

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
June 17, 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. Executive Session, April 15, 2010
- B. Regular Meeting, May 20, 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. Motion: To Adopt the Hawaii Public Housing Authority's Policy on the Board of Directors' Role and Interaction with the Staff, Board No. 3
- B. Motion: To Adopt the Hawaii Public Housing Authority's Policy on Communication, Communications No. 1
- C. Motion: To Authorize the Executive Director to Hold Public Hearings on Amendments to 17-2028, Hawaii Administrative Rules (HAR) for Federally Assisted Public Housing, 15-193, and HAR for State Aided Public Housing to Allow Curfews in Public Housing
- D. Motion: To Approve the Request to the Governor to Delegate Authority to the Executive Director as the Certifying Officer for Categorically Excluded Environmental Reviews
- E. Motion: To Adopt the Hawaii Public Housing Authority's Operating Budget for the Fiscal Year 2010-2011

- F. Motion: To Authorize the Executive Director to Take all Actions Necessary to Comply with the Transfer of the Homeless Programs to the Department of Human Services pursuant to Act 89, Session Laws of Hawaii 2010, including but not limited to, the Transferring or conveying of Homeless Properties to the Department of Land and Natural Resources, Revising of Functional Statements, and Reorganizations

V. REPORTS

- A. Task Force Reports as Requested by the Board Chair at the May/June 2010 Meeting
 - 1. Finance Task Force to work with the Executive Director to review the proposed operating budget and the corrective action plan for the HPHA's Single Audit and to assist with an action plan.
 - 2. Board Training Task Force to continue to work on Board training
 - 3. Board Goals and Objectives Task Force regarding letter to Alvarez & Marsal Group

- B. Executive Director's Report: May/June 2010 Status Report
 - 1. Accomplishments/Highlights for the month of May/June 2010
 - a. Fully obligated 718 HUD capital funds
 - b. Local HUD Office site visits

 - 2. Planned Activities – Highlights for the months of May/June 2010
 - a. Transfer of Homeless Programs to the Department of Human Services
 - b. HUD REAC property inspections
 - c. RFP for legal services for KPT project
 - d. RFP for ADA Compliance and Fair Housing

 - 3. Trends/Issues
 - a. Personnel Issues:
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 personnel issues

 - 4. Potential Risks
 - a. Kahekili Terrace (Maui)
 - b. Banyan Street Manor
 - c. Makani Kai Hale
 - e. Hana property sale

5. Program Reports and Follow-Up from Previous Board Meeting(s)
 - a. Formation of Resident Associations
 - b. Tenant Monitor Program
 - c. Status of Vacant Units at Lanakila Homes
 - d. Elevator Lobby Work at Kalanihuia
 - e. Puahala Transitional Housing Update
 - f. KPT Redvelopment
 - g. Energy Performance Contract

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 Information: Update on Legislative Actions that Affect the Hawaii Public Housing Authority
- C. For Information: Update on the Status of a Pilot Program for Designated Elderly Housing
- D. For Information: Update on Standardized House Rules for the Federal Low Income Public Housing Program
- E. For Information: Update on the Status of the U.S. Department of Housing and Urban Development's Corrective Action Order Against the Hawaii Public Housing Authority
- F. Highest and best use of dwelling units - KVH

** Meals will be served to the board members and support staff as an integral part of the board meeting. **

If any person required special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori, Secretary to the Board at (808) 832-4690 by close of business two days prior to the meeting date.

**MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BUILDING E,
ON THURSDAY, APRIL 15, 2010
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, April 15, 2010 at 9:00 a.m.

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

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

Krislen Chun, Deputy Attorney General
Denise M. Wise, Executive Director

EXCUSED: Director Sam Aiona
Director Sherrilee Dodson

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Lydia Camacho, State Housing Development Administrator
Mark Buflo, Acting Chief Financial Management Advisor
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

PUBLIC: Ms. Moana Hampton, Kalihi Valley Homes resident
Mr. Effa Ichita, Kalihi Valley Homes resident
Ms. Iuni Umaga, Kalihi Valley Homes resident
Ms. Susana Taua, Kalihi Valley Homes resident
Mr. Ray Adair, Nan McKay & Associates
Mr. Tim Garry, private resident

Proceedings:

Chairperson Thompson declared a quorum present.

The business of the Board proceeded with a motion entered by Director Beaver to approve the minutes of the Regular Meeting held on March 18, 2010 and seconded by Director Ignacio.

The minutes were unanimously approved as presented with no corrections.

Public Testimony:

The Board received public testimony from Ms. Moana Hampton, Mr. Effa Ichita, Ms. Iuni Umaga and Ms. Susana Taua all residents of Kalihi Valley Homes (KVH). All residents expressed gratitude to Denise Wise, Executive Director and the HPHA for the temporary curfew at KVH. Ms. Hampton stated since the curfew residents feel safe in their homes and at night she can “hear a pin drop.” Ms. Umaga stated she can sleep through the night and feels safe leaving her home. Mr. Ichita stated since the curfew he feels safe and so does his family and Ms. Taua also stated she feels safe because of the curfew.

For Action:

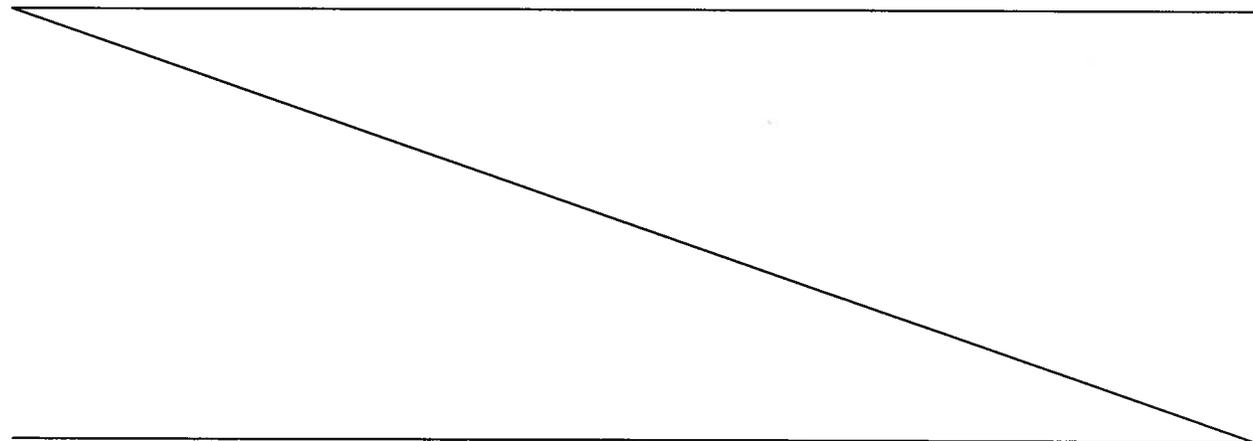
Motion: To Adopt Board Resolution No.26 Expressing Appreciation to Ms. Barbara E. Arashiro.

Director Beaver moved and Director Ignacio seconded.

Chairperson Thompson provided background information on Ms. Arashiro’s, executive assistant, tenure as acting executive director.

With no further discussion, Chairperson Thompson called the question.

Support: The motion carried unanimously.



RESOLUTION NO. 26

EXPRESSING APPRECIATION TO MS. BARBARA E. ARASHIRO

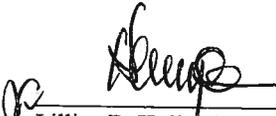
1. Barbara E. Arashiro is the Executive Assistant of the Hawaii Public Housing Authority.
2. With the departure of the Executive Director, Ms. Arashiro accepted the additional responsibilities as the Acting Executive Director.
3. In addition to her normal duties, Ms. Arashiro maintained effective contact with the Board, the Legislature, and representatives of the Department of Housing and Urban Development.
4. Ms. Arashiro directed emergency efforts during the KVH rock fall, mobilizing HPHA personnel, evacuating families, and making the arrangements required for the safety of the families.
She maintained appropriate contact with the media, and worked with the City and County Department of Water Supply for the rapid remediation of the problem.
5. Ms. Arashiro continuously demonstrated effective leadership during the interim period, fully staffing the monthly meetings of the Board of Directors.
6. BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 26 Expressing Appreciation to Ms. Barbara E. Arashiro on this 15th day of April 2010.
7. BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to Ms. Barbara E. Arashiro, and placed in her personnel file, reflecting the sincere appreciation of the Board for her 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

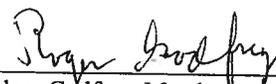

Sam Aiona, Member


Carol R. Ignacio, Member


Clarissa P. Hosino, Member


Rene Berthiaume, Member


Sherrilee K. Dodson, Member


Rodger Godfrey, Member

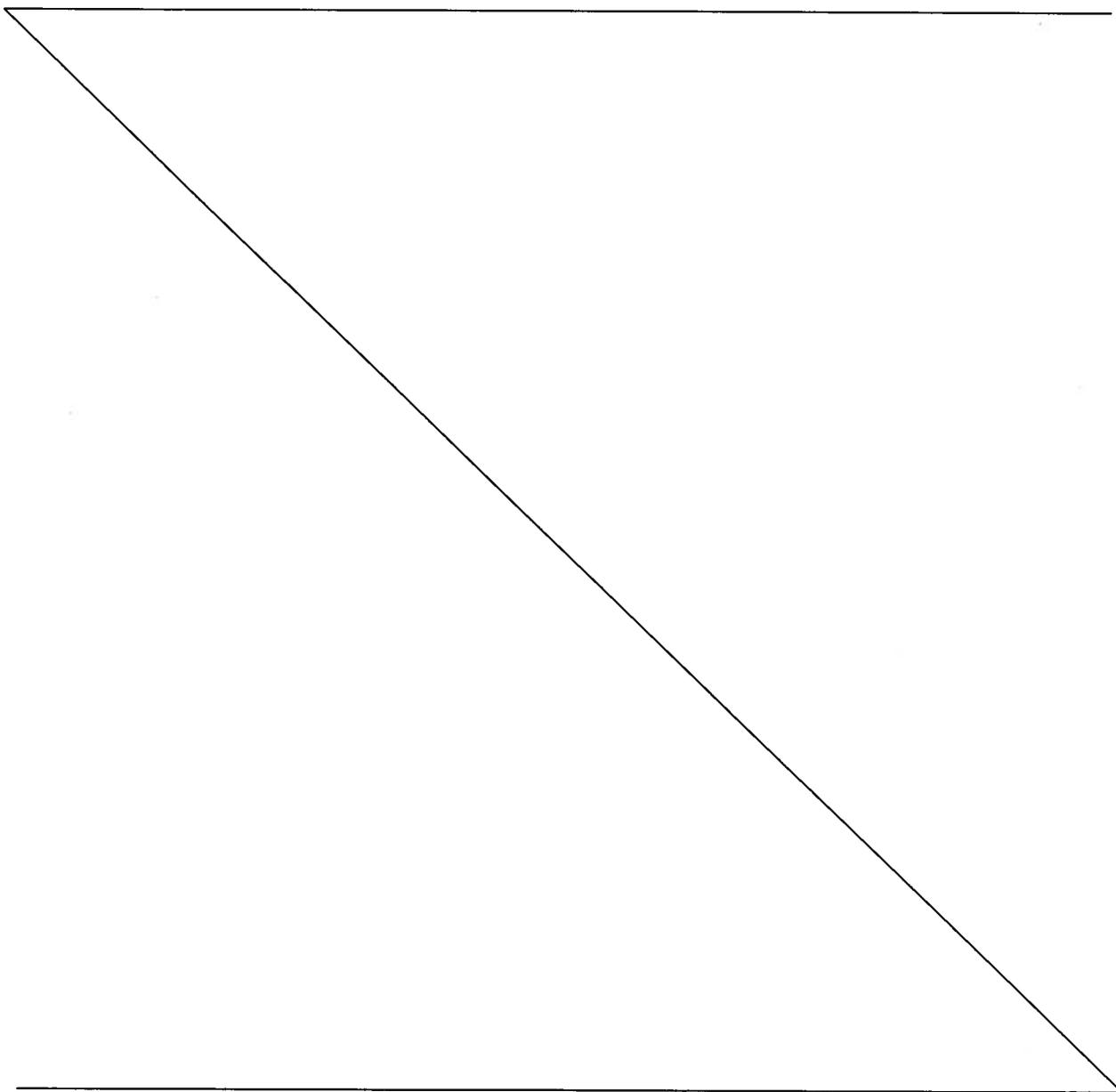
Motion: To Adopt Board Resolution No.25 Expressing Appreciation to Mr. Michael J. Hee.

Director Beaver moved and Designee Oliva seconded.

Ms. Wise reported that Mr. Hee has voluntarily come into the office after his retirement and provide support to the operations for several functions.

With no further discussion Chairperson Thompson called the question.

Support: The motion carried unanimously.



RESOLUTION NO. 25

EXPRESSING APPRECIATION TO MR. MICHAEL J. HEE

WHEREAS, Mr. Michael J. Hee was the Private Management Contract Administrator for the Hawaii Public Housing Authority (HPHA) until his retirement in February 2010; and

WHEREAS, Mr. Hee was responsible for the oversight of State and Federal public housing properties and private management contracts of the Property Management and Maintenance Services Branch;

WHEREAS, Mr. Hee was often referred to as the "HPHA Historian" due to his 30 years of experience at the housing agency;

WHEREAS, Mr. Hee used his historical background and experience to assist other Branches and Staff Offices of the HPHA;

WHEREAS, even upon his retirement, Mr. Hee continued to volunteer and assist the HPHA to complete the operating subsidy calculation for the Federal Low Income Public Housing Program, often working a full day to complete the task; now therefore

BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 25 Expressing Appreciation to Mr. Michael J. Hee on this 15th day of April 2010; and

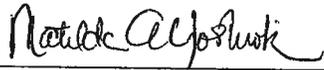
BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to Mr. Hee along with expressions of sincere appreciation for his contributions to the Hawaii Public Housing Authority and the citizens of the State of Hawaii.



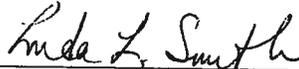
Travis O. Thompson, Chairperson



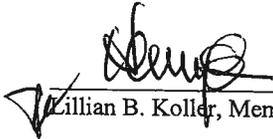
R. Eric H. Beaver, Vice Chair



Matilda A. Yoshioka, Secretary



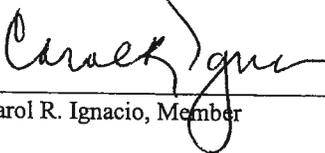
Linda L. Smith, Member



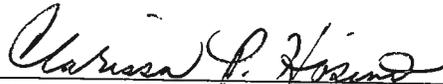
Lillian B. Koller, Member



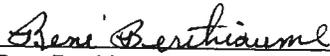
Sam Aiona, Member



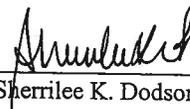
Carol R. Ignacio, Member



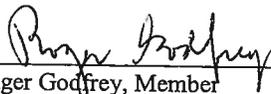
Clarissa P. Hosino, Member



Rene Berthiaume, Member



Sherrilee K. Dodson, Member



Rodger Godfrey, Member

Motion: To Adopt the Hawaii Public Housing Authority’s Policy Governing the Adoption of Board Policies and Establishment of Procedures.

Director Beaver moved, and Director Ignacio seconded.

Staff provided further explanation regarding the update of all administrative policies as it has been several years since this was done and the intent is not only to update but provide consistency and continuity. Staff also noted that once the policies had been updated and approved by the Board of Directors a new Administrative Manual would be issued to all employees.

Staff reported that this particular recommended Policy had been sent to the Department of the Attorney General (AG) for comment and approval and comments were incorporated into document presented.

Further discussion ensued regarding this particular Policy as Chairperson Thompson expressed concern regarding the inclusion of procedural functions within a policy. He wanted to ensure that this did not preclude the executive director from issuing “administrative memoranda “without first seeking board approval. Ms. Krislen Chun, deputy attorney general, stated that as written it does allow the executive director to issue the memoranda.

Director Smith identified and requested rewording of a “vote of a simple majority” to “majority as defined by law”. This is under Section II of the Policy explanation.

With no further discussion Chairperson Thompson called the question.

Support: The motion carried unanimously with the rewording as recommended by Director Smith.

Motion: To Adopt the Hawaii Public Housing Authority’s Policy on Board Agenda.

Director Beaver moved and Director Ignacio seconded.

Staff stated that this series of Policy updates was again for consistency and continuity.

Board discussion ensued and Director Beaver stated that under Section II under the Policy heading that “or subcommittees” should be removed. The Board uses a Board Task Force structure.

Chairperson Thompson asked that under procedures the report section the word “achievements” be changed to “program status”.

With no further discussion Chairperson Thompson called the question.

Support: The motion carried unanimously with the recommended changes.

Motion: To Adopt the Hawaii Public Housing Authority’s Policy on the Board of Directors’ Role and Interaction with the Staff.

Director Beaver moved and Director Berthiaume seconded.

Staff stated that unlike the previous two Policies update recommendations that this is a new policy.

Ms. Chun stated that should this policy be adopted it will need to go before the union for consultation.

Discussion ensued and the Board asked for several points of clarification. Chairperson Thompson asked if a Board member could be removed if not in compliance with this policy. Ms. Chun responded the statues state only the governor can remove a Board member after a hearing is held.

The question was posed if this addresses internal communication only or is it broad enough to cover external communication, e.g., press, legislators, etc., staff responded that was internal and specific to communication with the Board of Directors.

Director Smith asked if the policy complies with Hawaii’s whistle blowers statues because the section on communication with the Board states, “staff shall not make direct reports, inquires or contact with Board members, except at the request of the executive director or department heads”. Ms. Chun stated she will look into the statues to ensure compliance.

Motion: To Defer the Adoption of the Hawaii Public Housing Authority’s Policy on the Board of Directors’ Role and Interaction with the Staff to the next Board meeting.

Director Beaver moved and Director Hosino seconded.

With no further discussion Chairperson Thompson called the question.

Support: The motion carried unanimously.

Motion: To Adopt the Hawaii Public Housing Authority’s Standards of Conduct for Employees and the Board of Directors.

Director Beaver moved and Director Smith seconded.

Staff stated this policy is to uphold the HPHA to the highest standards of ethical behavior and business practices.

Chairperson Thompson stated that is includes all the state and federal laws.

Ms. Chun stated that should this pass it will need to go before the union for consultation.

With no further discussion Chairperson Thompson called the question.

Support: The motion carried unanimously.

Motion: **To Adopt the Hawaii Public Housing Authority's Policy on Security of Confidential Information.**

Director Beaver moved and Director Smith seconded.

Staff stated this is an update of the policy and it was last updated in 2005.

Director Smith asked if this covers the state law of redacting personal information. Ms. Chun responded that the state law will supersede the policy.

Amended Motion: **To Authorize the Executive Director and Counsel to Make Adjustments as Necessary to the Policy on Security of Confidential Information to Reflect State Laws Enacted Since 2005.**

Director Beaver moved and Director Smith seconded.

With no further discussion Chairperson Thompson called the question on the amended motion.

Support: The motion as amended carried unanimously.

Chairperson Thompson called a recess at 10:05 a.m. and reconvened at 10:16 a.m.

Upon the start of the meeting, Ms. Wise announced a retaining wall collapsed at KVH. Initial reports were no one was hurt, staff left the meeting to assess the situation and more information is to follow.

Discussion:

Ms. Wise introduced Mr. Ray Adair of Nan McKay & Associates. He has been working with the HPHA staff over the prior three days to provide technical assistance on the accounting and budgeting process using asset management principles.

Mr. Adair detailed his expertise and experience in various aspects public housing. Nan McKay & Associates is contractor with HUD and they provide technical assistance to public housing authorities (PHA) on a variety of topics including conversion to asset management.

Mr. Adair stated that overall PHAs are having difficulty making the conversion to asset management and in particular, making the central office cost center (COCC) self-sufficient under asset management.

Chairperson Thompson asked what is included in the COCC. Mr. Adair responded the executive office, support staff, accounting, human resources (HR), information technology (IT), legal services, maintenance services, and general administration. Some IT, accounting and maintenance fees maybe charged to the asset management projects (AMPs).

The board asked additional questions regarding the schedule of fees used to charge out services to the AMPs. Mr. Adair explained that some services that are being charged to the AMPs are reasonable and others may not be. He underscored that when setting the fees there are four important things in charging fee for service: 1) what makes good business sense to offer as a fee for service, 2) establishing the market rent that makes sense, 3) determining what can be earned for billing out the service, and 4) finding out the cost to provide the service.

The Board asked whether the AMPS are tied to fees as determined by the fee schedule. Mr. Adair responded that it would be a policy decision of the HPHA. If the HPHA is allowing AMPs to hire outside, then the AMPs need to ensure timeliness, quality, and price are acceptable.

Personnel Update:

Director Smith asked how many positions have received permission to fill. Shirley Befitel, personnel supervisor, responded four positions received approval; however the Building Engineer V and Public Housing Supervisor V were frozen because of the Department of Human Services (DHS) reduction in force (RIF).

Director Smith asked if it possible to get reconsideration to unfreeze the Building Engineer V because it is highly unlikely that someone recently affected by the RIF would qualify for that position. Designee Oliva responded because it falls in the salary range it was frozen, but he is trying to move things forward. He believes the freeze will end early May.

Director Smith asked status of the Application Office regarding staffing. Staff responded that one person retired and one resigned which leaves three staff and one supervisor for the island of Oahu in the applications section. Board recommended that staff reexamine the application process for efficiencies.

Status of Various Projects:

Ms. Wise stated the staff is matching the items on the corrective action order (CAO) and the audit and putting together a spread sheet of items that need to be completed. She will be assigning staff to remedy each item.

Ms. Wise reported on the American Reinvestment and Recovery Act (ARRA). Ms. Arashiro reported that HUD stated that the Inspector General will most likely audit the HPHA because of the Homeless Prevention funds.

Director Smith asked that the HPHA invite Mr. Utu Langi, H5, attend the Board meeting to discuss the transition of the families at Puahala Homes and to provide a status on the families still on the program.

Staff provided a status update on the elevator modernization project. Staff pointed out that upon further research the previously published schedule had some inaccuracies. The updated status properly reflects the timetables. There are delays in Phase II, Phase III and Phase IV of the project. The delays span 4-23 months.

Chairperson Thompson asked if there was a way that the modernization project could be expedited to minimize the slips in the schedule. Staff stated that the manner in which the project was sent to bid was as one project therefore that is how it was awarded. There may be some negotiation room with the awarded contractor to move dates. Staff will get back to the Board.

Further discussion ensued regarding notification of the new schedule and staff responded a notice will be going out to all interested parties.

Curfew:

A status was given on the KVH curfew. The curfew became effective April 1 and cannot exceed 120 days. Board discussion ensued and Chairperson Thompson asked how the HPHA will remove the curfew at KVH. Staff explained that the curfew is providing an opportunity to meet with residents and service providers to see what we can do to continue the sense of safety that community is currently enjoying. The Kuhio Park Terrace (KPT) and the KVH resident association held a joint meeting to discuss ways in which they can better communicate and support each other's efforts.

The newspapers reported that the assailants were KPT residents however the police department has not been able to confirm that. The residents associations do not know the assailants. There are rumors this is gang related however we are unable to get confirmation from law enforcement.

Director Berthiaume asked if the State sheriffs or the Department of Public Safety is assisting and staff responded that Diane Taira, deputy attorney general forwarded information on to them.

Designee Oliva left at 11:48 p.m.

Chairperson Thompson called a recess at 11:48 a.m. and reconvened at 12:23 p.m.

Chairperson Thompson asked for reports from the various Board Task Forces that meet during the month.

Finance Task Force:

The Finance Task Force did not meet however Director Smith reported that the Finance Task Force received an unsolicited bid from Alvarez and Marsel that proposes to provide assistance to HPHA on various aspects of the operation including strategic planning.

Chairperson Thompson directed the Task Force to work with the executive director on the Corrective Action Order and reviewing and making recommendations on the recently received proposal from Alvarez and Marsel.

Human Resources Task Force:

Director Ignacio updated the Board on filling position at HPHA. Ms. Befitel reported that the HPHA is waiting for Governor's approval to fill one public housing supervisor and three maintenance staff positions for Kauai.

Chairperson Thompson asked the Human Resources Task Force to continue working on filling positions.

Board Training Task Force:

Director Berthiaume reported that the Board Training Task Force met and discussed the training needs of the Board. The program that the Task Force outlined has several modules and will take more than one day. The Task Force also discussed organizations available to provide training. The Task Force discussed the time commitment and how should this be scheduled.

Chairperson Thompson asked the Board Training task force to continue working on Board training regarding the budget and timing of the trainings.

Tenant Relations/Operations Task Force:

Director Yoshioka reported that the task force would like to be updated on four issues: 1) formation on resident associations, 2) standardizing of the house rules, 3) pilot project of elderly only designation, and 4) resident monitoring.

Chairperson Thompson asked that staff report at the next meeting on the four topics.

Chairperson Thompson asked that the Tenant Relations/Operations task force meet to review Ms. Wise's plan on improvement of operations with the HPHA.

Ms. Wise reported that HB 2561 will not help the HPHA with the sale of the Hana parcel. SB 2473 SD1, HD2 to permit grandparent residing in elderly housing to bring their minor grandchildren to live with them has passed and could have the potential to create a costly and

disruptive situation in elderly housing. Further discussion ensued and the Board discussed ways to mitigate the impact this may have in our elderly housing developments.

The Board acknowledged the growing number of intergenerational families however, this Bill no matter how well-meaning, will only create further disruption not only for the family but also the elderly community.

SB 2276 and SB 2278 regarding the open container and trespass bills have not been heard and the failure of the Legislature to schedule hearings “killed” them. Given the recent spate of violence and trouble it is not clear why the Legislature is not willing to schedule the Bills.

Director Beaver requested that an update on the KPT redevelopment be reported at the next Board meeting.

Director Smith requested that an update on the status of the legislative audit be reported at the next Board meeting.

Motion: To go into executive session at 1:23 p.m. pursuant to sections 92-4 and 92-5(a)(2), 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 Status of *Kalai v. State of Hawaii Department of Human Services’ Hawaii Public Housing Authority* (Civil No. 08-1-0221)

Director Beaver moved and Director Ignacio seconded.

Support: The motion was unanimously carried.

The Board reconvened from Executive Session at 1:33 p.m.

Chairperson Thompson reported that the Board discussed the Status of *Kalai v. State of Hawaii Department of Human Services’ Hawaii Public Housing Authority* (Civil No. 08-1-0221).

With no further business for the board to conduct Chairperson Thompson called for a motion to adjourn **Director Ignacio moved and Director Beaver seconded.**

That the meeting be adjourned at 1:35 p.m.

Support: The motion was unanimously carried.

MINUTES CERTIFICATION

Minutes Prepared by:

Taryn D. Chikamori
Taryn Chikamori
Secretary to the Board/Recording Secretary

MAY 20 2010
Date

Approved by the HPHA Board of Directors at their Regular Meeting on
May 20, 2010

Matilda Yoshioka
Matilda Yoshioka
Director/Board Secretary

5/20/10
Date

June 17, 2010

FOR ACTION

MOTION: To Adopt the Hawaii Public Housing Authority's Policy on Board of Directors' Role and Interaction with HPHA Staff, Board No. 3

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) is governed by a Board of Directors whose role is to establish policy and executive direction for the HPHA.
- B. The HPHA proposed the adoption of Board Policy No. 3 on April 15, 2010. The decision on the original policy was deferred to give the Department of the Attorney General time to review.

II. DISCUSSION

- A. The HPHA currently lacks a policy regarding the role and relationship between Board members and HPHA staff.
- B. The proposed policy, included at Exhibit A, establishes policy and recommended procedures regarding the role and relationship between Board members and the HPHA staff.
- C. The proposed policy was modeled after Board policy of other public housing agencies, such as the St. Paul Housing Agency.
- D. Language was added which clearly states:
 - "Nothing in this policy is meant to interfere with an employee's rights under Part V of Chapter 378, HRS, Whistleblowers' Protection Act."*
- E. The following language was also added for clarification purposes:

"Confidential Secretaries shall also discharge their responsibilities dutifully and maintain the integrity of their positions, including not discussing and sharing confidential Board discussions or decisions"

with staff or other parties unless specifically authorized by the Board or the Board Chair.”

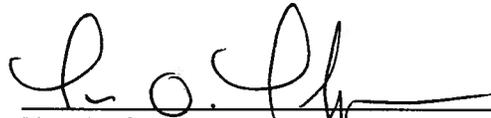
III. STAFF RECOMMENDATION

That the HPHA's Board of Directors Adopt the Policy on the Board of Directors' Role and Interaction with HPHA Staff

Exhibit A: Policy on Board of Directors' Role and Interaction with HPHA Staff, dated June 17, 2010

Prepared by: Barbara E. Arashiro, Executive Assistant *Prep for BEA*

Adopted:



Travis O. Thompson, Chair

LINDA LINGLE
GOVERNOR



DENISE M. WISE
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
HONOLULU, HAWAII 96817
FAX: (808) 832-4679

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY REFER TO:

ADMINISTRATIVE MEMORANDUM

Board No. 3
June 17, 2010

TO: All Hawaii Public Housing Authority Staff

FROM: Denise M. Wise
Executive Director

SUBJECT: **Policy on Board of Directors' Role and Interaction with HPHA Staff**

I. GENERAL

The purpose of this Administrative Memorandum is to establish policy and procedures regarding the role and relationship between the Board members and the HPHA staff.

The Hawaii Public Housing Authority (HPHA) Board members and the HPHA staff have separate and clearly defined roles and functions. To ensure the effective administration of the HPHA, HPHA Board members and staff should recognize the separation of these respective roles.

The Hawaii Public Housing Authority has a public housing resident, as well as non-residents, serving on the Board of Directors. This results in a dual role for the Board member who is also a public housing resident. On the one hand, he/she is one of the Agency's policy makers, and shares in the powers vested in the Agency by law and regulation. On the other hand, he/she is a public housing resident who is obligated to abide by the dwelling lease and other Board approved policies and regulations. This can present difficulties for the Board member since a distinction must be made as to whether a specific issue requires that Board member play the role of, and be treated as a Board member or a resident. This may cause confusion among staff members who recognize the resident as a Board member, with all the powers of that position, and yet, must treat the resident Board member in the same manner as all other residents in responding to concerns and in enforcing rules and regulations.

In addition, nothing in this policy is meant to impinge on any person's individual First Amendment rights but is meant to bring consistency to the Executive Director's management of the flow of information between the Agency and the Board of Directors.

If there is a conflict between this policy and any law, rule or regulation, the law, rule or regulation shall prevail.

II. POLICY

The powers of the HPHA are vested in the Board of Directors. The Board delegates its authority by establishing policies and by creating staff positions to carry out the day-to-day administration of those policies. The Board will hire an Executive Director and an Executive Assistant to administer the policies, establish procedures, and to hire and supervise the staff. The staff may recommend changes in policies and procedures, but the staff can administer only that which the Board has adopted.

Certain rules and regulations are established for each program by the U.S. Department of Housing and Urban Development (HUD). When the Board requests federal program funding, it must agree to abide by HUD's rules and regulations, generally as set forth in HUD Handbooks, as well as by HUD revisions and additions to those rules and regulations.

A. Board-Staff Relations

All Board members and staff should follow certain procedures in managing agency interactions. The recommended procedures are as follows:

1. Day-to-day concerns of Board members should generally be directed to the Executive Director, or the Executive Assistant if the Executive Director is not available. If, in the judgment of the Board member, the matter can be best addressed by direct contact with a Branch Chief or the Executive Assistant, and if this can be done without undermining the authority or effectiveness of the Executive Director, then the Board member should feel free to make the contact, with a follow-up to the Executive Director.

Board members should not directly contact staff persons other than those mentioned above except when seeking routine and readily available program information.

2. Individual Board members should refrain from giving directives to any staff person. Program administration and staff supervision are solely

the Executive Director's responsibilities. The Board, as a whole, supervises the Executive Director, and any directions given to the Executive Director should be based on the adoption of official Board policies and a determination of the views of a majority of the Board members.

3. Any inquiry by a Board member, on behalf of an individual resident or applicant, may easily be misinterpreted by some staff people to be a request for preferential treatment of the applicant or resident. An employee, in attempting to assist a Board member, may subsequently take an action which is contrary to established policy or regulations. For this reason, such inquiries on behalf of specific individuals should be directed to the Executive Director or to the appropriate Branch Supervisor.
4. When policy is established, Board members shall not place undue pressure on the Executive Director or other staff to take action which is contrary to established policy or regulation.
5. Matters which a Board member elects to bring to the attention of other Board members during a Board meeting, which involve program administration or operations, should include the following specific information to facilitate an expeditious resolution:
 - a) When the incident occurred;
 - b) Who was involved;
 - c) What happened; and
 - d) How it violated established policy or procedures.

In instances where an oral response by staff to complaints or questions raised by Board members cannot be provided during the Board meeting, the Executive Director will respond by fully investigating the matter and subsequently presenting a written Staff Report to the Board, at its next meeting or as directed by the Board Chair.

6. Operations and program administration is a staff function and Board members should not become involved in the day-to-day administration of the program or in personnel matters. Such concerns on the part of Board members should be expressed to the Executive Director for consideration.
7. Board members should refrain from requesting staff support or assistance that would not otherwise be provided to the general public

8. Board members shall refrain from discussing matters deliberated in executive session with staff.

B. Resident Board Member

1. Board members who are residents of public housing should continue their normal relationships with their management office on all matters relating to residency in public housing. All requests for services, complaints and inquiries regarding their rent or their leases should be directed to the appropriate AMP staff person.

If the resident Board Member receives complaints or questions from their resident neighbors regarding occupancy questions, maintenance of the development or similar problems, the Board Member should refer these resident neighbors to the AMP staff person responsible for management, maintenance or human services for the development. Such matters should not be referred to Central Office staff or brought up at Board meetings without making an attempt to first resolve the issue or question through appropriate field staff.

If the Board Member is unable to resolve these concerns at the AMP staff level, it would then be appropriate for the Director to contact the appropriate department head (management, maintenance, or construction) to seek assistance. (This is in accordance with accepted practice for other residents of public housing who are not Board Members.)

Failing to obtain an adequate or prompt response at that level, and having subsequently raised the issue with the Executive Director without receiving a satisfactory response, the resident Board Member should then, and only then, bring the matter before the Board. Such matters should involve broad, HPHA-wide policy questions and not items which are of concern only to a specific development or resident, unless such matters impinge directly on established policies or regulations and have not been resolved to the Board Member's satisfaction at the staff levels mentioned above.

2. The Resident Board member who believes their individual rights, under the terms of the dwelling lease have been violated are to follow the same HPHA grievance procedure as do other residents in resolving such differences. This will help to ensure that a resident Board Member is not given preferential treatment for any failure to follow the requirements of the lease and ensures compliance with the requirement that the Board Member should be a tenant in good standing.

C. Policy Violations

Board members should be mindful that any willful violation of Board policy by staff is subject to disciplinary action at the discretion of the Executive Director and his/her Supervisors. Discipline of staff members is strictly an operational matter and Board members should refrain from attempting to influence or instruct staff in such personnel matters.

Nothing in this policy is meant to interfere with an employee's rights under Part V of Chapter 378, HRS, Whistleblowers' Protection Act.

III. PROCEDURES

To ensure the effective administration of the HPHA, the Executive Director has established these operating procedures regarding staff interaction with the HPHA's Board of Directors.

A. Communication with the Board

1. Other than the Executive Director, Executive Assistant and those who hold position of Confidential Secretary, e.g., Board Secretary, staff shall not make direct reports, inquiries or contact with Board members, except at the request of the Executive Director or the Executive Assistant. Staff contact with the resident Board Member shall be made only on matters pertaining to the Board Member's role as a public housing resident, except as otherwise directed by the Executive Director or Executive Assistant.
2. The Board may request routine or readily available information directly from staff. The staff person shall contact their Supervisor for direction before providing the requested information in instances where the information is not readily available. Supervisors are responsible for informing the Executive Director of any requests from the Board in a timely manner.
3. Staff may prepare Board Reports which recommend new policy or policy changes, but adopting policy is strictly a Board function.
4. The Secretary to the Board may engage in communication with Board members regarding routine administrative matters (e.g., travel arrangement, reimbursement, meals, etc.) Confidential secretaries shall not discuss management issues with the Board members without the express consent of the Executive Director, the Board, or the Board Chair.

5. Staff who are privy to confidential discussions of the Board by virtue of their position or projects, shall not interpret that as authorization to freely engage in discussions with the Board and/or without the express consent of the Executive Director.
6. Confidential Secretaries shall also discharge their responsibilities dutifully and maintain the integrity of their positions, including not discussing and sharing confidential Board discussions or decisions with staff or other parties unless specifically authorized by the Board or the Board Chair.

B. Policy Violations

Staff should be mindful that any willful violation of Board policy and direction by the Executive Director may be subject to disciplinary action in accordance with applicable law and/or their respective bargaining unit agreement.



June 17, 2010

FOR ACTION

MOTION: To Adopt the Hawaii Public Housing Authority's Policy on Communications, Communications No. 1

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) desires to establish policy regarding communication with external stakeholders.
- B. The HPHA currently has several different policies regarding communication and all adopted under its predecessor agency the Housing and Community Development Corporation of Hawaii. Some of the policies are dated as far back as 2010.
- C. The attached policy was reviewed by the Branch Chiefs and the Department of the Attorney General. Suggested revisions were incorporated to the proposed communications policy.

II. DISCUSSION

- A. The proposed policy, included at Exhibit A, establishes policy for the HPHA staff to use and apply.
- B. The policy makes the Office of the Executive Director responsible for approving and/or issuing official messages from the HPHA. The policy does not preclude the Board Chairperson from representing the Board in his/her official capacity.
- C. The operating procedures included at Section III are included for information and reference.
- D. The intent of the proposed policy is to clarify the lines of communication for staff and to combine the existing policies on communication into one document.

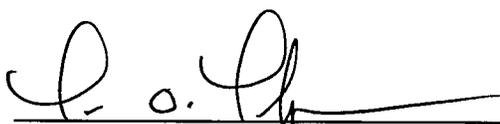
III. STAFF RECOMMENDATION

That the HPHA's Board of Directors Adopt the Policy on Communication

Exhibit A: Policy on Communication, dated June 17, 2010

Prepared by: Barbara E. Arashiro, Executive Assistant *W for B&A*

Adopted:



Travis O. Thompson, Chair

LINDA LINGLE
GOVERNOR



DENISE M. WISE
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
HONOLULU, HAWAII 96817
FAX: (808) 832-4679

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY REFER TO:

ADMINISTRATIVE MEMORANDUM

Communication No. 1
June 17, 2010

TO: All Branches and Support Offices

FROM: Denise M. Wise
Executive Director

SUBJECT: **Policy on Communications**

I. GENERAL

The purpose of this Administrative Memorandum is to establish management policies and procedures for the Hawaii Public Housing Authority (HPHA) related to official communication (e.g., media, legislative, messages) regarding the HPHA's programs, policies, and rules.

II. POLICY

The Office of the Executive Director is responsible for ensuring that communication with external stakeholders and other interested parties are in congruence with the Board's strategic vision for HPHA and its adopted policies. To that end, any official message from the HPHA shall be approved and/or issued by the Office of the Executive Director.

External stakeholders and other interested parties include, but are not limited to, members of the Legislature (including elected officials and their staffs), State and Federal government agencies, nonprofit agencies, community leaders, appointed officials, contractors, and the media.

All HPHA employees (full and part time) are expected to know and comply with this administrative memorandum. The Office of the Executive Director may delegate to each Branch or Office Supervisor the responsibility for

communication on regular day-to-day operational tasks with external stakeholders and other interested parties (e.g., members of the general public).

Nothing in this policy is intended to preclude the Board Chair or a designated Board member from communicating with external stakeholders in his/her official capacity.

Nothing in the policy is intended to conflict with an employee's rights under Part V of Chapter 378, HRS, Whistleblowers' Protection Act.

In addition, nothing in this policy is meant to impinge on any person's individual First Amendment rights but is meant to bring consistency to the Executive Director's management of official communications from the Agency with external stakeholders and other interested parties.

If there is a conflict between this policy and any law, rule or regulation, the law, rule or regulation shall prevail.

III. PROCEDURES

A. Responsible Parties

Branch Chiefs, Section Supervisors, and Officers (hereinafter referred to as "Supervisors") are responsible for the dissemination of this administrative memorandum to all affected staff. Supervisors shall be responsible to review all administrative memoranda to ensure compliance and uniformity with the requirements detailed below.

All HPHA employees are responsible for understanding the policy and procedures described herein. Any employee who does not understand the procedures described herein shall immediately contact their supervisor for clarification.

B. Legislative

1. All inquiries from the Legislature or legislative staff offices (e.g., Legislators, aides, assistants, secretaries, etc.) must be referred to the Planning and Evaluation Office (PEO). An inquiry may be in the form of a request for information, status reports, updates, interviews, or meetings via letter, email, facsimile, or telephone call. Staff must not attempt to provide an official agency response or represent the HPHA without conferring with OED and/or PEO.
2. PEO will be responsible for reviewing or drafting responses to legislative inquiries and will coordinate with the Office of the Executive Director and the Board of Directors, if necessary.

3. Any requests for participation on an advisory board, in a community meeting, conference, panel or the like, shall be referred to the Office of the Executive Director. The Office of the Executive Director or representative designated by OED shall represent the HPHA. Staff are not expected to follow the instructions of a member of the Legislature when it is in direct conflict with these procedures.
4. In the event the staff receives a legislative inquiry regarding factual information that is readily accessible to the public (such as number of units, project location, phone numbers, etc.) and staff determines in their best judgment that providing the information would not be construed as an official response concerning HPHA's strategic vision, policies, or goals and objectives, the staff may respond and must immediately notify the OED and PEO of the inquiry and their response no later than the close of business that day.
5. Staff must respond within 5 working days to any request via the PEO, unless otherwise stated in the request.
6. The OED or PEO shall determine when a request and/or inquiry must be submitted in writing or some other appropriate form of communication.
7. The Chief Planner may engage in regular communication with members of the Legislature and their staff. The Chief Planner shall work closely with the Office of the Executive Director to ensure that any communication is in congruence with the Board's strategic vision for HPHA and its adopted policies.

C. Media

1. All inquiries from the media (e.g., newspaper, radio, television, etc.) must be referred to the Planning and Evaluation Office (PEO) in a timely manner. An inquiry may be in the form of a request for information, status reports, updates, interviews, or meetings. Staff must not attempt to provide an official agency response without conferring with OED and/or PEO.
2. PEO will be responsible for reviewing or drafting responses to media inquiries and will coordinate with the Office of the Executive Director. PEO will be responsible for complying with instructions regarding notification to the Department of Human Services, the Governor's Policy Office, the Governor's Public Relations Office, and any other appropriate parties.

3. In the event the staff receives a media inquiry regarding factual information that is readily accessible to the public (such as number of units, project location, phone numbers, etc.) and staff determines in their best judgment that providing the information would not be construed as an official agency response concerning HPHA's strategic vision, policies, goals and objectives, or other management issues, the staff may respond and must immediately notify the OED and PEO of the inquiry and their response no later than the close of business that day.
4. All media requests for information, including reports, statements, interviews, or readily available information regarding a project in litigation, arbitration, settlement, or any legal action shall be immediately referred to the PEO. The PEO shall be responsible for notifying the Department of the Attorney General and seeking guidance on the release of information, if appropriate.
5. PEO will be responsible for handling press releases in compliance with instructions from the Department of Human Services, the Governor's Policy Office, the Governor's Public Relations Office, and any other appropriate parties.
6. Supervisors are responsible for handling routine advertisements (e.g., legal ads for solicitations, public notices of hearing) in compliance with the Statement of Procurement Policy and/or with the approval of the Office of the Executive Director.

D. Board of Directors

1. All employees are required to follow the Board's Policy on the Board's Role and Interaction with HPHA staff.
2. In summary, unless expressly allowed or authorized, employees shall not communicate directly with members of the Board of Directors.
3. Nothing in this policy shall be construed to limit a staff person's interaction with the Board when there is an alleged instance of wrongdoing (e.g., violation of law, rule, regulation, or policy).

E. Government Agencies

1. All inquiries from State, Federal and local government agencies, including the Office of the Governor/Lieutenant Governor, shall be referred to the Office of the Executive Director. The Office of the Executive Director shall determine who is responsible for preparing and responding to said inquiry.

2. The Office of the Executive Director may delegate authority to Supervisors to have regular open communication with other government agencies regarding routine day-to-day matters, including program goals and accomplishments, budget and fiscal matters, and administration and oversight.
3. All written correspondence or email responses to government funding agencies shall require the prior approval of the Office of the Executive Director or a designated representative.
4. The Procurement Officer may engage in regular communication with the U.S. Department of Housing and Urban Development and other funding agencies on matters related to procurement and contracting. Any substantive concerns shall be reported to the Office of the Executive Director on a timely basis.
5. The Fiscal Officer may engage in regular communication with the U.S. Department of Housing and Urban Development and other funding agencies on matters related to budget, obligations, expenditures, and payments. Any substantive concerns shall be reported to the Office of the Executive Director on a timely basis.

F. Contractors

1. Communication regarding contracts shall be addressed through the HPHA's Statement of Procurement Policy and may be detailed in the procurement documents (e.g., solicitation). Nothing in this policy is intended to conflict with the HPHA's Statement of Procurement Policy, in such instances the Statement of Procurement Policy shall prevail.
2. The Procurement Officer and his/her designated representatives may engage in regular communication regarding procurement and contract issues with HPHA's contractors and potential vendors/contractors. Supervisors shall work with the HPHA's Contract and Procurement Office to determine the appropriate lines of communication with a contractor(s).
3. Communication regarding the monitoring of contracted activities should be the responsibility of the Supervisor of the owning branch. Any substantive concerns identified during contract monitoring should be reported to the Procurement Office on a timely basis.

G. Legal Counsel

1. All inquiries from a constituent's legal counsel shall be immediately referred to a Supervisor. The Supervisor shall in his/her best judgment make a determination whether the matter should be referred to the Office of the Executive Director.
2. Inquiries from the HPHA's legal counsel regarding legal action shall be referred to the Office of the Executive Director and/or the Compliance Office. The Office of the Executive Director shall determine who is responsible for preparing and responding to inquiries regarding legal action.
3. The Chief Compliance Officer and the Chief Planner may engage in regular communication with the HPHA's legal counsel on all matters.
4. The Procurement Officer may engage in regular communication with the HPHA's legal counsel on all matters related to procurement and contracting.
5. Supervisors may communicate directly with HPHA's legal counsel regarding day-to-day matters, such as questions on notices to tenants and guidance on rule interpretation, or when directed by the Office of the Executive Director.

H. Community Groups

1. Communication with community groups shall be delegated to the Supervisors, except when it involves the interpretation of rules, regulations, or Board policy. The term "community groups" shall be broadly interpreted to mean non-profits, advocacy groups, organizations, or associations.
2. Supervisors may participate in community groups when required as part of their official duties, and are responsible to report their activities and participation to the Office of the Executive Director.
3. Questions regarding interpretation of rules, regulations, or Board policy should be referred to the Office of the Executive Director.

I. Sanctions

1. Employees who violate this policy may be subject to disciplinary action in accordance with applicable laws and/or their bargaining union agreement.

ACKNOWLEDGEMENT

My signature below acknowledges that I have received, read and understand the HPHA's management policy on Communication.

I agree that it is my responsibility to be familiar with and know how to apply these Policies and Procedures to my particular job responsibilities and that failure to do so may result in disciplinary action in accordance with applicable law(s) and/or the bargaining unit agreement.

If I do not understand the appropriate course of action to take during my employment, I will review the Policy on Communications, talk with my supervisor or, and take whatever other action is necessary.

Name (Please Print)

Signature

Date

Branch/Section/Unit/Office

June 17, 2010

FOR APPROVAL

SUBJECT: To Authorize the Executive Director to Hold Public Hearings on Amendments to 17-2028, Hawaii Administrative Rules (HAR) for Federally Assisted Public Housing, 15-193, and HAR for State Aided Public Housing to Allow Curfews in Public Housing

I. FACTS

- A. In March 2010 there were several incidents of violence at Kalihi Valley Homes (KVH), and information from the Honolulu Police Department indicated that the violence would likely escalate unless immediate action was taken to prevent it. In the judgment of HPHA staff, this necessitated imposition of a temporary curfew in order to protect residents.
- B. There is no rule or regulation in effect that specifically authorizes imposition of a curfew on public housing properties, but Hawaii Revised Statutes §91-3(b) authorizes a state agency to adopt rules without prior notice or public hearing when there is an imminent peril to public health and safety.
- C. HPHA met with residents of KVH and subsequently requested the Governor's approval for a 10:00 P.M. to 6:00 A.M. curfew to be effective for up to 120 days, the maximum allowed under §91-3(b). Approval was granted March 31, 2010 and the curfew was put into effect.

II. DISCUSSION

- A. HPHA staff has continued to meet with KVH residents and the tenant association. Residents overwhelmingly support the curfew, and no further incidents of violence occurred at KVH after it started. The police department has also been supportive of it. Some residents at other housing projects have asked whether a curfew can be imposed in their community in order to prevent problems and increase their sense of security.

- B. Because gangs and the perceived threat of violence continue to be problematic in some of the communities in which public housing is located, HPHA staff requests the authority to impose temporary curfews be written into the public housing administrative rules so that future emergencies can be addressed expeditiously. (Attachments A and B)
- C. Chapter 91, Hawaii Revised Statutes describes the required process for amending administrative rules and requires, among other things, public notice and a hearing on proposed rules. HPHA staff recommends, that authority to impose a curfew be written into rules governing both state and federal family housing.
- D. HPHA will consult with the Attorney General's office, Resident Advisory Board and Tenant Associations prior to the public hearing on these rule changes. The final proposed rule amendment will be brought before the HPHA Board after the meetings.

III. STAFF RECOMMENDATION

That the HPHA Board of Directors Authorize the Executive Director to Hold Public Hearings on Amendments to Sections 17-2028 and 15-193, Hawaii Administrative Rules to Allow Curfews in Public Housing

Attachment A: Draft Proposed Rule for Federal Public Housing
Attachment B: Draft Proposed Rule for State Public Housing

Prepared by: Alan Sarhan, Chief Planner *AS*

Approved by the Board of Directors: 
Chairperson, Travis O. Thompson

Proposed Language - federal housing

§17-2028_____ Curfew. (a) The HPHA may implement a temporary curfew in the event of imminent peril to public health and safety.

(b) The HPHA may consult with law enforcement agencies, resident associations, and/or community groups prior to the implementation of a curfew unless, in the judgment of the Executive Director, the health or safety of residents or the community requires immediate action before such consultation can take place.

(c) A curfew shall not exceed 180 calendar days or until such time as the threat to public health and safety is abated. The HPHA may work with law enforcement agencies, resident associations, and/or community groups to end the curfew.

(d) All tenants shall receive reasonable notice of the HPHA's plan to implement a curfew.

Proposed Language - state housing

§15-193____ Curfew. (a) The HPHA may implement a temporary curfew in the event of imminent peril to public health and safety.

(b) The HPHA may consult with law enforcement agencies, resident associations, and/or community groups prior to the implementation of a curfew unless, in the judgment of the Executive Director, the health or safety of residents or the community requires immediate action before such consultation can take place.

(c) A curfew shall not exceed 180 calendar days or until such time as the threat to public health and safety is abated. The HPHA may work with law enforcement agencies, resident associations, and/or community groups to end the curfew.

(d) All tenants shall receive reasonable notice of the HPHA's plan to implement a curfew.

June 17, 2010

FOR ACTION

MOTION: To Approve the Request to the Governor to Delegate Authority to the Executive Director as the Authorized Officer for Projects Considered Categorically Excluded from Environmental Reviews

I. FACTS

- A. The Hawaii Public Housing Authority receives a formula allocation of capital funds from the U.S. Department of Housing and Urban Development (HUD) to conduct major repairs and modernization of its public housing communities.
- B. Pursuant to volume 24, code of federal regulations (CFR) Part 58, in order to use the capital funds, a Responsible Entity is required to request the release of funds and assume the responsibility for environmental review requirements under the National Environmental Protection Act (NEPA).
- C. In 1999, HUD made a written determination that the State official (i.e., the Governor of the State of Hawaii) can be the Responsible Entity for the HPHA's public housing projects. Since 1999, the HPHA has historically obtained the Governor's approval on its Requests for Release of Funds and Certification (form HUD-7015.15). See attached Exhibit A: Request for Release of Funds and Certification (form HUD-7015.15).
- D. Most recently, the HPHA was informed that the Office of Environmental Quality Control (OEQC) has advised the Governor that the Department of Human Services should be signing the Request for Release of Funds and Certification to HUD, particularly since the HPHA's projects are considered categorically excluded. OEQC further advised that the Governor would only sign off when a full environmental review/ environmental impact statement was required.
- E. The HPHA is required to make a determination of the impact of its renovation projects prior to the use of any federal funds. It has been determined that all of the projects currently proposed by the HPHA are considered categorically excluded from NEPA as defined below:

Section 58.35 Categorical exclusions. "Categorical exclusion" refers to a category of activities for which no environmental impact statement or

environmental assessment and finding of no significant impact under NEPA is required. The following activities are categorically excluded under NEPA:

- (1) *Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets).*
- (2) *Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons.*
- (3) *Rehabilitation of buildings and improvements when the following conditions are met:*
 - (i) *In the case of a building for residential use (with one to four units), the density is not increase beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland; ...*
 - (iii) *In the case of a multifamily residential buildings*
 - (A) *Unit density is not changes more than 20 percent;*
 - (B) *The project does not involve changes in land use from residential to non-residential; and*
 - (C) *The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.*

- F. While categorically excluded from the NEPA requirements, the HPHA's projects are still subject to environmental requirements under vol. 24 CFR part 58. See Exhibit B for a list of requirements.
- G. Without an approved Request to Release Funds and Certification, the HPHA is currently restricted from contracting for design and construction projects under its capital fund grant program.

II. DISCUSSION

- A. Based on recent discussions with the HUD Hawaii Field Office, it was recommended that the HPHA should seek delegated authority from the Governor for the HPHA's Executive Director to be the Authorized Official

for projects that are categorically excluded, rather than the Director of the Department of Human Services.

- B. The proposed delegation would only apply to projects that are categorically excluded from NEPA. If it was determined that an HPHA project is not categorically excluded and requires a full environmental review and/or environmental impact statement, the HPHA would seek approval from the Governor for environmental review as the Certifying Official.
- C. It is HPHA's practice to hire an outside consultant to complete the required review and submittals and to prepare the supporting documents to comply with NEPA and HUD's environmental review requirements.
- D. The HPHA is currently under contract with Helbert, Hastert and Fee Planners, Inc. to update the environmental review documents for all of the HPHA's 67 federal public housing sites.
- E. With Board approval, the HPHA will submit a request to the Governor to designate the HPHA's Executive Director as the Authorized Official. With the Governor's approval, the HPHA will submit the delegation to HUD for their approval.

III. RECOMMENDATION

That the HPHA Board of Directors Approve the Request to the Governor to Delegate Authority to the Executive Director as the Authorized Officer for Projects Considered Categorically Excluded from Environmental Reviews

Exhibit A: Form HUD 7015.15, as formerly signed by the Governor

Exhibit B: Environmental Review Requirements under Volume 24 CFR Part 58

Prepared by: Lydia J. Camacho, State Housing Development Administrator



Adopted:



Travis O. Thompson, Chair

LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
P.O. BOX 17907
HONOLULU, HAWAII 96817

IN REPLY REFER TO:
09-PM-204

October 12, 2009

09/10/6212

MEMORANDUM:

TO: The Honorable Linda Lingle
Governor, State of Hawaii

THROUGH: *pk* Lillian B. Koller, Director
Department of Human Services *pk*

FROM: Chad K. Taniguchi, Executive Director
Hawaii Public Housing Authority *Chad K. Taniguchi*

SUBJECT: REQUEST FOR THE GOVERNOR TO BE THE CERTIFYING
OFFICER FOR THE RESPONSIBLE ENTITY FOR
ENVIRONMENTAL REVIEWS FOR FEDERAL LOW-RENT
PUBLIC HOUSING PROJECTS

On March 18, 2009, the U.S. Department of Housing and Urban Development (HUD) allocated approximately \$16.2 million to the Hawaii Public Housing Authority (HPHA) from the federal American Recovery and Reinvestment Act (ARRA) stimulus funds under Capital Fund Grant Number H108S00150109 (hereinafter "Capital Fund Grant"). In addition, HPHA expects an allocation of approximately \$12 million from the HUD Capital Fund Program (CFP) to modernize or demolish and rebuild federally assisted low income public housing facilities in 2009 (hereinafter the "2009 allocation").

On April 13, 2009, the HPHA submitted a previous request for the Governor to be the certifying officer for the responsible entity for Environmental Reviews for 19 Federal Low-Rent Public Housing Projects. See attached Exhibit A (HPHA previous request). The HPHA has subsequently revised its plans 1) to defer the David Malo Circle project under the previous request for certification, subject to further review by the HPHA, and 2) to include repair or modernize additional public housing facilities on the islands of Oahu, Maui, Kauai, and Hawaii (hereinafter "additional public housing projects"). A list of these additional public housing projects with a brief description of activities to be undertaken is attached as Exhibit B, and the HPHA submits this amended request for certification of these additional public housing projects.

Exhibit A

Page 1 of 7

034

The Honorable Linda Lingle
October 12, 2009
Page 2

Pursuant to the federal regulations for the Capital Fund Program (24 CFR Part 58), a Responsible Entity is required to conduct environmental reviews and assumes the decision-making and action that would otherwise apply to HUD under the National Environmental Protection Act (NEPA). The Responsible Entity is also required to execute a legally binding document, Form HUD-7015.15, certifying to the assumption of the environmental responsibilities. Form HUD-7015.15 is to be executed by the Responsible Entity's Certifying Officer who is the "responsible Federal Official" as that term is used in Section 102 of NEPA and in statutory provisions cited in 24 CFR 58.1(b).

Therefore, the Certifying Officer becomes the responsible party for all the requirements of Section 102 of NEPA, the related provisions in 40 CFR Parts 1500 through 1508, and 25 CFR Part 58, including the related Federal authorities listed in 24 CFR 58.5. The Certifying Officer shall (1) represent the Responsible Entity; (2) be subject to the jurisdiction of the Federal Courts; and (3) ensure that the Responsible Entity reviews and comments on all Environmental Impact Statements prepared for Federal projects that may have an impact on the public housing agency's projects. Moreover, the Certifying Officer must have the legal authority to waive the sovereign immunity of the State and indemnify the Federal government under the NEPA.

Pursuant to 24 CFR 58.2, the Responsible Entity is "the unit of general local government within which the project is located that exercises land use responsibility, or if HUD determines this infeasible, the county, or if HUD determines this infeasible, the State...." The counties in which the subject projects are located (i.e., Honolulu and Hawaii) have declined to be the Responsible Entity. Additionally, HUD has determined that the State can be the Responsible Entity for the public housing located within our jurisdiction. A copy of HUD's determination is attached as Exhibit C (HUD determination letter).

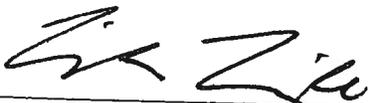
The HPHA is preparing a request to HUD for the release of the funds for the public housing projects under the Capital Fund Grant and for the upcoming 2009 allocation. We are required to publish a "Notice of Intent to Request Release of Funds." See attached Exhibit D (Form HUD-7015.15). This Notice identifies the Responsible Entity and Certifying Officer. To finalize the approval process, HUD requires the HPHA to submit proof of publication and Form HUD-7015.15, Request for Release of Funds and Certification. See attached Exhibit E. The Notice of Intent to Request Release of Funds will satisfy the request for proof of publication. After publication and the subsequent public comment period, the HPHA will submit Form HUD-7015.15, Request for Release of Funds and Certification to HUD for the release of the ARRA stimulus funds.

We respectfully request your approval to be the Certifying Officer for the State of Hawaii with respect to environmental reviews required under the NEPA by signing Form HUD-7015.15, attached hereto as Exhibit D.

The Honorable Linda Lingle
October 12, 2009
Page 3

If you have any questions or concerns regarding this matter, please contact Ms. Barbara Arashiro, Executive Assistant, at 832-4694. We look forward to your favorable response.

APPROVED DISAPPROVED



LINDA LINGLE
Governor, State of Hawaii

11/24/09

Date

- Attachments: Exhibit A (HPHA's previous request for certification dated April 13, 2009)
Exhibit B (List of Capital Fund Program Projects)
Exhibit C (HUD determination-Responsible Entity for Environmental Reviews)
Exhibit D (Form HUD-7015.15)
Exhibit E (Publication of Notice of Intent to Request Release of Funds)

EXHIBIT B

8	Project	Kealakehe
	Scope of Work	Repair roof and repaint building exterior
	Location	74-991 Manawale'a Street
		Kailua-Kona, Hawaii 96740
	Est. Funding	\$1,000,000
9	Project	Makani Kai Hale I & II
	Scope of Work	Physical Improvement
	Location	35 Koapaka Lane
		Waiehu, Hawaii 96793
	Est. Funding	\$2,200,000
10	Project	Makua Alii
	Scope of Work	Structural Repair
	Location	1541 Kalakaua Avenue
		Honolulu, Hawaii 96826
	Est. Funding	\$7,000,000

11 Type C Vacant Units:
 Est. Funding \$1,000,000

Eleele Homes Hale Aloha O'Puna Hale Hookipa Hale Hoolulu Hale Hoonanea Hale Laulima Hale Nana Kai O Kea Hale Olaloa Home Nani Hookipa Kahaluu Hui O Hanamaulu Ka Hale Kahaluu Kaahumanu Homes Kahale Mua – Federal Kahekili Terrace (a & b) Kaimalino Kalaheo Kalakaua Homes Kalanihuia Kamehameha Homes	Kaneohe Apartment Kapaa Kau'iokalani Kauhale Nani Kauhale O'Hana Kauhale O'Hanakahi Kawailehua – Federal Ke Kumu 'Ekolu Kealakehe Koolau Village Kuhio Homes Kuhio Park Terrace Kupuna Home O'Waialua Lanakila Homes I Lanakila Homes II Lanakila Homes III Lanakila Homes IV Maili I Maili II Makamae	Makua Alii Nanakuli Homes Nani Olu Noelani I Noelani II Pahala Paoakalani Piilani Homes Pomaikai Homes Pumehana Punahale Homes Punchbowl Homes Puuwai Momi Salt Lake Apartments Spencer House Wahiawa Terrace Waimaha-Sunflower Waimanalo Homes Waimanalo Homes II Waipahu I Waipahu II
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EXHIBIT D

Request for Release of Funds and Certification
Form HUD 7015.5

Eleele Homes	Kuhio Park Terrace
Hale Aloha O'Puna	Kupuna Home O'Waialua
Hale Hauoli	Lanakila Homes I
Hale Hookipa	Lanakila Homes II
Hale Hoolulu	Lanakila Homes III
Hale Hoonanea	Lanakila Homes IV
Hale Laulima	Maili I
Hale Nana Kai O Kea	Maili II
Hale Olaloa	Makamae
Home Nani	Makani Kai Hale I
Hookipa Kahaluu	Makani Kai Hale II
Hui O Hanamaulu	Makua Alii
Ka Hale Kahaluu	Nanakuli Homes
Kaahumanu Homes	Nani Olu
Kahale Mua – Federal	Noelani I
Kahekili Terrace (a & b)	Noelani II
Kaimalino	Pahala
Kalaheo	Paoakalani
Kalakaua Homes	Piilani Homes
Kalanihuia	Pomaikai Homes
Kamehameha Homes	Pumehana
Kaneohe Apartment	Punahale Homes
Kapaa	Punchbowl Homes
Kau'iokalani	Puuwai Momi
Kauhale Nani	Salt Lake Apartments
Kauhale O'Hana	Spencer House
Kauhale O'Hanakahi	Wahiawa Terrace
Kawailehua – Federal	Waimaha-Sunflower
Ke Kumu 'Ekolu	Waimanalo Homes
Kealakehe	Waimanalo Homes II
Koolau Village	Waipahu I
Kuhio Homes	Waipahu II

Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 3/31/2011)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) Capital Fund Program	2. HUD/State Identification Number HI001	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s) 14.839	5. Name and address of responsible entity State of Hawaii 415 South Beretania Street Honolulu, Hawaii 96813	
6. For information about this request, contact (name & phone number) Mark Buflo 808-832-3886	7. Name and address of recipient (if different than responsible entity) Hawaii Public Housing Authority 1002 North School Street Honolulu, Hawaii 96817	
8. HUD or State Agency and office unit to receive request U.S. Dept. of Housing & Urban Development 500 Ala Moana Blvd., Suite 3A Honolulu, Hawaii 96813-4918		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) HI001001032/Kaimalino	10. Location (Street address, city, county, State) 74-5060 Kealakaa St., Kailua, Kona Hawaii 96740
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11. Program Activity/Project Description
Modernization, non-routine maintenance and repairs of the existing buildings, units and site to meet health, safety and accessibility requirements to comply with current Federal, State and County codes and regulations.

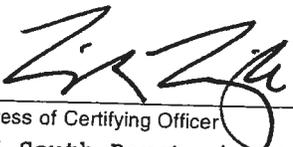
Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity 	Title of Certifying Officer Governor of Hawaii
	Date signed 12/7/09
Address of Certifying Officer 415 South Beretania Street Honolulu, Hawaii 96813	

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient 	Title of Authorized Officer Executive Director, HPHA
	Date signed

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Exhibit B

Environmental Review Requirements under vol 24 Part 85

(a) *Historic properties.*

(1) The National Historic Preservation Act of 1966 (16 U.S.C. 470 et seq.), particularly sections 106 and 110 (16 U.S.C. 470 and 470h-2).

(2) Executive Order 11593, Protection and Enhancement of the Cultural Environment, May 13, 1971 (36 FR 8921), 3 CFR 1971-1975 Comp., p. 559, particularly section 2(c).

(3) Federal historic preservation regulations as Follows:

(i) 36 CFR part 800 with respect to HUD programs other than Urban Development Action Grants (UDAG); and

(ii) 36 CFR part 801 with respect to UDAG.

(4) The Reservoir Salvage Act of 1960 as amended by the Archeological and Historic Preservation Act of 1974 (16U.S.C. 469 et seq.), particularly section 3 (16 U.S.C. 469a-1).

(b) *Floodplain management and wetland protection.*

(1) Executive Order 11988, Floodplain Management, May 24, 1977 (42 FR 26951), 3 CFR, 1977 Comp., p. 117, as interpreted in HUD regulations at 24 CFR part 55, particularly section 2(a) of the order (For an explanation of the relationship between the decision-making process in 24 CFR part 55 and this part, see Sec. 55.10 of this subtitle A.)

(2) Executive Order 11990, Protection of Wetlands, May 24, 1977 (42 FR 26961), 3 CFR, 1977 Comp., p. 121, particularly sections 2 and 5.

(3) Flood Disaster Protection Act of 1973, as amended (42 U.S.C. 4001-4128)

(c) *Coastal Zone Management.*

The Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et seq.), as amended, particularly section 307(c) and (d) (16 U.S.C. 1456(c) and (d)).

(d) *Sole source aquifers.*

(1) The Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et seq., and 21 U.S.C. 349) as amended; particularly section 1424(e)(42 U.S.C. 300h-3(e)).

(2) Sole Source Aquifers (Environmental Protection Agency--40 CFR part 149).

(e) *Endangered species.*

The Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.) as amended, particularly section 7 (16 U.S.C. 1536).

(f) *Wild and scenic rivers.*

The Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271 et seq.) as amended, particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c)).

(g) *Air quality.*

- (1) The Clean Air Act (42 U.S.C. 7401 et. seq.) as amended; particularly section 176(c) and (d) (42 U.S.C. 7506(c) and (d)).
- (2) Determining Conformity of Federal Actions to State or Federal Implementation Plans (Environmental Protection Agency-- 40 CFR parts 6, 51, and 93).

(h) *Farmlands protection.*

- (1) Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.) particularly sections 1540(b) and 1541 (7 U.S.C. 4201(b) and 4202).
- (2) Farmland Protection Policy (Department of Agriculture--7 CFR part 658).

(i) *HUD environmental standards.*

- (1) Applicable criteria and standards specified in part 51 of this title, other than the runway clear zone notification requirement in Sec. 51.303(a)(3).
- (2)(i) Also, it is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.
- (ii) The environmental review of multifamily housing with five or more dwelling units (including leasing), or non-residential property, must include the evaluation of previous uses of the site or other evidence of contamination on or near the site, to ensure that the occupants of proposed sites are not adversely affected by any of the hazards listed in paragraph (i)(2)(i) of this section.
- (iii) Particular attention should be given to any proposed site on or in the general proximity of such areas as dumps, landfills, industrial sites, or other locations that contain, or may have contained, hazardous wastes.
- (iv) The responsible entity shall use current techniques by qualified professionals to undertake investigations determined necessary.

(j) *Environmental justice.* Executive Order 12898--Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, February 11, 1994 (59 FR 7629), 3 CFR, 1994 Comp. p. 859.

LINDA LINGLE
GOVERNOR



DENISE M. WISE
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) 832-4679

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO:

TO: Chair Thompson and Directors

FROM: Denise M. Wise *DW*
Executive Director

DATE: June 10, 2010

SUBJECT: 2011 Budget

Please be advised that the item on the upcoming agenda listed as:

E. Motion: To Adopt the Hawaii Public Housing Authority's Operating Budget
for the Fiscal Year 2010-2011

Is not included in your packet and will be sent under separate cover on Monday, June
14, 2010. I appreciate your patience with this matter.

Thank you

RESOLUTION NO. 27

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION ADOPTING THE HAWAII PUBLIC HOUSING AUTHORITY'S
OPERATING BUDGET FOR FISCAL YEAR JULY 1, 2010 TO JUNE 30, 2011

WHEREAS, the Board of Directors of the Hawaii Public Housing Authority (HPHA) entered into Consolidated Annual Contributions Contract (ACC) No SF-181 dated July 1, 1998 with the U.S. Department of Housing and Urban Development (HUD), and

WHEREAS, HUD has agreed to provide Operating Subsidy and Capital Funds to the HPHA in an for the purpose of operating low income public housing, carrying out capital and management activities at federal public housing developments in accordance with the requirements of the Annual Contributions Contract and the Capital Fund Program (CFP) including Title XVI general provisions, and

WHEREAS, the HPHA agrees to comply with the requirements for eligible activities, reporting, and expenditure deadlines of the Operating Subsidy and Capital Fund Program (CFP), and

WHEREAS, the HPHA was required to submit an annual statement and board resolution by June 30, 2010.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approves the Operating Budget for fiscal year July 1, 2010 to June 30, 2011.

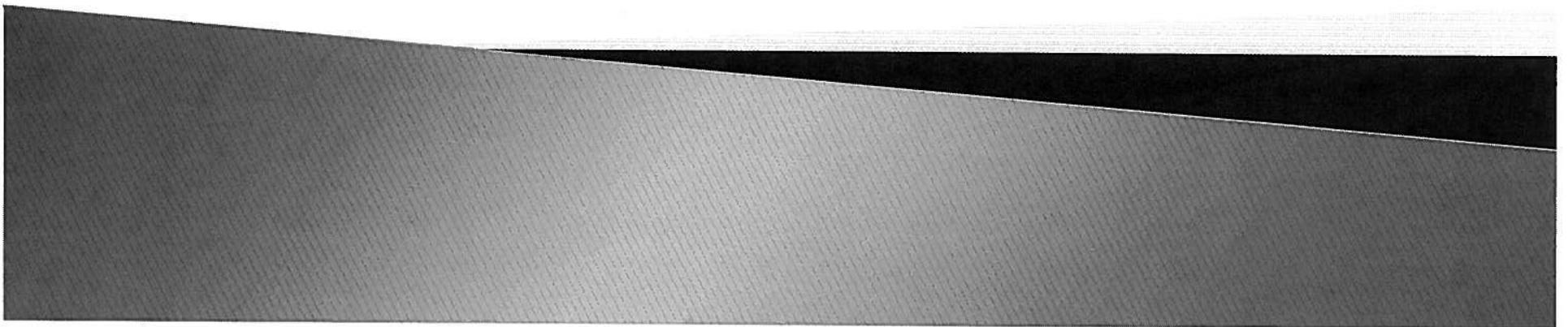
The UNDERSIGNED hereby certifies that the foregoing resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on June 17, 2010 in Honolulu, Hawaii.



Travis O. Thompson, Chairperson

Fiscal Year 2010/2011 Budget

**The Hawaii Public Housing Authority
Moving Forward**



FY 2011 Here It Is



▶ Impacts during FY 2009/2010:

The budget year 2009/2010 saw the HPHA make some innovative decisions to move the agency forward and during this same period, the agency also made difficult decisions and transitions.

- ✓ Kuhio Park Terrace Redevelopment Project
- ✓ Transfer of Homeless Program
- ✓ American Recovery and Reinvestment Act (ARRA)
- ✓ State Furlough
- ✓ Management Transition

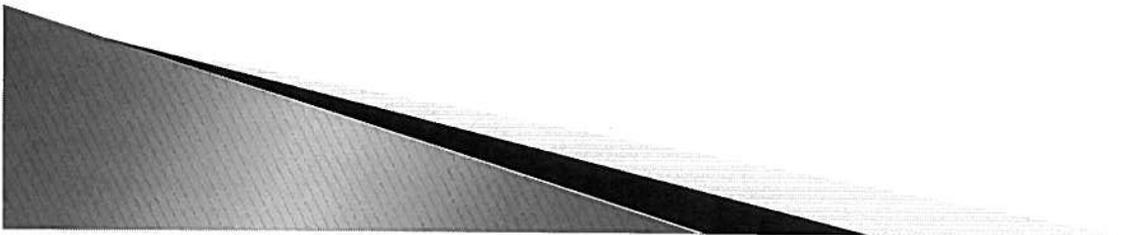
FY 2009/2010

Key Impacts

Planning FY 2010/2011

HPHA Executive Staff and Branch Chiefs reviewed and discussed the forecasts, accomplishments and critical challenges of prior year and to focus FY 2010/2011 planning the following working Mission Statement was developed:

- ✓ **The Mission of the Hawaii Public Housing Authority is to be a High Performing Agency that Provides Decent, Safe and Sanitary Affordable Housing to Those Eligible for Our Programs**



FY 2010/2011

3 Strategic Goals

1. Improve our scores on PASS, FASS, MASS, RAS and SEMAP:

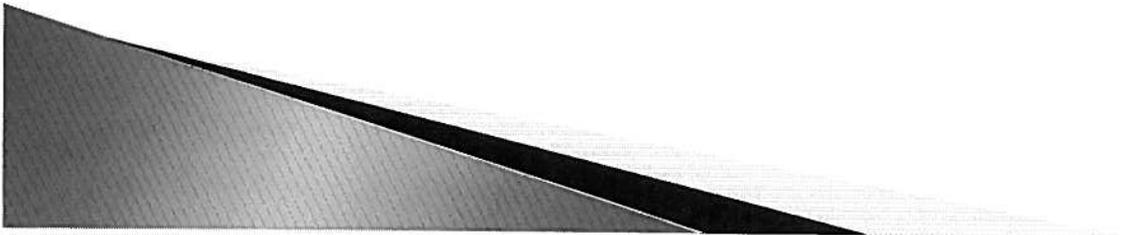
- ✓ Commitment to improve our process and performance
- ✓ Evaluate what HPHA is doing as compared to what we should be doing in preventive maintenance and enhance our program
- ✓ Implement Energy Performance Contract for our developments to reduce utility costs by implementing energy cost saving recommendations
- ✓ Continue renovating public housing developments and planning capital improvements that address health, safety and welfare priorities as well as preserving the asset



Goal 2

Comply with State and Federal Requirements:

- ✓ Re-establish Resident Services section
- ✓ Ensure procurement practices remain within federal and state guidelines
- ✓ Ensure all reporting requirements are met



Goal 3

Improve the Efficiency of Administrative Services:

- ✓ Respond timely to real and perceived concerns of residents, homeowners, and neighbors regarding safety and security in our family communities
- ✓ Work to ensure financial reports and other key agency reports are produced timely
- ✓ Assess and enhance Information Technology capacity agency-wide.



FY 2011

Revenue:

Dwelling Rental – \$19.9M, \$1.7M greater than FY 2010 Actuals

- ▶ Public Housing rents are expected to increase approximately 9%. This is a result of units being released from renovations to go on line in 2011 for occupancy.
- ▶ Occupancy levels are budgeted at 97% in 2011 Rental Income

HUD Subsidies – \$63.3M, \$4.1M less than FY 2010 Actuals

- ▶ This is being projected at 6% less than FY Actual 2010. This decrease is a result of one time appropriations received in FY 2010. This also represents a small percentage decrease as a conservative projection as appropriations have not yet been received.

General Fund – \$5.4M, \$4.4M greater than FY 2010 Actuals

- ▶ These are state allotted dollars. This includes Rent Supplement Program, R&M and Security. This is not an actual increase but rather a reallocation of State Revenue.



FY 2011

Expenses:

Administrative Personnel Expense – \$16.5M, \$3.8M greater than FY 2010 Actuals

- ▶ State furlough significantly reduced the personnel expenses in FY 2009–2010. The projection for FY2011 is up approximately 30%. This reflects the planned staffing of previously vacant positions. Positions will be filled throughout the year as appropriate and may be subject to change due to continued hiring freezes or other staffing constraints as a result of State budget constraints.

All Other Expenses – \$6.4M, \$462K less than FY 2010 Actuals

- ▶ Although not a significant increase, it should be noted that this category is a compilation of expense line items, e.g., insurance, airfare, legal, consultant services, etc...



June 17, 2010

FOR ACTION

MOTION: To Authorize the Executive Director to Take all Actions Necessary to Comply with the Transfer of the Homeless Programs to the Department of Human Services pursuant to Act 89, Session Laws of Hawaii 2010, including but not limited to, the Transferring of Homeless Properties to the appropriate department, e.g., Department of Land and Natural Resources, Revising of Functional Statements, and Reorganizations.

I. FACTS

- A. The Governor's Bill Action Report indicated that ACT 089 (10) SB910 SD1 HD2 CD1 was signed on May 10, 2010 - RELATING TO THE TRANSFER OF HOMELESS PROGRAMS WITHIN THE DEPARTMENT OF HUMAN SERVICES.
- B. The Act transfers oversight of the State's homeless programs from the Hawai'i Public Housing Authority to the Department of Human Services' Benefits, Employment, and Support Services Division to ensure that the State remains eligible to receive federal funding.

II. DISCUSSION

- A. The HPHA is working closely with the Department of Human Services (DHS) to effectuate the transfer of homeless programs.
- B. During our discussions, it has become evident that there are several areas which require the HPHA Board to take official action to implement the transfer of the programs. Listed below are examples of the activities staff are currently undertaking to transfer homeless:
 - 1. The Department of Human Services is not authorized to hold property for the State, and Homeless staff is proposing that the title to the homeless facilities be transferred to the Department of Land and Natural Resources (DLNR). Historically, when there have been facility issues DAGS has managed the repair/renovation activities at the homeless facilities owned by the State.

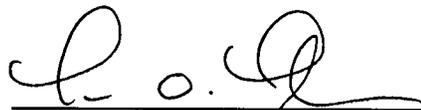
2. There are secured systems which require the HPHA to identify the personnel authorized to access the secured accounts. Additionally, equipment purchased under State and Federal grants must be transferred out of the HPHA's inventory to DHS.
3. The transfer of staff requires a revision to the HPHA's functional statement, a redescription of positions, and a reorganization of the agency to remove homeless positions. Under normal circumstances, an agency reorganization would require Board approval.

III. STAFF RECOMMENDATION

That the HPHA Board of Directors Authorize the Executive Director to take all Actions Necessary to Comply with the Transfer of the Homeless Programs to the Department of Human Services pursuant to Act 89, Session Laws of Hawaii 2010, including but not limited to, the Transferring of Homeless Properties to the appropriate State Department, Revising of Functional Statements, and Reorganizations

Prepared by: Barbara E. Arashiro, Executive Assistant *DW for BEA*

Adopted:



Travis O. Thompson, Chair

Executive Director's May/June 2010 Board Status Report

Accomplishments:

- The Information Technology Office (ITO) obtained quotes to purchase the following:
 - 100 new PCs to replace aging equipment (out of warranty) at AMPs statewide
 - 250 corporate licenses for MS Office 2010 to put all staff on same platform
 - New servers to provide additional storage space to consolidate data in one location, simplify backups, and prepare for large scale document scanning
 - Web cams to enable video conferencing between AMP sites
- The local HUD Field Office conducted site visits at Kalihi Valley Homes (KVH) and Waimaha Sunflower and KPT Bill Sabelburo conducted the visits and was extremely complimentary of Sunflower and its manager, Veronica Malabey. This is a property managed by Ewa Realty. Bill found her knowledgeable and aware of what was happening with the property. KVH was noted for a significant improvement. Back areas were cleared of junk and garbage.
- **HPHA met the obligation deadline of June 12 and obligated all funds for the HUD 718 capital grant. The allocation must be fully expended by June 12, 2012.**
- Met with Senators Chun-Oakland and Sakamoto and Rep. Cabinilla to speak with them regarding HPHA's recommendation to the Governor to veto SB2473 CD1 or the Grandchildren bill.
- Met with HUD Deputy secretary Ron Sims along with other HUD agencies at HUD local offices. Deputy Secretary Sims provided some insight to HUD's new direction and opportunities that may be available.
- At request of Director Berthiaume met with Catherine Sorensen of Public Health and Director Berthiaume, to discuss possibility of conducting survey regarding tobacco, betel nut use and asthma.
- Executed supplemental contract with Hawaii Affordable Properties, Inc. to provide property management and maintenance services at Ke Kumu Ekahi on the island of Hawaii on 5/28/10 for an additional 12-month period. Time of Performance: June 1, 2010 to May 31, 2011; Amount: 218,892.00 (Total contract amount - \$814,884.00); Funding Source: Ke Kumu Ekahi Project Funds
- Special AMP budget meetings were held and REAC strategy discussed and teams formed.

Planned Activities for May/June:

- HUD REAC Inspectors will be conducting site and unit inspections in July and August 2010. The Branch is coordinating teams of personnel to work on the properties that will be included in the inspections. The agency goal is to receive an average score of 80. If the agency reaches its goal, the inspections schedule may change inspection from yearly to every 2 years.
- Submit RFP for translation services of essential client documents.
- Have meetings with Legislators on grandchildren in elderly housing, start working with PMMSB on revising "guest policy" if the Governor vetoes the bill.
- **Contract(s)**
 - Execute contract with RC Holsinger to complete the fiscal year 2009 financial audit for Banyan Street Manor.
 - Execute contract to prepare analysis of impediments to fair housing for the State of Hawaii

- Execute supplemental contract with Realty Laua to provide property management, maintenance, and resident services at AMP 45 (Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Waimanalo Homes, Kauhale Ohana) for an additional 12-month period on the island of Oahu.
- Execute supplemental contract with Realty Laua to provide property management, maintenance, and resident services at AMP 49 (Kauhale Nani, Wahiawa Terrace, Kupuna Home O Waialua) for an additional 6-month period on the island of Oahu.
- Execute supplemental contract with Realty Laua to provide property management, maintenance, and resident services at AMP 40 (Kuhio Park Terrace, Kuhio Homes) for an additional 12-month period on the island of Oahu.
- Execute supplemental contract with Honolulu Disposal Service, Inc. for the revised refuse collection pick-up services for the Kuhio Park Terrace Tower B (AMP 40) due to the installation of the trash chute on the island of Oahu.
- Execute contract with Clifford Project to provide the design for the modernization of Palolo Valley Homes (AMP 50) on the island of Oahu.

- **Solicitation(s):**

- Issue Invitation-for-Bids for Custodial Services for the HPHA's Central Office Cost Center offices. Issue Invitation-for-Bids for Security Services for Puuwai Momi under Asset Management Project 30 on the Island of Oahu.
- Issue Invitation-for-Bids for Refuse Collection Services for Kawailehua – State and Kawailehua – Federal under Asset Management Project 38 on the Island of Kauai.
- Issue Request-for-Proposals to conduct an Assessment on Accessibility, Compliance with Fair Housing and the Americans with Disabilities Act for the Federally Subsidized Low Income Public Housing Complexes.
- Issue Request-for-Proposals for Professional Legal Services for the Kuhio Park Terrace/Kuhio Homes Redevelopment Project.

- **Personnel:**

An internal candidate has posted for the Section 8 Branch Chief. Interviews will be conducted this month.

Trends/Issues:

- **Solicitation(s):**

-The number of solicitations is anticipated to trend slightly up due to the effort to obligate the funds under the Capital Improvement Program by the June 2010 deadline.

- **Contract(s):**

-The number of contracts under the Construction Management Branch is anticipated to trend slightly up due to the effort to obligate the funds under the Capital Improvement Program and Capital Fund Program by the June 2010 deadline.

-The number of contracts under the Property Management and Maintenance Services Branch is anticipated to trend slightly up due to the effort to extend the refuse collection services, and appliances contracts before the June 30, 2010 expiration date.

- **Personnel:**

- Housing Planner recruitment and interviews produced only two candidates who were acceptable, but both were unaware they are currently earning significantly more than the

position pays. One of those has withdrawn their name, and the other has not responded to a request to call. It appears the job description will have to be revised to better match the functions we need the position to perform, the minimum qualifications adjusted, and another recruitment effort made that would attract candidates willing to work for the amount the position pays.

Potential Risks

- **Kahekili Terrace (Maui)**

During the pre-bid conference for this project, staff incorrectly provided assurances to the bidding contractors that HPHA would deliver two vacant buildings, in several phases, during the course of construction. However, the original scope of work and cost estimate did not include the necessary resources to initiate a relocation plan/project. The bidding contractors therefore established their pricing on the assurances of staff. This misstatement by staff has placed the project in a dilemma. The project is funded with ARRA and ARRA has hard expenditure dates, as 60% of ARRA funds must be expended by March 17, 2011. Given the funding source and its timing the project does not have much room in the schedule to either defer or readjust the schedule. The only viable option is to develop a relocation plan and commit funding to the task.

CMS staff has requested unit and tenant information from the PMMSB and AMP management staff; the information was received on May 31, 2010. The estimated cost of the relocation has not yet been determined.

- **Banyan Street Manor**

The HPHA was assessed a \$50,000 fine by HUD for this project, which later was reduced. The audits for 3 consecutive years (2007/2009/2009) were completed and submitted. HUD then sent to the HPHA a document that asked the HPHA to respond to the discrepancies found by the auditors. Documentation has been submitted for all years except for one item. The auditors were unable to reconcile a discrepancy for the Reserve for Replacement Account. Deposits to this account are deficient by \$98,156. There were also withdrawals made from this account without prior approval or explanation. These items need to be reconciled before this long standing item can be closed out. HPHA is contracting with the accounting firm that performed the 3 audits to not only reconcile this account but also perform the Year-end 2010 audit.

- **Makani Kai Hale**

During the permit application process, for this project, CMS staff discovered that a Certificate of Occupancy was never issued. The Maui County Building Department has accepted our building permit application and will start processing the submittals, but will not release the permit until the CO matter is resolved. HPHA/CMS will prepare and submit an application for review/approval and may incur fines to obtain a CO for the project site. The estimated sum of the fine is approximately \$12,000. CMS staff is working with the County of Maui to resolve the issue.

As part of the permit review, DCAB is now requiring a change to the sliding glass door threshold. The additional construction cost is estimated at \$15,000-\$20,000; the price will be solidified after the consultant completes the new design work and final cost analysis.

In addition to the changes required by DCAB, Maui County Building Department is requiring the installation of smoke detectors for several units and compliance with the 2006 International Energy Conservation Code Standards. The consultant is currently reviewing the impact of including the additional energy improvements and will provide staff with a scope of work and cost analysis in the near future.

The project will also incur additional costs to pay for relocation and security for 2 days while the property is tented for termites. The estimated cost for this is approximately \$8,700.00.

- **Hana Property Sale (Maui)**

The purchasers of the property have raised several concerns and questions as to why the property has not sold. They have inferred that the HPHA did not act in good faith in the sale of the property and they have also stated that they have had to incur additional costs because of this protracted sale. The following was provided as explanation of the lengthy process:

-We were prepared to close on the sale when the Legislature passed Act 76, which prevented us from going forward until certain conditions were met. Here's a short summary of what Act 176 requires:

Act 176 says that, unless the land is a "remnant" as defined by HRS 171-52 ("The term "remnant" means a parcel of land economically or physically unsuitable or undesirable for development or utilization as a separate unit by reason of location, size, shape, or other characteristics") we do need Legislative approval. It says the department or agency has to:

1. Hold an informational briefing on the proposed sale in the community where the land is located "prior to finalizing any proposal for the sale;" then
2. Submit to the Legislature (with a copy to the Office of Hawaiian Affairs) a Concurrent Resolution, with the following information:
 - a. The location and area of the parcels of land to be sold or given;
 - b. The appraisal value of the land to be sold or given;
 - c. The names of all appraisers performing appraisals of the land to be sold or given;
 - d. The date of the appraisal valuation;
 - e. The purpose for which the land is being sold; and
 - f. A detailed summary of any development plans for the land to be sold.
3. Get a 2/3 majority of both House and Senate to approve it.

**Property
Management
and
Maintenance
Services
Branch
(PMMMSB)**

PMMSB Status Report for May 2010

Completed Activities

- During the month of May, 2010, rent collections for HPHA State properties were 84.72% and the total tenant occupancy rate was 92%
- During the month of May, 2010, rent collections for HPHA Federal properties were 86.46% and the total tenant occupancy rate was 93.37%.
- HUD conducted site visits to follow up on the REAC inspections conducted last year to verify that exigent health and safety repairs were achieved at Kalihi Valley Homes, Waimaha Sunflower and Kuhio Park Terrace. HUD commented that significant improvements were made at said properties.

Planned Activities

- The draft of the uniform House Rules has been reviewed by Public Housing and Private Managers and the Executive Director. The draft was forwarded to the Attorney General's office for review on April 7, 2010. On May 6, 2010 Property Management and Maintenance Services Branch (PMMSB) hosted a meeting with the Attorney General's office, Office of the Executive Director, Planning and Compliance to discuss the implementation of the uniform House Rules. PMMSB will solicit comments from the Resident Association Board (RAB) and AMP Resident Association Representatives. PMMSB will mail a copy of the new rules to each household and conduct public hearings. PMMSB will then make recommendations to the board and request approval of the uniform House Rules. Following approval PMMSB will incorporate the necessary changes to the Hawaii Administrative Rules.
- Resident Associations update. See chart below:

Site	Status	Notation	Plan
Kalanihuia	active		
Lanakila	active		
Pi'ilani	active		
Punchbowl	active		
Mayor Wright	new board	03/29/10 recall election held	Pres. To remain

Kamehameha	active		
Pumehana	active		
Makamae	folded		
Punahele	active		
Hanamaulu	active		
Kapaa	active		
Ka Hale Kahaluu	new board	5/10 elections held	meet with Board 5/26/10
Kealakehe	active	5/10 not active	
Hale Hauoli	active		
Wahiawa Terrace	active		
Kauhale Nani	new board	3/31/10 elections held	meet with Board 5/19/10
Palolo Valley	active		
Hookipa Kahaluu	active		
Kalihi Valley	active		updated By-Laws
Puuwai Momi	folded		
Koolau Village	active		
Kaneohe Apts.	active		
Nani Olu	active	project undergoing renovations	
Kauhale O' Hanakahi	active		
Kauhale Ohana	active		
Waimanalo	active		
Kuhio Park Terrace	new board	11/09 elections held	updating By-Laws
Kaahumanu Homes	new board	10/09 elections held	updating By-Laws
Waimaha-Sunflower	reviving	need to fill (2) board positions	updating By-Laws

Trends/Issues

- HUD REAC Inspectors will conduct site and unit inspections during the months of July and August 2010. Prior to HUD's REAC Inspections HPHA will conduct property and unit inspection to ensure compliance with HUD rules and regulations. The agency has set a goal of 80 points on average. If the agency accomplishes this goal, property and unit inspections will revert to bi-annual inspections. Currently inspections are conducted annually.

Risks

- The Banyan Street Manor property received notification from HUD that its rental vouchers were missing. A copy of the missing vouchers were re-submitted but got a message back from HUD saying the vouchers did not meet the compliance threshold. Therefore the voucher request for payment was denied.

Staff researched the issue and discovered that there were problems with these vouchers, as far back as April 2008. The staff person who was working on this has since retired and the Branch Chief was unable to find any continuity in solving this long standing issue.

The former management agent was asked to re-submit the vouchers and we are waiting for HUD's response. In the event this re-submittal is not accepted the HPHA could possibly lose \$250,000 or more if the problem is not corrected.

- The HAP contract renewal for Wilikina was rejected by HUD due to an invalid rent reasonable study used from 2005. The same study has been used for the last 5 years however HUD did not accept it. HPHA has obtained a current rent reasonable study and will resubmit the contract renewal request in June 2010.
- The Hana parcel was not sold because an appraisal was not completed in time for this legislative session. Buyers might request compensation for fees incurred due to the sale not going through. Buyers are not willing to wait until next legislative session and also mentioned that the price of land on Maui is dropping.

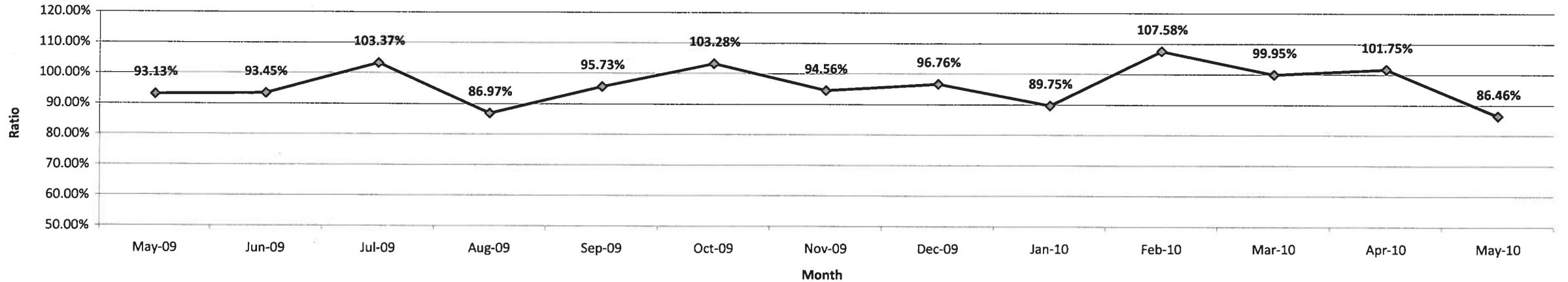
FEDERAL PUBLIC HOUSING

Rent Collection from May 2009 to May 2010

	May-09			Jun-09			Jul-09			Aug-09			Sep-09			Oct-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 130,607.50	\$ 119,245.42	91.30%	\$ 125,699.50	\$ 116,981.70	93.06%	\$ 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%
Kauai	\$ 82,400.00	\$ 77,912.88	94.55%	\$ 82,065.00	\$ 75,445.23	91.93%	\$ 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%
Maui	\$ 49,787.00	\$ 41,731.27	83.82%	\$ 49,901.00	\$ 42,621.61	85.41%	\$ 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%
Oahu	\$ 1,220,353.50	\$ 1,142,362.65	93.61%	\$ 1,221,464.94	\$ 1,147,238.16	93.92%	\$ 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%
Total	\$ 1,483,148.00	\$ 1,381,252.22	93.13%	\$ 1,479,130.44	\$ 1,382,286.70	93.45%	\$ 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%

	Nov-09			Dec-09			Jan-10			Feb-10			Mar-10			Apr-10			May-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio									
Hawaii	\$ 116,820.00	\$ 112,301.32	96.13%	\$ 114,069.72	\$ 119,412.98	104.68%	\$ 116,704.72	\$ 100,450.20	86.07%	\$ 114,112.72	\$ 123,818.28	108.51%	\$ 111,742.56	\$ 116,961.95	104.67%	\$ 114,516.69	\$ 122,029.78	106.56%	\$ 113,063.10	\$ 104,100.27	92.07%
Kauai	\$ 75,024.00	\$ 69,266.58	92.33%	\$ 76,423.00	\$ 75,161.64	98.35%	\$ 76,185.00	\$ 65,796.55	86.36%	\$ 79,317.00	\$ 78,818.84	99.37%	\$ 78,569.00	\$ 73,688.81	93.79%	\$ 75,812.00	\$ 74,505.00	98.28%	\$ 77,945.00	\$ 64,295.49	82.49%
Maui	\$ 41,421.00	\$ 41,035.33	99.07%	\$ 41,265.00	\$ 42,481.46	102.95%	\$ 41,683.00	\$ 37,016.56	88.80%	\$ 39,286.00	\$ 40,224.33	102.39%	\$ 39,522.00	\$ 41,955.64	106.16%	\$ 42,734.00	\$ 43,717.38	102.30%	\$ 42,283.00	\$ 35,519.47	84.00%
Oahu	\$ 1,118,029.91	\$ 1,055,189.15	94.38%	\$ 1,120,641.22	\$ 1,071,584.35	95.62%	\$ 1,121,888.75	\$ 1,014,179.21	90.40%	\$ 1,123,281.42	\$ 1,215,939.13	108.25%	\$ 1,120,869.72	\$ 1,117,474.18	99.70%	\$ 1,128,670.65	\$ 1,145,247.82	101.47%	\$ 1,119,480.19	\$ 965,633.68	86.26%
Total	\$ 1,351,294.91	\$ 1,277,792.38	94.56%	\$ 1,352,398.94	\$ 1,308,640.43	96.76%	\$ 1,356,461.47	\$ 1,217,442.52	89.75%	\$ 1,355,997.14	\$ 1,458,800.58	107.58%	\$ 1,350,703.28	\$ 1,350,080.58	99.95%	\$ 1,361,733.34	\$ 1,385,499.98	101.75%	\$ 1,352,771.29	\$ 1,169,548.91	86.46%

RENT COLLECTION RATE



**Federal LIPH
HPHA Island Overview Report
May 2010**

Island	Occupancy *					Federal Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units	Units Rent Ready	Families	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	601	547	91.01%	50	4	1,577	157	8	2
Kauai	319	300	94.04%	16	3	89	29	0	0
Maui	196	141	71.94%	55	0	394	80	5	1
Oahu	4,119	3,900	94.68%	201	18	6,691	1,432	12	10
Total	5,235	4,888	93.37%	322	25	8,517	1,666	25	13

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	52	\$ 27,204.32	19	\$ 21,547.18	\$ 113,063.10	\$ 104,100.27	92.07%
Kauai	48	\$ 22,249.24	16	\$ 33,538.14	\$ 77,945.00	\$ 64,295.49	82.49%
Maui	22	\$ 5,882.63	8	\$ 4,370.57	\$ 42,283.00	\$ 35,519.47	84.00%
Oahu	471	\$ 220,652.95	118	\$ 180,953.34	\$ 1,119,480.19	\$ 965,633.68	86.26%
Total	593	\$ 275,989.14	161	\$ 240,409.23	\$ 1,352,771.29	\$ 1,169,548.91	86.46%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice 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
May 2010**

AMP	Occupancy*					Federal Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units	Units Rent Ready	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
30P-Aiea	362	354	97.79%	8	0	4935	0	10	0
31P-KVH	372	323	86.83%	46	3	4935	0	10	0
32P-MWH	363	352	96.97%	11	0	4935	0	10	0
33P-Kam/Kaamanu	371	369	99.46%	1	1	4935	0	10	0
34P-Kalakaua	581	565	97.25%	16	0	0	1367	0	10
35P-Kalanihua	584	564	96.58%	19	1	4935	1367	10	10
37P-Hilo	301	272	90.37%	28	1	578	93	1	1
38P-Kauai	319	300	94.04%	16	3	89	29	0	0
39P-Maui	196	141	71.94%	55	0	394	80	2	1
40P-KPT	738	698	94.58%	35	5	4935	0	0	0
43P-Kona	199	192	96.48%	5	2	1085	79	7	1
44P-Leeward Oahu	258	221	85.66%	32	5	2397	0	2	0
45P-Windward Oahu	225	222	98.67%	3	0	1723	0	0	0
46P-Kamuela	101	83	82.18%	17	1	1085	79	0	1
49P-Central Oahu	150	120	80.00%	28	2	1348	206	0	0
50P-Palolo	115	112	97.39%	2	1	4935	0	0	0
Total	5,235	4,888	93.37%	322	25	8,517	1,666	25	13

AMP	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	48	27,185.34	8	5,932.08	\$ 143,119.00	127,141.71	88.84%
31P-KVH	37	20,634.27	16	16,141.82	\$ 82,330.00	77,746.57	94.43%
32P-MWH	50	20,728.83	10	21,050.29	\$ 105,764.62	90,484.44	85.55%
33P-Kam/Kaamanu	34	17,382.68	9	29,369.11	\$ 92,620.92	83,758.69	90.43%
34P-Kalakaua	6	1,984.70	1	90.66	\$ 131,061.70	112,020.69	85.47%
35P-Kalanihua	23	9,042.22	7	7,298.52	\$ 141,222.95	118,597.39	83.98%
37P-Hilo	19	13,331.05	8	5,071.13	\$ 61,403.10	57,923.00	94.33%
38P-Kauai	48	22,249.24	16	33,538.14	\$ 77,945.00	64,295.49	82.49%
39P-Maui	22	5,882.63	8	4,370.57	\$ 42,283.00	35,519.47	84.00%
40P-KPT	158	65,777.87	22	34,065.08	\$ 253,690.00	212,782.24	83.87%
43P-Kona	14	6,530.00	4	5,625.00	\$ 37,587.00	34,043.35	90.57%
44P-Leeward Oahu	54	29,688.59	25	31,784.82	\$ 39,874.00	31,635.51	79.34%
45P-Windward Oahu	37	17,681.48	8	16,102.41	\$ 69,161.00	56,123.54	81.15%
46P-Kamuela	19	7,343.27	7	10,851.05	\$ 14,073.00	12,133.92	86.22%
49P-Central Oahu	8	2,091.37	3	3,221.00	\$ 37,238.00	34,270.33	92.03%
50P-Palolo	16	8,455.60	9	15,897.55	\$ 23,398.00	21,072.57	90.06%
Total	593	\$ 275,989.14	161	\$ 240,409.23	\$ 1,352,771.29	\$ 1,169,548.91	86.46%

* Occupancy also counts Scheduled for Modernization Units.

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

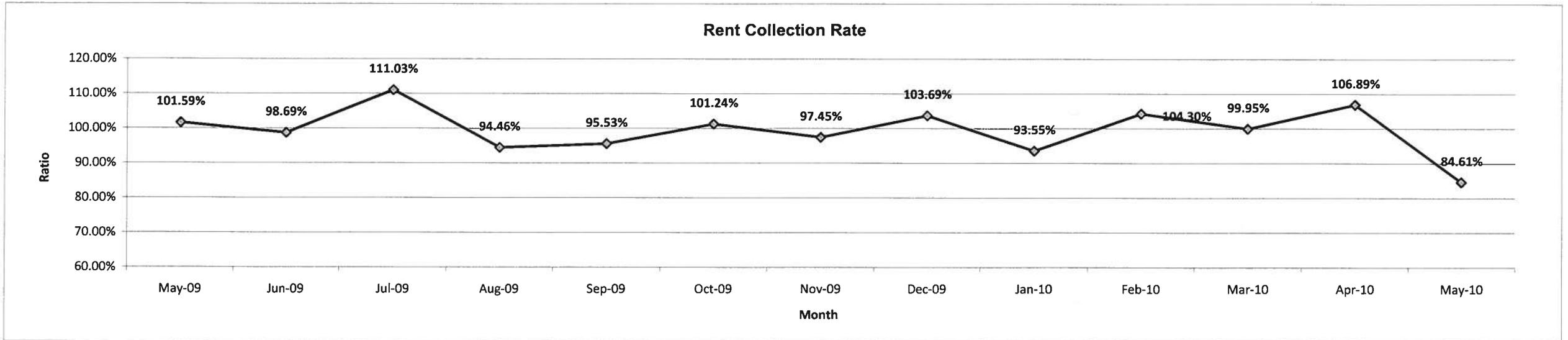
*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

STATE PUBLIC HOUSING

Rent Collection from May 2009 to May 2010

	May-09			Jun-09			Jul-09			Aug-09			Sep-09			Oct-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 10,637.00	\$ 10,317.00	96.99%	\$ 9,164.00	\$ 8,930.00	97.45%	\$ 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%
Kauai	\$ 6,593.00	\$ 5,798.00	87.94%	\$ 6,687.00	\$ 7,217.00	107.93%	\$ 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%
Maui	\$ 4,807.00	\$ 4,692.00	97.61%	\$ 4,806.00	\$ 4,752.00	98.88%	\$ 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%
Oahu	\$ 222,008.00	\$ 227,110.62	102.30%	\$ 223,648.00	\$ 220,206.96	98.46%	\$ 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%
Total	\$ 244,045.00	\$ 247,917.62	101.59%	\$ 244,305.00	\$ 241,105.96	98.69%	\$ 246,760.00	\$ 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%

	Nov-09			Dec-09			Jan-10			Feb-10			Mar-10			Apr-10			May-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,421.00	\$ 8,585.00	101.95%	\$ 8,209.00	\$ 8,815.49	107.39%	\$ 8,716.00	\$ 8,408.62	96.47%	\$ 8,882.00	\$ 7,628.00	85.88%	\$ 8,153.00	\$ 7,563.00	92.76%	\$ 8,103.00	\$ 8,259.00	101.93%	\$ 8,678.00	\$ 8,289.30	95.52%
Kauai	\$ 5,269.00	\$ 7,091.00	134.58%	\$ 5,380.00	\$ 4,518.00	83.98%	\$ 5,639.00	\$ 4,493.00	79.68%	\$ 5,297.00	\$ 4,164.11	78.61%	\$ 5,297.00	\$ 5,077.00	95.85%	\$ 5,198.00	\$ 4,418.00	84.99%	\$ 5,742.00	\$ 4,860.00	84.64%
Maui	\$ 5,352.00	\$ 5,320.00	99.40%	\$ 5,235.00	\$ 5,065.00	96.75%	\$ 5,195.00	\$ 4,667.00	89.84%	\$ 5,379.00	\$ 7,157.00	133.05%	\$ 5,851.00	\$ 6,231.00	106.49%	\$ 5,777.00	\$ 5,390.00	93.30%	\$ 5,993.00	\$ 4,659.00	77.74%
Oahu	\$ 227,911.00	\$ 219,664.64	96.38%	\$ 228,223.00	\$ 237,762.94	104.18%	\$ 229,851.00	\$ 215,748.79	93.86%	\$ 227,881.00	\$ 239,141.25	104.94%	\$ 227,169.00	\$ 227,468.38	100.13%	\$ 225,833.00	\$ 243,720.60	107.92%	\$ 224,782.00	\$ 189,662.11	84.38%
Total	\$ 246,953.00	\$ 240,660.64	97.45%	\$ 247,047.00	\$ 256,161.43	103.69%	\$ 249,401.00	\$ 233,317.41	93.55%	\$ 247,439.00	\$ 258,090.36	104.30%	\$ 246,470.00	\$ 246,339.38	99.95%	\$ 244,911.00	\$ 261,787.60	106.89%	\$ 245,195.00	\$ 207,470.41	84.61%



**State LIPH
HPHA Project Overview Report
May 2010**

Island	Occupancy *				State Waiting List**				
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units	Units Rent Ready	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
2201-Hauiki	46	45	97.83%	1	0	5681	0	0	0
2202-Puahala Homes	128	105	82.03%	16	7	5681	0	0	0
2204-Kawailehua	26	25	96.15%	0	1	125	0	0	0
2205-Kahale Mua	32	27	84.38%	5	0	69	0	0	0
2206-Lokahi	30	14	46.67%	16	0	719	0	8	0
2207-Ke Kumu Elua	26	11	42.31%	13	2	1928	0	0	0
2401-Hale Po'ai	206	203	98.54%	3	0	0	420	0	0
2402-La'iola	108	105	97.22%	3	0	0	71	0	0
2403-Kamalu-Ho'olulu	220	219	99.55%	0	1	0	144	0	0
2404-Halia Hale	41	40	97.56%	0	1	0	144	0	0
Total	863	794	92.00%	57	12	8,157	613	8	0

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	5	\$ 4,324.70	14	\$ 136,728.14	\$ 19,369.00	16,499.71	85.19%
2202-Puahala Homes	10	\$ 8,042.01	24	\$ 136,234.96	\$ 40,586.00	35,797.40	88.20%
2204-Kawailehua	2	\$ 1,764.00	2	\$ 3,453.46	\$ 5,742.00	4,860.00	84.64%
2205-Kahale Mua	2	\$ 544.00	17	\$ 10,782.37	\$ 5,993.00	4,924.00	82.16%
2206-Lokahi	0	\$ -	2	\$ 12,591.50	\$ 5,396.00	4,978.30	92.26%
2207-Ke Kumu Elua	2	\$ 870.00	6	\$ 2,993.67	\$ 3,282.00	3,311.00	100.88%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,297.00	45,187.00	78.86%
2402-La'iola	1	\$ 632.00	8	\$ 2,934.52	\$ 33,176.00	28,403.00	85.61%
2403-Kamalu-Ho'olulu	1	\$ 404.00	2	\$ 206.40	\$ 63,232.00	55,125.00	87.18%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 11,122.00	8,650.00	77.77%
Total	23	\$ 16,580.71	80	\$ 308,209.02	\$ 245,195.00	\$ 207,735.41	84.72%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice 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).

**State LIPH
HPHA Island Overview Report
May 2010**

Island	Occupancy*					State Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units	Units Rent Ready	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	56	25	44.64%	29	2	1,483	0	8	0
Kauai	26	25	96.15%	0	1	125	0	0	0
Maui	32	27	84.38%	5	0	69	0	0	0
Oahu	749	717	95.73%	23	9	6,603	613	0	0
Total	863	794	92.00%	57	12	8,157	613	8	0

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	2	\$ 870.00	8	\$ 15,585.17	\$ 8,678.00	\$ 8,289.30	95.52%
Kauai	2	\$ 1,764.00	2	\$ 3,453.46	\$ 5,742.00	\$ 4,860.00	84.64%
Maui	2	\$ 544.00	17	\$ 10,782.37	\$ 5,993.00	\$ 4,924.00	82.16%
Oahu	17	\$ 13,402.71	53	\$ 278,388.02	\$ 224,782.00	\$ 189,662.11	84.38%
Total	23	\$ 16,580.71	80	\$ 308,209.02	\$ 245,195.00	\$ 207,735.41	84.72%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice 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).

Construction Management Section (CMS)

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 06/01/2010

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 Phase 1	Family	3	1981	27	271	16	3		\$3,970,469	FY08 Elevator CIP	Sep-07	Apr-09	May-10
Phase 2		1	1964	44							Sep-07	Nov-09	Nov-10
Phase 3		2	1964	44							Sep-07	May-10	May-11
Kuhio Park Terrace B Phase 1	Family	4	1964	44	298	16	3				Sep-07	Apr-09	May-10
Phase 2		5	1964	44							Sep-07	Nov-09	Nov-10
Phase 3		6	1981	27							Sep-07	May-10	Jun-11
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2		\$460,733	FY09 Elevator CIP	Aug-08	10/25/2010	2/18/2011
		2	1983	25							Aug-08	2/21/2011	6/20/2011
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		\$460,733	FY09 Elevator CIP	Aug-08	10/25/2010	2/18/2011
		2	1967	41							Aug-08	2/21/2011	6/20/2011
Kalanihuia Phase 2	Elderly	1	1968	40	151	15	2		\$471,204	FY09 Elevator CIP	Aug-08	6/23/2011	10/27/2011
		2	1968	40							Aug-08	10/31/2011	3/5/2012
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		\$445,026	FY09 Elevator CIP	Aug-08	6/23/2011	10/27/2011
		2	1970	38							Aug-08	10/31/2011	3/5/2012
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		\$465,968	FY09 Elevator CIP	Aug-08	3/7/2012	7/11/2012
		2	1972	36							Aug-08	7/16/2012	11/16/2012
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		\$371,728	FY09 Elevator CIP	Aug-08	3/7/2012	7/11/2012
		2	1961	47							Aug-08	7/16/2012	11/16/2012

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 06/01/2010

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					
Makamae Phase 4	Elderly	1	1971	37	124	4	2		\$261,780	FY09 Elevator CIP	Aug-08	11/21/2012	1/30/2013
		2	1971	37							Aug-08	2/4/2013	4/15/2013
Wilikina Apts Phase 4	Family	1	1977	31	119	9	2		\$424,712	FY09 Elevator CIP	Aug-08	11/21/2012	3/13/2013
		2	1977	31							Aug-08	3/18/2013	7/8/2013
Salt Lake Apts	Family	1	1970	38	28	8	1		\$1,000,000	B-08-401-K			
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		\$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	\$9,672,353				
Average age of elevators				31									

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CAPITAL FUND PROGRAM - 718

PROJECT STATUS REPORT

June 9, 2010

PROJECT (CONSTRUCTION)	PROJECT COST	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Kaahumanu Homes - Reroofing	\$ 2,018,300.00	5/4/2010	5/26/2010	6/2/2010	6/7/2010	est. 7/2010	est. 7/7/2010	est. 7/12/2010	est. 11/9/2010
KPT Tower B - Reroofing	\$ 781,591.00	5/4/2010	5/26/2010	6/2/2010	6/7/2010	est. 7/2010	est. 7/7/2010	est. 7/12/2010	est. 11/9/2010
KPT - Security Cameras	\$ 660,028.00	6/29/2009	7/23/2009	8/11/2009	9/28/2009	3/18/2010	3/2/2010	3/18/2010	7/16/2010
KPT - Trash Chutes	\$ 1,260,573.40	8/29/2008	9/18/2008	12/18/2008	4/30/2009	6/29/2009	est. 7/14/2010	Pending	12/2010
KPT - Hot Water Storage Tank	\$ 39,539.26	5/13/2010	5/26/2010	N/A	PO 6/1/2010	6/1/2010	est. 6/2010	est. 6/2010	est. 7/2010
Mayor Wright Homes - Reroofing	\$ 287,340.20	1/19/2010	2/11/2010	4/26/2010	5/25/2010	6/3/2010	est. 8/3/2010	est.8/2010	est. 1/1/2011
Wahiawa Terrace Reroofing	\$ 589,277.25	1/19/2010	2/11/2010	4/27/2010	5/25/2010	6/3/2010	est. 8/3/2010	est. 8/2010	est. 10/1/2011
Makamae Investigation & Repair	\$ 131,522.00	N/A	5/18/2006	6/15/2006	6/29/2006	N/A	N/A	N/A	N/A
SUB-TOTAL	\$ 5,768,171.11								

PROJECT (DESIGN)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	COMPLETION DATE
Lanakila Homes - Phase II, III & IV	\$ 354,997.67			12/15/2009	9/5/2001	10/15/2001	multi phases-ongoing
Palolo Valley - Physical Improvements	\$ 2,089,728.50	5/12/2009 (9/11/2009 - SelCom establ.)	5/18/2010	05/20/2010	6/3/2010	est. 06/28/10	est. 6/2012
Kalihi Valley Homes Phase II Site & Dwelling Improvements	\$ 20,055.56	unk	unk	8/10/2001	8/27/2001	unk	9/29/2008
Environmental (All Federal Projects)	\$ 159,131.00	5/12/2009	Ltr requesting approval sent 4/15/2010	4/9/2010	5/12/2010	5/17/2010	10/13/2010
Makani Kai Hale (Relocation)	\$ 7,259.00	N/A	5/28/2010	N/A	PO 6/4/2010	N/A	
SUB-TOTAL	\$ 2,631,171.73						
Operations	\$ 2,522,747.00						
Management Improvements	\$ 430,270.71						
Administration	\$ 1,261,373.00						
SUB-TOTAL	\$ 4,214,390.71						
TOTAL	\$ 12,613,733.55						
TOTAL GRANT	\$ 12,613,733.00						

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Hearings (HRO)

HEARINGS OFFICE- STATEWIDE FEDERAL EVICTION REFERRALS

	REFERRALS			RESULT OF EVICTION REFERRAL					
	TOTAL	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
	Rent	Other							
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

	REFERRALS			RESULT OF EVICTION REFERRAL					
	TOTAL	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
MONTH	Rent	Other							
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
Jan10	8	5	3	3	4	1	0	0	8
Feb10	20	20	0	7	8	0	0	5	15
Mar10	23	19	4	5	11	0	1	6	17
Apr10	14	11	3	7	3	0	1	3	11
May10	8	8	0	3	2	0	0	3	5
TOTALS	240	203	37	102	74	4	6	54	186

**Total # of Cases Heard for the Month of May 2010: 8
(Oahu & Neighbor Island)**

Decisions Rendered:	Rent Violations	Other Violations
Eviction	3	
Evict w/cond	2	
10-day cure	0	
Dismissal	0	
Continued	3	
TOTAL	8	0

Delinquent balances for rent cases ordered evicted for month of May 2010:

AMP 30 Puuwai Momi	\$1,323.00
AMP 32 Kamehameha Homes	\$ 629.69
<u>AMP 44 Waimaha Sunflower</u>	<u>\$3,249.50</u>
Total:	\$5,202.19

Contract and Procurement Office (CPO)

**Contract & Procurement Office
Monthly Status Report for May 2010**

Solicitations Issued in May 2010:

Solicitation No.	Title	Due Date
IFB-CMS-2010-08	Re-Roof at Kuhio Park Terrace, Tower B (AMP 40) on the Island of Oahu Job No. 09-027-110-F	May 26, 2010
IFB-CMS-2010-09	Re-Roof at Kaahumanu Homes (AMP 32) on the Island of Oahu Job No. 09-028-109-F	May 26, 2010

Contracts Executed in May 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-14	Richard Mitsunaga & Associates Architects, Inc Design Services for the Renovation of Vacant Units under Group A: Mayor Wright Homes (AMP 32), Kuhio Park Terrace (AMP 40), Kuhio Homes (AMP 40), Palolo Valley Homes (AMP 50), Kapaa (AMP 38) 845 days from Notice to Proceed		\$251,541.00
CMS 10-15	Helber Hastert & Fee Planners Environmental Review Services for the Federally Subsidized Public Housing Complexes Statewide 150 days from Notice to Proceed		\$159,131.00
CMS 10-16	Hi Tec Roofing, Inc. dba Hi Tec Roofing Svcs. Re-Roof to Mayor Wright Homes (AMP 32) and Wahiawa Terrace (AMP 49) on the Island of Oahu 150 days from Notice to Proceed		\$876,617.27
PMB 07-03-SA02	Hawaii Affordable Properties, Inc Property Management, Maintenance and Resident Services for Asset Management Project 46 (North Hawaii) – 12 month extension June 1, 2010 to May 31, 2011	\$443,292.00	\$1,809,912.00
PMB 07-04-SA02	Hawaii Affordable Properties, Inc Property Management and Maintenance Services for Ke Kumu Ekahi (Waiakoloa) – 12 month extension June 1, 2010 to May 31, 2011	\$218,892.00	\$814,884.00
PMB 10-01-SA01	National Center for Housing Management Site Investigation Services (ADA) for Kuhio Park Terrace and Kuhio Homes (AMP 40) Increase in Compensation	\$15,000.00	\$57,000.00

Contract and Procurement Office

Monthly Status Report for May 2010

Completed Activities

Solicitation(s):

- Issued Invitation-for-Bids, CMS-2010-08
Re-Roof at Kuhio Park Terrace, Tower B (AMP 40) on the island of Oahu on 5/4/10
Bid Due Date: May 26, 2010
- Issued Invitation-for-Bids, CMS-2010-09
Re-Roof at Kaahumanu Homes (AMP 32) on the island of Oahu on 5/4/10
Bid Due Date: May 26, 2010

Contract(s):

- Executed contract with Richard Matsunaga & Associates Architects, Inc. for design services for the renovation of vacant units under Group A: Mayor Wright Homes (AMP 32), Kuhio Park Terrace (AMP 40), Kuhio Homes (AMP 40), Palolo Valley Homes (AMP 50), Kapaa (AMP 38) on 5/3/10.
Time of Performance: 845 days from Notice to Proceed
Amount: \$251,541.00
Funding Source: Capital Improvement Program (State)
- Executed contract with Helber Hastert & Fee Planners for environmental review services for the federally subsidized public housing complexes statewide on
Time of Performance: 150 days from Notice to Proceed
Amount: \$159,131.00
Funding Source: Capital Fund Program – 718 (Federal)
- Executed contract with Hi Tec Roofing, Inc. dba Hi Tec Roofing Services to re-roof Mayor Wright Homes (AMP 32) and Wahiawa Terrace (AMP 49)
Time of Performance: 150 days from Notice to Proceed
Amount: \$876,617.27
Funding Source: Capital Fund Program – 718 (Federal)
- Executed supplemental contract with Hawaii Affordable Properties, Inc. to provide property management, maintenance and resident services at AMP 46 (Noelani I, Noelani II, Hale Hauoli, Ke Kumu Ekolu, Ke Kumu Elua) on the island of Hawaii on 5/28/10 for an additional 12-month period.
Time of Performance: June 1, 2010 – May 31, 2011
Amount: \$443,292.00 (Total contract amount - \$1,809,912.00)
Funding Source: Low Income Public Housing Operating Subsidy (Federal)

- Executed supplemental contract with Hawaii Affordable Properties, Inc. to provide property management and maintenance services at Ke Kumu Ekahi on the island of Hawaii on 5/28/10 for an additional 12-month period.
Time of Performance: June 1, 2010 to May 31, 2011
Amount: 218,892.00 (Total contract amount - \$814,884.00)
Funding Source: Ke Kumu Ekahi Project Funds
- Executed supplemental contract with the National Center for Housing Management to increase the compensation and payment schedule.
Amount: \$15,000.00 (total contract amount – \$57,000.00)
Funding Source: Section 8 Performance-Based Contract Administration Fees

Central Stores Requisitions/pCards/Purchase Orders:

- Processed 35 Central Stores Requisitions
- Processed 587 pCards under \$1,000
- Processed 18 pCards over \$1,000
- Processed 147 Purchase Orders

Planned Activities

Solicitation(s):

- Issue Invitation-for-Bids for Custodial Services for the HPHA’s Central Office Cost Center offices.
- Issue Invitation-for-Bids for Security Services for Puuwai Momi under Asset Management Project 30 on the Island of Oahu.
- Issue Invitation-for-Bids for Refuse Collection Services for Kawailehua – State and Kawailehua – Federal under Asset Management Project 38 on the Island of Kauai.
- Issue Request-for-Proposals to conduct an Assessment on Accessibility, Compliance with Fair Housing and the Americans with Disabilities Act for the Federally Subsidized Low Income Public Housing Complexes.
- Issue Request-for-Proposals for Professional Legal Services for the Kuhio Park Terrace/Kuhio Homes Redevelopment Project.

Contract(s)

- Execute contract with RC Holsinger to complete the fiscal year 2009 financial audit for Banyan Street Manor.
- Execute contract to prepare analysis of impediments to fair housing for the State of Hawaii.

- Execute contract for tree trimming services at Mayor Wright Homes (AMP 32), Kamehameha Homes (AMP 33), Kaahumanu Homes (AMP 33), Waimaha/Sunflower (AMP 44), Koolau Village (AMP 45), Hookipa Kahaluu (AMP 45), Kauhale Nani (AMP 49), Wahiawa Terrace (AMP 49), and Kupuna Home O'Waiialua (AMP 49) on the island of Oahu.
- Execute contract with Clifford Project to provide the design for the modernization of Palolo Valley Homes (AMP 50) on the island of Oahu.
- Execute supplemental contract with Realty Laua to provide property management, maintenance, and resident services at AMP 45 (Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Waimanalo Homes, Kauhale Ohana) for an additional 12-month period on the island of Oahu.
- Execute supplemental contract with Realty Laua to provide property management, maintenance, and resident services at AMP 49 (Kauhale Nani, Wahiawa Terrace, Kupuna Home O Waiialua) for an additional 6-month period on the island of Oahu.
- Execute supplemental contract with Realty Laua to provide property management, maintenance, and resident services at AMP 40 (Kuhio Park Terrace, Kuhio Homes) for an additional 12-month period on the island of Oahu.
- Execute supplemental contract with Honolulu Disposal Service, Inc. for the revised refuse collection pick-up services for the Kuhio Park Terrace Tower B (AMP 40) due to the installation of the trash chute on the island of Oahu.
- Execute supplemental contract with Realty Laua, Inc. to provide additional staff hours for the revised refuse collection pick-up services for the Kuhio Park Terrace Tower B (AMP 40) due to the installation of the trash chute on the island of Oahu.
- Execute supplemental contract with Millennium Security Inc. to provide additional security services at Kalihi Valley Homes (AMP 31) on the island of Oahu.
- Execute supplemental contracts with Honolulu Disposal Service, Inc., Rolloffs Hawaii, KNG Group, Inc., Orchid Island Refuse and Recycle, Maui Waste Services, Inc., and Pacific Island Waste, Inc. to provide refuse collection services for an additional 12-month period at various AMPs state-wide.
- Execute supplemental contract with Pacific Appliance Group to provide electric/gas ranges for an additional 12-month period at various AMPs statewide.
- Execute supplemental contract with Sears Inc. to provide refrigerators for an additional 12-month period at various AMPs statewide.

Trends/Issues

Solicitation(s):

- The number of solicitations is anticipated to trend slightly up due to the effort to obligate the funds under the Capital Improvement Program by the June 2010 deadline.

Contract(s):

- The number of contracts under the Construction Management Branch is anticipated to trend slightly up due to the effort to obligate the funds under the Capital Improvement Program and Capital Fund Program by the June 2010 deadline.
- The number of contracts under the Property Management and Maintenance Services Branch is anticipated to trend slightly up due to the effort to extend the refuse collection services, and appliances contracts before the June 30, 2010 expiration date.

Purchase Orders/pCards/Central Stores Requisitions:

- The number of pCard documents (under \$1,000) processed increased by approximately 28% from last month (457 -587). The increase is attributed to the fiscal year closing whereby all purchases will be suspended as of June 16, 2010.
- The number of purchase orders, pCard documents (over \$1,000) and Central Stores Requisitions processed remained somewhat constant. The trend is for the numbers to decrease for the month of June due to the fiscal year end (June 2010) closing. All Central Office Cost Center's and AMP's will be unable to submit purchase orders, pCard documents (under/over \$1,000) and Central Stores requisitions in the month of June.

Risks

Solicitation(s):

- Failure to issue the Invitation-for-Bids (IFB) for Refuse Collection Services for Kawailehua – State and Kawailehua – Federal (AMP 38) on the island of Kauai on a timely basis will result in a break in service and pose a health and safety issue. The Contract and Procurement Office will work closely with the Property Management and Maintenance Services Branch and AMP 38 to ensure timely issuance of the IFB.
- Failure to issue the Request-for-Proposals (RFP) for Professional Legal Services for the Kuhio Park Terrace/Kuhio Homes Redevelopment Project on a timely basis may negatively impact the Kuhio Park Terrace/Kuhio Homes Redevelopment Project. The Contract and Procurement Office will work closely with the Office of the Executive Director to ensure timely issuance of the RFP.

Contract(s):

- Failure to execute the supplemental contract with Realty Laua, Inc. on a timely basis will result in a loss of personnel to provide the day-to-day operations of AMP 40 (Kuhio Park Terrace/Kuhio Homes). The HPHA will need to provide direct services or request a procurement violation from the State Procurement Office to enter into a contract with Realty Laua, Inc. to continue services on a temporary basis until a Request-for-Proposals (RFP) can be issued. Issuing a RFP will result in a higher burden on the Contract and Procurement Office staff and may result in a higher price and/or a new management company. The Contract and Procurement Office will work closely with the Property Management and Maintenance Services Branch to ensure timely execution of the supplemental contract.
- Failure to execute the supplemental contract with Realty Laua, Inc. on a timely basis will result in a loss of personnel to provide the day-to-day operations of AMP 45 (Windward Oahu). The HPHA will need to provide direct services or request a procurement violation from the State Procurement Office to enter into a contract with Realty Laua, Inc. to continue services on a temporary basis until a Request-for-Proposals (RFP) can be issued. Issuing a RFP will result in a higher burden on the Contract and Procurement Office staff and may result in a higher price and/or a new management company. The Contract and Procurement Office will work closely with the Property Management and Maintenance Services Branch to ensure timely execution of the supplemental contract.
- Failure to execute the supplemental contract with Realty Laua, Inc. on a timely basis will result in a loss of personnel to provide the day-to-day operations of AMP 49 (Central Oahu). The HPHA will need to provide direct services or request a procurement violation from the State Procurement Office to enter into a contract with Realty Laua, Inc. to continue services on a temporary basis until a Request-for-Proposals (RFP) can be issued. Issuing a RFP will result in a higher burden on the Contract and Procurement Office staff and may result in a higher price and/or a new management company. The Contract and Procurement Office will work closely with the Property Management and Maintenance Services Branch to ensure timely execution of the supplemental contract.
- Failure to execute the supplemental contracts with Honolulu Disposal Service, Inc., Rolloffs Hawaii, KNG Group, Inc., Orchid Island Refuse and Recycle, Maui Waste Services, Inc., and Pacific Island Waste, Inc. will result in a loss of refuse collection at various AMPs statewide which will pose a health and safety issue. The HPHA will need to submit a procurement violation request to the State Procurement Office to enter into a contract with the aforementioned companies to continue services on a temporary basis until an Invitation-for-Bids (IFB) can be issued. Issuing an IFB will result in a higher burden on the Contract and Procurement Office staff and may result in a higher price and a new refuse collection company. The Contract and Procurement Office will work closely with the Property Management and Maintenance Services Branch to ensure timely execution of the supplemental contract.

- Failure to execute the supplemental contract with Pacific Appliance Group will prevent the ordering and receiving of electric/gas ranges for vacant units at the AMPs. This may impact the AMPs ability to occupy vacant units on a timely basis. The HPHA will need to submit a procurement violation request to the State Procurement Office (SPO) to enter into a contract with Pacific Appliance Group to continue services on a temporary basis until an Invitation-for-Bids (IFB) can be issued. Issuing an IFB will result in a higher burden on the Contract and Procurement Office staff and may result in a higher price and a new company. The Contract and Procurement Office will work closely with the Property Management and Maintenance Services Branch to ensure timely execution of the supplemental contract.
- Failure to execute the supplemental contract with Sears, Inc. will prevent the ordering and receiving of refrigerators for vacant units at the AMPs. This may impact the AMPs ability to occupy vacant units on a timely basis. The HPHA will need to submit a procurement violation request to the State Procurement Office (SPO) to enter into a contract with Sears, Inc. to continue services on a temporary basis until an Invitation-for-Bids (IFB) can be issued. Issuing an IFB will result in a higher burden on the Contract and Procurement Office staff and may result in a higher price and a new refuse collection company. The Contract and Procurement Office will work closely with the Property Management and Maintenance Services Branch to ensure timely execution of the supplemental contract.

Personnel (PERS)

**Hawaii Public Housing Authority (HPHA)
Personnel Office
Aggregated Staffing Report as of May 31, 2010**

Total **Civil Service** vacant positions - 44

Total **Exempt** vacant positions – 22

Total **Vacant** positions – 66

Positions in recruitment: Civil Service - 6

Exempt - 2

Total positions in recruitment: 8

Number of positions **Abolished** = August 31, 2009 to May 31, 2010 - 31

Total **full-time positions** hiring deferred due to cost savings – 52

Total **Tenant Aide** vacant positions - 14

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of May 26, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Management Advisor	SRNA	No action; cost savings.
COMPLIANCE OFFICE						
100917	EX	N	T	Housing Compliance & Evaluation Spclt	SRNA	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Open Competitive recruitment as of 5/29/10
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
100923	EX	N	P	Budget Resources Specialist	SRNA	Request to fill sent to DHS on 5/19/10.
96908K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
7994	CS	N	P	Account Clerk V	SR15	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	No action; cost savings.
CONSTRUCTION MANAGEMENT SECTION						
8774	CS	N	P	Engineer VI	SR28	No action; cost savings.
103024	EX	N	T	Contract Administrator	SRNA	Interviews scheduled for 6/3/10 and 6/4/10.
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	No action; cost savings.
102676	CS	W	T	Engineer (Building) IV	SR24	No action; cost savings.
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
8421	CS	N	P	Building Construction Inspector II	SR19	No action; cost savings.
10887	CS	N	P	Engineer V	SR26	No action; cost savings.
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SR22	No action; cost savings.
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	Pending recommendation.

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of May 26, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
98902K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Supervisor VI	SR26	No action; cost savings.
96904K	EX	N	T	Hsg Maintenance Manager	SRNA	No action; cost savings.
6182	CS	N	P	Secretary III	SR16	No action; cost savings.
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spcpl II	SR18	No action; cost savings.
41255	CS	N	P	Public Hsg Spcpl II	SR18	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 30 (MU 1)						
6307	CS	N	P	Public Housing Supervisor IV	SR22	No action; cost savings.
43507	CS	N	P	Office Assistant III	SR08	No action; cost savings.
6171	CS	N	P	Account Clerk II	SR08	Employee transferred to other DHS Div.
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.
105746	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 31 (MU 2)						
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
111470	CS	N	T	Public Hsg Spcpl I	SR16	No action; cost savings.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	No action; cost savings.
6788	CS	N	P	Truck Driver	BC06	No action; cost savings.
6681	CS	N	P	General Laborer II	BC03	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	N	P	Public Hsg Spvr IV	SR22	No action; cost savings.
8832	CS	N	P	Gen Constr & Maint Supvr I	F110	No action; cost savings.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)						

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of May 26, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	No action; cost savings.
23698	CS	W	P	Public Hsg Spclt I	SR16	No action; cost savings.
41483	CS	N	P	Carpenter I	BC09	Termination 5/13/10.
41073	CS	N	P	Social Services Assistant IV	SR11	No action; cost savings.
41539	CS	N	P	Social Services Assistant IV	SR11	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 37 (MU 7)						
15721	CS	N	P	Building Maint Worker I	BC09	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Pending internal vacancy announcement.
119285	CS	N	T	Public Housing Supervisor III	SR20	Pending request to fill.
119260	CS	N	P	Public Housing Specialist II	SR18	No action; cost savings.
8756	CS	N	P	Bldg Maint Wkr I	BC09	Pending eligible listing.
17576	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
10541	CS	N	P	Bldg Maint Helper	BC05	Pending eligible listing.
43948	CS	N	P	General Laborer I	BC02	Interview completed; pending start date.
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 39 (MU 9)						
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	No action; cost savings.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
100986	EX	N	T	Property Management Coordinator II	SRNA	Request to fill in review by manager.
102048	EX	W	P	Property Management Specialist	SRNA	No action; cost savings.
117841	EX	N	T	Property Management Specialist	SRNA	Request to fill in review by manager.
107932	EX	N	T	Property Management Coordinator I	SRNA	No action; cost savings.
PMMSB - 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.

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of May 26, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
103030	EX	N	T	Program Speclist & 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.
S8SPB - INSPECTION SECTION						
101214	EX	N	T	Lead Housing Inspector	SRNA	No action; cost savings.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Pending eligible listing.
S8SPB - RENT SUBSIDY SECTION 1						
9647	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
42526	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
101132	TA	N	T	Office Assistant I	SRNA	No action; cost savings.

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**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
June 3, 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%	1	1
		1	2	3	1	2	66.67%	1	1
Compliance Office		0	3	3	2	1	33.33%	0	1
		0	3	3	2	1	33.33%	0	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	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%	1	1
	Acctg Sec	8	0	8	8	0	0.00%	0	0
	Pay & Disb	4	0	4	3	1	25.00%	0	1
	Budget	1	1	2	1	1	50.00%	0	1
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	14	5	26.32%	1	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	4	5	55.56%	1	4
	CMS 2	5	2	7	5	2	28.57%	1	1
	DSS	1	2	3	2	1	33.33%	0	1
		13	11	24	15	9	37.50%	2	7
Homeless Branch	Homeless	1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	1	0
	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%	1	6

**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
June 3, 2010**

Branch	Section	Total Full Time Positions			Occupied	Vacant	% Vacant	Active Recruitment	
		Civil Svc	Exempt	Total				Yes	No
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	1	4	80.00%	0	4
	CMSS	19	0	19	19	0	0.00%	0	0
	Puuwai Momi - AMP 30	23	0	23	20	3	13.04%	0	3
	Kalihi Valley - AMP 31	25	0	25	23	2	8.00%	0	2
	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
	Kalanihuia - AMP 35	26	0	26	21	5	19.23%	0	5
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	9	7	43.75%	3	4
	Maui - AMP 39	12	0	12	11	1	8.33%	0	1
			206	15	221	183	38	17.19%	3
TOTAL		278	50	328	262	66	20.12%	8	58

081

Compliance (CO)

COMPLIANCE BRANCH
May, 2010, Report

I. Accomplishments

- A. Resolved approximately 43 tenant RARs;
- B. Improved turnaround time of RARs;
- C. Larsen v. HPHA: Continuing conformance with settlement agreement, and resolution of disputes with Civil Rights Commission;
- D. Assisted with office's due diligence obligations for Wilikina and Banyan Street property sales;
- E. Improved training opportunities;
- F. Obtained RAR training;;
- G. Obtained better understanding of asset management obligations;
- H. Completed due diligence requirements for Banyan Street property;
- I. Researched, reviewed, and confirmed administrative procedure re: RAR appeals;
- J. Researched, reviewed and provided counsel re: likelihood of success in Pierre, et al. v. HPHA and Hosino v. HPHA;
- K. Scheduled further manager training re: timely transmission of RARs, manager approval of selected RARs, rescission of medical transfer policy; and
- L. Obtained translations of lease addendum and VAWA notice per Larsen v. HPHA.

II. Goals

- A. Search for procurement training from SPO every week;
- B. Obtain better understanding of property & asset management obligations;
- C. Improve communication & training of property managers;
- D. Comply with all Larsen v. HPHA settlement obligations;
- E. Obtain translations of essential client documents;
- F. Update, improve and confirm civil rights notifications to clients & staff;
- G. Convince CRC & Legal Aid of fruitlessness of Pierre v. HPHA claim for money; and
- H. Completely satisfy due diligence requirements and requests for Wilikina.

June 17, 2010

FOR INFORMATION

SUBJECT: Update on Legislative Bills Affecting the Hawaii Public Housing Authority

BACKGROUND

- A. SB 910, transfer of Homeless Services to DHS/BESSD, was signed by the Governor on May 10, 2010 and is now known as Act 89. It will go into effect July 1, 2010. HPHA and DHS staff are working on the transfer of staff and funding, and discussing relocation of the Homeless Services office. Since DHS is not authorized by statute to hold title to land, we are exploring the transfer of said properties used for homeless purposes to the appropriate department. DHS has already assumed responsibility for daily operations under the Memorandum of Agreement dated March 1, 2010.
- B. HB 2568, reducing the HPHA Board quorum requirement from 7 to 6 members, was enacted as Act 48 on April 23, 2010 and went into effect that day.
- C. Sale of the Hana Land parcel (Senate Concurrent Resolution 66 and House Concurrent Resolution 41) did not receive legislative approval. The House Committee on Ocean, Land and Water Resources deferred the measure because Representative Maile Carroll, who represents the Hana area, did not approve of the sale. The Senate Committee on Water, Land Agriculture and Hawaiian Affairs deferred the measure because HPHA was not able to obtain a formal appraisal of the property by the deadline set by the Committee Chair. HPHA staff will work with the prospective purchasers to obtain an appraisal and resolve the concerns of all interested Legislators prior to the next session.
- D. SB 2473, the Grandchildren Bill, is on the Governor's desk awaiting a decision on signing. HPHA recommended veto of the bill for the reasons discussed at the May 20, 2010 Board meeting. HPHA staff are meeting with key Legislators to explain our veto recommendation and the preferred alternative course of action to meet the need that SB 2473 was designed to address.

- E. House Resolution 62 was passed and conveyed to HPHA. The resolution urges HPHA to work with community organizations, the Department of Land and Natural Resources and the City and County of Honolulu to establish "Homeless safe Zones" where homeless people could camp in a safe and supervised area. A copy of the resolution will be forwarded to the Director of DHS for consideration. (Attachment A)

Attachment A: House Resolution 62

Prepared by: Alan Sarhan, Planner DW for AS



'10 MAY 26 P2:18

HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

RECEIVED
HAWAII PUBLIC
HOUSING AUTHORITY

May 3, 2010

Ms. Denise Wise
Executive Director
Hawaii Public Housing Authority
Department of Human Services
1002 North School Street
Honolulu, HI 96817

Dear Ms. Wise:

I transmit herewith a copy of House Resolution No. 62, H.D. 1, which was adopted by the House of Representatives of the Twenty-Fifth Legislature of the State of Hawaii, Regular Session of 2010.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia Mau-Shimizu".

Patricia Mau-Shimizu
Chief Clerk
House of Representatives

10 MAY 26 P2:18

HOUSE OF REPRESENTATIVES
TWENTY-FIFTH LEGISLATURE, 2010
STATE OF HAWAII

H.R. NO. 62
H.D. 1

RECEIVED
HAWAII PUBLIC
HOUSING AUTHORITY

HOUSE RESOLUTION

URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO ESTABLISH HOMELESS
SAFE ZONES.

1 WHEREAS, addressing the needs of those living without
2 permanent housing has been an extremely difficult situation to
3 resolve; and

4
5 WHEREAS, despite the efforts of many to tackle the issue of
6 homelessness, the problem continues to increase, and communities
7 concerned about the health and safety of their residents have
8 demanded that homeless persons be removed from areas in their
9 communities where they congregate; and

10
11 WHEREAS, homeless persons have been periodically removed
12 from these areas to allow the public access to and use of these
13 public areas and to reduce the perceived threat of criminal
14 activity; and

15
16 WHEREAS, removal from one location does not address the
17 underlying reasons for homelessness, whether societal or
18 personal, and may worsen the plight of the homeless by causing
19 the loss or destruction of essential personal property; and

20
21 WHEREAS, this body is striving to address long-term
22 solutions to homelessness, including repairing or building
23 hundreds of public housing units, providing housing subsidies
24 and services, employment and job training programs, ways of
25 combating substance abuse, and food distribution programs; and

26
27 WHEREAS, while long-term solutions are vital, they do not
28 respond to the immediate problems faced by homeless persons who
29 are constantly under the threat of removal from their current
30 location; and

HR62 HD1 HMS 2010-2548



I do hereby certify that the within document
is a full, true and correct copy of the original
on file in this office.

J. M. ...

Chief Clerk
House of Representatives
State of Hawaii

087

1 WHEREAS, one concept that would offer an immediate solution
2 is the establishment of homeless safe zones that would provide a
3 designated area for the homeless to stay at night in a
4 reasonably safe and supervised setting; and
5

6 WHEREAS, there are private organizations that are ready and
7 willing to provide this type of service to the homeless - some
8 that are even willing to provide this service on their own
9 property; and
10

11 WHEREAS, under section 356D-122, Hawaii Revised Statutes
12 (HRS), it is the responsibility of the Hawaii Public Housing
13 Authority (HPHA) to:
14

- 15 (1) Administer and operate homeless facilities and any
16 other program for the homeless authorized by part VII
17 of Chapter 356D, HRS, relating to homeless assistance;
18
- 19 (2) Establish programs for the homeless; and
20
- 21 (3) Take any other actions necessary to effectuate the
22 purposes of part VII of Chapter 356D, HRS, relating to
23 homeless assistance;
24

25 and
26

27 WHEREAS, HPHA is authorized under section 356D-125, HRS, to
28 contract with provider agencies to administer homeless
29 facilities; now, therefore,
30

31 BE IT RESOLVED by the House of Representatives of the
32 Twenty-fifth Legislature of the State of Hawaii, Regular Session
33 of 2010, that HPHA is urged to contract with provider agencies
34 to establish homeless safe zones; and
35

36 BE IT FURTHER RESOLVED that homeless safe zones established
37 by the provider agency should, at a minimum, provide basic
38 sanitary facilities and a place for the homeless to sleep, but
39 may or may not offer bedding or the protection of a security
40 guard; and



1 BE IT FURTHER RESOLVED that provider agencies may either
2 provide the services on their own property, use grant or other
3 funds to rent the property, or lease or otherwise contract with
4 the Department of Land and Natural Resources (DLNR) to use
5 available public lands; and
6

7 BE IT FURTHER RESOLVED that DLNR and other state agencies
8 provide assistance to HPHA and any provider agencies contracting
9 with HPHA, pursuant to section 356D-124, HRS, in identifying,
10 contracting, and conveying land and improvements available for
11 use by provider agencies as homeless safe zones; and
12

13 BE IT FURTHER RESOLVED that the City and County of Honolulu
14 is requested also to provide assistance to HPHA and any provider
15 agencies contracting with HPHA by donating land for use as
16 homeless safe zones; and
17

18 BE IT FURTHER RESOLVED that certified copies of this
19 Resolution be transmitted to the Director of the Hawaii Public
20 Housing Authority, Chairperson of the Board of Land and Natural
21 Resources, and Mayor of the City and County of Honolulu.



June 17, 2010

FOR INFORMATION

SUBJECT: Update on the Status of a Pilot Program for Designated Elderly Housing

I. FACTS

A. That the Hawaii Public Housing Authority (HPHA) Board of Directors approved, on July 16, 2009, the pursuit of staff to research and draft a plan to seek the designation of the Kalanihua, Paoakalani and Makua Alii public housing projects as elderly only; and directed HPHA staff to submit a suitable plan for the U.S. Department of Housing and Urban Development (HUD) approval.

B. Estimated timeline for elderly designation project:

July 15, 2010	Initiate RFP and consultation process. Outside consultant is needed due to staffing constraints.
September 15, 2010	Secure consultant to complete needs assessment and in conjunction with staff draft plan
December 1, 2010	Produce draft plan for Board review
March 1, 2011	Complete public hearing and 60 day comment period
May 1, 2011	Revise plan and address all comments
June 1, 2011	Submit plan to HUD for approval. HUD has 90 days to review and approve the HPHA's allocation plan.
September 1, 2011	HUD Approval (tentative)

II. DISCUSSION

A. HPHA needs to determine how to manage the tenancy of current residents who don't fit the elderly profile, e.g., disabled. Some considerations being evaluated by HPHA are: should they grandfathered?

Or are they relocated to other family housing? If grandfathered in, will HPHA be circumventing the premise of the designation?

- B. The non-elderly designated tenants are disabled. HPHA needs to determine, if in its current inventory, what modifications may be needed to make housing suitable for these residents at other locations.
- C. If approved, implementation of designated elderly will need to be planned in conjunction with ADA renovations.
- D. All policy changes will need to be drafted and vetted with residents.
- E. Projects costs need to be assessed should HPHA proceed with an elderly housing designation, e.g., what fiscal impacts will this have on the agency? Loss of rent during the transfers, the cost of renovating units, moving assistance, staff time dedicated to this task.

Prepared by: Stephanie Fo, Property Management and Maintenance Services
Branch Chief SF

FOR INFORMATION

SUBJECT: Status update on Standardized House Rules for the Federal Low Income Public Housing Program

I. FACTS

A. The draft of the uniform House Rules has been reviewed by Public Housing Managers, Private Managers and the Executive Director. The draft was forwarded to the Attorney General's office for review on April 7, 2010. Representatives from Property Management and Maintenance Services Branch (PMMSB), the Attorney General's office, Office of the Executive Director, Planning and Compliance met on May 6, 2010 to discuss implementation of the uniform House Rules and incorporate comments received from all reviewing parties to date.

Changes to the lease and Hawaii Administrative rules will need to be done in order to incorporate items added to the house rules. PMMSB will solicit comments from the Resident Association Board (RAB) and AMP Resident Association Representatives. PMMSB will conduct public hearings. PMMSB will then make recommendation to the board for approval of uniform House Rules and make necessary changes to the Hawaii Administrative Rules as prescribed.

B. Timeline:

- July 1, 2010 Make necessary adjustments to the draft and submit to the Attorney General for final comment. Coordinate meeting with the RAB.
- August 1, 2010 Present draft to the Resident Advisory Board and Resident Associations.
- October 1, 2010 Begin 30 day public comment period and conduct public hearings. Include draft in rent statements for October, post in common areas and on the HPHA website.
- November 1, 2010 Submit comments and revisions to the Board for final comments and clarifications.

December 1, 2010 Submit to Board for approval the Uniform House Rules and make changes to Hawaii Administrative Rules as prescribed.

January 1, 2011 Implement uniform House Rules.

Prepared by: Stephanie Fo, Property Management and Maintenance Services Branch
Chief JF

For Information:

Update on the Status of the U.S. Department of Housing and Urban
Development's Corrective Action Order Against the Hawaii Public
Housing Authority

No actions taken since May 20, 2010 Board
meeting, due to staff working on the budget

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	\$8,758,836	\$2,578,479	\$265,839	\$1,289,239	\$0	\$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	\$8,399,342	\$2,522,747	\$430,271	\$1,261,373	\$0	\$12,613,733	100.00%	\$0	6/12/10	All Contracts Awarded
CFP ARRA	\$16,245,443	\$15,007,828	\$0	\$0	\$1,237,615	\$0	\$16,245,443	100.00%	\$0	3/1/10	All Contracts Awarded
CFP 719	\$12,526,177	\$8,347,500	\$2,505,235	\$500,000	\$1,252,618	\$63,970	\$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 Review
Totals	\$54,277,746	\$40,513,506	\$7,606,460	\$2,650,000	\$2,923,971	\$63,970	\$41,751,569		\$12,526,177		

FEDERAL: Capital Fund Program (CFP)

	1411 - 1470 CFP Appropriation	Encumbered/ Obligated	% Expended	Balance	Obligation Date	Notes
CFP 717	\$8,758,836	\$8,758,836	100.00%	\$0	9/1/09	12 contracts totalling \$10,034,161.00 pending execution.
CFP 718	\$8,399,342	\$8,399,342	100.00%	\$0	6/12/10	Negotiating Design contracts (est. \$1.8M); Remaining budget pending bid opening within next 6 months
CFP ARRA	\$15,007,828	\$15,007,828	100.00%	\$0	3/1/10	All Contracts Awarded
CFP 719	\$8,347,500	\$0	0.00%	\$8,347,500	9/15/11	These funds are available to PHA's. Anticipated date of allotment is 9/15/09
Totals	\$40,513,506	\$32,166,006		\$8,347,500		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Encumbered/ Obligated	% Expended	Balance	Obligation Date	Notes
07-'08 Lump Sum CIP	\$19,910,000	\$6,886,831	34.59%	\$13,023,169	6/30/10	Up to \$1.0M in design to be encumbered by 9/1/09; Remaining construction to be encumbered by 6/1/10
08-'09 Lump Sum CIP	\$10,000,000	\$1,855,023	18.55%	\$8,144,977	6/30/10	Pending Allotment Advice
07-'08 Elevator	\$4,939,503	\$4,717,677	95.51%	\$221,826	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
09-'10 Lump Sum CIP	\$7,913,000	\$0	0.00%	\$7,913,000	6/30/13	Pending Allotment Advice
Totals	\$49,172,503	\$13,459,531	27.37%	\$35,712,972		

Grand Total All CFP/CIP **\$103,450,249** **\$55,211,100** **53.37%** **\$48,239,149**

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				FEDERAL RHF FUNDS Obligation Deadline 11-16-08	FEDERAL RHF FUNDS Obligation Deadline 09-12-09	FEDERAL RHF FUNDS Obligation Deadline 09-12-09	FEDERAL RHF FUNDS Obligation Deadline 06-12-10	FEDERAL RHF FUNDS Obligation Deadline 06-12-10	FEDERAL RHF FUNDS Obligation Deadline 06-12-10	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS Obligation Deadline 6-12-2010	 Deadline 3/1/10 ARRA	FEDERAL CFP FUNDS Obligation Deadline 9-15-2011				
Amp	Project #	DHS Project #	Project Title	D/C/B	S/F/O	HI08R001501-02	HI08R001501-03	HI08R001501-04	HI08R001501-06	HI08R001501-07	HI08R001502-07	HI08R001501-0	HI08R001502-08	HI08R001502-09	717	718	719
FLIPH	PHA-Wide		2008 Physical Needs Assessment (PNA) Federal Projects (Design)	D	F										43,222		
FLIPH	PHA-Wide		ADA Compliance for Various Federal Projects (Const)	C	F												
FLIPH	PHA-Wide		ADA Compliance for Various Federal Projects (Design)	D	S												
LIPH	PHA-Wide		ADA Compliance to Various Projects in Maui County and West Hawaii (1) (De	D	S												
LIPH	PHA-Wide		ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kaulaokalani, Ka	C	S												
LIPH	PHA-Wide		ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kaulaokalani, Ka	D													
LIPH	PHA-Wide		ADA/UFAS Compliance (9 projects) (Const)	C													
LIPH	PHA-Wide		ADA/UFAS Compliance (9 projects) (Design)	D	S												
SLIPH	Oahu		Barbers Point Transitional Shelter (Const)	C	S												
39	1016		David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)	C	F												800,000
39	1016		David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)	D	F												200,000
FLIPH	PHA-Wide		Elevator Maintenance Service for Various Federal-Funded Projects (Const)	C	O												
FLIPH	PHA-Wide		Elevator Maintenance Service for Various Federal-Funded Projects (Const)	C	O												
FLIPH	PHA-Wide		Elevator Maintenance Service for Various Federal-Funded Projects (Const)	C	O												
SLIPH	PHA-Wide		Elevator Maintenance Service for Various State-Funded Projects (Const)	C	O												
SLIPH	PHA-Wide		Elevator Maintenance Service for Various State-Funded Projects (Const)	C	O												
LIPH	Oahu	024.DHS0025.D	Elevator Modernization of 16 at Various Oahu Locations (Const)	C	S												
LIPH	Oahu		Elevator Modernization of 16 at Various Oahu Locations (Design)	D	S												
LIPH	PHA-Wide		Elevator Modernization Phase II: 10 at Various Sites (Design)	D	S												
LIPH	PHA-Wide	DHS0034	Elevator Modernization Phase III: 10 at Various Sites (Const)	C	S												
LIPH	PHA-Wide		Elevator Repair and Maintenance at Various Sites Phase III (Design)	C													
LIPH	LIPH	DHS0033	Elevator Security Improvements at Various Sites Statewide	C													
FLIPH	PHA-Wide		Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Fec	D	F											159,131	81,961
LIPH	Oahu		Generator Maintenance Services at Various Oahu Projects (Const)	C	S/F												
	2521/2523/2206		Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)	C	S												
37	1051	DHS0046	Hale Aloha O'Puna ADA Units & Roof (Const)	C	S/F												
37	1051		Hale Aloha O'Puna ADA Units & Roof (Design)	D	S												
46	1052	DHS0016	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)	C	F												1,798,597
46	1031		Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)	D	S												
43	1053		Hale Hookipa Physical Improvements to Exterior Repairs and Interior Moderni	C	F												
43	1053		Hale Hookipa Physical Improvements to Exterior Repairs and Interior Moderni	D	F												
43	1053		Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Desig	D	F									4,762			
43	1053/1063		Hale Hookipa, Nani Olu, Reroofing (Const)	C	F									2,211,300			
38	1019	DHS0066	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclos	C	S												
38	1019		Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclos	D	S												
30	1027		Hale Laulima Major Mod (Const)	C	F												
30	1027		Hale Laulima Major Mod (Design)	D	F												
38	1054	DHS0051	Hale Nana Kai O'Kea Physical Improvement (Const)	C	S												
38	1054		Hale Nana Kai O'Kea Physical Improvement (Design)	D	S												
42	2401	DHS0012	Hale Po'ai Building Improvements (Const)	C	S												
42	2401		Hale Po'ai Building Improvements (Design)	D	S												
42	2404		Halia Hale Reroof, Lights, Mechanical Repairs (R&M-elevator shaft, water fou	C	S												
31	2201	DHS0078	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)	C	S												
31	2201		Hauiki Replace Four Termite Damaged Poles and Two Transformers (Design)	D	S												
42	2403 A & B	DHS0011	Hoolulu and Kamalu Emergency Call System Repair (Const)	C	S												
42	2403 A & B		Hoolulu and Kamalu Emergency Call System Repair (Design)	D	S												
38	1021	DHS0053	Hui O Hanamaulu Physical Improvements (Const)	C	S												
38	1021		Hui O Hanamaulu Physical Improvements (Design)	D	S												
33	1009		Kaahumanu Homes, Reroofing (Const)	C	F												2,018,300
33	1009		Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)	C	F												
39	1088	DHS0057	Kahale Mua Federal Site & Reroof (Const)	C	S												
39	1088		Kahale Mua Federal Site & Reroof (Design)	D	S												
39	1088		Kahale Mua Federal Site Renovation of Existing Units (Const)	C	F												
39	2205	DHS0058	Kahale Mua State Site & Bldg Mod (Const)	C	S												
39	2205		Kahale Mua State Site & Bldg Mod (Design)	D	S												
39	1017	DHS0020,DHS003	Kahekili Terrace Physical Improvements (Const)	C	F												5,079,289
39	1017		Kahekili Terrace Physical Improvements (Design)	D	S												
39	1017		Kahekili Terrace Tent Fumigation and Soil Treatment (Const)	C	S												
39	1017		Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant	C	S												
39	1017	DHS0038	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Solar Repairs)	C	S												
43	1032/1070	DHS0055	Kaimalino and Kealakehe Reroofing (Const)	C	F												1,874,988
38	1022	DHS0052	Kalaheo Homes Physical Improvements (Const)	C	S												
38	1022		Kalaheo Homes Physical Improvements (Design)	D	S												
34	1062		Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneou	C	S												350,000
34	1062	DHS0072	Kalakaua Homes Roof Improvements (Const)	C	F												780,553
34	1062		Kalakaua Homes Roof Improvements (Design)	D	S												
35	1024	DHS0073	Kalanihulia Reroofing and Elevator Lobby Improvements (Const)	C	F												196,865

PROJECT TITLE				FEDERAL RHF FUNDS Obligation Deadline 11-16-08	FEDERAL RHF FUNDS Obligation Deadline 09-12-09	FEDERAL RHF FUNDS Obligation Deadline 09-12-09	FEDERAL RHF FUNDS Obligation Deadline 06-12-10	FEDERAL RHF FUNDS Obligation Deadline 06-12-10	FEDERAL RHF FUNDS Obligation Deadline 06-12-10	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS Obligation Deadline 6-12-2010	 Deadline 3/1/10	FEDERAL CFP FUNDS Obligation Deadline 9-15-2011						
Amp	Project #	DHS Project #	Project Title	D/C/B	S/F/O	HI08R001501-02	HI08R001501-03	HI08R001501-04	HI08R001501-06	HI08R001501-07	HI08R001502-07	HI08R001501-0	HI08R001502-08	HI08R001502-09	717	718	ARRA	719	
35	1024		Kalanihulia Reroofing and Elevator Lobby Improvements (Design)	D	S/F														
31	1005	DHS0077	Kalihi Valley Homes Community Center (Const)	C	S														
31	1005		Kalihi Valley Homes Emergency Design for Collapsed Rock Wall (Design)	D	S														
31	1005	DHS0041	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)	C	F														
31	1005		Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	D	F														
31	1005		Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)	D	F														
31	1005		Kalihi Valley Homes Phase IIb Site and Dwelling Improvements (Const)	C	S/F										405,627			20,056	
31	1005	DHS0040	Kalihi Valley Homes Reconstruct Kalena Drive (Const)	C	F														
31	1005	DHS0059	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buil	C	S														
31	1005		Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buil	D	S														
31	1005	DHS0022	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)	C	F										3,084,084			1,554,915	
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	D	S														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	D	S														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)	C	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)	D	F														150,000
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)	C	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)	D	F														
31	1005		Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	D	F										13,848				
33	1099		Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and F	C															
44	1091	DHS0067	Kauioikalani Reroof (Const)	C	S														
44	1091		Kauioikalani Reroof, Paint, Interior Repairs Including Termites (Const)	C	F														
38	1086		Kawaiaehua (Federal) Exterior Improvements (Const)	C	F														
38	1086		Kawaiaehua (Federal) Exterior Improvements (Design)	D	F														
38	2204	DHS0047	Kawaiaehua (State) Improvements (Const)	C	S														
38	2204		Kawaiaehua (State) Improvements (Design)	D	S														
46	997/1071/1078		Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)	C	S														
46	1097		Ke Kumu Ekolu Painting of Vacant Units (Const)	C	S														
46	1097	DHS0050	Ke Kumu Ekolu Roofing & Interior Repairs (Const)	C	S														
46	1097		Ke Kumu Ekolu Roofing & Interior Repairs (Design)	D	S														
40	1010	DHS0079	KPT Spalling Repairs at KPT Building "A" HA1010 (Const)	C	S														
40	1010		KPT Spalling Repairs at KPT Building "A" HA1010 (Design)	D	S														
40	1010		KPT, Bathrooms ADA Compliant (Const)	C	F														
40	1010		KPT, Bathrooms ADA Compliant (Const)	D	F														
40	1010		KPT, Dry Standpipe Improvements (Const)	C	F														
40	1010		KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Variou	D	S														
40	1010	DHS0009	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	C	S														
40	1010		KPT, Fire Alarm System (Both)	B	F										283,949				
40	1010		KPT, Fire Alarm System Design (Both)	B	F														
40	1010		KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)	C	F														12,330
40	1010	DHS0035	KPT, Installation of New Security Camera System for Elevators (Const)	C	S														
40	1010	HS0042, DHS00	KPT, Redevelopment of KPT and Kuhio Homes	C	S/F														
40	1010		KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	C	F														37,500
40	1010		KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	D	S														
40	1010	DHS0071	KPT, Renovation to Air Conditioning System at Elevator Machine Rooms (Co	C	S														
40	1010		KPT, Replace Worn Out Boilers (Const)	C	F														39,539
40	1010	DHS0061	KPT, Reroofing Tower A (Const)	C	S														
40	1010		KPT, Reroofing Tower B (Const)	C	F														781,591
40	1010		KPT, Rezoning and Subdivision (Design)	D															
40	1010	DHS0056	KPT, Security Cameras (Not Elevator Cams) (Const)	C	F														660,028
40	1010	DHS0021	KPT, Sewer Repair Phase I (Const)	C	S														
40	1010	DHS0042	KPT, Sewer Repair Phase II (Const)	C	S/F														
40	1010	DHS0048	KPT, Sewer Repair Phase III (Const)	C															
40	1010		KPT, Sewer Repairs (Design)	D	S														
40	1010		KPT, UFAS/ADAAG Renovations to Parking Lot (Design)	D															
40	1010		KPT, Upgrade Trash Chutes (Const)	C	F														1,260,573
49	1050		Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance	C	F														
49	1050	DHS0014	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)	C	S														
49	1050		Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	D	S														
49	1050		Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	D	S														
49	1050		Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Cons	C	S														
42	2402	DHS0010	La'iola Upgrade Fire Alarm System (Const)	C	S														

Amp	Project #	DHS Project #	PROJECT TITLE	D/C/B	S/F/O	FEDERAL RHF FUNDS	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS Obligation Deadline	 ARRA Deadline 3/1/10	FEDERAL CFP FUNDS Obligation Deadline								
						Obligation Deadline 11-16-08	Obligation Deadline 11-16-08	Obligation Deadline 11-16-08	Obligation Deadline 11-16-08	Obligation Deadline 09-12-09	Obligation Deadline 09-12-09	Obligation Deadline 06-12-10	Obligation Deadline 06-12-10	Obligation Deadline 06-12-10	717	718		719
42	2402		La'ioia Upgrade Fire Alarm System (Design)	D	S													
42	2402		La'ioia Upgrade Fire Alarm System (Design)	D	S													
	8511		Lailani and Kealakehe LCCC (Const)	C	S													
37			Lanakila Homes - Phase II, III & IV (Design)	D	F													
37			Lanakila Homes - Renovation of Existing Buildings (Const)	C											50,000	354,998		
37			Lanakila Homes - Renovation of Existing Buildings (Design)	D														
37			Lanakila Homes Demo Phase III & IV (Const)	C	S/F													
37		DHS0017	Lanakila Homes Fair Housing Renovations (Const)	C	S													
37	1004/1013		Lanakila Homes Fair Housing Renovations (Design)	D	S													
37			Lanakila Homes Physical Improvements Phase IIIA (Const)	C	S/F	778,588	604,477	1,087,235	161,414	71,452	145,017	79,229	141,143	240,896				
37			Lanakila Homes Physical Improvements Phase IIIA (Energize Project) (Const)	C	S													
38		DHS0006,DHS0007,DHS0008	LCCC for Federal and State Projects on the Islands of Kauai (Const)	C	S													
LIPH	Maui	DHS0005,DHS0006	LCCC for Federal and State Projects on the Islands of Maui (Const)	C	S													
LIPH	Maui, Kauai		LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	D	S													
LIPH	Maui, Kauai		LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	D	S													
LIPH	Maui, Kauai		LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	D	S													
LIPH	Maui, Kauai		LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	D	S													
LIPH			LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I	D	S													
LIPH			LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I	D	S													
37	2206		Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)	D	S													
37	2206	DHS0018	Lokahi HazMat Abatement and Interior Renovation (Const)	C	S													
37	2206	DHS0018	Lokahi HazMat Abatement and Interior Renovation (Const)	C	S													
37	2206	DHS0018	Lokahi HazMat Abatement and Interior Renovation (Const)	C	S													
37	2206	DHS0018	Lokahi HazMat Abatement and Interior Renovation (Const)	C	S													
37	2206	DHS0018	Lokahi HazMat Abatement and Interior Renovation (Const)	C	S													
37	2206	DHS0018	Lokahi HazMat Abatement and Interior Renovation (Design)	D	S													
37	2206		Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr	D	S													
37	2206		Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr	D	S													
37	2206		Lokahi LCCC Evaluation of Existing Tanks (Design)	D	S													
37	2206	DHS0062	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Owner	C	S													
44	1108		Maui II Type "C" Unit Repairs (Const)	C	S													
35	1046		Makamae Investigation and Repairs (Design)	D	F										30,388			
39	1092		Makani Kai Hale Certificate of Occupancy	D	F													12,000
39	1092	DHS0019	Makani Kai Hale Physical Improvements (Const)	C	F													1,412,267
39	1092		Makani Kai Hale Physical Improvements (Design)	D	S													
39	1092		Makani Kai Hale Physical Improvements (Design)	D	S													
39	1092		Makani Kai Hale Physical Improvements (Design)	D	S													
34	1012	DHS0043	Makua Alii Structural and Spall Repairs (Const)	C	F													1,940,130
34	1012	DHS0074	Makua Alii Structural Investigation and Repairs (Design)	D	F										423,335			409,171
34	1012		Makua Alii Upgrade and Replace Existing Booster Pump System (Const)	C	S													
32	1003		Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)	C														
32	1003		Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)	D	F													
32	1003		Mayor Wright Homes Reroofing (Const)	C	F													287,340
32	1003		Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, I	D	S													
32	1003		Mayor Wright Modernization - Ph 1 & 2 (Design)	D	F													
32	1003	DHS0037	Mayor Wright Modernization - Ph 1 (Const)	C														
32	1003		Mayor Wright Modernization - Ph 2 (Const)	C														
32	1003	DHS0013	Mayor Wright Replacement of Solar Hot Water System (Const)	C	S													
32	1003		Mayor Wright Replacement of Solar Hot Water System (Design)	D	S													
	217		Nakolea (Homeless Shelter) CMU Wall & Stair Repairs (Const)	C	S													
	217		Nakolea (Homeless Shelter) Design-Build Renovation (Both)	B	S													
	217/503		Nakolea and Weinberg Village Various Physical Improvements For Homeless	C														
	9004/10		Nani O'Puna & Hale O'Puna LCCC (Const)	C	S													
	9004/10		Nani O'Puna & Hale O'Puna LCCC (Const)	C	S													
	9004/10		Nani O'Puna & Hale O'Puna LCCC (Const)	C	S													
	9004/10	DHS0063	Nani O'Puna & Hale O'Puna LCCC (Const)	C	S													
43	1063		Nani Olu Additional Parking (Const)	C														
43	1063		Nani Olu Additional Parking (Design)	D	F													
46	1071/1078	DHS0068	Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating Frc	C	F													
37	1045		Pahala ADA Units and Modernization (Const)	C	F													
37	1045	DHS0045	Pahala ADA Units and Modernization (Design)	D	S													
37	1045		Pahala Elderly Housing LCCC (Const)	C	S													
37	1045		Pahala Rehabilitate 24 Units of Elderly Housing	C	F													
50	1008		Palolo Valley Homes Physical Improvements (Design)	D	F											2,089,728		544,992
50	1008	DHS0044	Palolo Valley Homes Physical Improvements Ph1 (Const)	C	F													
50	1008		Palolo Valley Homes Physical Improvements Ph2 (Const)	C	F													
50	1008		Palolo Valley Homes Physical Improvements Ph3 (Const)	C	F													
50	1008		Palolo Valley Homes Physical Improvements Ph4 (Const)	C	F													
50	1008	DHS0065	Palolo Valley Homes Security Screen Door Replacement (Const)	C	S													

PROJECT TITLE				FEDERAL RHF FUNDS Obligation Deadline 11-16-08	FEDERAL RHF FUNDS Obligation Deadline 09-12-09	FEDERAL RHF FUNDS Obligation Deadline 09-12-09	FEDERAL RHF FUNDS Obligation Deadline 05-12-10	FEDERAL RHF FUNDS Obligation Deadline 06-12-10	FEDERAL RHF FUNDS Obligation Deadline 05-12-10	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS Obligation Deadline 6-12-2010	 Deadline 3/1/10 ARRA	FEDERAL CFP FUNDS Obligation Deadline 9-15-2011					
Amp	Project #	DHS Project #	Project Title	D/C/B	S/F/O	HI08R001501-02	HI08R001501-03	HI08R001501-04	HI08R001501-06	HI08R001501-07	HI08R001502-07	HI08R001501-0	HI08R001502-08	HI08R001502-09	717	718	719	
34	1036		Paoakalani	D														
34	1036		Paoakalani	C														
34	1036		Paoakalani Interior Repairs 17th Floor Units (Const)	C	F													
34	1036		Paoakalani Re-roof and Mis Repairs (Const)	C	F										51,341			
FLIPH	PHA-Wide		PHA Wide Type C Units (Const)	C	F												3,600,000	
	PHA-Wide		PHA Wide Type C Units Group A (Design)	D	S													
	PHA-Wide		PHA Wide Type C Units Group B (Design)	D	S													
SLIPH	PHA-Wide		Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)	D	S													
39	1044		Piilani Homes Physical Improvements (Const)	C	F													
39	1044		Piilani Homes Physical Improvements (Design)	D	S													
37	1029		Pomaikai ADA Units and Modernization (Const)	C	F												2,000,000	
37	1029		Pomaikai ADA Units and Modernization (Design)	D	F												400,000	
31	2202	DHS0069	Puahala Homes IB Abatement and Modernization (Const) Buildings 4,5,6	C	S													
31	2202		Puahala Homes IB Abatement and Modernization (Design) Buildings 4,5,6	D	S													
31	2202		Puahala Homes II, III & IV Abatement and Modernization (Construction)	C	F													
31	2202		Puahala Homes II, III & IV Abatement and Modernization (Design)	D	F													
31	2202	DHS0015	Puahala Homes Site Improvements (Const)	C	S													
31	2202		Puahala Homes Site Improvements (Design)	D	S													
35	1047		Pumehana, Replace Existing Booster Pump System and Provide Three Years	C	F													
35	1011		Punchbowl Homes (CFP LIST) (Const)	C														
35	1011		Punchbowl Homes (CFP LIST) (Design)	D														
30	1026		Puuwai Momi W. Heater & Roof Impr. (Const)	C														
30	1026		Puuwai Momi W. Heater & Roof Impr. (Design)	D														
30	1026	DHS0031,DHS003	Puuwai Momi, Electrical System Repairs (Const) I & II	C	F										2,179,508			
30	1026		Puuwai Momi, Electrical System Repairs (Design)	D	S													
30	1066	DHS0030,DHS003	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Cr	C	S													
30	1066		Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Dr	D	S													
30	1066		Salt Lake Apartments Bldg Improvements (Const)	C	F													
30	1066		Salt Lake Apartments Bldg Improvements (Design)	D	S													
COCC		DHS0039	School St Bldg A Hazmat Abatement (Const)	C	S													
COCC			School St Bldg A Hazmat Abatement (Design)	D	S													
COCC			School Street Building G Reroof (Const)	C	S													
COCC			School Street Renovations, Building M (Both)	B	S													
FLIPH	PHA-Wide		Tree Trimming at Various Sites Statewide (Const)	C														
49	1015		Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)	D	S													
49	1015		Wahiawa Terrace, Electrical (Const)	C	F													
49	1015		Wahiawa Terrace, Re-roof (Const)	C	F													
49	1015		Wahiawa Terrace, Sewage Lift Station (Const)	C	F												589,277	
49	1015		Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heater	C	S													
49	1015		Wahiawa Terrace, Weatherproofing, Painting (Const)	C	F													
49	1015		Wahiawa Terrace, Weatherproofing, Painting (Design)	D	F													
														2,578,479	2,522,747	2,505,235		
BLI 1406 Operations (may not exceed 20% of Grant)														222,616	430,271	500,000		
BLI 1408 Management Improvements														1,289,239	1,261,373	1,198,668		
BLI 1410 Administration (may not exceed 10% of Grant)																		
BLI 1411 Audit																		
BLI 1495.1 Relocation Costs															7,259			
BLI 1502 Contingency (may not exceed 8% of Grant)																66,721		
STATE PUBLIC HOUSING SUBSIDY																		
Transfer Funds from B-07-416-K to B-07-415-K Con to Des				B	S													
Transfer Funds from B-07-414-K to B-07-413-K Con to Des				B	S													
Transfer Funds from B-08-400-K to B-08-401-K Des to Con				B	S													
Transfer Funds from B-08-403-K to B-08-402-K Con to Des				B	S													
Transfer Funds from B-09-409-K to B-09-410-K Con to Des				B	S													
APPROPRIATION						778,588	604,477	1,087,235	161,414	71,452	145,017	79,229	141,143	240,896	12,892,393	12,613,733	16,245,443	12,526,177
ALLOTMENT																		
EXPENDED/BUDGET						778,588	604,477	1,087,235	161,414	71,452	145,017	79,229	141,143	240,896	12,892,393	12,613,733	16,245,443	12,526,177
BALANCES						0	0	0	0	0	0	0	0	0	0	0	0	0

STATE/FEDERAL
CAPITAL PROJECTS

Elevator Improvements, S/W Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Des	L/S 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	General Fund Operating HMS-220	LS CIP-Non-Routine R&M/Renov, S/W Des	LS CIP-Non-Routine R&M/Renov, S/W Con	General Fund Operating HMS-220	PROJECT TITLE	
B-07-413-F	B-07-414-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	G-10-020-K	de3-10-xxx-K	de3-10-xxx-K	G-11-020-K	Totals	Project Title
												434,253	2008 Physical Needs Assessment (PNA) Federal Projects (Design)
												5,518,324	ADA Compliance for Various Federal Projects (Const)
				395,000						2,000,000		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)
												0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauiokealani, Kauai
												0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauiokealani, Kauai
												0	ADA/UFAS Compliance (9 projects) (Const)
				795,565								795,565	ADA/UFAS Compliance (9 projects) (Design)
												2,968,493	Barbers Point Transitional Shelter (Const)
												800,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)
												200,000	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				111,988	Elevator Maintenance Service for Various State-Funded Projects (Const)
			3,475,203									3,475,203	Elevator Modernization of 16 at Various Oahu Locations (Const)
352,383												365,968	Elevator Modernization of 16 at Various Oahu Locations (Design)
200,000			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)
												0	Elevator Repair and Maintenance at Various Sites Phase III (Design)
												0	Elevator Security Improvements at Various Sites Statewide
												241,092	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Facilities)
								42,948				118,108	Generator Maintenance Services at Various Oahu Projects (Const)
												752,949	Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)
							1,400,000					2,400,000	Hale Aloha O'Puna ADA Units & Roof (Const)
			140,000									140,000	Hale Aloha O'Puna ADA Units & Roof (Design)
												1,798,597	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
												795,350	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)
												2,211,300	Hale Hookipa, Nani Olu, Reroofing (Const)
					647,000							647,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure
			195,218									195,218	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					2,000,000	Hale Nana Kai O'Kea Physical Improvement (Const)
			195,218									195,218	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)
												100,000	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)
												30,000	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Design)
												565,313	Hoolulu and Kamalu Emergency Call System Repair (Const)
												72,040	Hoolulu and Kamalu Emergency Call System Repair (Design)
			80,000		700,000							700,000	Hui O Hanamaulu Physical Improvements (Const)
												80,000	Hui O Hanamaulu Physical Improvements (Design)
												2,018,300	Kaahumanu Homes, Reroofing (Const)
												0	Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (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							3,200,000	Kahale Mua State Site & Bldg Mod (Const)
												250,000	Kahale Mua State Site & Bldg Mod (Design)
												5,079,289	Kahekili Terrace Improvements (Const)
												435,863	Kahekili Terrace Physical Improvements (Design)
								138,547				138,547	Kahekili Terrace Tent Fumigation and Soil Treatment (Const)
												1,207,127	Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant units
												0	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Solar Repairs)
												1,874,988	Kaimalino and Kealakehe Reroofing (Const)
												720,000	Kalaheo Homes Physical Improvements (Const)
			195,218		720,000							195,218	Kalaheo Homes Physical Improvements (Design)
												1,400,000	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous
												780,553	Kalakaua Homes Roof Improvements (Const)
												465,303	Kalakaua Homes Roof Improvements (Design)
								163,467				196,865	Kalanihulia Reroofing and Elevator Lobby Improvements (Const)

STATE/FEDERAL
CAPITAL PROJECTS

Elevator Improvements, S/W Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	L/S CIP-Non-Routine, S/W-Des	L/S CIP-Non-Routine, S/W-Con	LS CIP-Non-Routine, S/W Des	LS CIP-Non-Routine, S/W Con	General Fund Operating HMS-220	LS CIP-Non-Routine, S/W Des	LS CIP-Non-Routine, S/W Con	General Fund Operating HMS-220	PROJECT TITLE	
B-07-413-K	B-07-414-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	G-10-020-K	-10-xxx-K	de3-10-xxx-K	G-11-020-K	Totals	Project Title
												53,388	Kalaniihulia Reroofing and Elevator Lobby Improvements (Design)
												50,000	Kalihi Valley Homes Community Center (Const)
												14,600	Kalihi Valley Homes Emergency Design for Collapsed Rock Wall
												200,000	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)
												50,000	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)
												59,016	Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)
												6,161,127	Kalihi Valley Homes Phase IIIb Site and Dwelling Improvements (Const)
												1,000,000	Kalihi Valley Homes Reconstruct Kalena Drive (Const)
												800,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building
												35,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building
								4,949				5,023,948	Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Const)
												651,971	Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Design)
												13,848	Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Design)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)
												7,000,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Const)
												150,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Design)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)
												0	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)
												885,697	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)
												0	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Rod
					378,000							378,000	Kauaiokalani Type Reroof (Const)
												0	Kauaiokalani Reroof, Paint, Interior Repairs Including Termites (Const)
												2,000,000	Kawaiaehua (Federal) Exterior Improvements (Const)
												206,454	Kawaiaehua (Federal) Exterior Improvements (Design)
												1,200,000	Kawaiaehua (State) Improvements (Const)
												206,454	Kawaiaehua (State) Improvements (Design)
												0	Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)
												0	Ke Kumu Ekolu Painting of Vacant Units (Const)
												1,200,000	Ke Kumu Ekolu Roofing & Interior Repairs (Const)
												130,000	Ke Kumu Ekolu Roofing & Interior Repairs (Design)
												80,000	KPT Spalling Repairs at KPT Building "A" HA1010 (Const)
												15,000	KPT Spalling Repairs at KPT Building "A" HA1010 (Design)
												0	KPT, Bathrooms ADA Compliant (Const)
												0	KPT, Bathrooms ADA Compliant (Const)
												0	KPT, Dry Standpipe Improvements (Const)
247,979												964,221	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various S
	3,864,920											3,970,469	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)
												1,534,336	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)
												35,305	KPT, Installation of New Security Camera System for Elevators (Const)
												3,000,000	KPT, Redevelopment of KPT and Kuhio Homes
												37,500	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of To
												0	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of To
												55,993	KPT, Renovation to Air Conditioning System at Elevator Machine Rooms (Const)
												39,539	KPT, Replace Worn Out Boilers (Const)
												1,100,000	KPT, Reroofing Tower A (Const)
												781,591	KPT, Reroofing Tower B (Const)
												0	KPT, Rezoning and Subdivision (Design)
												672,848	KPT, Security Cameras (Not Elevator Cams) (Const)
												253,423	KPT, Sewer Repair Phase I (Const)
												5,000,000	KPT, Sewer Repair Phase II (Const)
												0	KPT, Sewer Repair Phase III (Const)
												329,983	KPT, Sewer Repairs (Design)
												0	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)
												1,298,017	KPT, Upgrade Trash Chutes (Const)
												108,646	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (Co
												900,000	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	Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)
												185,723	La'ioia Upgrade Fire Alarm System (Const)

STATE/FEDERAL
CAPITAL PROJECTS

Elevator Improvements, S/W Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	L/S CIP-Non-Routine, S/W-Des	L/S CIP-Non-Routine, S/W-Con	LS CIP Non-Routine, S/W Des	LS CIP Non-Routine, S/W Con	General Fund Operating HMS-220	LS CIP Non-Routine, S/W Des	LS CIP Non-Routine, S/W Con	General Fund Operating HMS-220	PROJECT TITLE		
B-07-413-K	B-07-414-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	G-10-020-K	-10-xxx-K	de3-10-xxx-K	co	G-11-020-K	Totals	Project Title
													36,307	La`iolo Upgrade Fire Alarm System (Design)
													0	La`iolo Upgrade Fire Alarm System (Design)
													2,904,302	Lailani and Kealakehe LCCC (Const)
													404,998	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)
													7,151,669	Lanakila Homes Physical Improvements Phase IIIa (Const)
													92,331	Lanakila Homes Physical Improvements Phase IIIa (Energize Project) (Const)
													2,235,175	LCCC for Federal and State Projects on the Islands of Kauai (Const)
													219,383	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)
													0	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
													0	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
													37,100	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I an
								7,300					65,218	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)
													229,910	Lokahi HazMat Abatement and Interior Renovation (Const)
													194,513	Lokahi HazMat Abatement and Interior Renovation (Const)
													20,000	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)
													0	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Ownershi
													0	Maui II Type "C" Unit Repairs (Const)
													95,217	Makamae Investigation and Repairs (Const)
													12,000	Makani Kai Hale Certificate of Occupancy
													1,412,267	Makani Kai Hale Physical Improvements (Const)
													159,037	Makani Kai Hale Physical Improvements (Design)
													0	Makani Kai Hale Physical Improvements (Design)
													2,243	Makani Kai Hale Physical Improvements (Design)
													1,940,130	Makua Alii Structural and Spall Repairs (Const)
													1,059,392	Makua Alii Structural Investigation and Repairs (Design)
								21,000					64,141	Makua Alii Upgrade and Replace Existing Booster Pump System (Const)
													0	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)
													0	Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)
													287,340	Mayor Wright Homes Reroofing (Const)
													374,781	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, Ka
													1,148,448	Mayor Wright Modernization - Ph 1 & 2 (Design)
													0	Mayor Wright Modernization - Ph 1 (Const)
													0	Mayor Wright Modernization - Ph 2 (Const)
								250,000					250,000	Mayor Wright Replacement of Solar Hot Water System (Const)
													380,758	Mayor Wright Replacement of Solar Hot Water System (Design)
													0	Nakolea (Homeless Shelter) CMU Wall & Stair Repairs (Const)
													1,493,510	Nakolea (Homeless Shelter) Design-Build Renovation (Both)
													0	Nakolea and Weinberg Village Various Physical Improvements For Homeless (C
													876,600	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)
													7,696	Nani O`Puna & Hale O`Puna LCCC (Const)
													0	Nani Olu Additional Parking (Const)
													100,000	Nani Olu Additional Parking (Design)
													546,361	Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating From
								100,000					1,000,000	Pahala ADA Units and Modernization (Const)
													100,000	Pahala ADA Units and Modernization (Design)
													375,362	Pahala Elderly Housing LCCC (Const)
													0	Pahala Rehabilitate 24 Units of Elderly Housing
													2,634,719	Palolo Valley Homes Physical Improvements (Design)
													2,000,000	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)
													0	Palolo Valley Homes Security Screen Door Replacement (Const)

Elevator Improvements, S/W Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Des	L/S CIP-Non-Routine R&M/Renov S/W-Des	L/S 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	General Fund Operating HMS-220	LS CIP Non-Routine R&M/Renov S/W Des	LS CIP Non-Routine R&M/Renov S/W Con	General Fund Operating HMS-220	Totals	PROJECT TITLE	
B-07-413-K	B-07-414-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K	B-09-410-K	G-10-020-K	B-10-xxx-K	B-10-xxx-K	G-11-020-K		Project Title	
								285,990				285,990	Paoakalani Interior Repairs 17th Floor Units (Const)	
												718,388	Paoakalani Re-roof and Mis Repairs (Const)	
												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)	
									140,000			1,400,000	Piilani Homes Physical Improvements (Const)	
												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							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					600,000	Puahala Homes II, III & IV Abatement and Modernization (Design)	
								2,600,000				2,600,000	Puahala Homes Site Improvements (Const)	
												205,420	Puahala Homes Site Improvements (Design)	
												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)	
												2,179,508	Puuwai Momi, Electrical System Repairs (Const) I & II	
												179,813	Puuwai Momi, Electrical System Repairs (Design)	
218,229			1,260,580									1,478,809	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)	
	150,000											150,000	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)	
							450,000					2,500,000	Salt Lake Apartments Bldg Improvements (Const)	
												450,000	Salt Lake Apartments Bldg Improvements (Design)	
										1,600,000		1,600,000	School St Bldg A Hazmat Abatement (Const)	
												192,000	School St Bldg A Hazmat Abatement (Design)	
												0	School Street Building G Reroof (Const)	
												621,202	School Street Renovations, Building M (Both)	
												0	Tree Trimming at Various Sites Statewide (Const)	
											30,000	30,000	Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)	
												0	Wahiawa Terrace, Electrical (Const)	
												589,277	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 (Const)	
												0	Wahiawa Terrace, Weatherproofing, Painting (Const)	
												0	Wahiawa Terrace, Weatherproofing, Painting (Design)	
												25,099,373	BLI 1406 Operations (may not exceed 20% of Grant)	
												3,124,255	BLI 1408 Management Improvements	
												13,344,368	BLI 1410 Administration (may not exceed 10% of Grant)	
												0	BLI 1502 Contingency (may not exceed 8% of Grant)	
												7,259	BLI 1411 Audit	
								3,235,832				3,235,832	STATE PUBLIC HOUSING SUBSIDY	
50,361	(50,361)												0	Transfer Funds from B-07-416-K to B-07-415-K Con to Des
		(260,000)	260,000										0	Transfer Funds from B-07-414-K to B-07-413-K Con to Des
				2,193,646	(2,193,645)								0	Transfer Funds from B-08-400-K to B-08-401-K Des to Con
						871,459	(871,459)						1	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
750,000	4,250,000	410,000	6,000,000	1,000,000	9,000,000	500,000	7,413,000	4,414,556	500,000	4,000,000	4,414,556	273,236,446	APPROPRIATION	
800,361	4,139,142	150,000	6,260,000	3,193,646	6,806,355	1,371,459	6,541,541						ALLOTMENT	
800,361	4,139,142	150,000	6,260,000	3,193,640	6,806,355	1,371,454	6,522,068	4,414,556	2,270,000	6,800,000	30,000	287,745,143	EXPENDED/BUDGET	
0	0	0	0	5	0	5	19,473	0	(1,770,000)	(2,800,000)	4,384,556	(14,622,946)	BALANCES	

Project Status Report

June 17, 2010

Fair Housing Renovations at Lanakila Homes

Completed Activities

- Invitation to Bid was posted on November 4, 2009
- Pre-bid meeting was held on November 17, 2009
- Bid opening held on December 15, 2009
- Draft construction contract sent to AG via CPO on February 23, 2010
- IOM to enter into contract issued on March 25, 2010
- Draft construction contract returned to CMB by CPO on March 29, 2010
- IOM returned to CMB by CPO on March 29, 2010
- Revised draft construction contract sent to the AG on March 30, 2010
- Revised IOM returned to CPO on March 30, 2010
- Notice of Award letter issued on 4/9/10
- Contractor signed the contract on 4/14/10
- CPO returned the revised IOM on April 27, 2010
- Second revised IOM sent to SHDA (Lydia) for signature on 4/29/10
- Deputy AG signed As To Form on the contract on 5/12/10
- Contract signed by the contractor and AG sent to CPO for HPHA execution on 5/10/10
- SHDA returns the second revised IOM to incorporate new CPO format on 5/17/10
- Emailed the draft of the newly formatted IOM to CPO on 5/18/10
- Returned corrected IOM to CPO on 5/24/10
- IOM approved and signed on 6/2/10.
- Contract signed by the Contractor forwarded to AG on 6/2/10.
- Contract executed on June 10, 2010.

Planned Activities

- Pre-Construction Meeting scheduled for June 29, 2010 in Hilo.
- Possible start of construction is sometime in July 2010.

Trends/Issues

- AMP began vacating the Bldgs. 1 and 2 in July 2009. Additional cost due to repair of the damage caused by the break-ins and illegal occupation of the vacant units during the interim is anticipated.