9/22/2009		dy	Kaneohe/Kahaluu		TH	\$2,000.00	2009	3	2.5	1316																					
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others											
47-710 Hui Kelu St. #17/1706			Kaneohe		96744		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		2 pkg., end unit with courtyard, window a/c, w/d, club											
OnSiteMgr <input checked="" type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>																																
TPElc <input checked="" type="checkbox"/> TPGas <input type="checkbox"/> TPWtr <input type="checkbox"/> TPSew <input type="checkbox"/> Refrig <input checked="" type="checkbox"/> WHElec <input checked="" type="checkbox"/> WHGas <input type="checkbox"/> WHIndiv <input checked="" type="checkbox"/> WHCentral <input type="checkbox"/> WHSolar <input type="checkbox"/> Range <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Parking <input checked="" type="checkbox"/> Furniture <input type="checkbox"/> YardSvc <input type="checkbox"/> ContactPers <input type="checkbox"/>																																
Owner			Agent			Renter			Phone			Source			DateVerify			DateExpire			ContractRen			UtilAllow			GrossRent			ContactPers		
			<input checked="" type="checkbox"/>									website			9/22/2009			3/22/2010			\$2,000.00			\$165.00			\$2,165.00			James Kometani, Inc.		

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond																			
12418	6/30/2009		dy	Moiliili/McCully		LR	\$2,000.00	2009	3	1.0			*EXTENSION																			
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others											
2630 Maunawai Pl. #F			Honolulu		96826		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		lge family/lvf rm, 2 pkg., coin-op Indry.,											
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input type="checkbox"/>																																
TPElc <input checked="" type="checkbox"/> TPGas <input type="checkbox"/> TPWtr <input type="checkbox"/> TPSew <input type="checkbox"/> Refrig <input checked="" type="checkbox"/> WHElec <input checked="" type="checkbox"/> WHGas <input type="checkbox"/> WHIndiv <input checked="" type="checkbox"/> WHCentral <input type="checkbox"/> WHSolar <input type="checkbox"/> Range <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Parking <input checked="" type="checkbox"/> Furniture <input type="checkbox"/> YardSvc <input type="checkbox"/> ContactPers <input type="checkbox"/>																																
Owner			Agent			Renter			Phone			Source			DateVerify			DateExpire			ContractRen			UtilAllow			GrossRent			ContactPers		
			<input checked="" type="checkbox"/>									website			12/28/2009			6/27/2010			\$2,000.00			\$165.00			\$2,165.00			Honolulu City Properties		

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond																			
12786	10/9/2009		dy	Salt Lake/Halawa		SFD	\$1,950.00	2009	3	2.0	960																					
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others											
1552 Ala Aolani St.			Honolulu		96818		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		yrd svce incl., 2 pkg., w/d, no pets/smokers											
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>																																
TPElc <input checked="" type="checkbox"/> TPGas <input type="checkbox"/> TPWtr <input checked="" type="checkbox"/> TPSew <input checked="" type="checkbox"/> Refrig <input checked="" type="checkbox"/> WHElec <input checked="" type="checkbox"/> WHGas <input type="checkbox"/> WHIndiv <input checked="" type="checkbox"/> WHCentral <input type="checkbox"/> WHSolar <input type="checkbox"/> Range <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Parking <input checked="" type="checkbox"/> Furniture <input type="checkbox"/> YardSvc <input checked="" type="checkbox"/> ContactPers <input type="checkbox"/>																																
Owner			Agent			Renter			Phone			Source			DateVerify			DateExpire			ContractRen			UtilAllow			GrossRent			ContactPers		
			<input checked="" type="checkbox"/>									website			10/9/2009			4/8/2010			\$1,950.00			\$287.00			\$2,237.00			KMJ Realty LLC		

Attachment B

UnitID	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12449	7/9/2009		dy	Kapolei/Makakilo		TH	\$2,100.00	2009	3	2.5	1529	2006	*EXTENSION		
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
92-7159 Elele St. #1104		Ocea/Kapolei		96707		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	garage, split a/c yrd svce incl., w/d, lanai, storage, pvt yrd.		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J Samuels Signature Homes LLC
Owner		Agent		Renter		Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	
<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		1/6/2010	7/6/2010	\$2,100.00	\$165.00	\$2,265.00	

UnitID	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12117	4/8/2009		dy	Pearl City		SFD	\$2,000.00	2009	3	1.5	1846	1970	*EXTENSION		
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
1957 Hoolehua St.		Pearl City		96782		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	lge interior, w/d, lanai,		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stott Real Estate, Inc.
Owner		Agent		Renter		Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	
<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		10/6/2009	4/5/2010	\$2,000.00	\$287.00	\$2,287.00	

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12177	4/20/2009		dy	Waipahu/Waialeale		SFD	2,100.00	2009	4	2.0	1590		*EXTENSION		
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
94-540 Ulieo St.		Waipahu		96797		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	carport, w/d, upgraded house throughout		
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>															
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Profiles
Owner		Agent		Renter		Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	
<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		10/18/2009	4/17/2010	\$2,100.00	\$331.00	\$2,431.00	

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12214	4/29/2009		dy	Waianae		SFD	2,200.00	2009	4	2.5	1526		*EXTENSION		
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
87-2133 Pakeke St. #41 'Sea Garden'		Waianae		96792		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	split lvl., upgraded!, central a/c, wtr/swr incl., yrd, rec ctr.		
OnSiteMgr <input type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>															
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Jsamuels Signature Homes, LLC
Owner		Agent		Renter		Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	
<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		10/27/2009	4/26/2010	\$2,200.00	\$234.00	\$2,434.00	

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12186	4/20/2009		dy	Pearl City		SFD	2,250.00	2009	4	3.0	1321	1988	*EXTENSION		
Address		City		Zip		Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
98-1970 Kaahumanu St. #F East of Weiluna		Pearl City		96782		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	garage, den, rec ctr w/pools, lanai, w/d,		
OnSiteMgr <input checked="" type="checkbox"/> SecEntry <input type="checkbox"/> SecStaff <input type="checkbox"/> WDHU <input checked="" type="checkbox"/>															
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marcus and Associates
Owner		Agent		Renter		Phone		Source		DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent	
<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		10/18/2009	4/17/2010	\$2,250.00	\$234.00	\$2,484.00	

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
11955	2/7/2009		HB	Mililani	89.08	SFD	\$2,200.00	2009	4	2			*EXTENSION		
Address			City		Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
94-408 Papolohiwa Street			Mililani		96789	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aloha American Realty, Inc.
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	833-3701	Internet	8/7/2009	2/4/2010	\$2,200.00	\$311.00	\$2,511.00						

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
11953	2/7/2009		HB	Mililani	89.08	SFD	\$2,250.00	2009	4	2			*EXTENSION		
Address			City		Zip	Elevator	PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
94-407 Kauopua Street			Mililani		96789	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
						OnSiteMgr	SecEntry	SecStaff	WDHU						
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ron Corp.
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	988-1400	Internet	8/7/2009	2/4/2010	\$2,250.00	\$311.00	\$2,561.00						

Attachment B

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond				
12377	6/3/2009		dy	Waianae		SFD	\$2,500.00	2009	5	3		2007	*EXTENSION				
Address			City		Zip		Elevator		PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
87-1060 Anaha St.			Waianae		96792		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 car garage, w/d, central a/c		
														OnSiteMgr	SecEntry	SecStaff	WDHU
														<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Century 21 Homefinders of HI						
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		craigslist	12/1/2009	5/31/2010	\$2,500.00	\$374.00	\$2,874.00								

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond				
12378	6/3/2009		dy	Waianae		SFD	\$2,600.00	2009	5	3	1890		*EXTENSION				
Address			City		Zip		Elevator		PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
86-411 Popohau Pl.			Waianae		96792		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	garage, fenced backyard, on busline, tropical plnts		
														OnSiteMgr	SecEntry	SecStaff	WDHU
														<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sai						
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	349-6560	craigslist	12/1/2009	5/31/2010	\$2,600.00	\$374.00	\$2,974.00								

Unit#	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond				
12059	3/20/2009		dy	Pearl City		SFD	\$2,650.00	2009	5	2.0			*EXTENSION				
Address			City		Zip		Elevator		PayLaundry	Location	Carpet	Drapes	Dwash	Gar	Others		
1458 Noelani St.			Pearl City		96782		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	carport, fenced yrd		
														OnSiteMgr	SecEntry	SecStaff	WDHU
														<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RM Mgmt LLC						
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent								
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	9/17/2009	3/17/2010	\$2,650.00	\$374.00	\$3,024.00								

Attachment B

UnitID	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
11956	2/7/2009		HB	Mililani	89.08	SFD	2,750.00	2009	5	2			*EXTENSION		
Address			City		Zip		Elevator		PayLaundry		Location		Carpet Drapes Dwash Gar Others		
94-453 Kauopua Street			Mililani		96789		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
OnSiteMgr SecEntry SecStaff WDHU															
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>															
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Century 21 Liberty Homes				
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	625-1776	Internet	8/7/2009	2/4/2010	\$2,750.00	\$374.00	\$3,124.00						

UnitID	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond		
12441	7/9/2009		dy	Kapolei/Makakilo		SFD	2,800.00	2009	5	2.0			*EXTENSION		
Address			City		Zip		Elevator		PayLaundry		Location		Carpet Drapes Dwash Gar Others		
92-1166 Makamai Lp.			Kapolei		96707		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> garage, renovated kitchen, solar htr., fenced yrd fnt/bck,		
OnSiteMgr SecEntry SecStaff WDHU															
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>															
TPElec	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coldwell Banker Pacific Properties				
Owner	Agent	Renter	Phone	Source	DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent						
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		website	1/6/2010	7/6/2010	\$2,800.00	\$374.00	\$3,174.00						

Attachment B

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12443	7/9/2009		dy	Kapolei/Makakilo		SFD	2,950.00	2009	6	2.5			*EXTENSION/5 bdrm									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
92-428 Kaiaulu St.			Kapolei		96707		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		garage, lanai, storage, w/d	
							OnSiteMgr		SecEntry		SecStaff		WDHU									
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	Contact	Pers						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RM Mgmt LLC									
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent			
<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>				website		1/6/2010		7/6/2010		\$2,950.00		\$374.00		\$3,324.00			

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12764	10/1/2009		HB	Kaimuki/Waiialae	14	SFD	3,200.00	2009	6	3.5			Good									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
Kaau Street at 8th Ave.			Honolulu		96816		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
							OnSiteMgr		SecEntry		SecStaff		WDHU									
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	Contact	Pers						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Craigs List - internet									
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent			
<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>				internet		10/2/2009		4/1/2010		\$3,200.00		\$374.00		\$3,574.00			

UnitI	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12766	10/1/2009		HB	Aiea	78.08	SFD	3,200.00	2009	6	3		2006	Good									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
91-1050 Aiea Hts Rd.			Aiea		96701		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
							OnSiteMgr		SecEntry		SecStaff		WDHU									
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	Contact	Pers						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bob - Internet: Craigs List									
Owner			Agent		Renter		Phone		Source		DateVerify		DateExpire		ContractRen		UtilAllow		GrossRent			
<input type="checkbox"/>			<input checked="" type="checkbox"/>		<input type="checkbox"/>		384-3753		Craigs List		10/2/2009		4/1/2010		\$3,200.00		\$374.00		\$3,574.00			

Attachment B

Unit	EntryDate	Time	Inspector	District	CensTrct	Type	Rent	EffYear	Bdrms	Baths	SqFee	YrBuilt	GenCond									
12765	10/1/2009		HB	Haleiwa/Sunset Bc	101	SFD	3,250.00	2009	6	3.5			Good									
Address			City		Zip		Elevator		PayLaundry		Location		Carpet		Drapes		Dwash		Gar		Others	
59-434 Pupukea Road			Haleiwa		96712		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>			
							OnSiteMgr		SecEntry		SecStaff		WDHU									
							<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>									
TPElc	TPGas	TPWtr	TPSew	Refrig	WHElec	WHGas	WHIndiv	WHCentral	WHSolar	Range	Gas	Parking	Furniture	YardSvc	ContactPers							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Team Real Estates, Inc							
Owner	Agent	Renter	Phone		Source			DateVerify	DateExpire	ContractRen	UtilAllow	GrossRent										
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	637-3507		Craigs List - Internet			10/2/2009	4/1/2010	\$3,250.00	\$340.00	\$3,590.00										

CFP - CIP
Summary of Repair/Renovation
Projects

Hawaii Public Housing Authority
Summary of Capital Repair/Renovation Projects
Report for the Month of November 2009



American Recovery and Reinvestment Act funds
identified above as "CFP ARRA"

FEDERAL: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)

	Total CFP Appropriation	Construction Activities (BLI 1411-1470)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Actuals: Encumbered/ Obligated	% Obligated	Balance	Obligation Date	Notes
CFP 717	\$12,892,393	\$10,037,537	\$2,089,017	\$265,839	\$500,000		\$12,892,393	100.00%	\$0	9/13/09	The \$12,892,393.00 represents obligations of \$2,089,017 for Operations, and \$500,000 for Administration and \$10,034,161.00 for 12 construction contracts. The Management Improvement funding of \$265,839.32 budgeted for 717 will be used for the Emphasys Elite Upgrade.
CFP 718	\$12,613,733	\$7,614,556	\$2,522,747	\$856,657	\$1,210,509	\$409,264	\$4,618,732	36.61%	\$7,995,001	9/1/10	Consultant selection in progress
CFP ARRA	\$16,245,443	\$15,745,443	\$0	\$0	\$1,203,376		\$0	0.00%	\$16,245,443	3/1/10	One contract award pending review of bid offer for responsiveness; 5 bid openings scheduled prior to 12/1/09. Awaiting Environmental
CFP 719	\$12,526,177	\$7,574,694	\$2,505,235	\$500,000	\$1,252,618	\$693,630	\$0	0.00%	\$12,526,177	9/1/11	These funds are available to PHA's. Date of allotment was 9/15/09. Awaiting Environmental
Totals	\$54,277,746	\$40,972,230	\$7,116,999	\$2,650,000	\$2,923,971	\$1,102,894	\$17,511,125		\$36,766,621		

FEDERAL: Capital Fund Program (CFP)

	1411 - 1470 CFP Appropriation	Encumbered/ Obligated	% Expended	Balance	Obligation Date	Notes
CFP 717	\$10,037,537	\$10,037,537	100.00%	\$0	9/1/09	12 contracts totalling \$10,034,161.00 pending execution. Negotiating Design contracts (est. \$1.8M); Remaining budget pending bid opening within next 6 months All funds are budgeted for construction. Final amounts are pending bid offers.
CFP 718	\$7,614,556	\$884,000	11.61%	\$6,730,556	9/1/10	
CFP ARRA	\$15,745,443	\$0	0.00%	\$15,745,443	3/1/10	
CFP 719	\$7,574,694	\$0	0.00%	\$7,574,694	9/15/11	These funds are available to PHA's. Anticipated date of allotment is 9/15/09
Totals	\$40,972,230	\$10,921,537		\$30,050,693		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Encumbered/ Obligated	% Expended	Balance	Obligation Date	Notes
07-'08 Lump Sum CIP	\$19,910,000	\$5,995,305	30.11%	\$18,196,195	6/30/10	Up to \$1.0M in design to be encumbered by 9/1/09; Remaining construction to be encumbered by 3/1/10
08-'09 Lump Sum CIP	\$10,000,000	\$0	0.00%	\$10,000,000	6/30/10	
07-'08 Elevator	\$5,000,000	\$4,465,281	89.31%	\$534,719	6/30/10	Pending bid offer for modernization of Phase II: 15 elevators
08-'09 Elevator	\$6,410,000	\$0	0.00%	\$6,410,000	6/30/10	Pending bid offer for modernization of Phase II: 15 elevators
Totals	\$41,320,000	\$10,460,586		\$35,140,914		

Grand Total All CFP/CIP **\$95,597,746**

**K
E
Y**

1411 - Audit Costs
1430 - Fees & Costs
1450 - Site Improvement
1460 - Dwelling Structures
1465 - Dwelling Equipment
1470 - Non-Dwelling Structures
1502 - Budget Contingency

PROJECT TITLE	Project Description	Contractor	Start	End	Status	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	ARRA	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	FEDERAL CFP FUNDS	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non-Routine, S/W-Des	L/S CIP-Non-Routine, S/W-Con	Elevator Improvements, S/W-Des	
						Obligation Deadline 9-12-2009	Obligation Deadline 6-12-2010		Obligation Deadline 9-15-2011	Available 10/1/10	717	718						719
2008 Physical Needs Assessment (PNA) Federal Projects (Design)		Architects Hawaii, Ltd.	10/29/2008	12/31/2008	Open													
ADA Compliance for Various Federal Projects (Const)		For Planning Purposes Only			Open							1,018,324						
ADA Compliance for Various Federal Projects (Design)		For Planning Purposes Only			Open													
ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)		Pacific Architects Inc.	7/1/2002	7/11/2003	Open													
ADA Compliance to Various Projects in Maui County and West Hawaii (2) (CADA Compliance for Honokowai Kauhale, Maui)		Dugied Construction, Inc.	1/2/2004	7/9/2004	Closed													
ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauhale Nani, Kupuna Home O' Waialua (Const)		For Planning Purposes Only			Open													
ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauhale Nani, Kupuna Home O' Waialua (Design)		Architects Hawaii, Ltd.			Open													
ADA/UFAS Compliance (9 projects) (Const)		For Planning Purposes Only			Open													
ADA/UFAS Compliance (9 projects) (Design)		Richard Matsunaga & Associates Architecture, Inc.			Open													
Banyan Street Manor (Design)		CDS International	5/3/2007	3/2/2009	Closed													
Banyan Street Manor Repairs and Renovations (Const)		Statewide Building & Develc	8/19/2008	9/8/2008	Closed													
Banyan Street Manor, Wilikina Apts, Hale Poai, Kamalu Elderly, Hoolulu Elderly Extend Elevator Repair and Maintenance for an additic		Hawaii Vertical Transportati	11/16/2006	6/30/2007	Closed													
Barbers Point Modular Bath Facility (Const)		Metcalf Construction Compe	3/9/2007	3/31/2007	Closed													
Barbers Point Transitional Shelter (Const)		Metcalf Construction Compe	4/25/2007	7/31/2009	Open													
Building for Stronger Tomorrow (Design)	Section 3 "Building for a Stronger Tomorrow"	The Department of Commur	9/24/2004	9/24/2005	Closed													
Building for Stronger Tomorrow (Design)	Section 3 "Building for a Stronger Tomorrow"	The Department of Commur	9/24/2004	9/24/2005	Closed													
Construction Mgt Contract Makua Alii					Open			500,000										
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)	Paint Exterior of all Bldgs	For Planning Purposes Only	12/1/2009	3/31/2010	Open				800,000									
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)	Paint Exterior of all Bldgs	For Planning Purposes Only	7/13/2009	3/31/2010	Open		100,000											
Elevator Maintenance Service for Various Federal-Funded Projects (Const)		Kone, Inc.	7/1/2007	6/30/2008	Open													
Elevator Maintenance Service for Various Federal-Funded Projects (Const)		Kone, Inc.	7/1/2008	6/30/2009	Open													
Elevator Maintenance Service for Various Federal-Funded Projects (Const)		Kone, Inc.	7/1/2008	6/30/2009	Open													
Elevator Maintenance Service for Various State-Funded Projects (Const)		Kone, Inc.	7/1/2007	6/30/2008	Open													
Elevator Maintenance Service for Various State-Funded Projects (Const)		Kone, Inc.	7/1/2008	6/30/2009	Open													
Elevator Maintenance Service for Various State-Funded Projects (Const)		Kone, Inc.	7/1/2008	6/30/2009	Open													
Elevator Modernization of 16 at Various Oahu Locations (Const)		For Planning Purposes Only			Open													
Elevator Modernization of 16 at Various Oahu Locations (Design)		Elevator Consulting Service	6/2/2008	1/3/2015	Open							352,383						
Elevator Modernization Phase II: 10 at Various Sites (Design)		For Planning Purposes Only			Open							200,000						
Elevator Modernization Phase III: 10 at Various Sites (Const)		For Planning Purposes Only			Open													
Elevator Repair and Maintenance, Procurement Exemption #07-026J (Const)		Hawaii Vertical Transportati	11/16/2006	6/30/2007	Closed													
Elevator Repair and Maintenance at Various Sites Phase III (Design)		For Planning Purposes Only			Open													
Elevator Survey and Evaluation at 17 Oahu Locations (Const)	Elevator Survey and Evaluation at 17 Oahu Locations	Hawaii Vertical Transportati	1/24/2006	3/2/2006	Closed													
Elevator Survey and Evaluation at 17 Oahu Locations (Design)	Provide consultant services for elevator survey, evaluati	HB Elevator Consulting LLC	9/9/2005	3/2/2006	Closed													
Energy Performance Contract (EPC) (Both)		Ameresco/Pacific Energy JV	11/21/2008	5/20/2009	Closed													
Environmental Review for CFP (Design)	Perform planning services for the environmental review c	Helber Hastert & Fee Plann	5/31/2005	9/11/2006	Closed													
Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Fac	Perform planning services for the environmental review c	Helber Hastert & Fee Plann			Open			178,000										
Generator Maintenance Services at Various Oahu Projects (Const)		Pacific Power Products	8/3/2009	8/2/2012	Open													
Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)		Willocks Construction Corp.	1/7/2008	12/31/2008	Open													
Hale Aloha O'Puna ADA Units & Roof (Const)	Roofing improvements, asbestos abatement, ADA & 504	For Planning Purposes Only			Open							1,000,000						
Hale Aloha O'Puna ADA Units & Roof (Design)	Roofing improvements, asbestos abatement, ADA & 504	M5 Architecture (Requires exemption)			Open													
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)		For Planning Purposes Only			Open			1,798,615										
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)		Koa Architects, LLC (KNG A	5/26/2008	5/11/2010	Open													
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Const)		For Planning Purposes Only			Open													
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Design)		For Planning Purposes Only			Open													
Hale Hookipa Removal of 17 Eucalyptus Trees (Const)		Malafu Contractors, LLC		12/26/2007	Closed													
Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)		Ushijima Architects, Inc.	6/29/2006	3/11/2010	Open		4,762											
Hale Hookipa, Nani Olu, Reroofing (Const)		Stan's Contracting Inc.	7/27/2009		Open		2,213,482											
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclos Re-Roof, Fall Protection, Hurricane Ties, Repaint Exteric		For Planning Purposes Only			Open													
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclos Re-Roof, Fall Protection, Hurricane Ties, Repaint Exteric		Group 70			Open													
Hale Laulima Major Mod (Const)		For Planning Purposes Only			Open													
Hale Laulima Major Mod (Design)		For Planning Purposes Only			Open													
Hale Nana Kai O'Kea Physical Improvement (Const)	Site (Drainage) and Dwelling Improvements, Exterior Re	For Planning Purposes Only			Open													
Hale Nana Kai O'Kea Physical Improvement (Design)	Site (Drainage) and Dwelling Improvements, Exterior Re	Group 70			Open													
Hale Po'ai Building Improvements (Const)		For Planning Purposes Only			Open													3,000,000
Hale Po'ai Building Improvements (Design)		Architects Pacific, Inc.	5/26/2008	6/8/2011	Open													
Halia Hale Reroof, Lights, Mechanical Repairs (R&M-elevator shaft, water fountain, etc.)		AMP Staff			Open										43,908			
Hauiki HazMat Abatement (Const)		Society Contracting, LLC	6/28/2007	3/21/2008	Closed													
Hauiki HazMat Abatement (Design)	Hazardous material abatement at Hauiki	Kober Hanssen Mitchell Arc	12/20/2005		Closed													
Honokaa Teacher's Cottages, Hale Hauoli, Hale Hookipa & Nani Olu LCCC (Const)		Willocks Construction Corp.	6/2/2008	11/25/2008	Open													13,513
Honokowai Kauhale Re-roofing (Design)	Reroofing of Honokowai Kauhale, Honokowai, Maui, Hav	AKTA Ltd.	4/10/2006	3/15/2007	Closed													
Hookipa Kahaluu, ACM Abatement on Floors (Const)		Bauske Environmental, Inc.		6/5/2007	Closed													
Hoolulu and Kamalu Emergency Call System Repair (Const)		Teds Wiring	9/14/2009		Open													565,313
Hoolulu and Kamalu Emergency Call System Repair (Design)		Nakamura, Oyama and Ass	5/6/2008	3/2/2011	Open													
Hoolulu Termite Repair in (9) Units (Const)		Quality Design/Build Inc.		1/7/2008	Closed													
Hui O Hanamaulu Physical Improvements (Const)	Site and Dwelling Improvements, ADA & 504 (Interior & I	For Planning Purposes Only	12/1/2009	5/1/2010	Open													
Hui O Hanamaulu Physical Improvements (Design)	Site and Dwelling Improvements, ADA & 504 (Interior & I	Marc Ventura AIA LLC	7/15/2009	5/1/2010	Open													
Ka Hale Kamehanikana Res Center, Install Gymnasium Floor (Const)	Installation for Gymnasium Flooring at Ka Hale O'Kameh	CO-HA Builders Inc.	3/30/2004	8/29/2004	Closed													
Kaahumanu Homes, Reroofing (Const)	Reroof & Install New Gutters for 19 Bldgs.	For Planning Purposes Only			Open			1,150,000										

PROJECT TITLE	PROJECT DESCRIPTION	CONTRACTOR	START	END	STATUS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS		FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	FEDERAL CFP FUNDS	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non-Routine, S/W-Des	L/S CIP-Non-Routine, S/W-Con	Elevator Improvements, S/W-Des
						Obligation Deadline 9-12-2009	Obligation Deadline 6-12-2010		ARRA	Obligation Deadline 9-15-2011	09-SP-HI-0;09-SP-HI-0	10/1/10	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K
Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)	Spall Repair and Painting for 19 Buildings (Const)	For Planning Purposes Only			Open	717	718	ARRA	719	09-SP-HI-0;09-SP-HI-0		720	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K
Kahale Kahaluu Physical Improvements (Const)		Isemoto Contracting Co. Ltd	12/10/2007	1/2/2008	Closed												
Kahale Kahaluu, Design Services for Physical Improvements (Design)	Design services for physical improvements at Kahale Kahaluu	Architects Hawaii, Ltd.	7/5/2005	5/1/2007	Closed												
Kahale Mua Exterior Painting (Const)	Exterior painting at Kahale Mua	Society Contracting, LLC	4/22/2005	7/6/2005	Closed												
Kahale Mua Federal Site & Reroof (Const)	Reroof, Painting and Drainage Improvements	For Planning Purposes Only	12/1/2009	5/31/2010	Open												300,000
Kahale Mua Federal Site & Reroof (Design)	Reroof, Painting and Drainage Improvements	Riecke Sunnland Kona Arch	7/15/2009	5/31/2010	Open										50,000		
Kahale Mua Federal Site Renovation of Existing Units (Const)	Renovation of Existing Units				Open												
Kahale Mua Interior Improvements (Const)	Interior Improvements at Kahale Mua	Close Construction	1/18/2005	3/23/2005	Closed												
Kahale Mua State Site & Bldg Mod (Const)	Site and Building Improvements, Exterior repairs and painting	For Planning Purposes Only	12/1/2009	5/31/2010	Open												2,000,000
Kahale Mua State Site & Bldg Mod (Design)	Site and Building Improvements, Exterior repairs and painting	Riecke Sunnland Kona Arch	7/15/2009	5/31/2010	Open										250,000		
Kahekili Terrace Improvements (Const)	Sewer and Drainage Improvements and Security Lighting	For Planning Purposes Only	11/1/2009	12/1/2010	Open			3,448,000									
Kahekili Terrace Physical Improvements (Design)	Roof, Solar, Drainage	Allana, Buick and Bers Inc.	6/25/2008	12/1/2010	Open												
Kahekili Terrace Tent Fumigation and Soil Treatment (Const)	Termite treatment services of 15 buildings	Sandwich Isle Pest Solution	7/30/2009		Open												
Kahekili Terrace, David Malo Circle, Makaaniki Hale and Piilani Homes vacant	Renovation of 55 vacant units at (4) Maui Projects	Artistic Builders Corporation	6/29/2009		Open												
Kaimalino and Kealakehe Renovation of Vacant Units (Const)		Stan's Contracting Inc.	9/25/2008	9/29/2008	Closed												
Kaimalino and Kealakehe Reroofing (Const)		For Planning Purposes Only			Open			1,831,483									
Kaimalino LCCC (Const)		Koga Engineering & Construction	12/17/2008	2/2/2009	Open	20,694											
Kalaheo Homes Physical Improvements (Const)	Site and Dwelling Improvements, ADA & 504 Accessibility	For Planning Purposes Only	12/1/2009	12/1/2010	Open												
Kalaheo Homes Physical Improvements (Design)	Site and Dwelling Improvements, ADA & 504 Accessibility	Group 70	7/15/2009	12/1/2010	Open												
Kalakaua Homes Roof Improvements (Const)	Re-Roofing, ADA & 504 Interior & Exterior, Exterior Painting	For Planning Purposes Only			Open												
Kalakaua Homes Roof Improvements (Design)	Remove Existing Ceramic Tile Roof Ridge Cap and Reinforce	KD Construction (Purchase)	1/20/2009	3/16/2009	Closed			2,200,000									
Kalakaua Homes Roof Improvements (Design)	Re-Roofing, ADA & 504 Interior & Exterior, Exterior Painting	Architects Hawaii, Ltd.	8/1/2009	8/1/2011	Open										301,836		
Kalaniihuia Investigations and Repairs (Const)	Structural Investigation and Repairs at Kalaniihuia	Abhe & Svoboda Inc.	1/23/2008		Closed												
Kalaniihuia Reroofing and Elevator Lobby Improvements (Const)		For Planning Purposes Only			Open			197,255									
Kalaniihuia Reroofing and Elevator Lobby Improvements (Design)		WTN Architecture			Open										52,216		
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)	Improve roof, abate asbestos and LBP in the interior, and	For Planning Purposes Only			Open												
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	Improve roof, abate asbestos and LBP in the interior, and	For Planning Purposes Only			Open												
Kalihi Valley Homes Phase IIIb Site and Dwelling Improvements (Const)		Index Builders Inc.	6/18/2008	2/25/2009	Open	405,627											
Kalihi Valley Homes Reconstruct Kalena Drive (Const)	Improve Kalena Dr. driveway for bus and heavy truck load	For Planning Purposes Only			Open												
Kalihi Valley Homes Renovation of 49 Vacant Units (Const)		KSC Construction	2/6/2008	6/30/2008	Closed												
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building	Repair (9) Vacant Units in (11) Residential Buildings	For Planning Purposes Only			Open												200,000
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building	Repair (9) Vacant Units in (11) Residential Buildings	For Planning Purposes Only			Open										35,000		
Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Const)		Rainforest G. Construction Ltd	8/1/2009	8/1/2010	Open	4,359,409	274,641										
Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Design)		GYA Architects, Inc.	9/26/2008	1/3/2011	Open										651,971		
Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Const)		For Planning Purposes Only			Open												
Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Design)		For Planning Purposes Only			Open			600,000									
Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)		GYA Architects, Inc.	11/5/2003	8/31/2009	Open	13,848											
Kalihi Valley Homes, Phase IIIa (Const)	Modernize 5 buildings together with appurtenant site work	Constructors Hawaii, Inc.	12/3/2004		Closed												
Kamakee Vista ADA Compliance of Commercial Areas (Const)	ADA Accessibility Compliance of commercial areas at Keolu	Kokea Construction & Consulting	6/27/2006	6/30/2007	Closed												
Kamakee Vista ADA Compliance of Commercial Areas (Design)	ADA Accessibility Compliance of commercial areas at Keolu	Richard Matsunaga & Associates	5/12/2006	5/1/2007	Closed												
Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Fungus	Replace Railings and Ext. Closet Doors, Termite and Fungus	For Planning Purposes Only			Open												
Kauhale Ohana, Type C Vacant Unit Repair (Const)		DKSL, LLC	1/18/2008	5/23/2008	Closed												
Kauaiokalani Reroof, Paint, Interior Repairs Including Termites (Const)		For Planning Purposes Only			Open				210,000								
Kauaiokalani Type "C" Repairs (Const)	Repair/Renovate Type "C" Units 101,201,303,304,1101,	For Planning Purposes Only			Open												
Kauaiokalani, Reroofing (Const)	Repair Roof & Exterior of Fire Damage to Unit 304	For Planning Purposes Only			Open		22,000										
Kawaiaehua (Federal) Exterior Improvements (Const)	Re-Roof, Fall Protection, Hurricane Ties, Install Gutters	For Planning Purposes Only	12/1/2009	5/1/2010	Open							2,000,000					
Kawaiaehua (Federal) Exterior Improvements (Design)	Re-Roof, Fall Protection, Hurricane Ties, Install Gutters	Richard Matsunaga & Associates	7/15/2009	5/1/2010	Open		206,454										
Kawaiaehua (State) Improvements (Const)	Site & Dwelling Improvements, Replace Windows and E	For Planning Purposes Only	12/1/2009	5/1/2010	Open												
Kawaiaehua (State) Improvements (Design)	Site & Dwelling Improvements, Replace Windows and E	Richard Matsunaga & Associates	7/15/2009	5/1/2010	Open												
Kawaiaehua Repairs at SA#1 to Fully Fund Project SA#2 for Vacant Turnaround	Repairs at Kawaiaehua, Kauai	Society Contracting, LLC	4/18/2006	6/28/2006	Closed												
Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)		For Planning Purposes Only			Open												
Ke Kumu Ekolu Painting of Vacant Units (Const)		For Planning Purposes Only			Open												
Ke Kumu Ekolu Roofing & Interior Repairs (Const)	Repair roofs, exterior paint, interior paint Includes Repair	For Planning Purposes Only			Open												
Ke Kumu Ekolu Roofing & Interior Repairs (Design)	Repair roofs, exterior paint, interior paint, Includes Repair	For Planning Purposes Only			Open												
Ke Kumu Elua Exterior Painting (Const)	Exterior Painting at Ke Kumu Elua	Jade Painting and Decorating	6/25/2004	12/10/2004	Closed												
KPT, Bathrooms ADA Compliant (Const)		For Planning Purposes Only			Open												
KPT, Bathrooms ADA Compliant (Const)		For Planning Purposes Only			Open												
KPT, Dry Standpipe Improvements (Const)		For Planning Purposes Only			Open												
KPT, Elevator Repair and Maintenance, Emergency Procurement E.P.#07-15 Emergency Repairs to KPT Elevators		Hawaii Vertical Transportation	12/6/2006	10/6/2006	Closed												
KPT, Elevator Repair and Maintenance, Procurement Exemption #07-026J (Const)		Hawaii Vertical Transportation	12/6/2006	7/30/2007	Closed												
KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various State Sites (Design)		Elevator Consulting Service	9/3/2008	4/10/2017	Open								247,979				
KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Modernization of Six Elevators and Provide Maintenance	Kone, Inc.	3/19/2009	3/18/2011	Open									3,864,920			
KPT, Fire Alarm System (Both)		American Electric Co.	7/9/2008	11/30/2009	Open	283,949											
KPT, Fire Alarm System Design (Both)		American Electric Co.	5/8/2007	4/15/2010	Open												
KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)		Bivens's Electric dba West Coast	2/9/2007		Open												
KPT, Installation of New Security Camera System for Elevators (Const)	Install Security Cameras at 6 Elevators and Monitoring System	Security System Hawaii, Inc.			Open												
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	Provide labor and materials to repair loose copper flashing	For Planning Purposes Only			Open				37,500								
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	Provide labor and materials to repair loose copper flashing/plaster ceiling over walkway and seating	For Planning Purposes Only			Open										20,000		
KPT, Renovation to Air Conditioning System at Elevator Machine Rooms (Const)	Provide labor, materials and equipment to renovate air conditioning	HBM Acquisitions, LLC dba	4/23/2009	6/17/2009	Open								52,396				

PROJECT TITLE	Project Description	Contractor	Start	End	Status	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	ARRA	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	FEDERAL CFP FUNDS	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Routine, S/W-Des	L/S CIP-Routine, S/W-Con	Elevator Improvements, S/W-Des	
						Obligation Deadline 9-12-2009	Obligation Deadline 6-12-2010		Obligation Deadline 9-15-2011	19-SP-HI-09-SP-HI-02	Available 10/1/10	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K		
KPT, Re-roof Two Low Rise Buildings (A & B) (Const)	Reroofing of C-3 & C-4 (Vacants 1568 & 1570)	For Planning Purposes Only	10/8/2008	11/25/2008	Closed	717	718	ARRA	719	19-SP-HI-09-SP-HI-02		720						
KPT, Reroofing Tower A (Const)	Reroofing of Tower A (Upper Roof Only)	For Planning Purposes Only			Open													48,000
KPT, Reroofing Tower B (Const)	Reroofing of Tower B (Upper Roof Only)	For Planning Purposes Only			Open													1,100,000
KPT, Rezoning and Subdivision (Design)	Rezzone to allow commercial use, consolidate / resubdivi	For Planning Purposes Only			Open													
KPT, Security Cameras (Not Elevator Cams) (Const)	Security Cameras to Monitor Fire Alarm Pulls, Exits, Tra	Diebold	6/30/2009		Open													
KPT, Sewer Repair (Phase I) (Const)	Improve sewer system at high rise to eliminate sewage	For Planning Purposes Only			Open													1,000,000
KPT, Sewer Repair (Phase II) (Const)	Improve sewer system at high rise to eliminate sewage	For Planning Purposes Only			Open													
KPT, Sewer Repairs (Design)		Okahara & Associates	6/6/2008	12/20/2010	Open													45,287
KPT, Type "C" Units Renovation/Repair	Type "C" Units Renovation/Repair, A804	For Planning Purposes Only			Open													
KPT, UFAS/ADAAG Renovations to Parking Lot (Design)		For Planning Purposes Only			Open													
KPT, Upgrade Trash Chutes (Const)		Ikaika Builders, Inc.	4/30/2009	5/15/2010	Open													
Kupuna Home O'Wai'ailua, Sewage Operational and Preventive Maintenance (Const)		O&M Enterprises	6/8/2007	6/14/2010	Open													
Kupuna Home O'Wai'ailua, Sewage Treatment Plant Improvements (Const)		For Planning Purposes Only	10/1/2009	4/1/2010	Open													900,000
Kupuna Home O'Wai'ailua, Sewage Treatment Plant Improvements (Const)		For Planning Purposes Only	10/1/2009	4/1/2010	Open													140,000
Kupuna Home O'Wai'ailua, Sewage Treatment Plant Improvements (Design)		The Limtiaco Consulting Gr	6/3/2008	4/1/2011	Open													15,000
Kupuna Home O'Wai'ailua, Sewage Treatment Plant Improvements (Design)		The Limtiaco Consulting Gr	6/3/2008	4/1/2011	Open													66,521
Kupuna Home O'Wai'ailua, Transformer Replacement and Maintenance (Const)		HECO			Open													
La'ioia Generator, Heat Pump, and Lighting, Oahu (Const)	Heat pump replacement at Laioia, Wahiawa, Oahu	HSI Mechanical, Inc.	4/26/2006	6/11/2006	Closed													
La'ioia Heat Pump Replacement (Design)	La'ioia Heat Pump Replacement	Mechanical Enterprises, Inc.	3/17/2005		Closed													
La'ioia Upgrade Fire Alarm System (Const)		Electech Hawaii, Inc.	7/1/2009	10/1/2009	Open													185,723
La'ioia Upgrade Fire Alarm System (Design)		Electech Hawaii, Inc.	1/28/2008	5/23/2010	Open													
La'ioia Upgrade Fire Alarm System (Design)		Electech Hawaii, Inc.	1/28/2008	5/23/2010	Open													
Lailani and Kealakehe LCCC (Const)	Large capacity cesspool conversions for federal and stat	Willocks Construction Corp.	6/28/2006	4/30/2008	Open													
Lailani-Building 13 ADA Accessibility Compliance (Const)	Furnishing labor and materials for the ADA accessibility	Stan's Contracting Inc.	2/27/2006	8/2/2006	Closed													
Lanakila Homes - Phase II, III & IV (Design)		INK ARCH, LLC	10/15/2001	12/31/2012	Open	50,000	376,688											
Lanakila Homes - Renovation of Existing Buildings (Const)	Renovation of 32 Vacant Buildings (64 units)	For Planning Purposes Only			Open													
Lanakila Homes - Renovation of Existing Buildings (Design)	Renovation of 32 Vacant Buildings (64 units)	For Planning Purposes Only			Open													
Lanakila Homes Demo Phase III & IV (Const)		Constructors Hawaii, Inc.	11/1/2008	3/10/2009	Open													
Lanakila Homes Fair Housing Renovations (Const)	ADA Compliance (must be state funds)	Alan Shintani, Inc.			Open													1,745,349
Lanakila Homes Fair Housing Renovations (Design)		INK ARCH, LLC	6/6/2008	1/26/2011	Open													
Lanakila Homes Physical Improvements Phase IIIa (Const)		Stan's Contracting Inc.	6/16/2008	9/30/2008	Open													
Lanakila Homes Physical Improvements Phase IIIa (Energize Project) (Const)	Energize the Project HECO Expense	HECO			Open													
Lanakila Homes Physical Improvements Phase IIb (Const)	Physical Improvements to Lanakila Public Housing - Pha	Constructors Hawaii, Inc.	12/27/2004	11/1/2005	Closed													
Lanakila Homes, Physical Improvements to Lanakila Public Housing - Demolition of Phases III and IV (Const)		Constructors Hawaii, Inc.	10/12/2008	11/10/2008	Closed													
Lanakila Homes, Physical Improvements to Lanakila Public Housing - Demolition of Phases II and IV (Const)		Constructors Hawaii, Inc.	7/14/2008	10/11/2008	Closed													
LCCC for Federal and State Projects on the Islands of Kauai (Const)		For Planning Purposes Only			Open													1,513,000
LCCC for Federal and State Projects on the Islands of Maui (Const)		First Quality Building & Desi	6/18/2009	9/15/2009	Open													219,000
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)		M&E Pacific Inc.	6/2/2008	12/21/2009	Open													
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)		M&E Pacific Inc.	6/2/2008	12/21/2009	Open													
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani	Design conversion of existing cesspools to either septic	Okahara & Associates		7/31/2009	Open													46,487
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani	Design conversion of existing cesspools to either septic	Okahara & Associates			Open													92,144
Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)	Provide preliminary engineering services for the new ove	HELCO			Open													51,552
Lokahi HazMat Abatement and Interior Renovation (Const)		Heartwood Pacific, LLC	8/1/2009	7/31/2010	Open													65,700
Lokahi HazMat Abatement and Interior Renovation (Const)		Heartwood Pacific, LLC	8/1/2009	7/31/2010	Open													2,783,408
Lokahi HazMat Abatement and Interior Renovation (Design)		CDS International	6/2/2008	2/26/2011	Open													7,564
Lokahi HazMat Abatement and Interior Renovation (Design)		CDS International	6/2/2008	2/26/2011	Open													
Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Transformers (Design)		CDS International	6/2/2008	2/26/2011	Open													25,511
Lokahi LCCC Evaluation of Existing Tanks (Design)	Evaluation of the work previously done to determine; wh	For Planning Purposes Only			Open													17,329
Lokahi Replace Electric Poles and Transformers HELCO Will Assume Owner	CMS upgrading the system at the behest of HELCO	For Planning Purposes Only			Open													50,000
Maui II Type "C" Unit Repairs (Const)	Repair/Renovate Type "C" Units 19 and 24	For Planning Purposes Only			Open													300,000
Makamae Investigation and Repairs (Const)		Wilson Okamoto Corp	12/29/2003	3/13/2009	Open	30,388												
Makamae Investigation and Repairs (Const)		Stan's Contracting Inc.	9/18/2007	3/14/2007	Closed													
Makamae Repair of Vacant Units (Const)		James S. Huang	6/30/2008	9/30/2008	Closed													
Makani Kai Hale Physical Improvements (Const)	Reroof, install rain gutters, siding repacement, electrical	For Planning Purposes Only			Open													2,200,000
Makani Kai Hale Physical Improvements (Design)		GYA Architects, Inc.	6/17/2008	1/31/2010	Open													
Makani Kai Hale Physical Improvements (Design)		GYA Architects, Inc.	6/17/2008	1/31/2010	Open													4,000
Makua Alii Structural and Spall Repairs (Const)	Correct concrete spalling on exterior of Makua Alii, includ	For Planning Purposes Only	10/1/2009	4/1/2011	Open													2,722,584
Makua Alii Structural Investigation and Repairs (Design)	Correct concrete spalling on exterior of Makua Alii, includ	SSFMI International, Inc.	12/18/2008	11/22/2011	Open	423,335												
Makua Alii Upgrade and Replace Existing Booster Pump System (Const)	Makua Alii, Replace Existing Booster Pump System and	Doonwood Engineering, Inc.			Open													
Mauka Alii Renovations to Sewer Lines (Const)		Hawaii Waters Technology I	7/25/2007	1/31/2008	Closed													
Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repai	For Planning Purposes Only			Open													
Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repai	For Planning Purposes Only			Open													
Mayor Wright Homes Reroofing (Const)	Reroof Bldgs. 24, 26, & 30	For Planning Purposes Only			Open													135,000
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, I	Design for Roof Repairs at Mayor Wright Homes, Wahiaw	Mitsunaga & Associates, Inc	2/9/2009	2/8/2010	Open													100,000
Mayor Wright Modernization - Ph 1 & 2 (Design)	Comprehensive MOD including interior and exterior reno	For Planning Purposes Only			Open													
Mayor Wright Modernization - Ph 1 (Const)	Comprehensive MOD including interior and exterior reno	For Planning Purposes Only			Open													
Mayor Wright Modernization - Ph 2 (Const)	Comprehensive MOD including interior and exterior reno	For Planning Purposes Only			Open													
Mayor Wright Replacement of Solar Hot Water System (Const)		For Planning Purposes Only			Open													
Mayor Wright Replacement of Solar Hot Water System (Design)	Design of the upgraded Solar Hot Water System	Paul Louie & Associates, Inc	6/2/2008	11/28/2009	Open													294,781
																		380,758

PROJECT TITLE	PROJECT DESCRIPTION	CONTRACTOR	START	END	STATUS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	ARRA	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	FEDERAL CFP FUNDS	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non-Routine, S/W-Des	L/S CIP-Non-Routine, S/W-Con	Elevator Improvements, S/W-Des
						Obligation Deadline 9-12-2009	Obligation Deadline 6-12-2010		Obligation Deadline 9-15-2011	99-SP-HI-09-SP-HI-02	Available 10/1/10	3-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K	
Molokai Teachers Cottages CO # 1,2 and 3 (Const)	Installation of New Waterline at Molokai Teacher Cottage	Maui Master Builders, Inc.	4/11/2006	7/13/2006	Closed	717	718	ARRA	719	99-SP-HI-09-SP-HI-02		720					
Nakolea (Homeless Shelter) Design-Build Renovation (Both)		CC Engineering and Constr	6/21/2007	12/30/2007	Open												
Nakolea and Weinberg Village Various Physical Improvements For Homeless	Site and Building Improvements For Exterior Repairs at I	For Planning Purposes Only			Open												
Nakolea Demo Building B and Additional Parking Lot at Nakolea (Const)	Demolition of Building B and Additional Parking Lot at Na	Alliance Contracting, LLC	6/18/2004	3/29/2005	Closed												
Nakolea Demolition and Reconstruction of Stairs (Const)	Demolition and reconstruction of stairs at Nakolea, Hono	Site Engineering, Inc.		6/11/2007	Closed												
Nakolea Demolition and Reconstruction of Stairs (Design)	Demolition and reconstruction of stairs at Naokolea, Moii	NTW Associates, Inc.	7/24/2006	4/24/2007	Closed												
Nani O'Puna & Hale O'Puna LCCC (Const)		Site Engineering, Inc.	6/9/2008	3/5/2009	Open											4,168	
Nani O'Puna & Hale O'Puna LCCC (Const)		Site Engineering, Inc.	5/20/2008	3/5/2009	Open												
Nani O'Puna & Hale O'Puna LCCC (Const)		Site Engineering, Inc.		6/3/2009	Open												
Nani Olu Additional Parking (Const)	Construction of an additional parking lot	For Planning Purposes Only			Open												
Nani Olu Additional Parking (Design)	Design for additional parking lot	For Planning Purposes Only			Open												
Nani O'Puna Renovations (Const)	Renovations at Nani O Puna	Stan's Contracting Inc.	3/5/2005	8/9/2005	Closed												
Noelani I & II and Waimea Teachers Cottage LCCC (Const)		Mira Image Construction	7/25/2007	7/31/2008	Closed											90,000	
Noelani I & II, Physical Improvements to Noelani I and II (Const)		Central Construction, Inc.	9/4/2007	4/30/2008	Closed												
Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating From Ka Hale Kahaluu (Const)		Society Contracting, LLC	5/17/2006	11/28/2006	Open												
Pahala ADA Units and Modernization (Const)	Roofing improvements, foundation work, asbestos abate	For Planning Purposes Only			Open							1,000,000					
Pahala ADA Units and Modernization (Design)	Roofing improvements, foundation work, asbestos abate	For Planning Purposes Only			Open												
Pahala Elderly and Hale Aloha O'Puna Exterior Site Lighting (Const)	Electrical work for the installation of Exterior Site Lightin	Able Electric	3/10/2004	11/3/2004	Closed												
Pahala Elderly Housing LCCC (Const)	Large capacity cesspool conversions for federal and stat	Site Engineering, Inc.	9/11/2006	6/12/2007	Open												
Pahala Rehabilitate 24 Units of Elderly Housing	Rehabilitate 24 Units of Elderly Housing				Open												
Pahala Teacher Housing Improvements (Const)		Site Engineering, Inc.	11/1/2007	3/31/2008	Closed												
Palolo Valley Homes Physical Improvements (Design)	Comprehensive MOD including interior and exterior reno	Clifford Projects Inc.			Open		1,000,000										
Palolo Valley Homes Physical Improvements Ph1 (Const)	Comprehensive MOD including interior and exterior reno	For Planning Purposes Only			Open				1,000,000			2,250,000					
Palolo Valley Homes Physical Improvements Ph2 (Const)	Comprehensive MOD including interior and exterior reno	For Planning Purposes Only			Open												
Palolo Valley Homes Physical Improvements Ph3 (Const)	Comprehensive MOD including interior and exterior reno	For Planning Purposes Only			Open												
Palolo Valley Homes Physical Improvements Ph4 (Const)	Comprehensive MOD including interior and exterior reno	For Planning Purposes Only			Open												
Palolo Valley Homes Security Screen Door Replacement (Const)	Security Screen Door Replacement Due to Citation by R	For Planning Purposes Only			Open											200,000	
Palolo Valley Rockfall Mitigation (Const)		HI-TECH Rockfall Construct	12/31/2008	2/16/2009	Closed												
Palolo Valley Rockfall Mitigation (Design)		Geolabs Inc.	6/18/2008	1/11/2010	Closed												
Paoakalani		For Planning Purposes Only			Open												
Paoakalani		For Planning Purposes Only			Open												
Paoakalani Interior Repairs 17th Floor Units (Const)	Interior Repair of Type "C" Vacant Units 17th. Floor	DCN Contracting Inc.	6/15/2009	7/20/2009	Open												
Paoakalani Re-roof and Mis Repairs (Const)		Allied Pacific Builders, Inc.	12/17/2008	1/30/2009	Open	51,341											
PE Travel Inspections etc		For Planning Purposes Only			Open					144,130							
PHA Wide Type C Units (Const)	Repair Vacant Units at Various Locations	For Planning Purposes Only			Open					3,600,000							
PHA Wide Type C Units Group A (Design)	Repair Vacant Units at Various Locations	Mitsunaga & Associates, Inc.			Open												
PHA Wide Type C Units Group B (Design)	Repair Vacant Units at Various Locations	GYA Architects, Inc.			Open												
Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)	Physical needs assessment (PNA) of state-owned projec	Architects Hawaii, Ltd.	6/28/2006		Open												
Piilani Homes Elderly Termite Damage Repair (Const)		Artistic Builders Corporation	12/9/2008	2/7/2009	Closed												
Piilani Homes Physical Improvements (Const)	Site and Building Improvements for ADA accessibility, h	For Planning Purposes Only			Open												
Piilani Homes Physical Improvements (Design)	Site and Building Improvements for ADA accessibility, h	For Planning Purposes Only			Open												
Pomaikai ADA Units and Modernization (Const)	Roofing improvements, asbestos abatement, ADA & 504	For Planning Purposes Only			Open					2,000,000							
Pomaikai ADA Units and Modernization (Design)	Roofing improvements, asbestos abatement, ADA & 504	Durrant Media Five			Open												
Puahala Homes Ib Abatement and Modernization (Const) Buildings 4,5,6	Building 4,5,6	For Planning Purposes Only			Open					400,000							
Puahala Homes Ib Abatement and Modernization (Design) Buildings 4,5,6	Building 4,5,6	Paul Louie & Associates, Inc.			Open												
Puahala Homes II, III & IV Abatement and Modernization (Construction)	Lead based paint and asbestos abatement, kitchen and	For Planning Purposes Only			Open												
Puahala Homes II, III & IV Abatement and Modernization (Design)	Lead based paint and asbestos abatement, kitchen and	For Planning Purposes Only			Open												
Puahala Homes Site Improvements (Const)	Repair retaining wall and various site improvements	For Planning Purposes Only			Open												
Puahala Homes Site Improvements (Design)		Kim & Shiroma Engineers	4/10/2008	4/5/2010	Open										50,000		
Puahala Homes Unit 2 HazMat Abatement (Const)	Hazardous Materials Abatement and Renovations at Pu	Close Construction			Closed												
Puahala Homes Unit 2 HazMat Abatement (Design)	Design for hazardous material abatement and renovatio	PLA Inc.	3/3/2004	10/17/2005	Closed												
Pumehana Investigation & Repairs (Const)	Structural Investigation and Repairs at Pumehana	Stan's Contracting Inc.	6/17/2004	9/1/2005	Closed												
Pumehana, Replace Existing Booster Pump System and Provide Three Years Preventative Maintenance (Const)		Doonwood Engineering, Inc.	9/20/2006	1/17/2010	Open												
Punchbowl Homes (CFP LIST) (Const)		For Planning Purposes Only			Open												
Punchbowl Homes (CFP LIST) (Design)		For Planning Purposes Only			Open												
Puuwai Momi W. Heater & Roof Impr. (Const)	Improve and renovate roofing and solar water heater sys	For Planning Purposes Only			Open												
Puuwai Momi W. Heater & Roof Impr. (Design)	Improve and renovate roofing and solar water heater sys	For Planning Purposes Only			Open												
Puuwai Momi, Administration Building Re Roofing (Const)		Oahu Roofing and Waterprc	12/27/2007	1/2/2008	Closed												
Puuwai Momi, Electrical System Repairs (Const) I & II		Integrated Construction	10/9/2009		Open	2,179,508											
Puuwai Momi, Electrical System Repairs (Design)		Ronald N. S. Ho & Associat	5/26/2008	10/5/2010	Open										148,774		
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)					Open												
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)		Awa			Open												150,000
Salt Lake Apartments Bldg Improvements (Const)	Improve and renovate plumbing and electrical systems, f	For Planning Purposes Only			Open												
Salt Lake Apartments Bldg Improvements (Design)	Improve and renovate plumbing and electrical systems, f	For Planning Purposes Only			Open												
School St Bldg A Hazmat Abatement (Const)	Re-Roof, Fall Protection and Hurricane Ties Bldg "A" & "	For Planning Purposes Only			Open												
School St Bldg A Hazmat Abatement (Design)	Re-Roof, Fall Protection and Hurricane Ties Bldg "A" & "	Lou Chan & Associates			Open												
School Street Building E Design-Build Renovation (Both)		CC Engineering and Constr	1/26/2007	8/1/2007	Closed												
School Street Building E Structural Repairs (Const)	Structural repair to School Street Office, Building E	BCP Construction Hawaii, Ir	6/25/2004	10/31/2005	Closed												
School Street Building G Reroof (Const)	Reroof the Personnel Building, Fire and Vandal Damage	For Planning Purposes Only			Open												

PROJECT TITLE	PROJECT DESCRIPTION	CONTRACTOR	START	END	STATUS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	ARRA	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	FEDERAL CFP FUNDS	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Con	Elevator Improvements, S/W-Des	
						Obligation Deadline 9-12-2009	Obligation Deadline 6-12-2010		Obligation Deadline 9-15-2011	99-SP-HI-0;09-SP-HI-02	Available 10/1/10	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K		
School Street Renovations, Building M (Both)		William Scotsman, Inc.	10/14/2008	4/13/2009	Open	717	718	ARRA	719			720						
Tree Trimming at Various Sites Statewide (Const)	Tree Trimming at Mayor Wright Homes, Kaahumanu Homes, Waihiawa Terrace, KPT, Kupuna Home O'Waiialua				Open													
Vacant Units Renovation at Various Projects, Phase II (Const)		DKSL, LLC	4/21/2008	8/19/2008	Closed													
Various Projects Light Construction/Landscape (Oahu & Hawaii) (Const)		DPS CI	3/13/2006	4/9/2011	Closed													
Wahiawa Terrace, Electrical (Const)		For Planning Purposes Only			Open													
Wahiawa Terrace, Re-roof (Const)		For Planning Purposes Only			Open		600,000											
Wahiawa Terrace, Sewage Lift Station (Const)		O&M Enterprises	6/8/2007	6/14/2010	Open													
Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heater	Upgrade and Replace (2) Existing Heat Pumps and (2) E	Doonwood Engineering, Inc.	5/22/2009		Open													
Wahiawa Terrace, Weatherproofing, Painting (Const)		For Planning Purposes Only			Open													
Wahiawa Terrace, Weatherproofing, Painting (Design)		For Planning Purposes Only			Open													
Waiaka HazMat Abatement (Const)	Hazardous materials abatement at Waiaka, Honolulu, H	Society Contracting, LLC	11/22/2006	3/11/2007	Closed													
Waiaka HazMat Abatement (Design)	Hazardous material abatement at Waiaka, Moiliili, Hawai	EKNA Services, Inc.	2/15/2007	4/19/2007	Closed													
Weinberg Village Waimanalo (Const)	Building Repairs & Improvements at Weinberg Village W	Society Contracting, LLC	4/17/2005	8/14/2005	Closed													
BLI 1406 Operations (may not exceed 20% of Grant)						2,089,017	2,522,747		2,505,235			2,505,235						
BLI 1408 Management Improvements						265,839	856,657		500,000			500,000						
BLI 1410 Administration (may not exceed 10% of Grant)						500,000	1,210,509	1,203,376	1,252,618			1,252,618						
BLI 1502 Contingency (may not exceed 8% of Grant)							750,186		20,824			1,000,000						
BLI 1411 Audit						1,194												
STATE PUBLIC HOUSING SUBSIDY																		
Transfer Funds from B-07-416-K to B-07-415-K Con to Des		For Planning Purposes Only													663,489	(663,489)		
Transfer Funds from B-07-414-K to B-07-413-K Con to Des		For Planning Purposes Only											50,361	(50,361)				
Transfer Funds from B-08-400-K to B-08-401-K Des to Con		For Planning Purposes Only																(204,237)
Transfer Funds from B-08-403-K to B-08-402-K Con to Des		For Planning Purposes Only																
Transfer Funds from B-09-409-K to B-09-410-K Con to Des		For Planning Purposes Only																
APPROPRIATION						12,892,393	12,613,733	16,245,443	12,526,177	380,000	475,000	12,526,177	800,361	4,250,000	2,663,489	17,246,511	205,763	
ALLOTMENT														4,139,142				
EXPENDED/BUDGET						12,892,393	12,613,733	16,245,443	12,526,177	0	0	12,526,177	800,361	3,917,316	2,663,488	16,410,326	150,000	
BALANCES						0	0	0	0	380,000	475,000	0	0	221,826	1	836,185	55,763	

L/S CIP-		L/S CIP-Non-		LS CIP Non-		LS CIP Non-		General Fund Operating HMS-220	PROJECT TITLE	
Improvements, S/W-Con	Routine R&M/Renov, S/W-Des	Routine R&M/Renov, S/W-Con	Routine R&M/Renov, S/W Des	Routine R&M/Renov, S/W Con	Routine R&M/Renov, S/W Des	Routine R&M/Renov, S/W Con				
B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	L-10-xxx-K	de3-10-xxx-K	co	G-10-020-K	Totals	
									391,031	2008 Physical Needs Assessment (PNA) Federal Projects (Design)
									5,518,324	ADA Compliance for Various Federal Projects (Const)
	395,000								2,395,000	ADA Compliance for Various Federal Projects (Design)
									258,758	ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)
									661,079	ADA Compliance to Various Projects in Maui County and West Hawaii (2) (Const)
									0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kaiokalani, Kauai
									0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kaiokalani, Kauai
									0	ADA/UFAS Compliance (9 projects) (Const)
	795,565								795,565	ADA/UFAS Compliance (9 projects) (Design)
									184,080	Banyan Street Manor (Design)
									1,049,398	Banyan Street Manor Repairs and Renovations (Const)
									54,888	Banyan Street Manor, Wilikina Apts, Hale Poai, Kamalu Elderly, Hoolulu Elderly
									193,325	Barbers Point Modular Bath Facility (Const)
									2,968,493	Barbers Point Transitional Shelter (Const)
									350,000	Building for Stronger Tomorrow (Design)
									380,000	Building for Stronger Tomorrow (Design)
									500,000	Construction Mgt Contract Makua Alii
									800,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)
									100,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)
									166,218	Elevator Maintenance Service for Various Federal-Funded Projects (Const)
									173,217	Elevator Maintenance Service for Various Federal-Funded Projects (Const)
								135,191	135,191	Elevator Maintenance Service for Various Federal-Funded Projects (Const)
									109,600	Elevator Maintenance Service for Various State-Funded Projects (Const)
									107,681	Elevator Maintenance Service for Various State-Funded Projects (Const)
								78,895	78,895	Elevator Maintenance Service for Various State-Funded Projects (Const)
3,680,019									3,680,019	Elevator Modernization of 16 at Various Oahu Locations (Const)
									365,968	Elevator Modernization of 16 at Various Oahu Locations (Design)
1,500,000									200,000	Elevator Modernization Phase II: 10 at Various Sites (Design)
									1,500,000	Elevator Modernization Phase III: 10 at Various Sites (Const)
									77,971	Elevator Repair and Maintenance, Procurement Exemption #07-026J (Const)
									0	Elevator Repair and Maintenance at Various Sites Phase III (Design)
									745,969	Elevator Survey and Evaluation at 17 Oahu Locations (Const)
									171,049	Elevator Survey and Evaluation at 17 Oahu Locations (Design)
									0	Energy Performance Contract (EPC) (Both)
									119,417	Environmental Review for CFP (Design)
									178,000	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Facilities)
								42,948	42,948	Generator Maintenance Services at Various Oahu Projects (Const)
									752,949	Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)
140,000				1,400,000					2,400,000	Hale Aloha O'Puna ADA Units & Roof (Const)
									140,000	Hale Aloha O'Puna ADA Units & Roof (Design)
									1,798,615	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)
									255,932	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)
									3,000,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization
									300,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization
									72,916	Hale Hookipa Removal of 17 Eucalyptus Trees (Const)
									666,185	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)
									2,213,482	Hale Hookipa, Nani Olu, Reroofing (Const)
	65,000	647,000							647,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure
									65,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure
									4,500,000	Hale Laulima Major Mod (Const)
									900,000	Hale Laulima Major Mod (Design)
									2,000,000	Hale Nana Kai O'Kea Physical Improvement (Const)
200,000				2,000,000					200,000	Hale Nana Kai O'Kea Physical Improvement (Design)
									3,000,000	Hale Po'ai Building Improvements (Const)
									362,322	Hale Po'ai Building Improvements (Design)
								65,000	65,000	Halia Hale Reroof, Lights, Mechanical Repairs (R&M-elevator shaft, water fountain)
									875,166	Hauiki HazMat Abatement (Const)
									135,125	Hauiki HazMat Abatement (Design)
									838,592	Honokaa Teacher's Cottages, Hale Hauoli, Hale Hookipa & Nani Olu LCCC (Const)
									31,362	Honokowai Kauhale Re-roofing (Design)
									30,500	Hookipa Kahaluu, ACM Abatement on Floors (Const)
									565,313	Hoolulu and Kamalu Emergency Call System Repair (Const)
									72,040	Hoolulu and Kamalu Emergency Call System Repair (Design)
									73,973	Hoolulu Termite Repair in (9) Units (Const)
		700,000							700,000	Hui O Hanamaulu Physical Improvements (Const)
80,000									80,000	Hui O Hanamaulu Physical Improvements (Design)
									116,656	Ka Hale Kamehanikana Res Center, Install Gymnasium Floor (Const)
									1,150,000	Kaahumanu Homes, Reroofing (Const)

L/S CIP-							General Fund Operating HMS-220	Totals	Project Title
Elevator	Non-Improvements, S/W-Con	L/S CIP-Non Routine R&M/Renov, S/W-Des	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con			
B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	1-10-xxx-K	de3-10-xxx-K	G-10-020-K	0	Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)
								10,721,009	Kahale Kahaluu Physical Improvements (Const)
								596,603	Kahale Kahaluu, Design Services for Physical Improvements (Design)
								106,144	Kahale Mua Exterior Painting (Const)
								300,000	Kahale Mua Federal Site & Reroof (Const)
								50,000	Kahale Mua Federal Site & Reroof (Design)
								0	Kahale Mua Federal Site Renovation of Existing Units (Const)
		1,200,000						176,861	Kahale Mua Interior Improvements (Const)
								3,200,000	Kahale Mua State Site & Bldg Mod (Const)
								250,000	Kahale Mua State Site & Bldg Mod (Design)
								3,448,000	Kahekili Terrace Improvements (Const)
								365,445	Kahekili Terrace Physical Improvements (Design)
							138,547	138,547	Kahekili Terrace Tent Fumigation and Soil Treatment (Const)
								1,052,127	Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant un
								225,102	Kaimalino and Kealakehe Renovation of Vacant Units (Const)
								1,831,483	Kaimalino and Kealakehe Reroofing (Const)
								522,894	Kaimalino LCCC (Const)
		720,000						720,000	Kalaheo Homes Physical Improvements (Const)
	95,000							95,000	Kalaheo Homes Physical Improvements (Design)
		400,000						400,000	Kalakaua Homes Roof Improvements (Const)
								2,235,888	Kalakaua Homes Roof Improvements (Const)
							163,467	465,303	Kalakaua Homes Roof Improvements (Design)
								5,309,431	Kalaniihuia Investigations and Repairs (Const)
								197,255	Kalaniihuia Reroofing and Elevator Lobby Improvements (Const)
								52,216	Kalaniihuia Reroofing and Elevator Lobby Improvements (Design)
								200,000	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)
								50,000	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)
								5,920,515	Kalihi Valley Homes Phase IIb Site and Dwelling Improvements (Const)
								1,000,000	Kalihi Valley Homes Reconstruct Kalena Drive (Const)
								925,000	Kalihi Valley Homes Renovation of 49 Vacant Units (Const)
								200,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building
								35,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building
								4,634,050	Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Const)
								651,971	Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Design)
								7,000,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Const)
								600,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Design)
								870,990	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)
								9,585,318	Kalihi Valley Homes, Phase IIIa (Const)
								145,464	Kamakee Vista ADA Compliance of Commercial Areas (Const)
								50,000	Kamakee Vista ADA Compliance of Commercial Areas (Design)
								0	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Ro
								165,574	Kauhale Ohana, Type C Vacant Unit Repair (Const)
								210,000	Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)
								120,000	Kauioakalani Type "C" Repairs (Const)
								22,000	Kauioakalani, Reroofing (Const)
								2,000,000	Kawaiaehua (Federal) Exterior Improvements (Const)
								206,454	Kawaiaehua (Federal) Exterior Improvements (Design)
		1,200,000						1,200,000	Kawaiaehua (State) Improvements (Const)
	206,454							206,454	Kawaiaehua (State) Improvements (Design)
								307,072	Kawaiaehua Repairs at SA#1 to Fully Fund Project SA#2 for Vacant Turnaround
								0	Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)
								0	Ke Kumu Ekolu Painting of Vacant Units (Const)
							1,200,000	1,200,000	Ke Kumu Ekolu Roofing & Interior Repairs (Const)
					130,000			130,000	Ke Kumu Ekolu Roofing & Interior Repairs (Design)
								37,500	Ke Kumu Elua Exterior Painting (Const)
								0	KPT, Bathrooms ADA Compliant (Const)
								0	KPT, Bathrooms ADA Compliant (Const)
								0	KPT, Dry Standpipe Improvements (Const)
								0	KPT, Elevator Repair and Maintenance, Emergency Procurement E.P.#07-15-A
								231,183	KPT, Elevator Repair and Maintenance, Procurement Exemption #07-026J (Con
								964,221	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various S
								3,970,469	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)
								1,578,918	KPT, Fire Alarm System (Both)
								19,400	KPT, Fire Alarm System Design (Both)
								207,227	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)
24,217								35,305	KPT, Installation of New Security Camera System for Elevators (Const)
								37,500	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of To
								20,000	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of To
								52,396	KPT, Renovation to Air Conditioning System at Elevator Machine Rooms (Const

L/S CIP-							General Fund Operating HMS-220	PROJECT TITLE	
Elevator	Non-Improvements, S/W-Con	L/S CIP-Non Routine R&M/Renov, S/W-Des	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con			
B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	I-10-xxx-K	de3-10-xxx-K	G-10-020-K	Totals	Project Title
								48,000	KPT, Re-roof Two Low Rise Buildings (A & B) (Const)
								1,100,000	KPT, Reroofing Tower A (Const)
								950,000	KPT, Reroofing Tower B (Const)
								0	KPT, Rezoning and Subdivision (Design)
								660,000	KPT, Security Cameras (Not Elevator Cams) (Const)
								1,000,000	KPT, Sewer Repair (Phase I) (Const)
						4,000,000		5,000,000	KPT, Sewer Repair (Phase II) (Const)
								329,983	KPT, Sewer Repairs (Design)
								12,000	KPT, Type "C" Units Renovation/Repair
								0	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)
								1,120,851	KPT, Upgrade Trash Chutes (Const)
								108,646	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (Const)
								900,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
								140,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
								262,107	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)
								66,521	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)
							4,332	4,332	Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)
								65,000	La'ioia Generator, Heat Pump, and Lighting, Oahu (Const)
								5,000	La'ioia Heat Pump Replacement (Design)
								185,723	La'ioia Upgrade Fire Alarm System (Const)
								36,307	La'ioia Upgrade Fire Alarm System (Design)
								0	La'ioia Upgrade Fire Alarm System (Design)
								2,904,302	Lailani and Kealakehe LCCC (Const)
								284,300	Lailani-Building 13 ADA Accessibility Compliance (Const)
								426,688	Lanakila Homes - Phase II, III & IV (Design)
								0	Lanakila Homes - Renovation of Existing Buildings (Const)
								0	Lanakila Homes - Renovation of Existing Buildings (Design)
								37,453	Lanakila Homes Demo Phase III & IV (Const)
								1,745,349	Lanakila Homes Fair Housing Renovations (Const)
								273,349	Lanakila Homes Fair Housing Renovations (Design)
								6,472,481	Lanakila Homes Physical Improvements Phase IIIa (Const)
								92,331	Lanakila Homes Physical Improvements Phase IIIa (Energize Project) (Const)
								5,174,911	Lanakila Homes Physical Improvements Phase IIb (Const)
								24,840	Lanakila Homes, Physical Improvements to Lanakila Public Housing - Demolition
								894,000	Lanakila Homes, Physical Improvements to Lanakila Public Housing - Demolition
								2,213,000	LCCC for Federal and State Projects on the Islands of Kauai (Const)
								219,000	LCCC for Federal and State Projects on the Islands of Maui (Const)
								284,750	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
								46,487	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
								720,252	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I an
								51,552	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I an
							7,300	73,000	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)
								2,783,408	Lokahi HazMat Abatement and Interior Renovation (Const)
								7,564	Lokahi HazMat Abatement and Interior Renovation (Const)
								372,896	Lokahi HazMat Abatement and Interior Renovation (Design)
								25,511	Lokahi HazMat Abatement and Interior Renovation (Design)
								17,329	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tran
								50,000	Lokahi LCCC Evaluation of Existing Tanks (Design)
								300,000	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Ownershi
								11,000	Mailii II Type "C" Unit Repairs (Const)
								30,388	Makamae Investigation and Repairs (Const)
								4,096,952	Makamae Investigation and Repairs (Const)
								235,000	Makamae Repair of Vacant Units (Const)
								2,200,000	Makani Kai Hale Physical Improvements (Const)
								159,037	Makani Kai Hale Physical Improvements (Design)
								0	Makani Kai Hale Physical Improvements (Design)
								2,722,584	Makua Aiii Structural and Spall Repairs (Const)
								423,335	Makua Aiii Structural Investigation and Repairs (Design)
							21,000	64,141	Makua Aiii Upgrade and Replace Existing Booster Pump System (Const)
								52,313	Mauka Aiii Renovations to Sewer Lines (Const)
								0	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)
								135,000	Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)
								100,000	Mayor Wright Homes Reroofing (Const)
								294,781	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, Ka
								1,200,000	Mayor Wright Modernization - Ph 1 & 2 (Design)
								0	Mayor Wright Modernization - Ph 1 (Const)
								0	Mayor Wright Modernization - Ph 2 (Const)
								0	Mayor Wright Replacement of Solar Hot Water System (Const)
								380,758	Mayor Wright Replacement of Solar Hot Water System (Design)

Elevator		L/S CIP-Non-		LS CIP Non-		LS CIP Non-		General Fund Operating HMS-220		PROJECT TITLE	
Non-	Routine										
Improvements, S/W-Con	R&M/Renov, S/W-Des	R&M/Renov, S/W-Con	R&M/Renov, S/W Des	R&M/Renov, S/W Con	R&M/Renov, S/W Des	R&M/Renov, S/W Con	R&M/Renov, S/W Con			Totals	
B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	1-10-xxx-K	de3-10-xxx-K	co	G-10-020-K			
										111,792	Molokai Teachers Cottages CO # 1,2 and 3 (Const)
										1,493,510	Nakolea (Homeless Shelter) Design-Build Renovation (Both)
										0	Nakolea and Weinberg Village Various Physical Improvements For Homeless (C
										143,955	Nakolea Demo Building B and Additional Parking Lot at Nakolea (Const)
										71,115	Nakolea Demolition and Reconstruction of Stairs (Const)
										11,224	Nakolea Demolition and Reconstruction of Stairs (Design)
										880,768	Nani O'Puna & Hale O'Puna LCCC (Const)
										0	Nani O'Puna & Hale O'Puna LCCC (Const)
										0	Nani O'Puna & Hale O'Puna LCCC (Const)
										0	Nani Olu Additional Parking (Const)
										100,000	Nani Olu Additional Parking (Design)
										1,016,787	Nani O'Puna Renovations (Const)
										769,964	Noelani I & II and Waimea Teachers Cottage LCCC (Const)
										2,428,407	Noelani I & II, Physical Improvements to Noelani I and II (Const)
		70,323								546,361	Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating From
										1,000,000	Pahala ADA Units and Modernization (Const)
			100,000							100,000	Pahala ADA Units and Modernization (Design)
										167,745	Pahala Elderly and Hale Aloha O'Puna Exterior Site Lighting (Const)
										375,362	Pahala Elderly Housing LCCC (Const)
										0	Pahala Rehabilitate 24 Units of Elderly Housing
										58,300	Pahala Teacher Housing Improvements (Const)
										1,000,000	Palolo Valley Homes Physical Improvements (Design)
										3,250,000	Palolo Valley Homes Physical Improvements Ph1 (Const)
										3,250,000	Palolo Valley Homes Physical Improvements Ph2 (Const)
										3,250,000	Palolo Valley Homes Physical Improvements Ph3 (Const)
										3,250,000	Palolo Valley Homes Physical Improvements Ph4 (Const)
										200,000	Palolo Valley Homes Security Screen Door Replacement (Const)
										388,691	Palolo Valley Rockfall Mitigation (Const)
										138,201	Palolo Valley Rockfall Mitigation (Design)
										0	Paoakalani
										0	Paoakalani
									285,990	285,990	Paoakalani Interior Repairs 17th Floor Units (Const)
										667,048	Paoakalani Re-roof and Mis Repairs (Const)
										144,130	PE Travel Inspections etc
										3,600,000	PHA Wide Type C Units (Const)
	251,541									251,541	PHA Wide Type C Units Group A (Design)
	443,708									443,708	PHA Wide Type C Units Group B (Design)
										280,000	Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)
										427,327	Piilani Homes Elderly Termite Damage Repair (Const)
										1,400,000	Piilani Homes Physical Improvements (Const)
					140,000					140,000	Piilani Homes Physical Improvements (Design)
										2,000,000	Pomaikai ADA Units and Modernization (Const)
										400,000	Pomaikai ADA Units and Modernization (Design)
										1,900,000	Puahala Homes Ib Abatement and Modernization (Const) Buildings 4,5,6
	103,721									103,721	Puahala Homes Ib Abatement and Modernization (Design) Buildings 4,5,6
										0	Puahala Homes II, III & IV Abatement and Modernization (Construction)
										600,000	Puahala Homes II, III & IV Abatement and Modernization (Design)
			600,000							2,600,000	Puahala Homes Site Improvements (Const)
										205,420	Puahala Homes Site Improvements (Design)
										715,546	Puahala Homes Unit 2 HazMat Abatement (Const)
										95,482	Puahala Homes Unit 2 HazMat Abatement (Design)
										2,187,300	Pumehana Investigation & Repairs (Const)
										48,291	Pumehana, Replace Existing Booster Pump System and Provide Three Years P
										0	Punchbowl Homes (CFP LIST) (Const)
										0	Punchbowl Homes (CFP LIST) (Design)
										0	Puuwai Momi W. Heater & Roof Impr. (Const)
										0	Puuwai Momi W. Heater & Roof Impr. (Design)
										42,875	Puuwai Momi, Administration Building Re Roofing (Const)
										2,179,508	Puuwai Momi, Electrical System Repairs (Const) I & II
										179,813	Puuwai Momi, Electrical System Repairs (Design)
1,000,000										1,000,000	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)
										150,000	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Desi
										2,500,000	Salt Lake Apartments Bldg Improvements (Const)
			450,000							450,000	Salt Lake Apartments Bldg Improvements (Design)
										1,600,000	School St Bldg A Hazmat Abatement (Const)
	192,000									192,000	School St Bldg A Hazmat Abatement (Design)
										643,485	School Street Building E Design-Build Renovation (Both)
										84,700	School Street Building E Structural Repairs (Const)
										0	School Street Building G Reroof (Const)

L/S CIP-		L/S CIP-Non		L/S CIP Non-		L/S CIP Non-		General Fund Operating HMS-220	PROJECT TITLE	
Elevator Improvements, S/W-Con	Non-Routine R&M/Renov, S/W-Des	Routine R&M/Renov, S/W-Con	Routine R&M/Renov, S/W Des	Routine R&M/Renov, S/W Con	Routine R&M/Renov, S/W Des	Routine R&M/Renov, S/W Con	Routine R&M/Renov, S/W Con			
B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	i-10-xxx-K	de3-10-xxx-K	co	G-10-020-K	Totals	
									621,202	School Street Renovations, Building M (Both)
									0	Tree Trimming at Various Sites Statewide (Const)
									449,000	Vacant Units Renovation at Various Projects, Phase II (Const)
									18,000	Various Projects Light Construction/Landscape (Oahu & Hawaii) (Const)
									0	Wahiawa Terrace, Electrical (Const)
									600,000	Wahiawa Terrace, Re-roof (Const)
									39,626	Wahiawa Terrace, Sewage Lift Station (Const)
								76,105	76,105	Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heaters (
									0	Wahiawa Terrace, Weatherproofing, Painting (Const)
									0	Wahiawa Terrace, Weatherproofing, Painting (Design)
									73,796	Waiaka HazMat Abatement (Const)
									26,204	Waiaka HazMat Abatement (Design)
									624,340	Weinberg Village Waimanalo (Const)
									9,622,234	BLI 1406 Operations (may not exceed 20% of Grant)
									2,122,496	BLI 1408 Management Improvements
									5,518,405	BLI 1410 Administration (may not exceed 10% of Grant)
									1,771,010	BLI 1502 Contingency (may not exceed 8% of Grant)
									1,194	BLI 1411 Audit
								3,409,783		STATE PUBLIC HOUSING SUBSIDY
									0	Transfer Funds from B-07-416-K to B-07-415-K Con to Des
									0	Transfer Funds from B-07-414-K to B-07-413-K Con to Des
									0	Transfer Funds from B-08-400-K to B-08-401-K Des to Con
									0	Transfer Funds from B-08-403-K to B-08-402-K Con to Des
									0	Transfer Funds from B-09-409-K to B-09-410-K Con to Des
204,237	1,967,988	(1,967,988)		650,000	(650,000)					
6,204,237	2,967,988	7,032,012	1,150,000	6,763,000	500,000	4,000,000	4,414,556	236,674,260		APPROPRIATION
										ALLOTMENT
6,204,237	2,967,988	6,837,323	1,150,000	6,000,000	270,000	8,800,000	4,428,558	252,495,942		EXPENDED/BUDGET
0	0	194,689	0	763,000	230,000	(4,800,000)	(14,002)	(15,821,682)		BALANCES

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
FAX: (808) 832-6030

IN REPLY PLEASE REFER TO:

April 23, 2008

Ms. Keahi Mamala
1551 Kalakaua Ave F202
Honolulu, Hawaii 96826

Dear Ms. Mamala,

It has been brought to my attention by Bill Amey that you have an outstanding debt to the association in the amount of \$656.24. It was my understanding that Bill Amey has typed out a re-payment plan for you which you have not acknowledged. You made a payment of \$150.00 upon your resignation from the board, but haven't made any other payment since that time. Allan Sagayaga, HPHA program specialist, also informed me that you told him in a phone conversation that the balance of the money had already been paid back to the association.

The taking of federal money is a very serious offense which can result in very harsh penalties and/or prison time. It seems as though you are not taking this matter seriously. The association is willing to forego legal action if the money is repaid, however if you choose not to stick to the payment plan they have set up, or choose to not acknowledge repayment of the money, this matter will be referred to the Attorney General's office and legal action will be taken against you.

I can stress enough this matter needs to be taken care of immediately. Please contact Bill Amey as soon as possible regarding this issue.

Sincerely yours,

Mr. Derek Kimura
Property Management and Maintenance Services
Branch Chief

C: MU 4

LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

BARBARA ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817
FAX: (808) 832-6030

IN REPLY PLEASE REFER TO:

September 16, 2008

Ms. Keahi Mamala
1551 Kalakaua Ave F202
Honolulu, Hawaii 96826

Dear Ms. Mamala,

Allan Sagayaga, program specialist, has spoken to with Bill Amey, president of the Kalakaua Resident Association and discovered that you have already repaid \$100.00 of your previous balance of \$656.24. As a result you sill owe the association \$556.24.

The taking of federal money is a very serious offense which can result in very harsh penalties and/or prison time. It seems as though you are taking steps to repay the money that is owed the association. I hope that your regular payments continue. The association is willing to forego legal action if the money is fully repaid, however if you choose not to stick to the payment plan they have set up, or choose to not acknowledge repayment of the money, this matter will be referred to the Attorney General's office and legal action will be taken against you.

I can stress enough this matter needs to be taken care of immediately. If you have any questions please call Allan Sagayaga at 832-4687.

Sincerely yours,

Stephanie Fo
Acting Property Management and Maintenance Services
Branch Chief

C: MU 4
Bill Amey, President, Kalakaua Resident Association

LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 N. SCHOOL STREET
PO BOX 17907
HONOLULU, HAWAII 96817

November 20, 2008

HUI O KALAKAUA RESIDENT ASSOCIATION
1545 KALAKAUA AVE, BOX A
HONOLULU HI 96826

Re: Check from Keahi Mamala

Our office is in receipt of the following payments from Keahi Mamala.
Indicated below is her outstanding balance.

All future repayments will be handled by our office since you have sought resolution to this issue from HPHA.

Date	Check #	Amount	Balance
4/29/08	122	-50.00	\$656.24
5/30/08	122 Returned	+50.00	\$606.24
6/20/08	124	-50.00	\$656.24
11/21/08	141	50.00	\$606.24
12/05/08	142	100.00	\$556.24

Please contact me if you have any questions at 973-0193.

Mahalo and Aloha,

K. Kamalani Rodrigues
Tenant Relations Advisor

Enclosure: Check #124

cc: Keahi Mamala
1551 Kalakaua Avenue, #F202
Honolulu HI 96826

LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

BARBARA ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817
FAX: (808) 832-6030
November 28, 2008

IN REPLY PLEASE REFER TO:

Ms. Keahi Mamala
1551 Kalakaua Ave F202
Honolulu, Hawaii 96826

Dear Ms. Mamala,

A letter was first mailed to you on April 23, 2008 regarding the repayment of \$656.24 that was taken from your association account nearly a year ago. To this date, the outstanding balance has not yet been paid off.

We have given you more than adequate time to repay the amount owed to the association. We have no other alternative at this point but to refer this case to the Attorney General Office so that legal action can be taken.

Thank you very much.

Sincerely yours,

Stephanie Fo
Acting Property Management and Maintenance Services
Branch Chief

C: MU 4
Bill Amey, President, Kalakaua Resident Association

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary						
PHA: Hawaii Public Housing Authority/HI001		Locality: Honolulu/Hawaii			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	Hawaii Public Housing Authority HI001					
B.	Physical Improvements Subtotal	Annual Statement	8,268,304	8,376,295	8,376,295	8,268,304
C.	Management Improvements		500,000	392,009	392,009	500,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		1,252,618	1,252,618	1,252,618	1,252,618
F.	Other					
G.	Operations		2,505,235	2,505,235	2,505,235	2,505,235
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		12,526,157	12,526,157	12,526,157	12,526,157
L.	Total Non-CFP Funds		8,000,000	8,000,000	8,000,000	8,000,000
M.	Grand Total					

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)						
PHA: Hawaii Public Housing Authority/HI001		Locality: Honolulu/Hawaii			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
AMP 30						
1026	Puuwai Momi		10	10	10	10
1027	Hale Laulima		10	10	10	900,000
1038	Waipahu I		10	10	10	10
1039	Waipahu II		10	10	10	10
1066	Salt Lake		10	10	2,500,000	10
AMP 31						
1005	Kalihi Valley Homes		4,038,750	4,454,499	2,545,501	1,250,000
AMP 32						
1003	Mayor Wright Homes		10	10	10	1,200,000
AMP 33						
1009	Kaahumanu Homes		10	10	10	10
1099	Kamehameha Homes		10	10	10	10
AMP 34						
1012	Makua Alii		10	10	10	10
1036	Paoakalani		10	10	10	10
1062	Kalakaua Homes		10	10	10	10
AMP 35						
1011	Punchbowl Homes		10	10	10	10
1024	Kalanihuia		10	10	10	10
1046	Makamae		10	10	10	10
1047	Pumehana		10	10	10	10
1073	Spencer House		10	10	10	10
AMP 37						
1004	Lanakila Homes I		10	10	10	10
1013	Lanakila Homes II		10	10	10	10
1014	Lanakila Homes III		10	10	10	10
1028	Punahele Homes		10	10	10	10
1029	Pomaikai Homes		10	10	10	10

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary (Continuation)						
PHA: Hawaii Public Housing Authority/HI001			Locality: Honolulu/Hawaii		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
1045	Pahala		10	10	10	10
1051	Hale Aloha O'Puna		10	10	10	10
1052	Hale Olaloa		10	10	10	10
1097	Kauhale O'Hanakahi		10	10	10	10
1104	Lanakila Homes IV		10	10	10	10
AMP 38						
1018	Kapaa		10	10	10	10
1019	Hale Hoolulu		10	10	10	10
1020	Eleele Homes		10	10	10	10
1021	Hui O'Hanamaulu		10	10	10	10
1022	Kalaheo		10	10	10	10
1023	Home Nani		10	10	10	10
1054	Hale Nana Kai O'Kea		10	10	10	10
1055	Hale Hoonanea		10	10	10	10
1064	Kekaha Haaheo		10	10	10	10
1086	Kawailehua - Federal		10	10	10	10
AMP 39						
1016	David Malo Circle		10	10	10	10
1017	Kahekili Terrace		10	10	10	10
1044	Piilani Homes		10	1,400,000	10	10
1088	Kahale Mua		10	10	10	10
1092	Makani Kai Hale		10	10	10	10
1097	Makani Kai Hale II		10	10	10	10
AMP 40						
1007	Kuhio Homes		10	10	10	10
1010	Kuhio Park Terrace		10	10	10	1,000,000
AMP 43						
1032	Kaimalino		10	10	10	10
1053	Hale Hookipa		10	10	10	300,000
1061	Ka Hale Kahaluu		10	10	10	10

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)						
PHA: Hawaii Public Housing Authority/HI001		Locality: Honolulu/Hawaii			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
1063	Nani Olu		10	10	10	10
1070	Kealakehe		10	10	10	10
AMP 44						
1033	Maile I		10	10	10	10
1035	Nanakuli Homes		10	10	10	10
1057	Waimaha Sunflower		10	10	10	10
1091	Kauioikalani		10	10	10	10
1108	Maile II		10	10	10	10
AMP 45						
1025	Waimanalo Homes		10	10	10	10
1030	Koolau Village		10	10	10	10
1069	Kaneohe Apartments		10	10	10	10
1072	Hookipa Kahaluu		10	10	10	10
1090	Kauhale O'Hana		10	10	10	10
1107	Waimanalo Homes II		10	10	10	10
AMP 46						
1031	Hale Hauoli		10	10	10	10
1071	Noelani I		10	10	10	10
1078	Noelani II		10	10	10	10
1097	Ke Kumu Ekolu		10	10	10	10
AMP 49						
1015	Wahiawa Terrace		10	10	10	10
1050	Kupuna O'Hana		10	10	10	10
1056	Kauhale Nani		10	10	10	10
AMP 50						
1008	Palolo Valley Homes		2,228,874	2,521,126	3,330,124	1,669,876
PHAWID						
	ADA Compliance		2,000,000			1,947,788

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 2010	Work Statement for Year: 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	31/1005 Kalihi Valley Homes, Site and Dwelling Improvements		4,038,750	31/1005 Kalihi Valley Homes, Site and Dwelling Improvements		4,454,499
Annual				39/1044 Piilani Homes, Site and Building Improvements for ADA accessibility, hazmat abatement, Interior renovation, including kitchen and bath, replace waterline		1,400,000
Statement	50/1008 Palolo Valley Homes, Comprehensive MOD including interior and exterior renovations, including electrical, plumbing, baths, kitchens, windows, floors, ADA site drainage, parking, sidewalks, landscaping, hazmat, etc.		2,250,000	50/1008 Palolo Valley Homes, Comprehensive MOD including interior and exterior renovations, including electrical, plumbing, baths, kitchens, windows, floors, ADA site drainage, parking, sidewalks, landscaping, hazmat, etc.		2,521,126
	PHA Wide/ADA Compliance for Various Federal Projects		1,018,324			

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 2010 _____	Work Statement for Year: 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	30/1066 Salt Lake Apartments, Improve and renovate plumbing and electrical systems, kitchen and baths, and Hazmat abatement		2,500,000	30/1027 Hale Laulima, Major Mod		900,000
	31/1005 Kalihi Valley Homes, Site and Dwelling Improvements		2,545,501	31/1005 Kalihi Valley Homes, Site and Dwelling Improvements		1,250,000
	50/1008 Palolo Valley Homes, Comprehensive MOD including interior and exterior renovations, including electical, plumbing, baths, kitchens, windows, floors, ADA site drainage, parking, sidewalks, landscaping, hazmat, etc.		3,330,124	32/1003 Mayor Wright Homes, Comprehensive MOD including interior and exterior renovations, including electical, plumbing, baths, kitchens, windows, floors, ADA site drainage, parking, sidewalks, landscaping, hazmat, etc.		1,200,000
				40/1010 Kuhio Park Terrace, Improve sewer system at high rise to eleminate sewage backup into 56 1st and 2nd floor units and hazmat abatement.		1,000,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 2010	Work Statement for Year: 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide 20% Computer and IT Infrastructure Replacement	500,000	PHA-Wide 20% Computer and IT Infrastructure Replacement	392,009
	Subtotal of Estimated Cost	500,000	Subtotal of Estimated Cost	392,009

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 2010	Work Statement for Year: 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	PHA-Wide 20% Computer and IT Infrastructure Replacement	392,009	PHA-Wide 20% Computer and IT Infrastructure Replacement	500,000
	Subtotal of Estimated Cost	392,009	Subtotal of Estimated Cost	500,000

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	8,000,000	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	2,505,235	0	0	0	
3	1408 Management Improvements	500,000	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	1,252,618	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	8,268,324	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	12,526,177	0	0	0	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	
Signature of Executive Director			1/20/2010	Signature of Public Housing Director		
				1/20/2010		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150110 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010			
	Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1051 Hale Aloha O'Puna	Roofing improvements, asbestos abatement, ADA & 504 modifications, interior renovations and paint, exterior repair and paint, re-slurry seal & restripe parking lot. (Construction)	1460		1,000,000	0	0	0	Planning
37/1045 Pahala (E)	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Construction)	1460		1,000,000	0	0	0	Planning
38/1086 Kawailehua	Re-Roof, Fall Protection, Hurricane Ties, Install Gutters & Downspouts, Repair Exterior Siding & Repaint Exterior Walls, Re-Slurry Seal & Re-Stripe Parking Lot. (Construction)	1460		2,000,000	0	0	0	Planning
50/1008 Palolo Valley Homes	interior and exterior renovations, including electical, plumbing, baths, kitchens, windows, floors, ADA site drainage, parking, sidewalks, landscaping, hazmat, etc. (Construction)	1460		2,250,000	0	0	0	Planning
PHA-Wide	ADA Compliance for Various Federal Projects. (Construction)	1460		2,018,324	0	0	0	Planning

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

*Denotes non CFP Funding (state funds)

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08S00150109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009 ARRA	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	1,203,376	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	644,130	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	16,245,443	14,397,937	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	16,245,443	16,245,443	0	0	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08S00150109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009 ARRA
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director		1/20/2010	Signature of Public Housing Director		1/20/2010

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	8,330,966	8,330,966	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	2,522,747	2,505,235	0	0	
3	1408 Management Improvements	500,000	500,000	0	0	
4	1410 Administration (may not exceed 10% of line 21)	1,211,986	1,252,618	0	0	
5	1411 Audit	3,375	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	600,000	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	8,375,625	7,647,500	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	20,824	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	12,613,733	12,526,177	0	0	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director			1/20/2010	Signature of Public Housing Director	
				1/20/2010	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No:HI08P00150109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated2	Funds Expended2	
31/2202 Puahala Homes*	Abatement & Modernization (Design)*	NA		600,000	600,000	0	0	Planning*
31/2202 Puahala Homes*	Site Improvements (Construction)*	NA		2,600,000	2,600,000	0	0	Planning*
31/1005 Kalihi Valley Homes	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)	1430		0	600,000	0	0	In Progress
34/1012 Makua Alii	Structural & Spall Repairs (Construction)	1460		4,727,625	0	0	0	NA
34/1036 Paoakalani*	Interior Repairs for 17th Floor Units (Construction)*	NA		250,000	250,000	0	0	Planning*
37/1029 Pomaikai	Pomaikai ADA Units and Modernization (Construction)	1460		0	2,000,000			
37/1045 Pahala*	ADA Units & Modernization (Design)*	NA		100,000	100,000	0	0	Planning*
37/1051 Hale Aloha O Puna*	ADA Units & Roof (Construction)*	NA		1,400,000	1,400,000	0	0	Planning*
38/1054 Hale Nana Kai O Kea*	Physical Improvements (Construction)*	NA		2,000,000	2,000,000	0	0	Planning*
39/1016 David Malo Circle	Exterior Improvements - Paint, Roofing, Site & Misc. Repairs (Construction)	1460		200,000	800,000	0	0	In Progress

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number				Federal FFY of Grant: 2009		
		Capital Fund Program Grant No: HI08P00150109						
		CFFP (Yes/ No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated2	Funds Expended2	
39/1017 Kahekili Terrace	Physical Improvements (Construction)	1460		3,448,000	0	0	0	NA

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: HI08P00150109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated2	Funds Expended2	
39/1044 Piilani Homes*	Termite Damage Repair (Construction)*	NA		32,417	32,417	32,417	0	In Progress*
39/1088 Kahale Mua*	Site & Reroofing (Construction)*	NA		300,000	300,000	0	0	Planning*
39/2205 Kahale Mua*	Site & Building Modernization (Construction)*	NA		300,000	300,000	0	0	Planning*
40/1010 Kuhio Park Terrace*	Elevator Modernization (Construction)*	NA	6*	105,549	105,549	0	0	Planning*
40/1010 Kuhio Park Terrace	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of Tower A (Conststruction)	1460		0	37,500			
44/1091 Kaiokalani*	Type "C" Unit Repairs*	NA		120,000	120,000	0	0	Planning*
44/1108 Maili U*	Type "C" Unit Repairs*	NA		11,000	11,000	0	0	Planning*
44/1091 Kaiokalani	Kaiokalani Reroof, Paint, Interior Repairs Including Termites (Construction)	1460		0	210,000	0	0	In Progress

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: HI08P00150109 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
50/1008 Palolo Valley Homes	Palolo Valley Homes, comprehensive MOD including interior and exterior renovations, electical, plumbing, baths, kitchens, windows, floors, ADA site drainage, parking, sidewalks, hazmat, etc. Ph1 (Construction)	1460		0	1,000,000	0	0	In Progress
PHA Wide*	Type "C" Units & Renovation/Repair*	NA		12,000	12,000	0	0	Planning*
PHA Wide	Type "C" Units & Renovation/Repair	1460		0	3,600,000	0	0	In Progress

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Denotes non CFFP Funding (state funds)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number			FFY of Grant: 2009
		Capital Fund Program Grant No:			FFY of Grant Approval: 2009
		Replacement Housing Factor Grant No: HI08R001502-09			
		Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	240,896	240,896	240,896	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	240,896	240,896	240,896	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0

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U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001502-09 Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	
Signature of Executive Director			1/20/2010	Signature of Public Housing Director		
				1/20/2010		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number				Federal FFY of Grant: 2009		
		Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001502-09						
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		240,896	240,896	240,896		

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	19,135,772	19,135,772	4,400,772	0	
2	1406 Operations (may not exceed 20% of line 21) ³	2,522,747	2,522,747	0	0	
3	1408 Management Improvements	856,657	856,657	0	0	
4	1410 Administration (may not exceed 10% of line 21)	1,211,986	1,210,509	0	0	
5	1411 Audit	3,376	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	500,000	2,396,142	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	1,321,958	0	0	0	
10	1460 Dwelling Structures	5,900,401	4,877,492	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	296,608	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	750,186	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	12,613,733	12,613,733	0	0	
21	Amount of line 20 Related to LBP Activities	191,975	191,975	0	0	

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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
22	Amount of line 20 Related to Section 504 Activities	63,991	63,991	0	0	
23	Amount of line 20 Related to Security - Soft Costs	12,798	12,798	0	0	
24	Amount of line 20 Related to Security - Hard Costs	31,996	31,996	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	51,193	51,193	0	0	
Signature of Executive Director			1/20/2010	Signature of Public Housing Director		
				1/20/2010		

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number				Federal FFY of Grant: 2008		
		Capital Fund Program Grant No: HI08P00150108						
		CFFP (Yes/ No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
30/1026 Puuwai Momi	Admin Building Reroofing (Construction)*	NA		42,875	42,875	42,875	0	In Progress*
30/1026 Puuwai Momi	Electrical System Repairs (Construction) I & II	1450		921,958	0	0	0	Planning
31/1005 Kalihi Valley Homes	Renovation of Vacant Units*	NA		925,000	925,000	925,000	0	In Progress*
31/1005 Kalihi Valley Homes	Site and Dwelling Improvement Phase IVA (Construction)	1460		0	274,641	0	0	Planning
31/2201 Hauiki Homes	HazMat Abatement (Construction)*	NA		10,291	10,291	10,291	0	In Progress*
31/2202 Puahala Homes	Ib Abatement and Modernization (Design)*	NA		60,000	60,000	0	0	Planning*
31/2202 Puahala Homes	Ib Abatement and Modernization (Construction)*	NA	49 Units	800,000	800,000	0	0	Planning*
32/1003 Mayor Wright Homes	Building 11,20,22,23,24 - Structural Repairs (Design)	1430		0	135,000	0	0	Planning
32/1003 Mayor Wright Homes	ReRoof and Misc Repairs (Construction)	1460		2,807,972	100,000	0	0	Planning
33/1009 Kaahumanu Homes	Re-Roofing & Misc. Repairs (Construction)	1460		0	1,150,000	0	0	Planning
34/1062 Kalakaua Homes	Roof Improvements (Design)*	NA		35,888	35,888	35,888	0	In Progress*
34/1062 Kalakaua Homes	Roof Improvements (Construction)*	NA		400,000	400,000	400,000	0	Planning*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: HI08P00150108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
34/1036 Paoakalani	Pomaikai ADA Units and Modernization (Design)	1430	0	400,000	0	0	0	Planning
35/1046 Makamae	Repair of Vacant Units (Construction)*	NA		235,000	235,000	235,000	0	In Progress*
37/1029 Pomaikai Homes	ADA Units & Modernization (Design)*	NA		400,000	400,000	0	0	Planning*
37/1051 Hale Aloha O'Puna Homes	ADA Units & Roof (Design)*	NA		140,000	140,000	0	0	Planning*
37/1014 Lanakila Homes	Phase II, III, IV (Design)	1430	0	376,688	0	0	0	Planning
	Development Phase IIIB	1499		296,608	0	0	0	Planning
38/1019 Hale Hoolulu	Site & Dwelling Improvements (Design)*	NA		40,000	40,000	0	0	Planning*
38/1019 Hale Hoolulu	Site & Dwelling Improvements (Construction)*	NA		300,000	300,000	0	0	Planning*
38/1021 Hui O'Hanamaulu	Physical Improvements (Design)*	NA		80,000	80,000	0	0	Planning*
38/1021 Hui O'Hanamaulu	Physical Improvements (Construction)*	NA		700,000	700,000	0	0	Planning*
38/1022 Kalaheo Homes	Physical Improvements (Design)*	NA		95,000	95,000	0	0	Planning*
38/1022 Kalaheo Homes	Physical Improvements (Construction)*	NA		720,000	720,000	0	0	Planning*
38/1054 Hale Nana Kai O'Kea	Physical Improvements (Design)*	NA		200,000	200,000	0	0	Planning*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number				Federal FFY of Grant: 2008		
		Capital Fund Program Grant No: HI08P00150108						
		CFFP (Yes/ No): No						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
38/1086 Kawaiehua	Exterior Improvements (Construction)*	NA		800,000	800,000	0	0	Planning*
38/2204 Kawaiehua	Improvements (Construction)*	NA		1,500,000	1,500,000	0	0	Planning*
38/1086 Kawaiehua (Federal)	Exterior Improvements (Design)	1430	0	206,454		0	0	Planning
39/1016 David Malo Circle	Exterior Improvements - Paint, Roofing, Site Work (Design)	1430	0	100,000		0	0	Planning
39/1044 Piilani Homes	Termite Damage Repair (Construction)*	NA		394,910	394,910	394,910	0	Planning*
39/2205 Kahale Mua	Site & Building Modernization (Construction)*	NA		1,200,000	1,200,000	0	0	Planning*
40/1010 Kuhio Park Terrace	Re-Roofing & Misc. Repairs (Construction)	1460	0	950,000		0	0	Planning
40/1010 Kuhio Park Terrace	Trash Chutes (Construction)	1460	0	1,120,851		0	0	Planning
	Security Cameras (Construction)	1460	0	660,000		0	0	Planning
42/2403 Kamalu & Ho'ohulu	Emergency Call System Repair (Design)*	NA		72,040	72,040	72,040	0	In Progress*
42/2403 Kamalu & Ho'ohulu	Termite Repair (Construction)*	NA	9 Units	73,973	73,973	73,973	0	In Progress*
43/1032/1070 Kaimalino/Kealahou	Renovation of Vacant Units (Construction)*	NA		225,102	225,102	225,102	0	In Progress*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: HI08P00150108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
43/1053 Hale Hookipa	Removal of Eucalyptus Trees (Construction)*	NA		72,916	72,916	72,916	0	In Progress*
43/1053 Hale Hookipa	Roof & Exterior Repairs (Construction)	1460		1,600,000	0	0	0	NA
43/1063 Nani Olu	Exterior Repairs & Sidewalks (Both)	1460		400,000	0	0	0	NA
43/1063 Nani Olu	Exterior Repairs & Sidewalks (Both)	1450		400,000	0	0	0	Planning
43/1070 Kealakehe	Roof & Exterior Repairs (Construction)	1460		706,670	0	0	0	Planning
44/1091 Kau'ioikalani	Reroofing (Construction)	1460		0	22,000	0	0	Planning
49/1015 Wahiawa Terrace	Re-Roofing & Misc. Repairs (Construction)	1460		0	600,000	0	0	Planning
50/1008 Palolo Valley Homes	Physical Improvements (Design)	1430		500,000	1,000,000	0	0	Planning
COCC	Building B Design-Build	NA		643,485	643,485	643,485	0	In Progress*
COCC	Renovations, Building M*	NA		620,292	620,292	620,292	0	In Progress*
COCC	Building A - HazMat Abatement*	NA		200,000	200,000	200,000	0	Planning*
PHA - Wide	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Facilities)	1430		0	178,000	0	0	Planning

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: HI08P00150108 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA- Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Extraordinary Maintenance (Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wright-Emergency Health and Safety Units)	1460		385,760	0	0	0	Planning
PHA - Wide*	Renovation of Vacant Units, Phase III	NA		449,000	449,000	449,000	0	In Progress*
PHA - Wide* Various State Projects	Elevator Maintenance Service (Construction)*	NA	15 Elevators	6,000,000	6,000,000	0	0	Planning*
PHA - Wide* Various Federal Projects	ADA Compliance (Design)*	NA		1,700,000	1,700,000	0	0	Planning*

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² To be completed for the Performance and Evaluation Report.

Denotes non-CFFP Funding (state funds)

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-08 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	79,229	79,229	79,229	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	79,229	79,229	79,229	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0

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Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-08 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director			1/20/2010	Signature of Public Housing Director	
				1/20/2010	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing	Grant Type and Number				Federal FFY of Grant: 2008			
	Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001501-08							
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		79,229	79,229	79,229		

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² To be completed for the Performance and Evaluation Report.

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 Office of Public and Indian Housing
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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001502-08 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	0	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	141,143	141,143	141,143	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	0	0	0	0	
21	Amount of line 20 Related to LBP Activities	141,143	141,143	141,143	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	
		0	0	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001502-08 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director			1/20/2010	Signature of Public Housing Director	
				1/20/2010	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001502-08				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		141,143	141,143	141,143		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	19,818,357	19,818,357	19,818,357	0	
2	1406 Operations (may not exceed 20% of line 21) ³	2,578,479	2,089,017	2,089,017	0	
3	1408 Management Improvements	471,250	265,839	265,839	0	
4	1410 Administration (may not exceed 10% of line 21)	1,240,464	500,000	500,000	0	
5	1411 Audit	3,376	3,376	3,376	0	
6	1415 Liquidated Damages		0	0	0	
7	1430 Fees and Costs	286,210	491,945	491,945	0	
8	1440 Site Acquisition		0	0	0	
9	1450 Site Improvement	5,217,730	2,200,202	2,200,202	0	
10	1460 Dwelling Structures	365,747	7,342,014	7,342,014	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	2,729,137	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	12,892,393	12,892,393	12,892,393	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150107 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director _____ 1/20/2010 Signature of Public Housing Director _____ 1/20/2010					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
30/1026 Puuwai Momi*	Electrical System Repairs (Design)*	NA		148,774	148,774	148,774		In Progress*
30/1026 Puuwai Momi	Electrical System Repairs (Construction) I & II	1450		3,645,990	2,179,508	2,179,508	0	In Progress
31/1005 Kalihi Valley Homes*	Site & Dwelling Improvement Phase IVa (Design)*	NA		651,971	651,971	651,971	0	In Progress*
31/1005 Kalihi Valley Homes	Site & Dwelling Improvement Phase IVa (Construction)	1460		0	4,359,409	4,359,409	0	In Progress
31/1005 Kalihi Valley Homes	Site & Dwelling Improvement Phase IIIb (Construction)	1460		48,775	405,627	405,627	0	In Progress
31/1005 Kalihi Valley Homes	Site & Dwelling Improvement Phase III (Design)	1430		0	13,848	13,848	0	In Progress
32/1003 Mayor Wright Homes*	Replacement of Solar Water Heater System (Design)*	NA		380,758	380,758	380,758	0	In Progress*
34/1012 Makua Alii	Structural Investigation & Repairs (Design)	1430		0	423,335	423,335	0	In Progress

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
34/1036 Paoakalani	Re-Roofing & Miscellaneous Repairs (Construction)	1460		33,023	51,341	51,341	0	In Progress
34/1062 Kalakaua Homes*	Roof Improvements (Design)*	NA		50,000	50,000	50,000	0	Planning*
35/1024 Kalahehue*	Physical Improvements for Elevator Security (Design)*	NA		35,000	35,000	35,000	0	Planning*
35/1046 Makamae	Investigation and Repairs building settlement corrections (Construction)	1460		0	30,388	30,388	0	In Progress
37/1004/1013 Lanakila Homes*	Fair Housing Renovations (Construction)*	NA		3,000,000	3,000,000	3,000,000	0	Planning*
37/1013/1014/1104 Lanakila Homes	Phase II, III, & IV (Design)	1430		0	50,000	50,000	0	In Progress
37/1013/1014/1104 Lanakila Homes	Phase II, III, & IV (Redevelopment)	1499		2,729,137	0	0	0	NA
37/2206 Lokahi*	HazMat Abatement & Interior Renovation (Construction)*	NA		4,500,000	4,500,000	4,500,000	0	Planning*
38 - Wide*	Large Capacity Cesspool Conversion (Construction)*	NA		1,513,000	1,513,000	1,513,000	0	Planning*
38/1086 Kawaiaehue*	Exterior Improvements (Design)*	NA		125,000	125,000	125,000	0	Planning*
68/2204 Kawaiaehue*	Improvements (Design)*	NA		125,000	125,000	125,000	0	Planning*
39 - Wide*	Large Capacity Cesspool Conversion (Construction)*	NA		219,000	219,000	219,000	0	Planning*
39/1088 Kahala Maa*	Site & Re-Roofing (Design)*	NA		50,000	50,000	50,000	0	Planning*
39/1092 Makani Kai Hale*	Physical Improvements (Design)*	NA		4,000	4,000	4,000	0	In Progress*
39/2205 Kahala Maa*	Site & Building Modernization (Design)*	NA		250,000	250,000	250,000	0	Planning*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:					Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
40/1010 Kuhio Park Terrace*	Modernization of Elevators (Design)*	NA	6	247,979	247,979	247,979	0	In Progress*
40/1010 Kuhio Park Terrace*	Modernization of Elevators (Construction)*	NA	6	3,864,919	3,864,919	3,864,919	0	Planning*
40/1010 Kuhio Park Terrace*	Re-Roof 2 Low Rise Buildings A&B (Construction)*	NA		48,000	48,000	48,000	0	Planning*
40/1010 Kuhio Park Terrace*	Sewer Repair Phase I (Construction)*	NA		1,000,000	1,000,000	1,000,000	0	Planning*
40/1010 Kuhio Park Terrace	Upgrade Fire Alarm System (Construction)	1460		283,949	283,949	283,949	0	In Progress
40/1010 Kuhio Park Terrace	Upgrade Trash Chutes and Elevators (Construction)	1465		800,000	0	0	0	NA
43/1032/1070 Kaimalino Kealakhe*	Re-Roofing (Construction)*	NA		1,100,000	1,100,000	1,100,000	0	Planning*
43/1032 Kaimalino	Large Capacity Cesspool Conversion (Construction)	1450		14,157	20,694	20,694	0	In Progress
49/1050 Kupuna Home O Wai'alu*	Sewage Lift Station (Construction)*	NA		39,626	39,626	39,626	0	In Progress*
49/1050 Kupuna Home O Wai'alu*	Sewage Operational & Preventative Maintenance (Construction)*	NA		108,646	108,646	108,646	0	In Progress*
49/1050 Kupuna Home O Wai'alu*	Sewage Treatment Plant Improvements (Design)*	NA		15,000	15,000	15,000	0	In Progress*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
49/1050 Kupuna Home O'Wai'alea*	Sewage Treatment Plant Improvements (Design)*	NA		66,521	66,521	66,521	0	Planning*
9/1050 Kupuna Home O'Wai'alea*	Sewage Treatment Plant Improvements (Construction)*	NA		500,000	500,000	500,000	0	Planning*
50/1008 Palolo Valley Homes*	Trash Enclosure Modification and Drainage Evaluation (Design)*	NA		50,000	50,000	50,000	0	Planning*
50/1008 Palolo Valley Homes*	Trash Enclosure Modification (Construction)*	NA		150,000	150,000	150,000	0	Planning*
PHA - Wide Kaahumanu Homes, Kauioakalani, Kuhio Park Terrace, Mayor Wright Homes & Wahiawa Terrace*	Reroofing (Design)*	NA		220,000	220,000	220,000	0	Planning*
PHA - Wide Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kaahumanu & Kauioakalani*	Roof Repairs (Design)*	NA		214,781	214,781	214,781	0	In Progress*
PHA - Wide Noelani I & II and Waimea Teachers Cottage*	Large Capacity Cess Pool Conversion (Construction)*	NA		770,000	770,000	770,000	0	In Progress*
PHA - Wide Various Oahu Locations*	Elevator Modernization (Design)*	NA	15	352,382	352,382	352,382	0	In Progress*
PHA - Wide Various Oahu & Hawaii Locations *	Light Construction/Landscaping (Construction)*	NA		18,000	18,000	18,000	0	In Progress*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150107 CFFP (Yes/ No): No Replacement Housing Factor Grant No:					Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA - Wide Hale Hookipa, Nani Olu, Noelani I/II, Paoakalani	Reroofing & Misc. Repairs (Construction)	1460		0	2,211,300	2,211,300	0	In Progress
PHA - Wide Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing	Reroofing & Misc. Repairs (Design)	1430		0	4,762	4,762	0	In Progress
PHA-Wide Cesspool Conversion	Site Improvement-Mandatory Statewide Cesspool Conversion at Various Locations	1450		1,557,583	0	0	0	NA
PHA - Wide Emphasys Computer Systems (Elite)	Computer Upgrade - Emphasys Elite	1408		471,250	265,839	265,839	0	In Progress
PHA - Wide Design Costs		1430		286,210	0	0	0	NA

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

*Denotes non CFP Funding (state funds)

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-07 Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	0	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	71,452	71,452	71,452	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	71,452	71,452	71,452	0	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-07 Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director			1/20/2010	Signature of Public Housing Director	
				1/20/2010	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001501-07				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		71,452	71,452	71,452		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001502-07 Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	145,017	145,017	145,017	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	145,017	145,017	145,017	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001502-07 Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	
Signature of Executive Director			1/20/2010	Signature of Public Housing Director		
				1/20/2010		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001502-07				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		145,017	145,017	145,017		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number			FFY of Grant: 2006
		Capital Fund Program Grant No: HI08P00150106			FFY of Grant Approval: 2006
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	19,818,357	19,818,357	2,951,917	0
2	1406 Operations (may not exceed 20% of line 21) ³	2,620,705	2,461,500	2,461,500	2,461,500
3	1408 Management Improvements	1,300,000	392,925	392,925	471,368
4	1410 Administration (may not exceed 10% of line 21)	284,105	826,763	826,763	826,763
5	1411 Audit	3,278	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	400,000	1,034,963	1,034,963	788,706
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	118,663	1,817,655	1,817,655	2,334,994
10	1460 Dwelling Structures	7,756,964	5,784,604	5,784,604	5,236,884
11	1465.1 Dwelling Equipment—Nonexpendable	0	152,037	152,037	215,897
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	37,500	8,482	8,482	8,482
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	12,521,215	12,478,929	12,478,929	12,344,594
21	Amount of line 20 Related to LBP Activities	0	0	0	0

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number			FFY of Grant: 2006
		Capital Fund Program Grant No: HI08P00150106			FFY of Grant Approval: 2006
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 11/30/09			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
22	Amount of line 20 Related to Section 504 Activities	24,700	24,700	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	17,600	17,600	0	0
Signature of Executive Director		1/20/2010 Signature of Public Housing Director			1/20/2010

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150106 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
30/1026 Puuwai Momi*	Electrical System Repairs (Design)*	NA		148,774	148,774	148,774		In Progress*
30/1026 Puuwai Momi		1460		1,000,000	0	0	0	NA
30/1026 Puuwai Momi	Electrical System Repairs (Construction) I & II	1450		0	30,388	30,388	30,388	Planning
31/1005 Kalihi Valley Homes*	Site & Dwelling Improvement Phase IVa (Design)*	NA		651,971	651,971	651,971	0	In Progress*
31/1005 Kalihi Valley Homes	Site & Dwelling Improvement Phase IIIb (Site Improvement)	1450		0	1,637,180	1,637,180	2,156,937	In Progress
31/1005 Kalihi Valley Homes	Site & Dwelling Improvement Phase IIIb (Construction)	1460		756,383	3,389,225	3,389,225	3,021,670	In Progress
31/1005 Kalihi Valley Homes	Site & Dwelling Improvement Phase IIIb (Dwelling Equipment)	1465		0	139,707	139,707	142,557	In Progress
32/1003 Mayor Wright Homes*	Replacement of Solar Water Heater System (Design)*	NA		380,758	380,758	380,758	0	In Progress*
32/1003 Mayor Wright Homes	Dwelling Improvements, accessibility, infrastructure, exterior building systems, energy efficient systems, hazardous material abatement. (Construction)	1460		1,208,037	0	0	0	NA
34/1036 Paoakalani	Re-Roofing & Miscellaneous Repairs (Construction)	1460		0	627,434	627,434	631,151	41% Complete
34/1036 Paoakalani	Re-Roofing & Miscellaneous Repairs (Dwelling Equipment)	1465		0	0	0	35,896	

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150106 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
34/1062 Kalakaua Homes*	Roof Improvements (Design)*	NA		50,000	50,000	0	0	Planning*
35/1024 Kalamihua*	Physical Improvements for Elevator Security (Design)*	NA		35,000	35,000	0	0	Planning*
34/1047 Pumehana	Pumehana Spall Repair (Construction)	1460		0	24,353	24,353	0	In Progress
34/1047 Pumehana	Pumehana Spall Repair (Construction)	1465		0	0	0	37,444	100% Complete
34/1012 Makua Alii	Makua Alii Structural Investigation and Repairs (Design)	1430		0	0	0	146,593	In Progress
35/1046 Makamae	Investigation and Repairs building settlement corrections (Site Improvement)	1450		0	16,574	16,574	0	100% Complete
35/1046 Makamae	Investigation and Repairs building settlement corrections (Construction)	1460		1,000,000	114,948	114,948	0	100% Complete
35/1046 Makamae	Investigation and Repairs building settlement corrections (Design)	1430		0	0	0	62,612	In Progress
37/1004/1013 Lanakila Homes*	Fair Housing Renovations (Construction)*	NA		3,000,000	3,000,000	0	0	Planning*
37/2206 Lokahi*	HazMat Abatement & Interior Renovation (Construction)*	NA		4,500,000	4,500,000	0	0	Planning*
38 - Wide*	Large Capacity Cesspool Conversion (Construction)*	NA		1,513,000	1,513,000	0	0	Planning*
38/1086 Kawailuehua*	Exterior Improvements (Design)*	NA		125,000	125,000	0	0	Planning*
38/2204 Kawailuehua*	Improvements (Design)*	NA		125,000	125,000	0	0	Planning*
39 - Wide*	Large Capacity Cesspool Conversion (Construction)*	NA		219,000	219,000	0	0	Planning*
39/1088 Kahala Mua*	Site & Re-Roofing (Design)*	NA		50,000	50,000	0	0	Planning*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150106 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
39/1092 Makani Kai Hale*	Physical Improvements (Design)*	NA		4,000	4,000	4,000	0	In Progress*
39/2205 Kahale Mua*	Site & Building Modernization (Design)*	NA		250,000	250,000	0	0	Planning*
40/1010 Kuhio Park Terrace*	Modernization of Elevators (Design)*	NA	6	247,979	247,979	247,979	0	In Progress*
40/1010 Kuhio Park Terrace*	Modernization of Elevators (Construction)*	NA	6	3,864,919	3,864,919	0	0	Planning*
40/1010 Kuhio Park Terrace*	Re-Roof 2 Low Rise Buildings A&B (Construction)*	NA		48,000	48,000	0	0	Planning*
40/1010 Kuhio Park Terrace*	Sewer Repair Phase I (Construction)*	NA		1,000,000	1,000,000	0	0	Planning*
40/1010 Kuhio Park Terrace	Upgrade Fire Alarm System (Construction)	1460		0	1,294,969	1,294,969	1,250,388	In Progress
40/1010 Kuhio Park Terrace	Vacant Units "C" (Construction)	1460		0	48,775	48,775	48,775	In Progress
40/1010 Kuhio Park Terrace	Telephone Systems (Construction)	1465		0	12,330	12,330	0	82% Complete
43/1032/1070 Kaimalino Kealakehe*	Re-Roofing (Construction)*	NA		1,100,000	1,100,000	0	0	Planning*
43/1032 Kaimalino	Large Capacity Cesspool Conversion (Construction)	1450		0	133,513	133,513	147,669	98% complete
43/1061 Kahale Kahaluu		1460		1,243,617	100,000	100,000	100,000	In Progress
44/1057 Waimaha-Sunflower		1460		0	18,618	18,618	18,618	
45/1090 Kauhale Ohana		1460		0	8,279	8,279	8,279	95% Complete
46/1078/1071 Noelani I, Noelani II	Exterior Improvements (Construction)	1460		0	158,003	158,003	158,003	In Progress

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150106 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
49/1050 Kupuna Home O'Wai'ialua*	Sewage Lift Station (Construction)*	NA		39,626	39,626	39,626	0	In Progress*
49/1050 Kupuna Home O'Wai'ialua*	Sewage Operational & Preventative Maintenance (Construction)*	NA		108,646	108,646	108,646	0	In Progress*
49/1050 Kupuna Home O'Wai'ialua*	Sewage Treatment Plant Improvements (Design)*	NA		15,000	15,000	15,000	0	In Progress*
49/1050 Kupuna Home O'Wai'ialua*	Sewage Treatment Plant Improvements (Design)*	NA		66,521	66,521	0	0	Planning*
49/1050 Kupuna Home O'Wai'ialua*	Sewage Treatment Plant Improvements (Construction)*	NA		500,000	500,000	0	0	Planning*
50/1008 Palolo Valley Homes*	Trash Enclosure Modification and Drainage Evaluation (Design)*	NA		50,000	50,000	0	0	Planning*
50/1008 Palolo Valley Homes*	Trash Enclosure Modification (Construction)*	NA		150,000	150,000	0	0	Planning*
PHA - Wide Kaahumanu Homes, Kauio'kalani, Kuhio Park Terrace, Mayor Wright Homes & Wahiawa Terrace*	Reroofing (Design)*	NA		220,000	220,000	0	0	Planning*
PHA - Wide Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kaahumanu & Kauio'kalani*	Roof Repairs (Design)*	NA		214,781	214,781	214,781	0	In Progress*

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: HI08P00150106 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA - Wide Noelani I & II and Waimea Teachers Cottage*	Large Capacity Cess Pool Conversion (Construction)*	NA		770,000	770,000	770,000	0	In Progress*
PHA - Wide Various Oahu Locations*	Elevator Modernization (Design)*	NA	15	352,382	352,382	352,382	0	In Progress*
PHA - Wide Various Oahu & Hawaii Locations *	Light Construction/Landscaping (Construction)*	NA		18,000	18,000	18,000	0	In Progress*
PHA - Fees and Costs	Sundry Costs	1430		400,000	1,034,963	1,034,963	579,501	In Progress
PHA - Wide Site Improvements	Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wright Homes, Emergency Health and Safety Units.(Site Improvement)	1450		118,663	0	0	0	NA
PHA - Wide Site Improvements	Kaimalino, Nani Olu, Hale Hookipa, Kealakehe, Noelani I & II, Paoakalani, Mayor Wright Homes, Emergency Health and Safety Units.(Site Improvement)	1460		2,548,927	0	0	0	NA
PHA - Wide Management Improvements	Management Deficiencies, Economic Development, Resident Training, Drug/Crime Prevention, Computer Upgrade.	1408		1,300,000	392,925	392,925	471,368	In Progress

Part II: Supporting Pages									
PHA Name: Hawaii Public Housing Authority	Grant Type and Number Capital Fund Program Grant No: HI08P00150106 CFFP (Yes/ No): No Replacement Housing Factor Grant No:					Federal FFY of Grant: 2006			
	Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide Relocation Expenses	\$1,500 a unit and applicable staff time for coordination.	1495			37,500	8,482	8,482	8,482	In Progress

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

*Denotes non CFP Funding (state funds)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-06 Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 07/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	0	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
		161,414	161,414	161,414	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	161,414	161,414	161,414	0	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-06 Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval: 2006	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 07/31/09						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	
Signature of Executive Director			1/20/2010	Signature of Public Housing Director		
				1/20/2010		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001501-06				Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		161,414	161,414	161,414		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-04 Date of CFFP:			FFY of Grant: 2004 FFY of Grant Approval: 2004	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	0	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	1,087,235	1,087,235	1,087,235	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,087,235	1,087,235	1,087,235	0	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-04 Date of CFFP:			FFY of Grant: 2004 FFY of Grant Approval: 2004
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director			1/20/2010	Signature of Public Housing Director	
				1/20/2010	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number				Federal FFY of Grant: 2004		
		Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001501-04						
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		1,087,235	1,087,235	1,087,235		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-03 Date of CFFP:			FFY of Grant: 2003 FFY of Grant Approval: 2003	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	0	0	0	0	
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	0	0	0	0	
		604,477	604,477	604,477	527,448	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	604,477	604,477	604,477	527,448	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-03 Date of CFFP:			FFY of Grant: 2003 FFY of Grant Approval: 2003	
Type of Grant						
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	
Signature of Executive Director			1/20/2010	Signature of Public Housing Director		
				1/20/2010		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001501-03				Federal FFY of Grant: 2003		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		604,477	604,477	604,477	527,448	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-02 Date of CFFP:			FFY of Grant: 2002 FFY of Grant Approval: 2002	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	0	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities ⁴	778,588	778,588	778,588	778,588	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	778,588	778,588	778,588	778,588	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary						
PHA Name: Hawaii Public Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: HI08R001501-02 Date of CFFP:			FFY of Grant: 2002 FFY of Grant Approval: 2002	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0	
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0	
Signature of Executive Director			1/20/2010	Signature of Public Housing Director		
				1/20/2010		

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⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Hawaii Public Housing		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No: HI08R001501-02				Federal FFY of Grant: 2002		
Development Number Name/PHA-Wide Activities	General Discription of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
37/1014 Lanakila Homes IIIB	Redevelopment of Lanakila Homes Phase IIIB. (Construction)	1499		778,588	778,588	778,588	778,588	In Progress

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² To be completed for the Performance and Evaluation Report.



Hawaii Public Housing Authority
 Annual Plan
 State Fiscal Year 2011

9.0 Housing Needs of Families in the Jurisdiction.

Housing Needs of Families on the Public Housing Waiting List as of January, 2010		
	# of families	% of total families
Waiting list total	8,552	
Extremely low income <=30% AMI	7,260	84.89
Very low income (>30% but <=50% AMI)	1,064	12.44
Low income (>50% but <80% AMI)	185	2.16
Families with children	4,474	52.32
Elderly families	1,761	20.59
Families with Disabilities	1,729	20.22
White	1,288	15.06
Hispanic	570	6.67
Black	204	2.39
Am Indian, etc	83	0.97
Asian/Pacific Islander/Other	6,977	81.58
Characteristics by Bedroom Size (Public Housing Only)		
1BR and Studio	3,607	44.18
2 BR	3,271	38.25
3 BR	1,350	15.79
4 BR	294	3.44
5 BR	30	0.35
5+ BR	0	0.00



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2011

STATEMENT OF FINANCIAL RESOURCES HPHA Annual Plan FY 2011

Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants FY 2010		
a) Public Housing Operating Fund (100% assumed)	\$21,545,016	
b) Public Housing Capital Fund	\$12,526,177	'10 Est.. Based on '09 Grant
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$18,212,709 \$20,004,603	Excluding Admin Fees Including Admin Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self- Sufficiency Grants	\$65,000	Family Self Sufficiency
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only)		
Comprehensive Grant (Capital Fund Program)	\$41,385,353	Public Housing Capital Improvements 08, 09, ARRA Grants.
Public Housing Drug Elimination Program	N/A	
Resident Opportunities and Self Sufficiency	\$248,762	Public Housing Supportive Services
Supportive Housing	N/A	Public Housing Supportive Services
3. Public Housing Dwelling Rental Income	\$16,347,627	Public Housing Operations
4. Other income (list below)		
Interest Income	\$75,903	
Other Income	\$258,860	Laundry, Cell Towers, Etc.
5. Non-federal sources (list below)		
State General Fund	\$1,145,556	Public Housing Security
Total resources	\$111,810,963	