

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

AGENDA

I. CALL TO ORDER / ROLL CALL

II. CONSENT AGENDA

(All items under the consent agenda will be approved collectively unless a director requests a specific item be moved to the Discussion portion of the agenda.)

A. Approval of Minutes

1. Regular Meeting, September 16, 2010
2. Executive Session, September 16, 2010

B. Executive Director and Staff Reports

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 Approve the Hawaii Public Housing Authority's Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature**

V. REPORTS

- A. Executive Director and Staff Reports: September/October 2010 Status Report**
1. Accomplishments/Highlights for the month of September 2010
 - a. Proposed CIP Budget for Biennium
 - b. Legal counsel for KPT Redevelopment was selected
 - c. Vehicle replacement plan for Central Maintenance

- d. KPT Redevelopment: Meetings with Michaels Development and working on significant issues that may affect the project moving forward
 - e. Met with Representative Rhoads regarding concerns at Mayor Wright Homes
 - f. HPHA met the Financial Data Submittal deadline
 - g. HPHA conducting interview for critical positions
2. Planned Activities – Highlights for the months of September/October 2010
- a. Continue meetings: Michaels Development Co., HPHA’s outside legal counsel, KMH auditors, Resident Advisory Board
 - b. Review priority projects and determine capacity issues
3. Issues
- a. Staffing level is critical. HPHA continues to interview for key positions.
 - b. Re-establishment of Resident Services Section should help address tenant concerns
 - c. ARRA Reporting for environmental activities submitted on time.
 - d. Financial and Single audit progress, but timelines are slipping. OED is monitoring progress weekly
4. Potential Risks
- a. Recent stabbing at Kalihi Valley Homes, working with Honolulu Police Department
 - b. Large Capacity Cesspool Conversion Project. Army Corps of Engineers will conduct monitoring on behalf of the EPA.
5. Program Reports
- a. Property Management Branch
 - b. Construction Management Branch
 - c. Fiscal Management Office (includes sample AMP budget to be discussed)
 - d. Contract and Procurement Office
 - e. Compliance Office
 - f. Hearings Office
 - g. Information Technology Office
 - h. Personnel Office

VI. FOR INFORMATION/DISCUSSION

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

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

- B. For Discussion: Update and Status of the Mixed Finance Redevelopment at Kuhio Park Terrace and Kuhio Homes with the Michaels Development Company
- C. For Information: Report on the Energy Services Agreement with Ameresco and the Engagement of Crews & Associates

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 the Energy Services Agreement with Ameresco and the Engagement of Crews & Associates

- D. For Discussion: Report on the Large Capacity Cesspool Conversion Projects and Status of the Consent Agreement and Final Order with the U.S. Environmental Protection Agency

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 the Large capacity Cesspool Conversion and the Status of the Consent Agreement and Final Order with the U.S. Environmental Protection Agency

** 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, SEPTEMBER 16, 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, September 16, 2010 at 9:00 a.m.

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

PRESENT: Chairperson Travis Thompson
Vice-Chair Eric Beaver
Director Sam Aiona
Director Rene Berthiaume
Director Sherrilee Dodson
Director Roger Godfrey
Director Clarissa Hosino
Director Carol Ignacio
Designee Henry Oliva
Director Linda Smith
Executive Director Denise Wise
Deputy Attorney General Krislen Chun

EXCUSED: Director Matilda Yoshioka

STAFF PRESENT: Barbara Arashiro Executive Assistant
Shirley Befitel Personnel Supervisor
Mark Buflo Acting Fiscal Officer
Becky Choi Acting State Housing Development Administrator
Mitchell Kawamura Project Engineer
Stephanie Fo Property Management and Maintenance
Services Branch Chief
Rick Sogawa Acting Contract and Procurement Officer
Alan Sarhan Chief Planner
Taryn Chikamori Secretary to the Board

OTHERS: Loretta Cheang Kalakaua resident
Tim Garry private resident
Robert Hanna private resident
Desiree Kihano Palolo Valley Homes resident

Fetu Kolio	Mayor Wright Homes resident
Mic Lee	Kalakaua Homes resident
Margaret Nakamura	Kalakaua Homes resident
Roy Nakamura	Kalakaua Homes resident
Sisan Suda	Micronesians United
Edward Tomczak	Kalakaua Homes resident

Proceedings:

Chairperson Thompson declared a quorum present.

The business of the Board proceeded with a motion entered by Director Ignacio to approve the minutes of the Regular Meeting held on August 19, 2010 and seconded by Director Hosino.

The minutes were unanimously approved as presented.

Public Testimony:

The Board received public testimony from Ms. Desiree Kihano, Palolo Valley Homes, and she expressed concern that the management office has not been opened for the past week. She also expressed her concern that unauthorized people are committing most of the crime on the property. She further requested that the renovation meetings be held off site instead of the Mutual Housing's community room.

Mr. Fetu Kolio, Mayor Wright Homes (MWH), stated his concern is that most crimes being committed on the property are committed by unauthorized people and that a tenant monitoring program would/should reduce these incidents.

As a follow-up to Mr. Kolio's remarks, Director Ignacio stated she had recently attended a function adjacent to MWH and noted that there's an area where people seem to be jumping the fence. She also stated that there are bushes on the property that people can hide in and they should be trimmed back to provide clear sight lines.

Director Hosino asked Mr. Kolio if had spoken to the other Tenant Association Board members before bringing his comments and questions before the HPHA Board. Mr. Kolio responded he is not able to track down all the Board members when the issues come up.

Mr. Edward Tomczak, Kalakaua Homes resident, stated management declined his offer to buy a volleyball set for the children. He was uncertain why his offer was declined because no reason was given. He is also concerned about a disruptive tenant who should be removed from public housing because she is preventing other tenants from sleeping.

Mr. Robert Hanna, private resident, wants training for project managers. Mr. Hanna asked why the multi-purpose room is not being fully utilized.

Director Smith asked Mr. Hanna if he would be willing review the lease with Meals on Wheels and give the HPHA suggestions on how to change the lease.

Mr. Roy Nakamura, Kalakaua Homes resident, testified that on June 23 management posted a notice on the bulletin board informing residents that the garden is a restricted area and that all plantings had to be removed within a week of the posted notice. He is concerned that Management does not follow up on their posted notices because the garden is still there.

For Action:

Motion: To Approve the Appointment of Ms. Arleila Andrade to the Kona Eviction Board for a Two-Year Term Expiring on September 31, 2012.

Director Beaver moved and Director Ignacio seconded.

Staff presented the resume of Ms. Arleila and with no further discussion Chairperson Thompson called the question.

The motion was unanimously carried.

Motion: To Approve a Non-Exclusive Utility Easement at Puuwai Momi to the Hawaiian Electric Company

Director Beaver moved and Director Ignacio seconded.

Staff explained they are submitting a request to U.S. Department of Housing and Urban Development (HUD) to grant a non-exclusive utility easement to Hawaiian Electric Company (HECO). In order to do so, a Board Resolution must accompany the request. The Puuwai Momi project is a federally funded project and therefore, the easement request is being submitted to HUD through a disposition application.

The Board asked staff how prior electrical work had been handled on the property, and staff reported that the project was built in 1969 and the electrical distribution system had deteriorated. The HPHA owned the lines and was responsible for the repair and maintenance. This easement to HECO allows them to control and install the primary and secondary electrical wiring. Given that the primary and secondary wiring are underground, HECO requires an easement along the path of their conduit and wires.

There was no further discussion and Chairperson Thompson called the question.

The motion was unanimously carried.

Director Aiona arrived at 9:38 a.m.

Motion: To Adopt the Hawaii Public Housing Authority’s Policy on Public Testimony and Video Recording of Board Meetings.

Director Beaver moved and Director Ignacio seconded.

Staff reported that this item was deferred from last month as the Board had requested further clarification as to whether there are differences between individuals videoing a Board meeting vs. the media. Staff had not been able to receive the information from the Office of Information Practices (OIP) to provide the Board with the clarification.

Discussions ensued and as written, the new policy, under the Policy Section II, subsection B., states:

“The HPHA shall not allow open videotaping of its Board meetings without the express consent of the Board.”

It was raised by the Board, and as stated by the Policy, that should an interest be expressed by either an individual or media to videotape a Board meeting, that the meeting would need to stop and a consensus of the Board reached to either allow or disallow the taping.

Through further discussion of the Board a consensus was reached that this may pose an awkward situation and could delay the meeting unnecessarily, if the Chairperson had to poll Board.

Director Dodson moved and Director Godfrey seconded, to amend the Policy Section II, subsection B, to read:

”The HPHA may allow the videotaping of its Board meetings.” The amendment to the policy was unanimously carried.

The motion was unanimously carried with the amendment of the policy.

Motion: To Authorize the Executive Director to Resubmit an Application to the U.S. Department of Housing and Urban Development for the Demolition/Disposition of Six (6) Vacant Units at the Lanakila Homes project in Hilo, Hawaii.

Director Beaver moved and Director Berthiaume seconded.

Staff presented information to the Board regarding the longstanding issue of the vacant Lanakila units. The units have been vacant for over 12 years. The HPHA is requesting the HUD to allow the demolition of the six units that had been previously reinstated from the original demolition request dating back to 1999. In 2009 HUD approved the request to reinstate six units that were previously scheduled to be demolished. At the time the decision was made to reinstate the units, there were projected cost estimates and it was determined that the total cost of rehabilitating the six units were estimated at \$250,000 or \$42,000 per unit.

The Board asked the status of the previous effort to rehabilitate the six units using volunteer assistance from the community. Staff responded that there are two primary issues, the first being funds and the second being staff.

Discussion ensued regarding the original project cost estimates and the accuracy of same given the time that has elapsed. Director Ignacio stated at the time of the discussion of the community volunteer effort a contractor estimated the repair at \$42,000 for materials only and the labor would be free.

The Board questioned staff as to the plans for the parcel were once cleared. Staff responded that the HPHA committed to a one to one replacement of the units and that currently there was not a capital plan.

The Board asked staff about the status of the previous volunteer effort and were there any unresolved issues and/or why the project hadn't moved forward. Staff responded that the HPHA still had not fully addressed the points of concern initially raised by the Attorney General's (AG) office on this project and that there were no funds available.

The Board asked staff for an estimate or projection on when a full build-out plan may be available for the parcel. Chairperson Thompson concluded that a Task Force should be convened and he requested that Director Ignacio to Chair the Task Force, she agreed. Director Smith and Director Beaver also agreed to be on the Task Force. Chairperson Thompson stated the purpose of the Task Force was to get community input and ensure that a dialogue be held with the community groups that had initially agreed to participate in the volunteer effort; and that the Task Force explore options available for the parcel. The Task Force was asked to report back in November.

Staff stated that in the interim, the HPHA would clean-up the parcel. This included boarding up the units to prevent further vandalism; repair and/or replace the fence and replacing and/or removing the current dust fence that is littered with graffiti.

The motion was unanimously carried.

Chairperson Thompson called a recess at 10:20 a.m. and reconvened at 10:33 a.m.

Board Task Force Reports:

Chairperson Thompson reported that the Finance Task Force met, reviewed and gave input on the HPHA budget formats and gave input to staff and agreed on the Capital Improvement Program (CIP) priority list.

Discussion:

Executive Director's Report:

Director Smith asked for an update on the meeting with the Directors of Inspectors from HUD. Ms. Wise reported Mr. Robert Garrett met with Ms. Fo and herself. He also met with

Ms. Mizusawa, Kalakaua Homes manager, and Ms. Passmore, Hilo manager. The HPHA has not heard back as of yet, but he commented that there has been previous complaints with this inspector.

Director Beaver asked what positions are being filled. Ms. Befitel reported that the HPHA has received approval to fill the 12 essential positions.

Ms. Wise updated the Board on the KPT legal counsel and Owner's Representative.

Director Ignacio asked if the HPHA was aware of the hot water issue at MWH before the media published the information. Staff responded that the HPHA was aware of issues in the past, and had been replacing the failed solar units. That of the 34 buildings, six buildings had already been replaced using with tank less, on demand hot water units; however, prior to the media reports there had been no concerns raised by tenants.

Director Beaver asked for an update on the Large Capacity Cesspool Conversion (LCCC) project. Staff explained that there were two components to this project. One being that the HPHA was issued a Consent Agreement and Final Order (CA/FO) for the closure of LCCs and had received a grant from the Environmental protection Agency (EPA) to assist with the project on Kauai and Maui to assist with the closures. A primary condition of the grant was the submission of quarterly progress reports.

The HPHA received a letter from the EPA stating that the HPHA had not submitted the required first and second quarter 2010 reports, and therefore was not in compliance with the grant conditions. There was a secondary issue raised in the EPA letter and that was that these projects had to be completed by March 1, 2011 per the CA/FO. The EPA letter contained a statement from a CMS project manager that the project would not be completed by the deadline. Staff responded quickly to the letter and satisfied the requests of the EPA. The third quarter report was completed and submitted on time. It was also reported to the EPA that the only staff authorized to discuss and negotiate, if needed, new construction completion dates were either the executive director and/or the CMS branch chief.

Director Smith requested clarification on what "researched and review legal obligations regarding request for documents pertinent to the Wilikina RFP." Ms. Wise reported that one of the bidders on Wilikina is requesting a copy of the winning bidders submission and the Compliance office was researching the release of the information. Mr. Chang reported that because the offer becomes public record the HPHA released the documents to the unsuccessful proposer.

Designee Oliva question whether the HPHA changed the language on the contracts with the security contractors because of the safety concerns. Ms. Wise responded that language was not changed but meeting are being held to discuss the issues.

With no further questions, the Board consented to accept the executive director's report.

Motion: To go into executive session at 11:56 a.m. pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes, 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 the 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), Update on the Kalihi Valley Homes Rock Fall, and Update on the Status of the Collapsed Retaining Wall at Kalihi Valley Homes.

Director Beaver moved and Director Dodson seconded.

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:52 p.m.

Chairperson Thompson reported that the Board unanimously approved to authorize the executive director to execute the settlement, release, indemnification and assignment agreement in the Matter of McMillon et al. v. State of Hawaii and Hawaii Public Housing Authority (Civil No. CV08-00578) and Third Party Defendants, Urban Management Corporation dba Urban Real Estate Company, subject to approval by HUD.

Chairperson Thompson also reported that the Board discussed the update on the Kalihi Valley Homes rock fall, and the update on the status of the collapsed retaining wall at Kalihi Valley Homes was deferred.

For Information: Report and Evaluation of Program Outcomes for the Transitional Homeless Shelter Program at Puahala Homes by the Department of Human Services.

Designee Oliva reported that the cost of the Puahala Homes transitional homeless shelter program was approximately \$500,000, which translated to approximately \$9,000 per family. Staff reported that the units were not left in rent ready condition. There's also still one family and one program manager still living in the units. The HPHA has asked them to vacate per the agreement.

The Board asked if staff had contacted the sponsoring organization to discuss options to making the units rent ready. Designee Oliva offered to discuss with the supervisor of the Homeless Programs.

For Discussion: Progress on the Hawaii Public Housing Authority's Draft Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature.

Staff reported that the HPHA is putting together a priority list for the Capital budget request. The staff has taken an approach of categorizing projects into three groups. The list will also

provide dollar amounts that the HPHA will need to request from the Legislature. At the next Board meeting staff will present the capital projects list for Board review and approval.

For Information: Hawaii Public Housing Authority Calendar of Key Deadlines and Recurring Dates.

Staff explained the calendar of key dates. This is for Board information and provides a snapshot by month of key activities. It will be updated periodically.

With no further business for the board to conduct Chairperson Thompson called for a motion to adjourn.

Director Aiona, moved to adjourn and Director Beaver seconded.

The meeting adjourned at 1:05 p.m.

Support: The motion was unanimously carried.

MINUTES CERTIFICATION

Minutes Prepared by:



Taryn Chikamori
Secretary to the Board/Recording Secretary

OCT 21 2010
Date

Approved by the HPHA Board of Directors at their Regular Meeting on October 21, 2010



Matilda Yoshioka
Director/Board Secretary

OCT 21 2010
Date

FOR ACTION

MOTION: To Approve the Hawaii Public Housing Authority's Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) is in the process of preparing its CIP biennium budget request to the State legislature.
- B. The process for requesting funds is generally as follows:
 - 1. HPHA prepares a request for funds for its capital projects.
 - 2. HPHA submits its request to the Department of Human Services (DHS) and the Department of Budget and Finance (B&F).
 - 3. Once the CIP request is reviewed and approved through DHS and B&F, it will be submitted to the Governor's Office to be included in the administration's overall budget request to the legislature.

II. DISCUSSION

- A. The CIP assumptions are based on the following documents:
 - 1. Physical Needs Assessment and Energy Audit (PNA);
 - 2. Asset Management Project (AMP) requests; and
 - 3. Tenant requests; and
 - 4. Accessibility Assessment (to be completed by an independent consultant).
- B. The capital improvements program for fiscal biennium 2012-2014 focuses on protecting HPHA's residents and its physical assets. Many properties are in need of re-roofing to protect the structure before interior improvements can be made. In addition, there are too few units in the public housing inventory that are accessible to persons with physical, sight and hearing impairments; we are working to comply with the federal requirement that 5% of units be accessible to the physically handicapped, and another 2% for the sight and hearing impaired. This capital budget also addresses the need for safety in public housing through designing for security and installation of security devices.
- C. The following priorities were used to prepare the list of proposed projects:
 - 1. Health and safety needs as identified in the PNA;

2. Renovations necessary to address accessibility issues;
 3. Remediation of hazardous materials;
 4. Elevator repairs;
 5. Modernization at Mayor Wright Homes, Palolo Homes; and
 6. Roof repairs.
- D. Based on the priority list above, the HPHA reviewed all projects and established a list of over \$197M in capital needs. The list of projects were then reviewed and discussed with staff from the Office of the Executive Director, Construction Management Branch, Property Management and Maintenance Services Branch, Planning Office, Fiscal Management Office, and the Contract & Procurement Office. Once the review was completed, the project list was further refined and totaled \$76M.
- E. HPHA does not have the current staffing level to manage new capital projects and will require additional Project Engineer(s) and Construction Inspectors.
- F. If approved by the Legislature, funds will be appropriated and available beginning July 1, 2011. The HPHA would have until June 30, 2014 to obligate funds allotted during the biennium budget process.
- G. These funds are in addition to the \$12M annual Capital Fund Program grant received from the U.S. Department of Housing and Urban Development. The five year plan for HPHA's Capital Fund Program does not include the proposed projects.

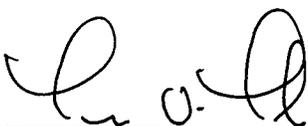
III. RECOMMENDATION

That the Hawaii Public Housing Board of Directors Approve the Hawaii Public Housing Authority's Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature

Exhibit A: Proposed Projects for the HPHA's CIP Biennium Budget Request

Prepared by: Barbara E. Arashiro, Executive Assistant 

Adopted:



Travis O. Thompson, Chair

Hawaii Public Housing Authority
Proposed Projects for CIP Budget Request

Dated: 10/6/10

AMP	Project		Description	D/C	Projected CIP Costs		H&S	Roofs	ADA	
					FY '11-12	FY '12-13				
40	Kuhio Park Terrace	Oahu	Dry Standpipe, Raised Crosswalks and Site Improvements (Constr)	C	1,200,000		X	X	X	
32	Mayor Wright Homes	Oahu	Remove Solar, Roof Replacement, Instant Hot Water System, Painting, Site Improvements	D	600,000		X	X	X	
32	Mayor Wright Homes	Oahu	Remove Solar, Roof Replacement, Instant Hot Water System, Painting, Site Improvements	C	2,500,000	2,500,000	X	X	X	
50	Palolo Valley Homes	Oahu	Physical Improvements Ph 2 (construction)	C	5,000,000		X	X	X	
50	Palolo Valley Homes	Oahu	Physical Improvements Ph 3 (construction)	C		5,000,000	X	X	X	
37	Lanakila Homes	Hawaii	Master Plan for remaining demo parcel	D	100,000		X		X	
37	Lanakila Homes	Hawaii	Renovation of Existing Buildings (Design)	D	750,000		X	X	X	
37	Lanakila Homes	Hawaii	Renovation of Existing Buildings (Const)	C		7,500,000	X	X	X	
30	Hale Laulima	Oahu	Major modernization, incl. roof replacement, extensive termite damage (constr)	C		5,000,000	X	X		
LIPH	Statewide	Oahu	ADA Compliance for Various State and Federal Projects (Const)	C	4,500,000	5,000,000			X	
31	Puahala Homes	Oahu	Phase IB Abatement and Modernization Buildings 4,5,6 (Design)	D	103,721		X		X	
31	Puahala Homes	Oahu	Phase IB Abatement and Modernization Buildings 4,5,6 (Construction)	C		1,900,000	X		X	
31	Kalihi Valley Homes	Oahu	Site and Dwelling Improvements Phase V (Design)	D	700,000		X	X	X	
31	Kalihi Valley Homes	Oahu	Site and Dwelling Improvements Phase V (Constr)	C		7,000,000	X	X	X	
31	Hauiki Homes	Oahu	Site Work and roof repairs (Design)	D	65,000			X	X	
31	Hauiki Homes	Oahu	Site Work and roof repairs (Constr)	C		600,000		X	X	
33	Kaahumanu Homes	Oahu	Spall Repair and Painting for 19 Buildings, Site improvements, Interior Renovations (Design)	D	550,000		X		X	
33	Kaahumanu Homes	Oahu	Spall Repair and Painting for 19 Buildings, Site improvements, Interior Renovations (Constr)	C	1,800,000	1,800,000	X		X	
37	Pomaikai	Hawaii	Major renovations: Roof replacement, interior repairs, exterior and site improvements (constr)	C	2,000,000			X	X	
39	David Malo Circle	Maui	Exterior Improvements Paint, Roof repairs, Site Work (Design)	D	200,000			X	X	
39	David Malo Circle	Maui	Exterior Improvements Paint, Roof repairs, Site Work (Constr)	C	1,600,000			X	X	
34	Kalakaua Homes	Oahu	ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous Repairs (Const)	C	2,200,000		X		X	
33	Kamehameha Homes	Oahu	Roof Repairs; Replace Railings and Ext. Closet Doors, Termite and Rodent Control (Design)	C	200,000		X	X		
33	Kamehameha Homes	Oahu	Roof Repairs; Replace Railings and Ext. Closet Doors, Termite and Rodent Control (Constr)	C	800,000	800,000	X	X		
35	Punchbowl Homes	Oahu	Major modernization; roof replacement; spalling; site improvements; interior repairs; dry standpipe (design)	D	600,000		X	X		
35	Punchbowl Homes	Oahu	Major modernization; roof replacement; spalling; site improvements; interior repairs; dry standpipe (constr)	C		4,000,000	X	X		
39	Kahekili Terrace	Maui	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)	C	3,000,000			X		
44	Kauioikalani	Oahu	Reroof, Paint, Interior Repairs Including Termites (Design)	D	400,000		X	X		
44	Kauioikalani	Oahu	Reroof, Paint, Interior Repairs Including Termites (Const)	C	3,500,000		X	X		
LIPH	Statewide	Oahu	Security Improvements at Various State and Federal Projects (D/C)		2,000,000		X			
49	Wahiawa	Oahu	Weatherproofing, Painting, Spalling (Design)	D	120,000		X			
49	Wahiawa	Oahu	Weatherproofing, Painting, Spalling (Constr)	C	1,200,000		X			
TOTAL BY FISCAL YEAR						35,688,721	41,100,000			

Executive Director's September/October 2010 Board Status Report

Accomplishments:

- Staff met to establish priorities for capital projects for the upcoming State biennium budget. This will position projects for the CIP requests for State projects and will also set priorities for federal projects. Given the continuous reprioritization of projects during the past 18 months to accommodate emergency repairs, this will give HPHA an opportunity to define criteria and prioritize projects with the most critical needs. This type of planning criteria should allow the HPHA to shift priorities as needed without requiring a full evaluation of all projects.
- Reno & Cavanaugh, PLLC, was selected as outside legal counsel for the KPT redevelopment project. They were selected from a field of three respondents. AG has reviewed and provided additional language for the contract and notice to proceed forthcoming.
- B. Arashiro prepared a five year vehicle plan that includes all submittals, e.g., cost estimates, required approvals, EPA reports, etc..., for Central Maintenance. During this process she also received approval to purchase new or used vehicles for replacements. This will serve as a template for the AMPs.
- Weekly conference calls with Michael's Development to track items needed to complete and responsibilities to hit close date of December 2010. Several issues regarding encroachments on the property have surfaced and the HPHA is working to resolve; the most significant issue is the ownership of Linapuni Street. The City and County of Honolulu has stated that the maintenance and repair is the responsibility of the HPHA.
- Met with Representative Karl Rhoads to discuss issues with Mayor Wright development. Spoke about seeking CIP funds to replace the solar systems. Currently have \$250,000 budgeted to replace failed systems; however that is an "after the fact" solution and need an additional \$600,000 to replace all systems.
- HPHA met the Financial Data Schedule deadline, thereby avoiding being issued a zero score for late presumptive failure and troubled agency status.
- Management has conducted interviews for 4 critical positions. They are:
 - Fiscal Officer
 - Budget Resources Specialist
 - Property Management Specialists 2 positions
 - Housing PlannerReference checks being conducted and offers pending background checks for 4 positions

Planned Activities for September/October:

- Participate in weekly Michael's Development conference calls.
- Continue to interview candidates to fill open positions
- Issue Owner's Representative Request for Proposal for KPT Redevelopment
- Meet with Reno & Cavanaugh legal team for KPT Redevelopment
- HPHA projects and cross reference resources to check for capacity and completion of project schedules.
- Continue to meet weekly with Fiscal Office staff and KMH auditors regarding financial reconciliations and potential findings.

Trends/Issues:

- The staffing situation has reached a critical point for the agency. Several positions are vacant and have been for some time. Coupled with retirements and resignations, in the past few months, the situation has grown critical. As a result, several projects may experience delays.
- Re-establishment of the Resident Services Section should provide immediate results in working with tenants and related issues.
- B. Choi continues to do a good job of managing Construction Management's priorities and deadlines. B. Choi was able to successfully obtain access to HUD's Secured Systems and submit the ARRA report on environmental activities timely.
- Audit is progressing, however, some of the due dates for fund reconciliations are slipping. OED is holding weekly meetings with the fiscal staff and auditors.

Potential Risks:

- Recent stabbing incident at KVH. The assailant and victim were not residents of KVH. Stabbing occurred at 2:00 a.m. Working with the HPD to get more details and working to determine which unit this took place at.
- Work on the Large Capacity Cesspool Conversion Project is progressing; B. Arashiro visited Kauai LCCC projects to meet with the Contractor where the timelines were slipping. Construction Management will continue to monitor timely implementation. Army Corps of Engineers is conducting monitoring visiting next week on behalf of the EPA.

Property Management & Maintenance Services Branch
Status Report
October 2010

Accomplishments

- During the month of September, 2010, rent collections for HPHA State properties were 92.54% (a decrease from 95.34% in September) and the total tenant occupancy rate was 93.16% (an increase from 91% in September).
- During the month of September, 2010, rent collections for HPHA Federal properties were 95.05% (an increase from 92.42% in September) and the total tenant occupancy rate was 92.59% (a decrease from 92.96% in September).
- AMP 35 (Kalanihuia) assisted the Pumehana Resident Association with general meetings by providing paid language interpreters, to open nominations for candidates. Several candidates were nominated for each seat, voting to be held on 11/9/2010, transition of Officers to be scheduled after outcome.
- AMP 34 (Kalakaua) Resident Security Patrol Group members attended HPD District I Annual Neighborhood Security Watch Meeting
- PMMSB conducted interviews for the Program Specialist position. Recommendation for hire will be submitted to Personnel in October 2010
- Resident Services activity Tenant Association update for AMP 34 (Kalakaua)

Date	Discussions
06/15/10	<p>Met with Residents at Kalakaua interested in starting resident association</p> <p>At AMP 34 Kalakaua high-rise, Mid-rise, Makua Alii, Paokalani bldgs.</p> <p>Tenants-Bill Amey, Sandy Crisp, Nora Oliphant attended.</p> <ol style="list-style-type: none"> 1. Want to start up association as whole AMP, but need help and assurance that management will not block them and need support. 2. Talked about starting small with time to grow, amending By-Laws of Kalakaua to fit the whole AMP. 3. It was brought up about a past officer who had spent association funds for their own use and was to have made restitution of funds. <p>Bill will bring the financial records to look at and see exactly</p>

	<p>what these concerns. He did state that a review was started by past employee but never resolved.</p>
7/16/10	<p>Met with tenant group, Bill Nora and Sandy. 1. Bill did not attend but Sandy had the financial items from Bill. A letter from mgmt. stated</p> <p>Amounts were repaid and deposited into the CPB checking account.</p> <p>In review the bank statements, certain statement were missing(no there)I suggested that they go to CPB and request copies of the missing 2 or 3 monthly checking account statements.</p> <p>2. Next item was to schedule a meeting to announce the forming of a resident association for the AMP. Who would like the meeting-they asked that I do-ok. Language translators-what ones will we need to help translate-Chinese, Korean, Vietnamese (at the meeting, create flyers in those languages. Will research for availability and check with AMP mgmt. for references, if any.</p> <p>3. Sandy will contact CPB to request copies of bank account statements and let me know when she has them.</p>
8/11/10	<p>Met with Sandy and Nora to discuss financial situation and she provided the checking account statements she got from CPB. It was decided that it may be better to try to clear up this issue with the financial situation before moving on with starting the association. Told them I would not be able to meet with them until late September, I would be on vacation in August.</p>
10/8/10	<p>Scheduled meeting with Nora, Sandy and Bill to go over the financials that I took to review to see what did go on and where it is now. We will meet in the mid-rise conference room.</p>

Planned Activities for Next Month

- The PMMSB branch will be holding monthly manager meetings versus quarterly.
- AMP 31 (Kalihi Valley Homes) residents will be nominating and electing new Resident Association officers.
- AMP 34 (Kalakaua) Management has begun Laulima at Kalakaua. Laulima is a joint project with the Department of Health, Public Health Nurse (PHN), UH School of Nursing, State Civil Defense and AMP 34 Management to assist elderly and frail residents to plan and prepare for natural disaster

emergencies and for evacuation from unit. Management Staff attended (2) meetings to plan presentation and evaluation tool for residents. Student nurses and PHN are completing unit visits with frail residents and HPHA staff.

- AMP 34 (Kalakaua) The Honolulu Police Department's resident officer along with Keiki Clean Up, the Resident Security Patrol and AMP 34 staff will sponsor HUD required, Community Service (2) times per month.
- AMP 34 (Kalakaua Homes) parking lot light posts are falling due to corrosion. Diamond Head Electric installed (2) light fixtures on the Makua Alii Annex wall to provide light to the driveway and trash station. Work to remove light posts and replace lighting will continue through 10/2010.
- Neighbor Island AMP Managers met with HUD Technical Assistance provider, Sloan Jordan to determine operational needs and assess AMP configuration
- The PMMSB branch will be holding interviews to hire two (2) Resident Services Program Specialists and a State Public Housing Manager.

Trends/Issues

- HUD determined the Executive Director's signature was not sufficient for the Wilikina HAP renewal request. HPHA must re-submit with the Board Chairperson's signature
- PMMSB will need funding to secure a contractor to complete the elderly designation study and submission
- AMP 35 (Kalanihulia) Management has had to treat units and charge residents for Bedbugs and German Cockroach infestation. Management will continue to address and abate hiding/breeding opportunities created by dumpster diving, hoarding, and excessive storage
- Furloughs and staff shortages continue to impact operations. Daily tasks (inputting of completed work orders, re-certifications, preventive maintenance, etc) are not being completed in a timely manner at sites that are fully staffed
- AMP 44 (Waianae) Maili I residents have concerns about parking rules and the lack of guest parking at their site. Street parking is limited or non-existent. Management will be meeting with Maili I residents to problem solve with the residents.

Potential Risks

- PMMSB has a request in to contractor to verify cost and man hours to correct the problem vouchers for Banyan Street Manor

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

Island	Occupancy*							LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	30	26	53.57%	3	1	0	Average Income	16	0.21%	8.94	4.47
Kauai	26	26	0	100.00%	0	0	0	Low Income (80%)	6	0.08%	2.67	1.67
Maui	32	28	3	87.50%	0	0	1	Very Low Inc. (50%)	135	1.79%	3.06	1.99
Oahu	749	720	23	96.13%	6	1	6	Extremely Low Inc. (30%)	7,394	97.92%	2.42	1.65
Total	863	804	52	93.16%	9	2	7		7,551	100.00%	2.44	1.66

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	11	\$ 4,198.59	10	\$ 16,691.17	\$ 9,045.00	\$ 9,438.00	104.34%
Kauai	3	\$ 2,504.00	4	\$ 6,718.46	\$ 5,828.00	\$ 5,327.00	91.40%
Maui	4	\$ 1,016.00	18	\$ 11,999.53	\$ 5,268.00	\$ 4,506.00	85.54%
Oahu	34	\$ 19,428.20	56	\$ 242,587.89	\$ 227,459.00	\$ 209,854.08	92.26%
Total	52	\$ 27,146.79	88	\$ 277,997.05	\$ 247,600.00	\$ 229,125.08	92.54%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.

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

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

Project	Occupancy *						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
2201-Hauiki	46	45	1	97.83%	0	0	0
2202-Puahala Homes	128	107	18	83.59%	0	0	3
2204-Kawailehua	26	26	0	100.00%	0	0	0
2205-Kahale Mua	32	28	3	87.50%	0	0	1
2206-Lokahi	30	16	14	53.33%	3	1	0
2207-Ke Kumu Elua	26	14	12	53.85%	0	0	0
2401-Hale Po'ai	206	203	3	98.54%	2	0	0
2402-La'iola	108	107	1	99.07%	2	0	0
2403-Kamalu-Ho'olulu	220	218	0	99.09%	1	1	2
2404-Halia Hale	41	40	0	97.56%	1	0	1
Total	863	804	52	93.16%	9	2	7

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	8	\$ 5,215.94	14	\$ 142,372.88	\$ 18,989.00	\$ 17,129.60	90.21%
2202-Puahala Homes	21	\$ 13,103.26	28	\$ 95,624.09	\$ 42,722.00	\$ 40,398.48	94.56%
2204-Kawailehua	3	\$ 2,504.00	4	\$ 6,718.46	\$ 5,828.00	\$ 5,327.00	91.40%
2205-Kahale Mua	4	\$ 1,016.00	18	\$ 11,999.53	\$ 5,268.00	\$ 4,506.00	85.54%
2206-Lokahi	4	\$ 958.59	2	\$ 12,591.50	\$ 5,323.00	\$ 6,522.00	122.52%
2207-Ke Kumu Elua	7	\$ 3,240.00	8	\$ 4,099.67	\$ 3,722.00	\$ 2,916.00	78.34%
2401-Hale Po'ai	0	-	5	\$ 2,284.00	\$ 57,508.00	\$ 53,099.00	92.33%
2402-La'iola	5	\$ 1,109.00	8	\$ 2,302.52	\$ 34,087.00	\$ 30,710.00	90.09%
2403-Kamalu-Ho'olulu	0	-	1	\$ 4.40	\$ 62,969.00	\$ 58,339.00	92.65%
2404-Halia Hale	0	-	0	\$ -	\$ 11,184.00	\$ 10,178.00	91.01%
Total	52	\$ 27,146.79	88	\$ 277,997.05	\$ 247,600.00	\$ 229,125.08	92.54%

* Occupancy also counts Scheduled for Modernization Units.

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

**Federal LIPH
HPHA Project Overview Report
October 2010**

AMP	Occupancy*						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
30P-Aiea	362	351	11	96.96%	1	0	0
31P-KVH	373	323	45	86.60%	2	0	5
32P-MWH	363	348	13	95.87%	2	0	2
33P-Kam/Kaamanu	371	365	3	98.38%	1	0	3
34P-Kalakaua	581	560	20	96.39%	1	0	1
35P-Kalanihiua	587	553	33	94.21%	2	0	1
37P-Hilo	300	270	30	90.00%	2	0	0
38P-Kauai	319	298	21	93.42%	0	0	0
39P-Maui	196	132	61	67.35%	0	0	3
40P-KPT	738	701	33	94.99%	4	0	4
43P-Kona	200	192	8	96.00%	3	0	0
44P-Leeward Oahu	258	225	28	87.21%	3	0	5
45P-Windward Oahu	225	216	8	96.00%	2	0	1
46P-Kamuela	101	85	15	84.16%	1	0	1
49P-Central Oahu	149	120	29	80.54%	0	0	0
50P-Palolo	115	111	3	96.52%	0	0	1
Total	5,238	4,850	361	92.59%	24	0	27

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	19	8,783.00	8	8,038.26	\$ 141,660.00	135,254.70	95.48%
31P-KVH	13	7,101.53	14	13,014.17	\$ 96,670.00	90,062.73	93.17%
32P-MWH	16	2,903.00	11	16,980.39	\$ 107,429.18	110,567.05	102.92%
33P-Kam/Kaamanu	14	4,341.35	13	17,538.96	\$ 94,311.46	90,502.83	95.96%
34P-Kalakaua	5	1,173.70	4	2,549.40	\$ 132,592.70	126,101.33	95.10%
35P-Kalanihiua	16	3,453.00	12	9,775.45	\$ 139,865.50	128,253.34	91.70%
37P-Hilo	9	1,845.32	11	12,745.54	\$ 64,659.00	62,789.25	97.11%
38P-Kauai	36	14,537.00	32	54,846.73	\$ 87,909.00	83,078.18	94.50%
39P-Maui	5	697.50	6	1,934.57	\$ 41,934.00	41,471.17	98.90%
40P-KPT	54	13,626.76	25	28,195.76	\$ 249,419.00	230,316.45	92.34%
43P-Kona	8	2,367.00	4	1,337.25	\$ 41,641.00	38,261.00	91.88%
44P-Leeward Oahu	56	14,423.98	38	56,317.55	\$ 51,427.00	45,328.61	88.14%
45P-Windward Oahu	11	1,493.78	8	1,568.41	\$ 64,689.00	65,562.77	101.35%
46P-Kamuela	9	1,981.00	5	11,763.93	\$ 15,555.00	17,038.00	109.53%
49P-Central Oahu	5	1,021.00	2	472.38	\$ 35,451.00	37,247.28	105.07%
50P-Palolo	11	5,955.59	11	19,367.92	\$ 27,037.75	21,513.68	79.57%
Total	287	\$ 85,704.51	204	\$ 256,446.67	\$ 1,392,250.59	\$ 1,323,348.37	95.05%

* Occupancy also counts Scheduled for Modernization Units.

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

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

Island	Occupancy *							LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	601	547	53	91.01%	6	0	1	Average Income	22	0.22%	9.17	4.19
Kauai	319	298	21	93.42%	0	0	0	Low Income (80%)	20	0.20%	3.38	2.12
Maui	196	132	61	67.35%	0	0	3	Very Low Inc. (50%)	233	2.37%	3.02	1.98
Oahu	4,122	3,873	226	93.96%	18	0	23	Extremely Low Inc. (30%)	9,541	97.20%	2.53	1.74
Total	5,238	4,850	361	92.59%	24	0	27		9,816	100.00%	2.56	1.75

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	26	\$ 6,193.32	20	\$ 25,846.72	\$ 121,855.00	\$ 118,088.25	96.91%
Kauai	36	\$ 14,537.00	32	\$ 54,846.73	\$ 87,909.00	\$ 83,078.18	94.50%
Maui	5	\$ 697.50	6	\$ 1,934.57	\$ 41,934.00	\$ 41,471.17	98.90%
Oahu	220	\$ 64,276.69	146	\$ 173,818.65	\$ 1,140,552.59	\$ 1,080,710.77	94.75%
Total	287	\$ 85,704.51	204	\$ 256,446.67	\$ 1,392,250.59	\$ 1,323,348.37	95.05%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.

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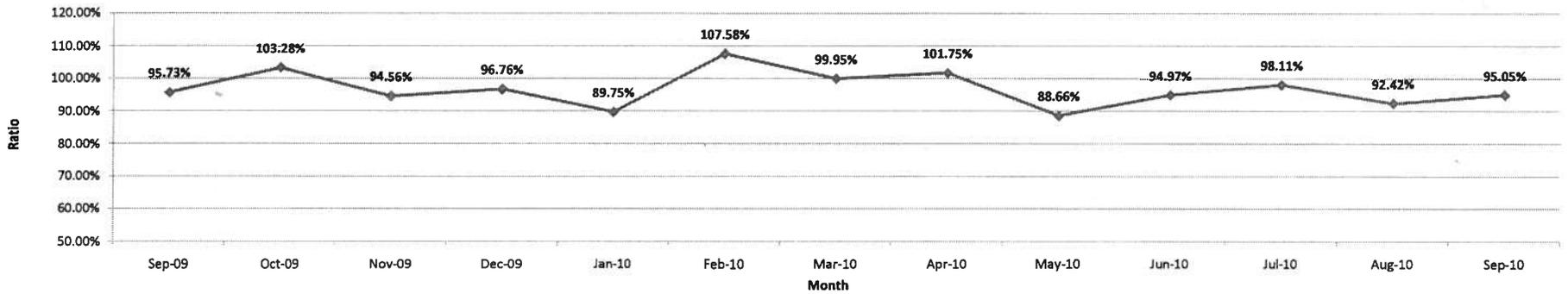
FEDERAL PUBLIC HOUSING

Rent Collection from September 2009 to September 2010

	Sep-09			Oct-09			Nov-09			Dec-09			Jan-10			Feb-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 119,402.26	\$ 122,538.77	102.63%	\$ 120,399.00	\$ 132,027.26	109.66%	\$ 116,820.00	\$ 112,301.32	96.13%	\$ 114,069.72	\$ 119,412.98	104.68%	\$ 116,704.72	\$ 100,450.20	86.07%	\$ 114,112.72	\$ 123,818.28	108.51%
Kauai	\$ 73,104.00	\$ 74,848.55	102.39%	\$ 73,842.00	\$ 76,756.23	103.95%	\$ 75,024.00	\$ 69,266.58	92.33%	\$ 76,423.00	\$ 75,161.64	98.35%	\$ 76,185.00	\$ 65,796.55	86.36%	\$ 79,317.00	\$ 78,818.84	99.37%
Mauai	\$ 44,707.00	\$ 39,587.84	88.55%	\$ 42,386.00	\$ 42,742.85	100.82%	\$ 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%
Oahu	\$ 1,123,584.93	\$ 1,065,700.18	94.85%	\$ 1,119,356.06	\$ 1,148,918.60	102.64%	\$ 1,118,029.91	\$ 1,055,189.15	94.38%	\$ 1,120,641.22	\$ 1,071,584.35	95.62%	\$ 1,121,888.75	\$ 1,014,179.21	90.40%	\$ 1,123,281.42	\$ 1,215,939.13	108.25%
Total	\$ 1,360,798.19	\$ 1,302,675.34	95.73%	\$ 1,355,993.06	\$ 1,400,444.94	103.28%	\$ 1,351,294.91	\$ 1,277,792.38	94.58%	\$ 1,352,368.94	\$ 1,308,640.43	96.76%	\$ 1,356,461.47	\$ 1,217,442.52	89.79%	\$ 1,355,997.14	\$ 1,458,800.58	107.58%

	Mar-10			Apr-10			May-10			Jun-10			Jul-10			Aug-10			Sep-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 111,742.56	\$ 116,961.95	104.67%	\$ 114,516.69	\$ 122,029.78	106.56%	\$ 113,063.10	\$ 106,671.27	94.35%	\$ 112,822.92	\$ 108,468.00	96.14%	\$ 110,298.00	\$ 117,841.39	106.84%	\$ 123,375.00	\$ 112,668.72	91.32%	\$ 121,855.00	\$ 118,088.25	96.91%
Kauai	\$ 78,569.00	\$ 73,688.81	93.79%	\$ 75,812.00	\$ 74,505.00	98.28%	\$ 77,802.00	\$ 64,010.35	82.27%	\$ 78,374.00	\$ 70,438.19	89.87%	\$ 80,235.00	\$ 72,563.50	90.46%	\$ 86,709.00	\$ 77,298.86	89.15%	\$ 87,909.00	\$ 83,078.18	94.50%
Mauai	\$ 39,522.00	\$ 41,955.64	106.16%	\$ 42,734.00	\$ 43,717.38	102.30%	\$ 42,283.00	\$ 35,857.47	84.80%	\$ 41,116.00	\$ 38,664.05	94.04%	\$ 42,270.00	\$ 40,957.84	96.90%	\$ 42,014.00	\$ 41,489.94	98.75%	\$ 41,934.00	\$ 41,471.17	98.90%
Oahu	\$ 1,120,869.72	\$ 1,117,474.18	99.70%	\$ 1,128,670.65	\$ 1,145,247.82	101.47%	\$ 1,119,480.19	\$ 992,672.38	88.67%	\$ 1,121,497.78	\$ 1,068,095.60	95.24%	\$ 1,106,181.86	\$ 1,082,262.20	97.84%	\$ 1,129,754.08	\$ 1,045,640.94	92.55%	\$ 1,140,552.59	\$ 1,080,710.77	94.75%
Total	\$ 1,360,703.28	\$ 1,350,080.58	99.95%	\$ 1,381,733.34	\$ 1,385,469.98	101.75%	\$ 1,362,628.29	\$ 1,189,211.47	88.68%	\$ 1,353,810.70	\$ 1,285,665.84	94.97%	\$ 1,338,984.86	\$ 1,313,644.93	98.11%	\$ 1,381,852.08	\$ 1,277,098.46	92.42%	\$ 1,382,250.59	\$ 1,323,348.37	95.05%

RENT COLLECTION RATE



HPHA meetings with Kalakaua residents to form a Resident Association
 Prepared by Earl Nakaya – PMMSB

Date	Discussions
06/15/10	<p>Met with Residents at Kalakaua interested in starting resident association At AMP 34 Kalakaua high-rise, Mid-rise, Makua Alii, Paokalani bldgs. Tenants-Bill Amey, Sandy Crisp, and Nora Oliphant attended.</p> <ol style="list-style-type: none"> 1. Want to start up association as whole AMP, but need help and assurance that management will not block them and need support. 2. Talked about starting small with time to grow, amending By-Laws of Kalakaua to fit the whole AMP. 3. It was brought up about a past officer who had spent association funds for their own use and was to have made restitution of funds. Bill will bring the financial records to look at and see exactly what these concerns. He did state that a review was started by past employee but never resolved. Amount was about \$1,022.00.
7/16/10	<p>Met with tenant group, Bill Nora and Sandy. 1. Bill did not attend but Sandy had the financial items from Bill. A letter from mgmt. stated Amounts were repaid and deposited into the CPB checking account. In review the bank statements, certain statement were missing(no there) I suggested that they go to CPB and request copies of the missing 2 or 3) monthly checking account statements.</p> <p>2. Next item was to schedule a meeting to announce the forming of a resident association for the AMP. Who would like the meeting-they asked that I do-ok. Language translators-what ones will we need to help translate-Chinese, Korean, Vietnamese (at the meeting, create flyers in those languages. Will research for availability and check with AMP mgmt. for references, if any.</p> <p>3. Sandy will contact CPB to request copies of bank account statements and let me know when she has them.</p>
8/11/10	<p>Met with Sandy and Nora to discuss financial situation and she provided the checking account statements she got from CPB. It was decided that it may be better to try to clear up this issue with the financial situation before moving on with starting the association. Told them I would not be able to meet with them until late September, I would be on vacation in August.</p>
10/8/10	<p>Scheduled meeting with Nora, Sandy and Bill to go over the financials that I took to review to see what did go on and where it is now. We will meet in the mid-rise conference room.</p>

**Construction Management Branch
October 5, 2010**

**Status Report for the Large Capacity Cesspool Conversions in Kauai
Kekaha Ha'aheo (HA 1064), Kekaha
Kalaheo Homes (HA 1022), Kalaheo
Hale Ho'olulu (HA 1019, Kilauea
HPHA No. 07-067-000 S/F (A) & (B)**

Koga Engineering Awarded Contract No. CMS 10-26 for Kekaha Ha'aheo

- The construction contract for Kekaha was awarded to Koga Engineering for \$1,632,000.00. State funds are paying for \$909,825.00 with remaining to be paid from the EPA grant of \$722,175. Clarification is being sought from the EPA if the full award will be paid or if it will be reduced to 20.07% of the actual construction budget for the three sites. \$722,175 is 20.07% of the proposed construction budget when HPHA applied for the grant, but bids came in lower than anticipated at \$2,185,691.
- Koga Engineering received the Notice to Proceed (NTP) for 9/1/2010. The Pre-construction meeting was held on 9/15/10 and the contractors mobilized soon after. Several trees were cut down to prepare the site and posed some challenges to all concerned. The contractor is cognizant that time is of the essence and is going full speed with the implementation. On October 5, 2010, an industrial accident occurred at Kekaha. The injured worker (smashed foot from the equipment) has been sent via ambulance for further treatment. We will be reviewing the contractor's Safety Plan and our request to add orange-colored barricades around the work areas are being implemented.
- The contractor's contract expiration date is 2/28/11 (date that the connections to new systems will be completed) but contractor is required to maintain the Individual Wastewater Systems (IWS) one year after completion and submit reports to the Department of Health (DOH) through the HPHA.
- A total of 103 cesspools are identified for closure at the Kekaha site.
- An Archeological and Construction Monitoring Plan is in place only for Kekaha. An archaeologist is on site daily to assure compliance with the Department of Land & Natural Resources' (DLNR) State Historic and Preservation Division rules. This is not required for Kalaheo and Kilauea.

Goodfellow Brothers Awarded Contract No. CMS 10-25 for Kalaheo Homes and Hale Ho'olulu, Kilauea.

- The construction contract for the sites at Kalaheo and Kilauea was awarded to Goodfellow Brothers. The contractor's plan is to construct Kalaheo first (completion should be by the end of September to early November) and then move on to Kilauea for the remaining months until February 2011. The contract amount is \$553,691.00 for both sites.
- Goodfellow Brothers received an NTP for 9/1/10. The pre-construction meeting was held on 9/28/2010. The contractor was scheduled to mobilize on site by September 30 and install the silt fence by October 4, 2010.

EPA Requirements and Others

- All Quarterly Reports, as required by the EPA, have been submitted. Copies of all correspondence with the EPA are being forwarded to the State's Attorney General.
- EPA has an agreement with the US Army Corps of Engineers to monitor their projects. Accordingly, Mr. Jorge Martires from the USACE's San Francisco office will visit the three (3) sites on October 19, 2010. Contractors on all three sites have been informed. The Consultants and the HPHA staff will be on site on that day.

DOH Requirements and Others

- A letter from the HPHA noting the change of the Executive Directors was mailed on October 4, 2010. This is critical since DOH will not act on the permitting process required of the contractors until the HPHA formally informs them of the change to recognize Denise M. Wise as the Executive Director.

Engineering Consultant Retained for the Project

- AECOM Pacific Inc. (formerly M&E Pacific Inc) remains as the consultant of record for the cesspool conversion projects and has been providing excellent professional services.

CAPITAL FUND PROGRAM - 718

PROJECT STATUS REPORT

October 4, 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	6/8/2010	est. 8/3/2010	8/9/2010	est. 12/7/2010
KPT Tower B - Reroofing	\$ 781,591.00	5/4/2010	5/26/2010	6/2/2010	6/7/2010	6/8/2010	8/10/2010	8/9/2010	est. 12/7/2010
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	\$ 1,260,573.00	8/29/2008	9/18/2008	12/18/2008	4/30/2009	6/29/2009	est. 7/14/2010	est. 7/2010	3/1/2011
KPT - Hot Water Storage Tank	\$ 39,539.00	5/13/2010	5/26/2010	N/A	PO 6/1/2010	9/15/2010	7/22/2010	9/20/2010	10/11/2010
Mayor Wright Homes - Reroofing	\$ 287,340.00	1/19/2010	2/11/2010	4/26/2010	5/25/2010	6/3/2010	8/3/2010	10/4/2010	12/30/2010
Wahiawa Terrace Reroofing	\$ 589,277.00	1/19/2010	2/11/2010	4/27/2010	5/25/2010	6/3/2010	8/3/2010	10/4/2010	12/30/2010
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	\$ 5,768,170.00								

PROJECT (DESIGN)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	CONTRACT EXPIRATION*
Lanakila Homes - Phase II, III & IV	\$ 354,998.00			12/15/2009	9/5/2001	10/15/2001	multi phases-ongoing
Palolo Valley - Physical Improvements	\$ 2,089,728.00	5/12/2009 (9/11/2009 - SelCom establ.)	5/18/2010	05/20/2010	6/3/2010	6/28/2010	3/24/2013
Kalihi Valley Homes Phase II Site & Dwelling Improvements	\$ 20,056.00	unk	unk	8/10/2001	8/27/2001	unk	9/29/2008
Environmental (All Federal Projects)	\$ 159,131.00	5/12/2009	4/20/2010	4/9/2010	5/12/2010	5/17/2010	11/12/2010
Makani Kai Hale (Relocation)	\$ 7,259.00	N/A	5/28/2010	N/A	PO 6/4/2010	N/A	6/30/2010 100% complete
SUB-TOTAL	\$ 2,631,172.00						
Operations	\$ 2,522,747.00						
Management Improvements	\$ 430,271.00						
Administration	\$ 1,261,373.00						
SUB-TOTAL	\$ 4,214,391.00						
TOTAL	\$ 12,613,733.00						
TOTAL GRANT	\$ 12,613,733.00						

***Note:**

Design contract expiration dates are tied to the construction completion dates to include construction administration and warranty.

Note: Expenditure deadline is June 12, 2012.

**CAPITAL FUND PROGRAM - 719
PROJECT STATUS REPORT
October 4, 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
David Malo Circle Exterior Improvements	\$ 800,000.00	est. 3/2011	est. 3/2011	est. 3/2011	est. 4/2011	est. 4/2011	est. 4/2011	est. 5/2011	est. 12/2011
Kalakaua Homes ADA & 504 Int. & Ext. , Ext. Paint & Misc Repairs	\$ 350,000.00	est. 12/15/2010	est. 01/18/2011	est. 01/8/2011	est.02/18/2011	est.4/15/2011	est. 3/1/8/2011	est. 4/15/2011	est. 01/15/2012
KPT, Install New Telephone Cabinets & Conduits in Building B (CMS 07-02)	\$ 12,330.00	5/16/2006	7/27/2006	10/23/2006	2/9/2007	3/1/2007	est. 3/6/2007	3/13/2007	est. 3/1/2008
KPT, Remove & Replace Lobby Roof (Towers A and B); Selective Patching of Tower A	\$ 37,500.00	6/23/2010 (HePS)	7/7/2010	N/A	est. 11/2010	est. 11/2010	est. 11/2010	est. 12/2010	est. 12/2011
KPT, Security Cameras (Not Elevators) (SA-01) (CMS 10-02)	\$ 12,820.00	6/29/2009	7/23/2009	8/11/2009	9/28/2009	3/18/2010	3/2/2010	3/18/2010	Unknown
PHA-Wide Type C Units	\$ 3,600,000.00								
Pomaikai ADA Units & Modernization	\$ 2,000,000.00	est. 12/2010	est. 1/2011	est. 2/2011	est. 3/2011	est. 4/2011	est. 4/2011	est. 05/2011	est. 5/2012
SUB-TOTAL	\$ 6,812,650.00								

PROJECT (DESIGN)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	CONTRACT EXPIRATION
David Malo Circle Exterior Improvements	\$ 200,000.00	1/20/2010	est.11/2010	est.11/2010	est.12/2010	est. 12/2010	est. 12/2011
Kalihi Valley Homes Site & Dwelling Improvements, Phase IVB (Master Plan)	\$ 150,000.00	No work has been done yet. Pending decision by OED on whether to proceed with project.					
Palolo Valley Homes Physical Improvements	\$ 544,992.00	5/12/2009	5/21/2010	5/20/2010	6/3/2010	6/28/2010	3/24/2013
Pomaikai ADA Units & Modernization	\$ 400,000.00	12/15/2009	est. 10/2010	est. 10/2010	est. 10/2010	est. 11/2010	est. 10/2012
SUB-TOTAL	\$ 1,294,992.00						

***Note:**

Design contract expiration dates are tied to the construction completion dates to include construction administration and warranty.

PROJECT (OTHERS)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	CONTRACT EXPIRATION*
Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Fed Facilities) SA-01	\$ 82,159.00	est. 9/2010	7/22/2010	N/A	N/A	est. 9/2010	11/12/2010
Makani Kai Hale Certificate of Occupancy	\$ 12,000.00	N/A	N/A	N/A	N/A	N/A	est. 2/28/2011
SUB-TOTAL	\$ 94,159.00						

Operations	\$ 2,505,235.00						
Management Improvements	\$ 500,000.00						
Administration	\$ 1,252,618.00						
Contingency	\$ 66,523.00						
SUB-TOTAL	\$ 4,324,376.00						
TOTAL	\$ 12,526,177.00						
TOTAL GRANT	\$ 12,526,177.00						

**AMERICAN RECOVERY AND REINVESTMENT ACT
PROJECT STATUS REPORT
October 4, 2010**

PROJECT	CONTRACT AMOUNT	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONSTRUCTION CONFERENCE	CONSTRUCTION START DATE	CONSTRUCTION COMPLETION
Hale Hauoli	\$ 1,798,597.00	11/17/2009	12/29/2009	2/9/2010	2/23/2010	est. 9/1/2010	3/18/2010	10/4/2010	5/5/2011
Kahekili Terrace	\$ 5,079,289.00	1/11/2010	2/4/2010	2/23/2010	3/11/2010	6/28/2010	4/20/2010	6/28/2010	2/8/2011
Kaimalino & Kealakehe	\$ 1,915,750.00	6/15/2009	7/16/2009	1/7/2010	1/7/2010	2/1/2010	1/28/2010	2/1/2010	10/29/2010
Kalanihuia	\$ 196,865.00	12/4/2009	1/7/2010	2/26/2010	3/11/2010	4/19/2010	4/1/2010	4/19/2010	10/18/2010
Makani Kai Hale I & II	\$ 1,412,267.00	1/11/2010	2/4/2010	2/25/2010	3/4/2010	6/4/2010	4/20/2010	6/4/2010	1/31/2011
Makua Alii	\$ 1,940,130.00	12/18/2009	1/12/2010	2/16/2010	3/11/2010	4/26/2010	4/21/2010	4/26/2010	8/19/2011
Kalakaua	\$ 780,553.00	1/12/2010	2/9/2010	2/26/2010	3/11/2010	6/1/2010	3/22/2010	6/1/2010	est. 9/28/2010
Kalihi Valley Homes	\$ 1,554,915.00	5/19/2009	7/12/2009	8/13/2009	9/12/2009	10/26/2009	9/18/2009	10/26/2009	est. 2/9/2011 (Will be delayed due to lock wall repair.)
Makua Alii Construction Management	\$ 409,171.00	N/A	N/A	2/9/2010	3/9/2010	N/A	N/A	N/A	N/A
Sub-Total	\$ 15,087,537.00								
Administration	\$ 1,157,906.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sub-Total	\$ 1,157,906.00								
TOTAL	\$ 16,245,443.00								

NOTE: 60% Expenditure deadline is March 17, 2011.
100% Expenditure deadline is March 17, 2012.

**AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)
EXPENDITURE REPORT**

Current Date: 10/12/2010 8:46

Project	Contract No.	NTP Issued	Contract Amount	Reporting Year 1				Reporting Year 2		Total	% Complete
				Q1	Q2	Q3	Q4	Q1	Q2		
				Oct-Dec 09	Jan-Mar 10	Apr-Jun 10	Jul-Sep 10	Oct-Dec 10	Jan-Mar 11		
Makua Alii - Construction Mgt. Service (SSFM International, Inc.)	CMS 08-39-SA02	N/A	\$409,171.00				\$55,290.00			\$55,290.00	13.51%
Kalihi Valley Homes - Site & Dwelling Improvements, Phase 4A (Rainforest G Construction, LLC)	CMS 09-15-CO01	10/26/2009	\$1,554,915.00			\$525,000.00	\$1,024,966.00			\$1,549,966.00	99.68%
Kaimalino & Kealakehe - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/2010	\$1,915,750.00			\$547,988.92	\$915,892.18			\$1,463,881.10	76.41%
Hale Hauoli - Reroof & Renovation (Isemoto Contracting Co., Ltd.)	CMS 10-07	9/7/2010	\$1,798,597.00							\$0.00	0.00%
Makani Kai Hale I & II - Physical Improvements (Artistic Builders Corporation)	CMS 10-08	6/4/2010	\$1,412,267.00				\$97,806.05			\$97,806.05	6.93%
Makua Alii - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/2010	\$1,940,130.00				\$590,989.39			\$590,989.39	30.46%
Kalakaua Homes - Reroofing (Tory's Roofing & Waterproofing, Inc.)	CMS 10-10	5/20/2010	\$780,553.00							\$0.00	0.00%
Kahekili Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/2010	\$5,079,289.00							\$0.00	0.00%
Kalanihua - Reroof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/2010	\$196,865.00				\$20,330.00			\$20,330.00	10.33%
Administration	N/A	N/A	\$1,157,906.00		\$601,688.00					\$601,688.00	51.96%
Total Amount:			\$16,245,443.00	\$0.00	\$601,688.00	\$1,072,988.92	\$2,705,273.62	\$0.00	\$0.00	\$4,379,950.54	26.96%
Budget Balance:				\$16,245,443.00	\$15,643,755.00	\$14,570,766.08	\$11,865,492.46	\$11,865,492.46	\$11,865,492.46		
Percentage Expended:				0.00%	3.70%	10.30%	26.96%	0.00%	0.00%		

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 26.96% is actual expenditures made based on eLOCCS input and check cut by FMO as of September 30, 2010.

ARRA ACTUAL/PROJECTED WORK-IN-PLACE SUMMARY SHEET

DATE	ACTUAL VALUE IN PLACE	PROJECTED VALUE IN PLACE	TOTAL TO DATE	AMOUNT REMAINING	% COMPLETE
ARRA GRANT				\$16,245,443.00	0%
3/2010	\$801,688.00		\$801,688.00	\$15,443,755.00	4.93%
4/2010	\$325,000.00		\$1,126,688.00	\$15,118,755.00	6.94%
5/2010	\$895,549.80		\$2,022,237.80	\$14,223,205.20	12.45%
6/2010	\$289,948.07		\$2,312,185.87	\$13,933,257.13	14.23%
7/2010	\$1,216,024.89		\$3,528,210.76	\$12,717,232.24	21.72%
8/2010	\$939,876.80	\$1,571,045.87	\$6,039,133.43	\$10,206,309.57	37.17%
9/2010		\$1,854,779.27	\$7,893,912.70	\$8,351,530.30	48.59%
10/2010		\$1,260,757.00	\$9,154,669.70	\$7,090,773.30	56.35%
11/2010		\$1,662,461.00	\$10,817,130.70	\$5,428,312.30	66.59%
12/2010		\$1,511,939.00	\$12,329,069.70	\$3,916,373.30	75.89%
1/2011		\$1,520,766.00	\$13,849,835.70	\$2,395,607.30	85.25%
2/2011		\$1,159,692.00	\$15,009,527.70	\$1,235,915.30	92.39%
3/2011		\$431,415.00	\$15,440,942.70	\$804,500.30	95.05%
4/2011		\$355,000.00	\$15,795,942.70	\$449,500.30	97.23%
5/2011		\$174,930.00	\$15,970,872.70	\$274,570.30	98.31%
6/2011		\$40,000.00	\$16,010,872.70	\$234,570.30	98.56%
7/2011		\$50,140.00	\$16,061,012.70	\$184,430.30	98.86%
8/2011		\$184,430.30	\$16,245,443.00	(\$0.00)	100.00%
9/2011			\$16,245,443.00	(\$0.00)	100.00%
10/2011			\$16,245,443.00	(\$0.00)	100.00%
11/2011			\$16,245,443.00	(\$0.00)	100.00%
12/2011			\$16,245,443.00	(\$0.00)	100.00%
1/2012			\$16,245,443.00	(\$0.00)	100.00%
2/2012			\$16,245,443.00	(\$0.00)	100.00%
3/2012			\$16,245,443.00	(\$0.00)	100.00%

Note: The "actual" amounts on this report are reflective of the value of actual work-in-place or work that has been completed. The ARRA Expenditure report is based on actual checks that have been paid to the contractors. While this reports the value of work in place, contractors are deficient on payment draw requirements (such as submitting certified payroll, section 3 certification, etc.) precluding approval of their payment requests. CMB staff is working on bringing deficient contractors current on their requirements so that the ARRA grant can be drawn down to reflect the value of the work in place.

**CIP Fund B-07-415-K (Design)
PROJECT STATUS REPORT
October 4, 2010**

PROJECT	ADVERTISE - RFQ	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	DESIGN CONTRACT START DATE	DESIGN Documents 60% COMPLETION	DESIGN CONTRACT 100% COMPLETION*	
Hale Po'ai Building Improvements	8/28/2006	5/8/2007	5/26/2008	6/5/2008	6/9/2008	10/28/2009	7/23/2011	
Kahale Mua (Federal) Site & Reroof	6/3/2008	No movement due to workload.						
Kahale Mua (State) Site & Building Modernization	6/3/2008	No movement due to workload.						
Kalakaua Homes - Roof and ADA Phase II	6/3/2008	9/25/2009	10/13/2009	10/19/2009	10/22/2009	12/28/2009	10/25/2011	
Kalanihua Reroofing and Elevator Lobby Improvements	6/3/2008	7/29/2009	9/28/2009	10/2/2009	10/5/2009	12/5/2009	7/11/2011	
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Administration Bldg.	7/23/2010	No update. Architect has yet to be selected. Waiting for decision by OED on whether to move forward with project.						
Kalihi Valley Homes Site & Dwelling Improvements, Phase IVA	8/28/2006	8/1/2008	9/26/2008	10/2/2008	10/20/2008	3/31/2009	9/30/2011	
Hauiki Replace Four Termite Damaged Poles and Two Transformers	7/23/2010	Qualifications received 8/23/2010 and are being reviewed. List to be established by end of 11/2010.						
KPT, Sewer Repairs/abatement Phase I	2/20/2007	4/7/2008	6/6/2008	6/13/2008	6/16/2008		6/4/2009	
Kupuna Home O'Waiialua Sewage Treatment Plant Improvements	5/31/2007	5/6/2008	6/3/2008	7/25/2008	7/28/2008	8/31/2009	4/1/2011	
LCCC for Federal and State Projects, Island of Maui	8/28/2006	4/14/2008	5/20/2008	5/30/2008	6/2/2006	4/21/2010	12/21/2010	
LCCC for Federal Projects, Island of Kauai	8/28/2006	4/14/2008	5/20/2008	5/30/2008	11/25/2009	1/18/2010	4/30/2011	
LCCC for Noelani I and II	5/13/2005	1/30/2006	3/21/2006	3/28/2006	3/28/2006	1/15/2007	7/25/2010	
Lokahi Electrical Work, Poles, Transformers - HELCO/PO	N/A	N/A	N/A	11/10/2009 est. (Purchase Order)	N/A	N/A	N/A	
Lokahi HazMat Abatement & Interior Renovation, Electrical Work, Poles, Transformers	8/28/2006	5/6/2008	6/2/2008	8/12/2008	7/21/2008	12/30/2008	2/26/2011	
LCCC Evaluation of Existing Tanks, Island of Hawaii	7/23/2010	SPO exempted reprocurring.						
Kahekili Terrace Physical Improvements, Roof, Solar, Drainage	6/3/2008	4/30/2008	6/18/2008	6/20/2008	6/25/2008	6/23/2009	1/8/2010	
Makani Kai Hale Physical Improvements	5/31/2007	4/30/2008	6/17/2008	6/20/2008	6/25/2008	10/8/2008	12/31/2010	
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, Kaahumanu Homes and Kauioakalani - Design for Roof Repairs	12/22/2006	10/24/2008	12/1/2008	2/6/2009	2/9/2009	4/21/2010	5/24/2010	
Mayor Wright Replacement of Solar Hot Water Sytem	5/31/2007	4/30/2008	6/2/2008	6/4/2008	6/6/2008	9/24/2009	90% completed; Consultant filed for bankruptcy.	
Puahala Homes Site Improvements	8/28/2006	3/12/2008	4/10/2008	4/21/2008	4/23/2008	10/28/2008	11/3/2011	
Puuwai Momi, Electrical System Repairs	8/28/2006	11/30/2007	5/26/2008	5/30/2008	6/9/2008	1/0/2010	10/19/2010	

*Note: Design contract expiration dates are tied to the construction completion dates to included construction administration and warranty.

**CIP Fund B-07-416-K
PROJECT STATUS REPORT
October 4, 2010**

P R O J E C T (CONSTRUCTION)	ADVERTISE - INVITATION FOR BID	BID OPENING	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Hale Po'ai Building Improvements		3/31/2010	9/20/2010					
Hoolulu and Kamalu Emergency Call System Repair	2/27/2009	4/9/2009	8/10/2009	9/14/2009	3/15/2010	3/9/2010	3/15/2010	3/15/2011
Honokaa Teacher's Cottages, Hale Hauoli, Hale Hookipa & Nani Olu LCCC	1/31/2008	3/14/2008	4/18/2008	5/21/2008	5/30/2008	5/22/2008	6/2/2008	6/1/2009
Kahale Mua (Federal) Site & Reroof	Design needed to be able to proceed with construction.							
Kahale Mua (State) Site & Building Modernization	Design needed to be able to proceed with construction.							
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Admin. Bldg.	No update. Architect has yet to be selected. Waiting for decision by OED on whether to move forward with project.							
Kalihi Valley Homes Community Center	Design at 100%. However, delay was due to hazmat discovery.							
Hauiki Replace Four Termite Damaged Poles and Two Transformers	Consultant has yet to be selected. Waiting for the FY 2010-2011 Request for Qualification (RFQ) list.							
KPT, Redevelopment of KPT and Kuhio Homes	c/o CPO/OED							
KPT, Reroof Two Low Rise Buildings (A & B) C-3 and C-4	7/10/2008 (Thru HePS)	7/31/2008	10/8/2008	12/11/2008 (PO#09K00918)				1/20/2009
KPT, Reroofing Tower A	7/15/2010 est.							
Kupuna Home O'Waiialua, Sewage Treatment Plant Improvements	12/15/2009	1/21/2010	6/15/2010	6/30/2010	8/10/2010	8/2/2010	8/16/2010	8/15/2011
La'iola Upgrade Fire Alarm System	1/22/2009	3/6/2009	4/8/2009	5/15/2009	8/7/2009	6/1/2009	8/10/2009	9/15/2009
Lanakila Homes Fair Housing Renovations	11/4/2009	12/15/2009	4/9/2010	6/10/2010	7/26/2010	6/29/2010	8/9/2010	8/8/2011
LCCC for Federal & State Projects on the Island of Kauai (Goodfellow Bros./Koga Eng'g)	6/10/2010	7/16/2010	9/1/2010	9/1/2010	9/1/2010	9/15/2010 / 9/24/10	9/1/2010	2/28/2011
LCCC for Federal & State Projects on the Island of Maui	11/14/2008	12/19/2008	2/6/2009	4/27/2009	6/17/2009	6/3/2009	6/15/2009	9/15/2009
Lokahi HazMat Abatement and Interior Renovation	5/12/2009	6/18/2009	9/17/2009	10/22/2009	11/3/2009	8/25/2009	11/16/2009	11/15/2010
Nani O'Puna & Hale O'Puna LCCC	9/7/2007	10/12/2007	11/8/2007	1/8/2008	6/2/2008	2/5/2008	6/9/2008	6/3/2009
Noelani I & II and Waimea Teacher's Cottages LCCC	3/22/2007	4/26/2007	5/8/2007	7/25/2007	10/17/2007		11/5/2007	7/31/2008
Noelani I & II - Make 9 Vacant Units Ready for Tenants Relocating from Ka Hale Kahaluu (CMS 06-16)	N/A	N/A	4/23/2010 PO# 10K01808	N/A	N/A	N/A	N/A	N/A
KPT, Elevator Abatement for Car Nos. 1 ,2, 4 & 5 position indicators	6/24/2010	6/30/2010	7/8/2010 PO# 11K00176	7/8/2010	N/A	N/A	Waiting on Kone to coordinate abatement.	2 days from NTP.

Project Status Report
September 30, 2010
16 Elevator Modernization Project

Completed Activities

- Invitation to Bid was issued on July 10, 2009.
- Bids were due and opened October 29, 2009.
- On February 1, 2010, CPO resolved issue with the bid submitted by Okada Trucking.
- On March 18, 2010, HPHA supplied the award letter and construction contract to Okada Trucking.
- Okada Trucking delivered the construction contracts to HPHA on April 19, 2010.
- Pre-Construction Conference was held on April 19, 2010.
- Construction Contracts delivered to the Attorney General's Office on April 20, 2010.
- HPHA executed the final construction contract on May 3, 2010.
- Contractor issued Notice to Proceed on July 26, 2010.
- Transfer of maintenance contracts from Kone to Okada were successful.

Planned Activities

- Execute a \$35,028 supplemental contract for ECS (Gordon Ernst/elevator consultant) for 7 additional site visits.
 - We are concerned if Okada can perform quality work in a timely fashion. These additional site visits will allow ECS to conduct 2 site visits (not 1) per month.
 - If the HPHA and ECS are satisfied with Okada's performance: Then ECS site visits revert to 1/month and subsequent modernization projects proceed.
 - If the HPHA and ECS are dissatisfied with Okada's performance: Staff will report to the Board with a recommended action.
 - ECS hires an engineer and opens a local office. Local engineer can perform 2nd monthly inspection.
 - Will execute the supplemental contract, but only cover labor. We will not have to pay to fly in and house a mainland engineer.
- Makua Alii and Kalakaua Homes modernizations are scheduled to start in November 2010. But ongoing construction projects will wrap up in August 2011. Executive Director wants elevator modernizations delayed till construction projects are completed. Contractor will be submitting a revised overall project schedule.

Trends/Issues

- CMS staff along with Gordon Ernst/elevator consultant has determined that the modernization project cannot be expedited. Okada Trucking and its subcontractor do not have the capacity to accelerate construction beyond the Elevator Consultant's schedule.

Risks

There is concern about Okada's ability to perform as required. The existing contract has been reviewed by the HPHA's Procurement Office and it was determined that unless Okada Trucking is in breach, they must be allowed to perform. Instead, the HPHA will perform additional inspections to monitor their modernization work.

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 09/30/2010

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 2	Family	3	1981	27	271	16	3		\$3,970,469	FY08 Elevator CIP	Sep-07	Apr-09	Nov-10
Phase 3		1	1964	44							Sep-07	Nov-09	Mar-11
Phase 1		2	1964	44							Sep-07	May-10	completed, 5/10
Kuhio Park Terrace B Phase 1	Family	4	1964	44	298	16	3				Sep-07	Apr-09	completed, 5/10
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 09/30/2010

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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**Kalihi Valley Homes Retaining Wall Repair Project
Status Report
October 6, 2010**

Background

On April 15th, 2010, an approximate 80 foot portion of a retaining wall collapsed while construction on the Kalihi Valley Homes Phase 4A was underway. The collapse was likely due to the weight of an excavator working on the top side of the wall near Building 24. The remaining 200 foot portion, while still standing, was also affected due to the "stress" placed on the wall during the incident and was structurally compromised.

The remaining 200 foot portion of the CMU wall will be removed and a new concrete wall with sculptured shotcrete and soil nails will be installed along with a CRM veneer. A soil nail system is required in this condition due to the lack of space in installing a traditional CMU/footing system that can meet current code.

Planned / Completed Activities

The plans and specifications designed by GYA Architects have been completed and will be submitted to the City and County of Honolulu for a building permit. Once the plans and specifications at the County have passed preliminary review, contractors will be contacted to provide a proposal for the work. The soil nail system is a specialized process with very few contractors having the ability to perform the work. Two contractors recommended by the geotechnical engineer have been contacted and await notification from the HPHA to submit a proposal.

Trends/ Issues

None.

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	000039
ACC Units	228
Unit Months Available (UMAs)	2,736
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	Amp 39 Fed Budget FYE 10-11	Actual FYE 10-11 Annualized	Increase / (Decrease)	%
Operating Income:					
11220	Gross Potential Rent	709,631	-	(709,631)	-100%
11230	Less: Vacancy Loss Rent	202,228	-	(202,228)	-100%
703000	Net Tenant Rental Revenue	507,403	498,090	(9,313)	-2%
11240	Gross Potential Subsidy	668,826	-	(668,826)	-100%
11260	Less: Subsidy Loss - Vacancy	221,964	-	(221,964)	-100%
11250	Less: Subsidy Loss - Proration	-	-	-	0%
706000	Net Operating Subsidy	446,862	445,127	(1,735)	0%
706000	HUD PHA Operating Grant-CFP	92,752	-	(92,752)	-100%
704000	Other Tenant Charges	-	2,880	2,880	0%
704000	Excess Utilities	-	-	-	0%
711000	Investment Income	-	-	-	0%
714000	Fraud Recovery	-	-	-	0%
715000	Non-Dwelling Rent	-	-	-	0%
715000	Other Income	-	677	677	0%
700000	Total Operating Income	1,047,016	946,774	(100,242)	-10%

Operating Expenditures:					
Administrative					
911000	Administrative Salaries	182,756	163,294	19,462	11%
915000	Employee Benefits - Administrative	76,758	63,901	12,856	17%
912000	Auditing Fees	10,317	-	10,317	100%
913000	Management Fees	67,957	101,898	(33,941)	-50%
913100	Bookkeeping Fees	10,194	13,174	(2,981)	-29%
914000	Advertising and Marketing	-	-	-	0%
916000	Office Expenses	25,092	14,696	10,396	41%
917000	Legal Expense	3,601	1,014	2,587	72%
918000	Travel	5,274	2,563	2,711	51%
919000	Other Administrative Costs	2,122	2,010	112	5%
910000	Total Administrative	384,070	362,550	21,520	6%

920000	Asset Management Fees	1,960	-	1,960	100%
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Tenant Services					
921000	Tenant Services - Salaries	-	-	-	0%
923000	Employee Benefits - Tenant Services	-	4,379	(4,379)	0%
922000	Relocation Costs	-	-	-	0%
924000	Tenant Services-Other	955	-	955	100%
925000	Total Tenant Services	955	4,379	(3,424)	-358%

Utilities					
931000	Water	87,251	85,064	2,188	3%
932000	Electricity	187,280	263,904	(76,624)	-41%
933000	Gas	62,403	75,532	(13,129)	-21%
934000	Fuel	-	-	-	0%
936000	Sewer	82,112	103,943	(21,830)	-27%
938000	Other	-	-	-	0%
930000	Total Utilities	419,047	528,442	(109,395)	-26%

Maintenance					
941000	Labor	213,531	155,297	58,234	27%
945000	Employee Benefits - Maintenance	89,683	68,987	20,696	23%
942000	Maintenance Materials	78,900	173,501	(94,601)	-120%
	Maint. Contract:	-	-	-	0%
943002	Garbage and Trash Removal Contracts	36,828	47,709	(10,881)	-30%
943021-2	Heating & Cooling Contracts	-	-	-	0%
	Snow Removal Contracts	-	-	-	0%
943014	Elevator Maintenance	-	-	-	0%
943026	Landscape & Grounds Contracts	-	-	-	0%
943029	Unit Turnaround Contract	-	-	-	0%
943018	Electrical Contracts	-	2,953	(2,953)	0%
943017	Plumbing Contracts	-	6,155	(6,155)	0%
943006	Extermination Contracts	-	-	-	0%
943010	Janitorial Contracts	-	-	-	0%
943025	Routine Maintenance Contracts	-	-	-	0%
943000	Other Misc. Contract Costs	14,239	6,202	8,036	56%
940000	Total Maintenance	433,181	460,805	(27,624)	-6%

Protective Services					
951000	Protective Services - Labor	-	-	-	0%
955000	Employee Benefits - Protective Services	-	-	-	0%
952000	Protective Services Contract Costs	-	-	-	0%
953000	Protective Service Other	-	-	-	0%
950000	Total Protective Services	-	-	-	0%

Insurance					
961100	Property	24,702	18,789	5,913	24%
961200	General Liability	1,708	1,470	238	14%
961300	Worker's Comp.	10,859	16,835	(5,976)	-55%
961400	Other Insurance	-	884	(884)	0%
961000	Total Insurance Expense	37,269	37,977	(708)	-2%

General Expenses					
962000	Other General Expense	-	-	-	0%
962100	Compensated Absences	-	-	-	0%
963000	Payments In Lieu of Taxes	-	-	-	0%
964000	Bad Debt-Tenants	506,312	397	505,915	100%
968000	Severance Expense	-	-	-	0%
960000	Total General Expenses	506,312	397	505,915	100%

969000	Total Operating Expenditures	1,782,794	1,394,551	388,243	22%
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970000	Cash Flow from Operations	(735,778)	(447,777)	288,001	-39%
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PHA Name	Hawaii Public Housing Authority	Project Name	39-2205 Kahale Mua (S)
Address	1002 North School Street	Address	P O Box 30
City, State	Honolulu, Hawaii 96817	City, State	Maunaloa, HI 96770
AMP Project Number	000039	Fiscal Year Ending	6/30/2011
ACC Units	32	Estimated Occupancy Rate	
Unit Months Available (UMAs)	384	Average Bedroom Size	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)		Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)		HA Code	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent					-	0%
11230	Less: Vacancy Loss Rent					-	0%
703000	Net Tenant Rental Revenue			61,000	65,388	4,388	7%
11240	Gross Potential Subsidy					-	0%
11260	Less: Subsidy Loss - Vacancy					-	0%
11250	Less: Subsidy Loss - Proration					-	0%
706000	Net Operating Subsidy					-	0%
706000	HUD PHA Operating Grant-CFP					-	0%
704000	Other Tenant Charges					-	0%
704000	Excess Utilities					-	0%
711000	Investment Income					-	0%
714000	Fraud Recovery					-	0%
715000	Non-Dwelling Rent					-	0%
715000	Other Income				99	99	0%
700000	Total Operating Income	-	-	61,000	65,487	4,487	7%

Operating Expenditures:							
Administrative							
911000	Administrative Salaries			29,751	19,870	9,881	33%
915000	Employee Benefits - Administrative			12,495	6,605	5,890	47%
912000	Auditing Fees			2,019	-	2,019	100%
913000	Management Fees			14,357	19,143	(4,786)	-33%
913100	Bookkeeping Fees			2,107	2,475	(368)	-17%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			87	106	(18)	-21%
917000	Legal Expense			-	-	-	0%
918000	Travel			-	-	-	0%
919000	Other Administrative Costs			497	551	(54)	-11%
910000	Total Administrative	-	-	61,314	48,750	12,564	20%

920000	Asset Management Fees						0%
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Tenant Services							
921000	Tenant Services - Salaries			-	-	-	0%
923000	Employee Benefits - Tenant Services			-	-	-	0%
922000	Relocation Costs			-	-	-	0%
924000	Tenant Services-Other			-	-	-	0%
925000	Total Tenant Services	-	-	-	-	-	0%

Utilities							
931000	Water			-	-	-	0%
932000	Electricity			-	-	-	0%
933000	Gas			-	-	-	0%
934000	Fuel			-	-	-	0%
936000	Sewer			15,167	16,935	(1,768)	-12%
938000	Other			-	-	-	0%
930000	Total Utilities	-	-	15,167	16,935	(1,768)	-12%

Maintenance							
941000	Labor			34,761	30,470	4,291	12%
945000	Employee Benefits - Maintenance			14,600	11,868	2,732	19%
942000	Maintenance Materials			-	-	-	0%
	Maint. Contract:						0%
943002	Garbage and Trash Removal Contracts			7,358	29,794	(22,435)	-305%
943021-2	Heating & Cooling Contracts			-	-	-	0%
	Snow Removal Contracts			-	-	-	0%
943014	Elevator Maintenance			-	-	-	0%
943026	Landscape & Grounds Contracts			-	-	-	0%
943029	Unit Turnaround Contract			-	-	-	0%
943018	Electrical Contracts			-	-	-	0%
943017	Plumbing Contracts			-	-	-	0%
943006	Extermination Contracts			-	-	-	0%
943010	Janitorial Contracts			-	-	-	0%
943025	Routine Maintenance Contracts			-	-	-	0%
943000	Other Misc. Contract Costs			210	111	100	47%
940000	Total Maintenance	-	-	56,929	72,242	(15,313)	-27%

Protective Services							
951000	Protective Services - Labor			-	-	-	0%
955000	Employee Benefits - Protective Services			-	-	-	0%
952000	Protective Services Contract Costs			-	-	-	0%
953000	Protective Service Other			-	-	-	0%
950000	Total Protective Services	-	-	-	-	-	0%

Insurance							
961100	Property			3,352	3,255	98	3%
961200	General Liability			45	44	1	3%
961300	Worker's Comp.			806	-	806	100%
961400	Other Insurance			67	65	2	3%
961000	Total Insurance Expense	-	-	4,271	3,364	907	21%

General Expenses							
962000	Other General Expense						0%
962100	Compensated Absences						0%
963000	Payments In Lieu of Taxes						0%
964000	Bad Debt-Tenants				64	(64)	0%
968000	Severance Expense						0%
960000	Total General Expenses	-	-	-	64	(64)	0%

969000	Total Operating Expenditures	-	-	137,681	141,354	(3,674)	-3%
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970000	Cash Flow from Operations	-	-	(76,681)	(75,867)	814	-1%
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Other Financial Items-Sources & (Uses)							
10010	Operating Transfers In						0%
10020	Operating Transfers Out						0%
10091	Inter AMP Excess Cash Transfer In						0%
10092	Inter AMP Excess Cash Transfer Out						0%
10093	Transfers from Program to AMP						0%
10094	Transfers from AMP to Program						0%
70610	HUD Grants-Capital Contributions						0%
11020/96710	Debt Service Payment (Principal & Interest)						0%
97100	Extraordinary Maintenance						0%
	Capital Expenditures						0%
	Other Items (PYA)				42,786	(42,786)	0%
	Total Other Financial Items	-	-	-	42,786	(42,786)	0%

10000	Net Cash Flow	-	-	(76,681)	(118,653)	(41,972)	55%
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PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	000039
ACC Units	228
Unit Months Available (UMAs)	2,736
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	Amp 39 State Budget FYE 10-11	Actual FYE 10-11 Annualized	Increase / (Decrease)	%
Operating Income:					
11220	Gross Potential Rent	-	-	-	0%
11230	Less: Vacancy Loss Rent	-	-	-	0%
703000	Net Tenant Rental Revenue	61,000	65,388	4,388	7%
11240	Gross Potential Subsidy	-	-	-	0%
11260	Less: Subsidy Loss - Vacancy	-	-	-	0%
11250	Less: Subsidy Loss - Proration	-	-	-	0%
706000	Net Operating Subsidy	-	-	-	0%
706000	HUD PHA Operating Grant-CFP	-	-	-	0%
704000	Other Tenant Charges	-	-	-	0%
704000	Excess Utilities	-	-	-	0%
711000	Investment Income	-	-	-	0%
714000	Fraud Recovery	-	-	-	0%
715000	Non-Dwelling Rent	-	-	-	0%
715000	Other Income	-	99	99	0%
700000	Total Operating Income	61,000	65,487	4,487	7%

Operating Expenditures:					
Administrative					
911000	Administrative Salaries	29,751	19,870	9,881	33%
915000	Employee Benefits - Administrative	12,495	6,605	5,890	47%
912000	Auditing Fees	2,019	-	2,019	100%
913000	Management Fees	14,357	19,143	(4,786)	-33%
913100	Bookkeeping Fees	2,107	2,475	(368)	-17%
914000	Advertising and Marketing	-	-	-	0%
916000	Office Expenses	87	106	(18)	-21%
917000	Legal Expense	-	-	-	0%
918000	Travel	-	-	-	0%
919000	Other Administrative Costs	497	551	(54)	-11%
910000	Total Administrative	61,314	48,750	12,564	20%

920000	Asset Management Fees	-	-	-	0%
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Tenant Services					
921000	Tenant Services - Salaries	-	-	-	0%
923000	Employee Benefits - Tenant Services	-	-	-	0%
922000	Relocation Costs	-	-	-	0%
924000	Tenant Services-Other	-	-	-	0%
925000	Total Tenant Services	-	-	-	0%

Utilities					
931000	Water	-	-	-	0%
932000	Electricity	-	-	-	0%
933000	Gas	-	-	-	0%
934000	Fuel	-	-	-	0%
936000	Sewer	15,167	16,935	(1,768)	-12%
938000	Other	-	-	-	0%
930000	Total Utilities	15,167	16,935	(1,768)	-12%

Maintenance					
941000	Labor	34,761	30,470	4,291	12%
945000	Employee Benefits - Maintenance	14,600	11,868	2,732	19%
942000	Maintenance Materials	-	-	-	0%
	Maint. Contract:	-	-	-	0%
943002	Garbage and Trash Removal Contracts	7,358	29,794	(22,435)	-305%
943021-2	Heating & Cooling Contracts	-	-	-	0%
	Snow Removal Contracts	-	-	-	0%
943014	Elevator Maintenance	-	-	-	0%
943026	Landscape & Grounds Contracts	-	-	-	0%
943029	Unit Turnaround Contract	-	-	-	0%
943018	Electrical Contracts	-	-	-	0%
943017	Plumbing Contracts	-	-	-	0%
943006	Extermination Contracts	-	-	-	0%
943010	Janitorial Contracts	-	-	-	0%
943025	Routine Maintenance Contracts	-	-	-	0%
943000	Other Misc. Contract Costs	210	111	100	47%
940000	Total Maintenance	56,929	72,242	(15,313)	-27%

Protective Services					
951000	Protective Services - Labor	-	-	-	0%
955000	Employee Benefits - Protective Services	-	-	-	0%
952000	Protective Services Contract Costs	-	-	-	0%
953000	Protective Service Other	-	-	-	0%
950000	Total Protective Services	-	-	-	0%

Insurance					
961100	Property	3,352	3,255	98	3%
961200	General Liability	45	44	1	3%
961300	Worker's Comp.	806	-	806	100%
961400	Other Insurance	67	65	2	3%
961000	Total Insurance Expense	4,271	3,364	907	21%

General Expenses					
962000	Other General Expense	-	-	-	0%
962100	Compensated Absences	-	-	-	0%
963000	Payments In Lieu of Taxes	-	-	-	0%
964000	Bad Debt-Tenants	-	64	(64)	0%
968000	Severance Expense	-	-	-	0%
960000	Total General Expenses	-	64	(64)	0%

969000	Total Operating Expenditures	137,681	141,354	(3,674)	-3%
970000	Cash Flow from Operations	(76,681)	(75,867)	814	-1%

PHA Name	Hawaii Public Housing Authority	Project Name	39-1016 David Malo Circle
Address	1002 North School Street	Address	Mill Street
City, State	Honolulu, Hawaii 96817	City, State	Lahaina, HI 96761
AMP Project Number	000039	Fiscal Year Ending	6/30/2011
ACC Units	18	Estimated Occupancy Rate	
Unit Months Available (UMAs)	216	Average Bedroom Size	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)		Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)		HA Code	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			92,837		(92,837)	-100%
11230	Less: Vacancy Loss Rent			15,473		(15,473)	-100%
703000	Net Tenant Rental Revenue			77,364	45,743	(31,621)	-41%
11240	Gross Potential Subsidy			61,423		(61,423)	-100%
11260	Less: Subsidy Loss - Vacancy			14,161		(14,161)	-100%
11250	Less: Subsidy Loss - Proration					-	0%
706000	Net Operating Subsidy			47,262	40,879	(6,383)	-14%
706000	HUD PHA Operating Grant-CFP			8,518		(8,518)	-100%
704000	Other Tenant Charges				265	265	0%
704000	Excess Utilities					-	0%
711000	Investment Income					-	0%
714000	Fraud Recovery					-	0%
715000	Non-Dwelling Rent					-	0%
715000	Other Income				62	62	0%
700000	Total Operating Income	-	-	133,144	86,949	(46,195)	-35%

Operating Expenditures:							
Administrative							
911000	Administrative Salaries			16,784	14,996	1,787	11%
915000	Employee Benefits - Administrative			7,049	5,868	1,181	17%
912000	Auditing Fees			947		947	100%
913000	Management Fees			7,640	10,516	(2,877)	-38%
913100	Bookkeeping Fees			1,146	1,360	(214)	-19%
914000	Advertising and Marketing					-	0%
916000	Office Expenses			681	56	625	92%
917000	Legal Expense					-	0%
918000	Travel			702		702	100%
919000	Other Administrative Costs			190	171	19	10%
910000	Total Administrative	-	-	35,138	32,967	2,171	6%

920000	Asset Management Fees			180	-	180	100%
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Tenant Services							
921000	Tenant Services - Salaries						0%
923000	Employee Benefits - Tenant Services						0%
922000	Relocation Costs						0%
924000	Tenant Services-Other			88		88	100%
925000	Total Tenant Services	-	-	88	-	88	100%

Utilities							
931000	Water			9,615	12,649	(3,034)	-32%
932000	Electricity			55,459	96,863	(41,404)	-75%
933000	Gas					-	0%
934000	Fuel					-	0%
936000	Sewer			7,306	10,211	(2,905)	-40%
938000	Other					-	0%
930000	Total Utilities	-	-	72,380	119,724	(47,343)	-65%

Maintenance							
941000	Labor			19,610	14,262	5,348	27%
945000	Employee Benefits - Maintenance			8,236	6,336	1,901	23%
942000	Maintenance Materials			334	1,122	(788)	-236%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			4,307	2,813	1,494	35%
943021-2	Heating & Cooling Contracts					-	0%
	Snow Removal Contracts					-	0%
943014	Elevator Maintenance					-	0%
943026	Landscape & Grounds Contracts					-	0%
943029	Unit Turnaround Contract					-	0%
943018	Electrical Contracts					-	0%
943017	Plumbing Contracts				2,147	(2,147)	0%
943006	Extermination Contracts					-	0%
943010	Janitorial Contracts					-	0%
943025	Routine Maintenance Contracts					-	0%
943000	Other Misc. Contract Costs			771	61	709	92%
940000	Total Maintenance	-	-	33,258	26,741	6,517	20%

Protective Services							
951000	Protective Services - Labor						0%
955000	Employee Benefits - Protective Services						0%
952000	Protective Services Contract Costs						0%
953000	Protective Service Other						0%
950000	Total Protective Services	-	-	-	-	-	0%

Insurance							
961100	Property			2,887	1,725	1,162	40%
961200	General Liability			200	135	65	33%
961300	Worker's Comp.			1,269		1,269	100%
961400	Other Insurance				81	(81)	0%
961000	Total Insurance Expense	-	-	4,356	1,942	2,414	55%

General Expenses							
962000	Other General Expense						0%
962100	Compensated Absences						0%
963000	Payments In Lieu of Taxes						0%
964000	Bad Debt-Tenants			46,498	36	46,462	100%
968000	Severance Expense						0%
960000	Total General Expenses	-	-	46,498	36	46,462	100%

969000	Total Operating Expenditures	-	-	191,898	181,409	10,489	5%
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970000	Cash Flow from Operations	-	-	(58,754)	(94,461)	(35,707)	61%
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Other Financial Items-Sources & (Uses)							
10010	Operating Transfers In						0%
10020	Operating Transfers Out						0%
10091	Inter AMP Excess Cash Transfer In						0%
10092	Inter AMP Excess Cash Transfer Out						0%
10093	Transfers from Program to AMP						0%
10094	Transfers from AMP to Program						0%
70610	HUD Grants-Capital Contributions						0%
11020/96710	Debt Service Payment (Principal & Interest)						0%
97100	Extraordinary Maintenance						0%
	Capital Expenditures			19,361		19,361	100%
	Other Items (PYA)				22,043	(22,043)	0%
	Total Other Financial Items	-	-	19,361	22,043	(2,682)	-14%

10000	Net Cash Flow	-	-	(78,115)	(116,504)	(38,389)	49%
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PHA Name	Hawaii Public Housing Authority	Project Name	39-1017 Kahekill Terrace
Address	1002 North School Street	Address	2015 Holowai Place
City, State	Honolulu, Hawaii 96817	City, State	Wailuku, HI 96793
AMP Project Number	000039	Fiscal Year Ending	6/30/2011
ACC Units	82	Estimated Occupancy Rate	
Unit Months Available (UMAs)	984	Average Bedroom Size	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)		Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)		HA Code	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			305,384		(305,384)	-100%
11230	Less: Vacancy Loss Rent			111,725		(111,725)	-100%
703000	Net Tenant Rental Revenue			193,660	208,385	14,725	8%
11240	Gross Potential Subsidy			279,815		(279,815)	-100%
11260	Less: Subsidy Loss - Vacancy			106,371		(106,371)	-100%
11250	Less: Subsidy Loss - Proration					-	0%
706000	Net Operating Subsidy			173,443	186,226	12,783	7%
706000	HUD PHA Operating Grant-CFP			38,804	-	(38,804)	-100%
704000	Other Tenant Charges				1,205	1,205	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				283	283	0%
700000	Total Operating Income			405,908	396,099	(9,808)	-2%

Operating Expenditures:							
Administrative							
911000	Administrative Salaries			76,459	68,317	8,142	11%
915000	Employee Benefits - Administrative			32,113	26,734	5,379	17%
912000	Auditing Fees			4,316	-	4,316	100%
913000	Management Fees			25,199	36,988	(11,789)	-47%
913100	Bookkeeping Fees			3,780	4,782	(1,002)	-27%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			12,690	7,233	5,457	43%
917000	Legal Expense			987	-	987	100%
918000	Travel			2,390	2,563	(173)	-7%
919000	Other Administrative Costs			824	928	(104)	-13%
910000	Total Administrative			158,759	147,545	11,214	7%

920000	Asset Management Fees			820	-	820	100%
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Tenant Services							
921000	Tenant Services - Salaries			-	-	-	0%
923000	Employee Benefits - Tenant Services			-	-	-	0%
922000	Relocation Costs			-	-	-	0%
924000	Tenant Services-Other			400	-	400	100%
925000	Total Tenant Services			400	-	400	100%

Utilities							
931000	Water			44,613	41,523	3,090	7%
932000	Electricity			64,194	84,003	(19,809)	-31%
933000	Gas			43,380	60,750	(17,370)	-40%
934000	Fuel			-	-	-	0%
936000	Sewer			34,529	40,677	(6,148)	-18%
938000	Other			-	-	-	0%
930000	Total Utilities			186,716	226,953	(40,237)	-22%

Maintenance							
941000	Labor			89,334	64,971	24,363	27%
945000	Employee Benefits - Maintenance			37,520	28,862	8,659	23%
942000	Maintenance Materials			16,464	2,221	14,242	87%
Maint. Contract:							
943002	Garbage and Trash Removal Contracts			15,416	9,212	6,204	40%
943021-2	Heating & Cooling Contracts			-	-	-	0%
	Snow Removal Contracts			-	-	-	0%
943014	Elevator Maintenance			-	-	-	0%
943026	Landscape & Grounds Contracts			-	-	-	0%
943029	Unit Turnaround Contract			-	-	-	0%
943018	Electrical Contracts			-	2,172	(2,172)	0%
943017	Plumbing Contracts			-	4,009	(4,009)	0%
943006	Extermination Contracts			-	-	-	0%
943010	Janitorial Contracts			-	-	-	0%
943025	Routine Maintenance Contracts			-	-	-	0%
943000	Other Misc. Contract Costs			8,640	5,312	3,328	39%
940000	Total Maintenance			167,375	116,759	50,615	30%

Protective Services							
951000	Protective Services - Labor			-	-	-	0%
955000	Employee Benefits - Protective Services			-	-	-	0%
952000	Protective Services Contract Costs			-	-	-	0%
953000	Protective Service Other			-	-	-	0%
950000	Total Protective Services			-	-	-	0%

Insurance							
961100	Property			13,153	7,861	5,292	40%
961200	General Liability			910	615	295	32%
961300	Worker's Comp.			5,781	16,835	(11,054)	-191%
961400	Other Insurance			-	370	(370)	0%
961000	Total Insurance Expense			19,844	25,680	(5,836)	-29%

General Expenses							
962000	Other General Expense			-	-	-	0%
962100	Compensated Absences			-	-	-	0%
963000	Payments In Lieu of Taxes			-	-	-	0%
964000	Bad Debt-Tenants			211,824	166	211,658	100%
968000	Severance Expense			-	-	-	0%
960000	Total General Expenses			211,824	166	211,658	100%

969000	Total Operating Expenditures			745,737	517,103	228,634	31%
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970000	Cash Flow from Operations			(339,830)	(121,004)	218,825	-64%
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Other Financial Items-Sources & (Uses)							
10010	Operating Transfers In			-	-	-	0%
10020	Operating Transfers Out			-	-	-	0%
10091	Inter AMP Excess Cash Transfer In			-	-	-	0%
10092	Inter AMP Excess Cash Transfer Out			-	-	-	0%
10093	Transfers from Program to AMP			-	-	-	0%
10094	Transfers from AMP to Program			-	-	-	0%
70610	HUD Grants-Capital Contributions			-	-	-	0%
11020/96710	Debt Service Payment (Principal & Interest)			-	-	-	0%
97100	Extraordinary Maintenance			-	-	-	0%
	Capital Expenditures			88,199	-	88,199	100%
	Other Items (PYA)			-	112,611	(112,611)	0%
	Total Other Financial Items			88,199	112,611	(24,412)	-28%

10000	Net Cash Flow			(428,029)	(233,615)	194,413	-45%
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PHA Name	Hawaii Public Housing Authority	Project Name	39-1044 Pillani Homes
Address	1002 North School Street	Address	1028 Wainee Street
City, State	Honolulu, Hawaii 96817	City, State	Lahaina, HI 96761
AMP Project Number	000039	Fiscal Year Ending	6/30/2011
ACC Units	42	Estimated Occupancy Rate	
Unit Months Available (UMAs)	504	Average Bedroom Size	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)		Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)		HA Code	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			121,288		(121,288)	-100%
11230	Less: Vacancy Loss Rent			14,439		(14,439)	-100%
703000	Net Tenant Rental Revenue			106,849	106,734	(115)	0%
11240	Gross Potential Subsidy			143,320		(143,320)	-100%
11260	Less: Subsidy Loss - Vacancy			38,860		(38,860)	-100%
11250	Less: Subsidy Loss - Proration					-	0%
706000	Net Operating Subsidy			104,460	95,384	(9,075)	-9%
706000	HUD PHA Operating Grant-CFP			19,875	-	(19,875)	-100%
704000	Other Tenant Charges				617	617	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				145	145	0%
700000	Total Operating Income			231,184	202,880	(28,304)	-12%

Operating Expenditures:							
Administrative							
911000	Administrative Salaries			39,162	34,991	4,171	11%
915000	Employee Benefits - Administrative			16,448	13,693	2,755	17%
912000	Auditing Fees			2,211	-	2,211	100%
913000	Management Fees			16,362	27,560	(11,198)	-68%
913100	Bookkeeping Fees			2,454	3,563	(1,109)	-45%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			2,359	456	1,903	81%
917000	Legal Expense			2,331	1,014	1,317	57%
918000	Travel			1,386	-	1,386	100%
919000	Other Administrative Costs			435	399	36	8%
910000	Total Administrative			83,149	81,676	1,473	2%

920000	Asset Management Fees			420	-	420	100%
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Tenant Services							
921000	Tenant Services - Salaries			-	-	-	0%
923000	Employee Benefits - Tenant Services			-	-	-	0%
922000	Relocation Costs			-	-	-	0%
924000	Tenant Services-Other			205	-	205	100%
925000	Total Tenant Services			205	-	205	100%

Utilities							
931000	Water			19,163	16,226	2,938	15%
932000	Electricity			50,552	64,140	(13,588)	-27%
933000	Gas			-	-	-	0%
934000	Fuel			-	-	-	0%
936000	Sewer			12,684	23,620	(10,936)	-86%
938000	Other			-	-	-	0%
930000	Total Utilities			82,400	103,985	(21,586)	-26%

Maintenance							
941000	Labor			45,757	33,278	12,479	27%
945000	Employee Benefits - Maintenance			19,218	14,783	4,435	23%
942000	Maintenance Materials			16,516	73,143	(56,627)	-343%
Maint. Contract:							
943002	Garbage and Trash Removal Contracts			2,483	1,406	1,076	43%
943021-2	Heating & Cooling Contracts			-	-	-	0%
	Snow Removal Contracts			-	-	-	0%
943014	Elevator Maintenance			-	-	-	0%
943026	Landscape & Grounds Contracts			-	-	-	0%
943029	Unit Turnaround Contract			-	-	-	0%
943018	Electrical Contracts			-	781	(781)	0%
943017	Plumbing Contracts			-	-	-	0%
943006	Extermination Contracts			-	-	-	0%
943010	Janitorial Contracts			-	-	-	0%
943025	Routine Maintenance Contracts			-	-	-	0%
943000	Other Misc. Contract Costs			1,568	689	879	56%
940000	Total Maintenance			85,542	124,080	(38,539)	-45%

Protective Services							
951000	Protective Services - Labor			-	-	-	0%
955000	Employee Benefits - Protective Services			-	-	-	0%
952000	Protective Services Contract Costs			-	-	-	0%
953000	Protective Service Other			-	-	-	0%
950000	Total Protective Services			-	-	-	0%

Insurance							
961100	Property			-	4,026	(4,026)	0%
961200	General Liability			-	315	(315)	0%
961300	Worker's Comp.			-	-	-	0%
961400	Other Insurance			-	190	(190)	0%
961000	Total Insurance Expense			-	4,531	(4,531)	0%

General Expenses							
962000	Other General Expense			-	-	-	0%
962100	Compensated Absences			-	-	-	0%
963000	Payments In Lieu of Taxes			-	-	-	0%
964000	Bad Debt-Tenants			108,495	85	108,410	100%
968000	Severance Expense			-	-	-	0%
960000	Total General Expenses			108,495	85	108,410	100%

969000	Total Operating Expenditures			360,210	314,357	45,853	13%
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970000	Cash Flow from Operations			(129,026)	(111,477)	17,549	-14%
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Other Financial Items-Sources & (Uses)							
10010	Operating Transfers In			-	-	-	0%
10020	Operating Transfers Out			-	-	-	0%
10091	Inter AMP Excess Cash Transfer In			-	-	-	0%
10092	Inter AMP Excess Cash Transfer Out			-	-	-	0%
10093	Transfers from Program to AMP			-	-	-	0%
10094	Transfers from AMP to Program			-	-	-	0%
70610	HUD Grants-Capital Contributions			-	-	-	0%
11020/96710	Debt Service Payment (Principal & Interest)			-	-	-	0%
97100	Extraordinary Maintenance			-	-	-	0%
	Capital Expenditures			45,175	-	45,175	100%
	Other Items (PYA)			-	51,434	(51,434)	0%
	Total Other Financial Items			45,175	51,434	(6,259)	-14%

10000	Net Cash Flow			(174,201)	(162,911)	11,290	-6%
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PHA Name	Hawaii Public Housing Authority	Project Name	39-1088 Kahale Mua
Address	1002 North School Street	Address	P O Box 30
City, State	Honolulu, Hawaii 96817	City, State	Maunaloa, HI 96770
AMP Project Number	000039	Fiscal Year Ending	6/30/2011
ACC Units	25	Estimated Occupancy Rate	
Unit Months Available (UMAs)	300	Average Bedroom Size	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)		Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)		HA Code	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			20,868		(20,868)	-100%
11230	Less: Vacancy Loss Rent			5,843		(5,843)	-100%
703000	Net Tenant Rental Revenue			15,025	63,532	48,507	323%
11240	Gross Potential Subsidy			85,309		(85,309)	-100%
11260	Less: Subsidy Loss - Vacancy			30,298		(30,298)	-100%
11250	Less: Subsidy Loss - Proration						0%
706000	Net Operating Subsidy			55,012	56,776	1,765	3%
706000	HUD PHA Operating Grant-CFP			11,831		(11,831)	-100%
704000	Other Tenant Charges				367	367	0%
704000	Excess Utilities						0%
711000	Investment Income						0%
714000	Fraud Recovery						0%
715000	Non-Dwelling Rent						0%
715000	Other Income				86	86	0%
700000	Total Operating Income			81,868	120,762	38,894	48%

Operating Expenditures:							
Administrative							
911000	Administrative Salaries			23,311	20,828	2,482	11%
915000	Employee Benefits - Administrative			9,791	8,151	1,640	17%
912000	Auditing Fees			1,316		1,316	100%
913000	Management Fees			8,723	14,142	(5,420)	-62%
913100	Bookkeeping Fees			1,308	1,828	(520)	-40%
914000	Advertising and Marketing						0%
916000	Office Expenses			8,287	6,890	1,397	17%
917000	Legal Expense			282		282	100%
918000	Travel			80		80	100%
919000	Other Administrative Costs			380	237	143	38%
910000	Total Administrative			53,477	52,077	1,401	3%

920000	Asset Management Fees			250	-	250	100%
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Tenant Services							
921000	Tenant Services - Salaries						0%
923000	Employee Benefits - Tenant Services						0%
922000	Relocation Costs						0%
924000	Tenant Services-Other			122		122	100%
925000	Total Tenant Services			122	-	122	100%

Utilities							
931000	Water						0%
932000	Electricity			8,606	8,148	459	5%
933000	Gas			3,474	2,964	510	15%
934000	Fuel						0%
936000	Sewer			11,917	13,306	(1,389)	-12%
938000	Other						0%
930000	Total Utilities			23,998	24,418	(420)	-2%

Maintenance							
941000	Labor			27,236	19,808	7,428	27%
945000	Employee Benefits - Maintenance			11,439	8,799	2,640	23%
942000	Maintenance Materials			27,039	5,262	21,777	81%
Maint. Contract:							
943002	Garbage and Trash Removal Contracts			7,773	30,047	(22,275)	-287%
943021-2	Heating & Cooling Contracts						0%
	Snow Removal Contracts						0%
943014	Elevator Maintenance						0%
943026	Landscape & Grounds Contracts						0%
943029	Unit Turnaround Contract						0%
943018	Electrical Contracts						0%
943017	Plumbing Contracts						0%
943006	Extermination Contracts						0%
943010	Janitorial Contracts						0%
943025	Routine Maintenance Contracts						0%
943000	Other Misc. Contract Costs			2,268	82	2,186	96%
940000	Total Maintenance			75,755	63,999	11,756	16%

Protective Services							
951000	Protective Services - Labor						0%
955000	Employee Benefits - Protective Services						0%
952000	Protective Services Contract Costs						0%
953000	Protective Service Other						0%
950000	Total Protective Services			-	-	-	0%

Insurance							
961100	Property			4,010	2,396	1,614	40%
961200	General Liability			277	187	90	32%
961300	Worker's Comp.			1,765		1,765	100%
961400	Other Insurance				113	(113)	0%
961000	Total Insurance Expense			6,052	2,897	3,155	55%

General Expenses							
962000	Other General Expense						0%
962100	Compensated Absences						0%
963000	Payments In Lieu of Taxes						0%
964000	Bad Debt-Tenants			64,581	51	64,530	100%
968000	Severance Expense						0%
960000	Total General Expenses			64,581	51	64,530	100%

969000	Total Operating Expenditures			224,235	143,241	80,994	36%
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970000	Cash Flow from Operations			(142,367)	(22,479)	119,888	-84%
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Other Financial Items-Sources & (Uses)							
10010	Operating Transfers In						0%
10020	Operating Transfers Out						0%
10091	Inter AMP Excess Cash Transfer In						0%
10092	Inter AMP Excess Cash Transfer Out						0%
10093	Transfers from Program to AMP						0%
10094	Transfers from AMP to Program						0%
70610	HUD Grants-Capital Contributions						0%
11020/96710	Debt Service Payment (Principal & Interest)						0%
97100	Extraordinary Maintenance						0%
	Capital Expenditures			26,890		26,890	100%
	Other Items (PYA)				30,616	(30,616)	0%
	Total Other Financial Items			26,890	30,616	(3,726)	-14%

10000	Net Cash Flow			(169,257)	(53,095)	116,162	-69%
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PHA Name	Hawaii Public Housing Authority	Project Name	39-1092 Makani Kai Hale
Address	1002 North School Street	Address	35 Koapaka Lane
City, State	Honolulu, Hawaii 96817	City, State	Waiehu, HI 96793
AMP Project Number	000039	Fiscal Year Ending	6/30/2011
ACC Units	25	Estimated Occupancy Rate	
Unit Months Available (UMAs)	300	Average Bedroom Size	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)		Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)		HA Code	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			152,082		(152,082)	-100%
11230	Less: Vacancy Loss Rent			54,749		(54,749)	-100%
703000	Net Tenant Rental Revenue			97,333	63,532	(33,801)	-35%
11240	Gross Potential Subsidy			85,309		(85,309)	-100%
11260	Less: Subsidy Loss - Vacancy			26,346		(26,346)	-100%
11250	Less: Subsidy Loss - Proration					-	0%
706000	Net Operating Subsidy			58,964	56,776	(2,187)	-4%
706000	HUD PHA Operating Grant-CFP			11,831		(11,831)	-100%
704000	Other Tenant Charges				367	367	0%
704000	Excess Utilities					-	0%
711000	Investment Income					-	0%
714000	Fraud Recovery					-	0%
715000	Non-Dwelling Rent					-	0%
715000	Other Income				86	86	0%
700000	Total Operating Income			168,127	120,762	(47,365)	-28%

Operating Expenditures:							
Administrative							
911000	Administrative Salaries			23,311	20,828	2,482	11%
915000	Employee Benefits - Administrative			9,791	8,151	1,640	17%
912000	Auditing Fees			1,316		1,316	100%
913000	Management Fees			8,494	10,516	(2,022)	-24%
913100	Bookkeeping Fees			1,274	1,360	(86)	-7%
914000	Advertising and Marketing					-	0%
916000	Office Expenses			933	56	878	94%
917000	Legal Expense					-	0%
918000	Travel			710		710	100%
919000	Other Administrative Costs			256	237	18	7%
910000	Total Administrative			46,085	41,148	4,937	11%

920000	Asset Management Fees			250	-	250	100%
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Tenant Services							
921000	Tenant Services - Salaries						0%
923000	Employee Benefits - Tenant Services				3,767	(3,767)	0%
922000	Relocation Costs						0%
924000	Tenant Services-Other			122		122	100%
925000	Total Tenant Services			122	3,767	(3,645)	-2992%

Utilities							
931000	Water			13,860	14,666	(807)	-6%
932000	Electricity			7,967	10,750	(2,783)	-35%
933000	Gas			15,549	11,818	3,731	24%
934000	Fuel						0%
936000	Sewer			15,676	16,128	(452)	-3%
938000	Other						0%
930000	Total Utilities			53,052	53,363	(311)	-1%

Maintenance							
941000	Labor			27,236	19,808	7,428	27%
945000	Employee Benefits - Maintenance			11,439	8,799	2,640	23%
942000	Maintenance Materials			18,473	91,518	(73,045)	-395%
Maint. Contract:							
943002	Garbage and Trash Removal Contracts			6,849	4,230	2,619	38%
943021-2	Heating & Cooling Contracts						0%
	Snow Removal Contracts						0%
943014	Elevator Maintenance						0%
943026	Landscape & Grounds Contracts						0%
943029	Unit Turnaround Contract						0%
943018	Electrical Contracts						0%
943017	Plumbing Contracts						0%
943006	Extermination Contracts						0%
943010	Janitorial Contracts						0%
943025	Routine Maintenance Contracts						0%
943000	Other Misc. Contract Costs			872	57	814	93%
940000	Total Maintenance			64,870	124,414	(59,544)	-92%

Protective Services							
951000	Protective Services - Labor						0%
955000	Employee Benefits - Protective Services						0%
952000	Protective Services Contract Costs						0%
953000	Protective Service Other						0%
950000	Total Protective Services			-	-	-	0%

Insurance							
961100	Property			4,010	2,396	1,614	40%
961200	General Liability			277	187	90	32%
961300	Worker's Comp.			1,762		1,762	100%
961400	Other Insurance				113	(113)	0%
961000	Total Insurance Expense			6,049	2,697	3,352	55%

General Expenses							
962000	Other General Expense						0%
962100	Compensated Absences						0%
963000	Payments In Lieu of Taxes						0%
964000	Bad Debt-Tenants			64,581	51	64,530	100%
968000	Severance Expense						0%
960000	Total General Expenses			64,581	51	64,530	100%

969000	Total Operating Expenditures			235,008	225,438	9,570	4%
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970000	Cash Flow from Operations			(66,881)	(104,676)	(37,795)	57%
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Other Financial Items-Sources & (Uses)							
10010	Operating Transfers In						0%
10020	Operating Transfers Out						0%
10091	Inter AMP Excess Cash Transfer In						0%
10092	Inter AMP Excess Cash Transfer Out						0%
10093	Transfers from Program to AMP						0%
10094	Transfers from AMP to Program						0%
70610	HUD Grants-Capital Contributions						0%
11020/96710	Debt Service Payment (Principal & Interest)						0%
97100	Extraordinary Maintenance						0%
	Capital Expenditures						0%
	Other Items (PYA)			26,890	30,616	(3,726)	-14%
	Total Other Financial Items			26,890	30,616	(3,726)	-14%

10000	Net Cash Flow			(93,771)	(135,292)	(41,521)	44%
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PHA Name	Hawaii Public Housing Authority	Project Name	39-1098 Makani Kal Hale II
Address	1002 North School Street	Address	35-Koapaka Lane
City, State	Honolulu, Hawaii 96817	City, State	Waiehu, HI 96793
AMP Project Number	000039	Fiscal Year Ending	6/30/2011
ACC Units	4	Estimated Occupancy Rate	
Unit Months Available (UMAs)	48	Average Bedroom Size	
Built Date		Anticipated Number of Turnovers	
Date of Last Renovation		Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)		Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)		HA Code	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			17,172		(17,172)	-100%
11230	Less: Vacancy Loss Rent			-		-	0%
703000	Net Tenant Rental Revenue			17,172	10,165	(7,007)	-41%
11240	Gross Potential Subsidy			13,650		(13,650)	-100%
11260	Less: Subsidy Loss - Vacancy			5,928		(5,928)	-100%
11250	Less: Subsidy Loss - Proration			-		-	0%
706000	Net Operating Subsidy			7,722	9,084	1,363	18%
706000	HUD PHA Operating Grant-CFP			1,893	-	(1,893)	-100%
704000	Other Tenant Charges			-	59	59	0%
704000	Excess Utilities			-	-	-	0%
711000	Investment Income			-	-	-	0%
714000	Fraud Recovery			-	-	-	0%
715000	Non-Dwelling Rent			-	-	-	0%
715000	Other Income			-	14	14	0%
700000	Total Operating Income	-	-	26,787	19,322	(7,465)	-28%

Operating Expenditures:							
Administrative							
911000	Administrative Salaries		-	3,730	3,333	397	11%
915000	Employee Benefits - Administrative		-	1,566	1,304	262	17%
912000	Auditing Fees		-	211	-	211	100%
913000	Management Fees		-	1,539	2,176	(636)	-41%
913100	Bookkeeping Fees		-	231	281	(50)	-22%
914000	Advertising and Marketing		-	-	-	-	0%
916000	Office Expenses		-	142	6	136	96%
917000	Legal Expense		-	-	-	-	0%
918000	Travel		-	5	-	5	100%
919000	Other Administrative Costs		-	38	38	(0)	0%
910000	Total Administrative	-	-	7,462	7,137	324	4%

920000	Asset Management Fees			40	-	40	100%
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Tenant Services							
921000	Tenant Services - Salaries		-	-	-	-	0%
923000	Employee Benefits - Tenant Services		-	-	613	(613)	0%
922000	Relocation Costs		-	-	-	-	0%
924000	Tenant Services-Other		-	19	-	19	100%
925000	Total Tenant Services	-	-	19	613	(593)	-3043%

Utilities							
931000	Water		-	-	-	-	0%
932000	Electricity		-	502	-	502	100%
933000	Gas		-	-	-	-	0%
934000	Fuel		-	-	-	-	0%
936000	Sewer		-	-	-	-	0%
938000	Other		-	-	-	-	0%
930000	Total Utilities	-	-	502	-	502	100%

Maintenance							
941000	Labor		-	4,358	3,169	1,188	27%
945000	Employee Benefits - Maintenance		-	1,830	1,408	422	23%
942000	Maintenance Materials		-	74	235	(161)	-217%
Maint. Contract:							
943002	Garbage and Trash Removal Contracts		-	-	-	-	0%
943021-2	Heating & Cooling Contracts		-	-	-	-	0%
	Snow Removal Contracts		-	-	-	-	0%
943014	Elevator Maintenance		-	-	-	-	0%
943026	Landscape & Grounds Contracts		-	-	-	-	0%
943029	Unit Turnaround Contract		-	-	-	-	0%
943018	Electrical Contracts		-	-	-	-	0%
943017	Plumbing Contracts		-	-	-	-	0%
943006	Extermination Contracts		-	-	-	-	0%
943010	Janitorial Contracts		-	-	-	-	0%
943025	Routine Maintenance Contracts		-	-	-	-	0%
943000	Other Misc. Contract Costs		-	120	-	120	100%
940000	Total Maintenance	-	-	6,382	4,812	1,570	25%

Protective Services							
951000	Protective Services - Labor		-	-	-	-	0%
955000	Employee Benefits - Protective Services		-	-	-	-	0%
952000	Protective Services Contract Costs		-	-	-	-	0%
953000	Protective Service Other		-	-	-	-	0%
950000	Total Protective Services	-	-	-	-	-	0%

Insurance							
961100	Property		-	642	383	259	40%
961200	General Liability		-	44	30	14	32%
961300	Worker's Comp.		-	282	-	282	100%
961400	Other Insurance		-	-	18	(18)	0%
961000	Total Insurance Expense	-	-	968	431	537	55%

General Expenses							
962000	Other General Expense		-	-	-	-	0%
962100	Compensated Absences		-	-	-	-	0%
963000	Payments in Lieu of Taxes		-	-	-	-	0%
964000	Bad Debt-Tenants		-	10,333	8	10,325	100%
968000	Severance Expense		-	-	-	-	0%
960000	Total General Expenses	-	-	10,333	8	10,325	100%

969000	Total Operating Expenditures	-	-	25,706	13,002	12,704	49%
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970000	Cash Flow from Operations	-	-	1,080	6,320	5,240	485%
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Other Financial Items-Sources & (Uses)							
10010	Operating Transfers In		-	-	-	-	0%
10020	Operating Transfers Out		-	-	-	-	0%
10091	Inter AMP Excess Cash Transfer In		-	-	-	-	0%
10092	Inter AMP Excess Cash Transfer Out		-	-	-	-	0%
10093	Transfers from Program to AMP		-	-	-	-	0%
10094	Transfers from AMP to Program		-	-	-	-	0%
70610	HUD Grants-Capital Contributions		-	-	-	-	0%
11020/96710	Debt Service Payment (Principal & Interest)		-	-	-	-	0%
97100	Extraordinary Maintenance		-	-	-	-	0%
	Capital Expenditures		-	-	-	-	0%
	Other Items (PYA)		-	4,302	4,898	(596)	-14%
	Total Other Financial Items	-	-	4,302	4,898	(596)	-14%

10000	Net Cash Flow	-	-	(3,222)	1,422	4,643	-144%
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Budget Presentation



"Making Housing Dreams
Come True."

- AMP Budgets
- COCC Budgets
- Program Budgets

Revenue Section

Microsoft Excel - budget_50-1008 Palolo Valley Homes						
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A	B	C	D	E	F	G
3	PHA Name	Hawaii Public Housing Authority		Project Name	50-1008 Palolo Valley Homes	
4	Address	1002 North School Street		Address	2107 Ahe Street	
5	City, State	Honolulu, Hawaii 96817		City, State	Honolulu, HI 96816	
6	AMP Project Number	000050		Fiscal Year Ending	6/30/2011	
7	ACC Units	118		Estimated Occupancy Rate		
8	Unit Months Available (UMAs)	1,418		Average Bedroom Size		
9	Built Date			Anticipated Number of Turnovers		
10	Date of Last Renovation			Project Expense Level (PEL)		
11	Occupancy Type (family, senior, mixed)			Utility Expense Level (UEL)		
12	Type of Budget (Original, Revision #)			HA Code	HI001	
13	Building Type (high-rise, garden, etc.)					
14	FDS Line #	Account Title	Operating Fund	Capital Fund	Total Project Budget	1008 Palolo Valley Homes
Operating Income:						
16	11220	Gross Potential Rent			278,485	
17	11230	Less: Vacancy Loss Rent			18,881	
18	703000	Net Tenant Rental Revenue			259,604	230,533
19	11240	Gross Potential Subsidy			627,228	
20	11260	Less: Subsidy Loss - Vacancy			33,843	
21	11250	Less: Subsidy Loss - Proration				
22	706000	Net Operating Subsidy			593,385	712,422
23	706000	HUD PHA Operating Grant-CFP			55,840	-
24	704000	Other Tenant Charges				12,069
25	704000	Excess Utilities				-
26	711000	Investment Income				3,151
27	714000	Fraud Recovery				-
28	715000	Non-Dwelling Rent				-
29	715000	Other Income				215
30	700000	Total Operating Income			908,829	958,390

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List of Revenue

- | | |
|------------------------------------|--------------------------------------|
| 703000-Net Tenant Rental Revenue | 707400-Front Line Service Fee |
| 703010-Rent Repayment Program | 707500-Other Fee |
| 704000-Tenant Revenue Other | 708000-Other Government Grant |
| 704001-Excess Gas | 711000-Investment Income - Unrestr |
| 704002-Excess Electric | 712000-Mortgage Income |
| 704003-Work Order Material Revenue | 713000-Proceeds fm Disp of Asset |
| 704004-Work Order Labor Revenue | 714000-Fraud Recovery |
| 704005-Late Fees | 715000-Other Revenue |
| 704006-Pet Charge | 716000-Gain or Loss on Sale of Asset |
| 706000-HUD PHA Grant – CFP | 720000-Investment Income - Restrict |
| 706010-HUD PHA Operating | |
| 706100-Capital Grant | |
| 707100-Management Fee | |
| 707200-Asset Management Fee | |
| 707300-Bookkeeping Fee | |

703000 Net Tenant Revenue

- 703000-Net Tenant Rental Revenue
- 703010-Rent Repayment Program

706000 Net Operating Subsidy

- 706010-HUD PHA Operating

706000 HUD PHA Operating Grant-CFP

- 706000-HUD PHA Grant – CFP
- 706100-Capital Grant
- 708000-Other Government Grant

704000 Other Tenant Charges

- 704003-Work Order Material Revenue
- 704004-Work Order Labor Revenue
- 704005-Late Fees
- 704006-Pet Charges
- 704000-Tenant Revenue Other

704000 Excess Utilities

- 704001-Excess Gas
- 704002-Excess Electric

711000 Investment Income

- 711000-Investment Income - Unrestrict
- 720000-Investment Income - Restricted

714000 Fraud Recovery

- 714000-Fraud Recovery

715000 Non-Dwelling Rent

- 712000-Mortgage Income
- 713000-Proceeds fm Disposal of Assets
- 716000-Gains or Loss on Sale of Assets

715000 Other Income

- 707100-Management Fee
- 707200-Asset Management Fee
- 707300-Bookkeeping Fee
- 707400-Front Line Service Fee
- 707500-Other Fee
- 715000-Other Revenue

Expense Section

Administrative, Tenant Services and Utilities

Microsoft Excel - budget_50-1008 Palolo Valley Homes

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	A	B	C	D	E	F	G	H	I
33			Administrative						
34		911000	Administrative Salaries			-	52,832	48,128	
35		915000	Employee Benefits - Administrative			-	22,189	16,508	
36		912000	Auditing Fees				10,317	6,610	
37		913000	Management Fees				55,011	68,853	
38		913100	Bookkeeping Fees				8,252	10,104	
39		914000	Advertising and Marketing					-	
40		916000	Office Expenses				5,350	5,038	
41		917000	Legal Expense				228	303	
42		918000	Travel					-	
43		919000	Other Administrative Costs					22,170	
44		910000	Total Administrative		-	-	154,179	177,714	
45									
46		920000	Asset Management Fees				1,180	-	
47									
48			Tenant Services						
49		921000	Tenant Services - Salaries			-		-	
50		923000	Employee Benefits - Tenant Services			-		-	
51		922000	Relocation Costs					-	
52		924000	Tenant Services-Other					1,700	
53		925000	Total Tenant Services		-	-	-	1,700	
54									
55			Utilities						
56		931000	Water				61,141	59,850	
57		932000	Electricity				19,654	19,082	
58		933000	Gas				23,137	22,879	
59		934000	Fuel					-	
60		936000	Sewer				104,525	101,247	
61		938000	Other					-	
62		930000	Total Utilities		-	-	208,457	203,058	
63									

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List of Expense – Administration

911000-Admin Salaries	916008-Process Server
911500-Technical Salaries	916009-Lease Rent
911600-Inspection Salaries	916010-Managing Agent's Fee
912000-Accounting & Audit Fee	916012-Copier Rental
913000-Management Fee	916013-Office Supply
913100-Bookkeeping Fee	916014-Student Aide Service
913500-Outside Management Fee	916016-Blueprints and Photos
914000-Advertising and Marketing	916017-Subscriptions
915000-Employee Benefits	916018-Furniture & Equip \$250-999
916000-Office Expense	916019-Furniture & Equip \$1000-4999
916001-Telephone	916020-Motor Vehical \$250-999
916002-Postage	916021-Motor Vehical \$1000-4999
916003-Consultant Services	916080-Office Rent
916005-After Hour Telephone	916088-Interest Expense
916007-Hearing Board Stipend	917000-Legal Expense

List of Expense – Admin Cont

918000-Travel - Other	919002-Car Mileage
918001-Interisle Air - Employee	919003-Front Line Service Fee
918002-Interisle Perdiem - Employee	919010-Private Mgmt Contract Salary
918003-Interisle Car - Employee	919011-Private Mgmt Cont Benefits
918004-Out of State Airfare - Emp	919020-Bank Fees
918005-Out of State Perdiem – Emp	919999-Lapsed Funds
918006-Out of State Car - Emp	920000-Asset Mgmt Fees
918007-Interisle Air - Non Emp	
918008-Interisle Perdiem – Non Emp	
918009-Interisle Car – Non Emp	
918010-Out of St Airfare – Non Emp	
918011-Out of St Perdiem – Non Emp	
918012-Out of St Car – Non Emp	
919000-Administration – Other	
919001-Training	

List of Expense – Tenant Service & Utilities

- 921000-Tenant Services Salaries
- 922000-Relocation Cost
- 923000-Tenant Services Emp Benefits
- 924000-Tenant Services - Other
- 931000-Water
- 932000-Electricity
- 933000-Gas
- 934000-Fuel
- 935000-Labor
- 936000-Sewer
- 937000-Emp Benefits Contr - Utilities
- 938000-Other Utilities Expense

911000 Administrative Salary

- 911000-Admin Salaries
- 911500-Technical Salaries
- 911600-Inspection Salaries

915000 Employment Benefit - Adminstration

- 915000-Employee Benefits

912000 Auditing Fees

- 912000-Accounting & Audit Fee

913000 Management Fees

- 913000-Management Fees
- 913500-Outside Management Fees

913100 Bookkeeping Fees

- 913100-Bookkeeping Fees

914000 Advertising and Marketing

- 914000-Advertising & Marketing

916000 Office Expense

- 916000-Office Expense
- 916001-Telephone
- 916002-Postage
- 916003-Consultant Services
- 916005-After Hour Telephone
- 916007-Hearing Board Stipend
- 916008-Process Server

916000 Office Expense continue

- 916009-Lease Rent
- 916010-Managing Agent's Fee
- 916012-Copier Rental
- 916013-Office Supply
- 916014-Student Aide Service
- 916016-Blueprints and Photos
- 916017-Subscription

916000 Office Expense continue

- 916018-Furniture & Equip \$250-999
- 916019-Furniture & Equip \$1000-4999
- 916020-Motor Vehical \$250-999
- 916021-Motor Vehical \$1000-4999
- 916080-Office Rent
- 916088-Interest Expense

917000 Legal Expense

- 917000-Leagal Expense

918000 Travel Expense

- 918000-Travel – Other
- 918001-Interisle Air – Employee
- 918002-Interisle Perdiem – Employee
- 918003-Interisle Car – Employee
- 918004-Out of State Airfare – Emp
- 918005-Out of State Perdiem – Emp
- 918006-Out of State Car - Emp

918000 Travel Expense continue

- 918007-Interisle Air – Non Emp
- 918008-Interisle Perdiem – Non Emp
- 918009-Interisle Car – Non Emp
- 918010-Out of State Airfare – Non Emp
- 918011-Out of State Perdiem – NonEmp
- 918012-Out of State Car – Non Emp

919000 Other Administrative Cost

- 919000-Administrative – Other
- 919001-Training
- 919002-Car Mileage
- 919003-Front Line Service Fee
- 919010-Private Mgmt Contract Salary
- 919011-Private Mgmt Contract Benefits
- 919020-Bank Fees

921000 Tenant Service Salaries

- 921000-Tenant Service Salaries

923000 Employee Benefits – Tenant Services

- 923000-Tenant Services Emp Benefits

922000-Relocating Cost

- 922000-Relocating Cost

924000 Tenant Services - Other

- 924000-Tenant Services - Other

931000-Water

- 931000-Water

932000 Electricity

- 932000-Electricity

933000 Gas

- 933000-Gas

934000 Fuel

- 934000-Fuel

936000-Sewer

- 936000-Sewer

938000 Other Utilities

- 935000-Labor
- 937000-Emp Benefits Contr – Utilities
- 938000-Other Utilities Expense

Expense Section

Maintenance, Protective Service and Insurance

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	A	B	C	D	E	F	G	H	I
64			Maintenance						
65		941000	Labor				123,993	131,748	
66		945000	Employee Benefits - Maintenance				52,077	43,482	
67		942000	Maintenance Materials				22,597	26,952	
68			Maint. Contract:						
69		943002	Garbage and Trash Removal Contracts				44,711	39,705	
70		943021-2	Heating & Cooling Contracts					-	
71			Snow Removal Contracts					-	
72		943014	Elevator Maintenance					-	
73		943026	Landscape & Grounds Contracts				8,000	-	
74		943029	Unit Turnaround Contract					-	
75		943018	Electrical Contracts				15,500	2,176	
76		943017	Plumbing Contracts				17,500	10,217	
77		943006	Extermination Contracts				2,500	-	
78		943010	Janitorial Contracts				-	-	
79		943025	Routine Maintenance Contracts				37,325	-	
80		943000	Other Misc. Contract Costs				10,213	13,082	
81		940000	Total Maintenance				334,416	267,362	
82									
83			Protective Services						
84		951000	Protective Services - Labor				-	-	
85		955000	Employee Benefits - Protective Services				-	-	
86		952000	Protective Services Contract Costs				-	-	
87		953000	Protective Service Other				-	-	
88		950000	Total Protective Services				-	-	
89									
90			Insurance						
91		961100	Property				11,651	11,311	
92		961200	General Liability					-	
93		961300	Worker's Comp.				3,316	2,951	
94		961400	Other Insurance					-	
95		961000	Total Insurance Expense				14,967	14,262	
96									

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List of Expense – Maintenance

941000-Maintenance Salaries	942044-Material Used by Area
941044-Area Labor	942045-Material Used by CM
941045-CM Labor	943000-Contract Cost
942000-Maintenance Materials	943001-Contracts – Mileage
942001-Building Supplies	943002-Contracts – Refuse
942002-Safety Supplies	943003-Contracts – Vehical Rental
942003-Painting Supplies	943004-Contracts – Equipment Rental
942004-Grounds Supplies	943006-Contracts - Extermination
942005-Electrical/Light Supplies	943007-Contracts – Building Maint
942006-Janitorial Supplies	943008-Contracts – Window Cleaning
942007-Material & Supplies – Other	943009-Contracts – Carpet Cleaning
942018-Furniture & Equip \$250-999	943010-Contracts – Janitor
942019-Furniture & Equip \$1000-4999	943011-Contracts – Tree Trimming
942020-Motor Vehical \$250-999	943012-Contracts – Vehical Repair
942021-Motor Vehical \$1000-4999	943013-Contracts – Equipment Repair

List of Expense – Maintenance Cont

- | | |
|--------------------------------------|-------------------------------------|
| 943014-Contracts – Elevator | 943029-Unit Turn Around Contract |
| 943015-Contracts – Fire Extinguisher | 943030-Private Mgmt Contr – St Proj |
| 943016-Contracts – Sewer | 943031-Rubbish Dump Fee |
| 943017-Contracts – Plumbing | 945000-Emp Benefits – Ord Mainten |
| 943018-Contracts – Electrical Repair | |
| 943019-Contracts – Appliance Repair | |
| 943020-Contracts – Gas Line | |
| 943021-Contracts – HVAC | |
| 943022-Contracts – A/C Repair | |
| 943023-Contracts – Hazard Material | |
| 943024-Contracts – Towing | |
| 943025-Contracts – Generator | |
| 943026-Contracts – Yard Maintenance | |
| 943027-Private Mgmt Contr Salary | |
| 943028-Private Mgmt Contr Benefits | |

List of Expense – Protect Service & Insurance

- 951000-Protective Services – Labor
- 952000-Protective Services – Contr
- 952001-Private Mgmt Protect Svc
- 952002-Private Mgmt Protect Benefits
- 953000-Protective Services Other
- 955000-Emp Benefits Cont – Prot Svc
- 961100-Property Insurance
- 961200-General Liability Insurance
- 961300-Workers Comp Insurance
- 961400-Other Insurance

941000 Labor

- 941000-Maintenance Salaries
- 941044-Area Labor
- 941045-CM Labor

945000 Employee Benefits - Maintenance

- 945000-Employee Benefits - Maint

942000 Maintenance Material

- 942000-Maintenance Material
- 942001-Building Supplies
- 942002-Safty Supplies
- 942003-Painting Supplies
- 942004-Grounds Supplies
- 942005-Electrical/Light Supplies
- 942006-Janitorial Supplies

942000 Maintenance Material continue

- 942007-Material & Supplies – Other
- 942018-Furniture & Equip \$250-999
- 942019-Furniture & Equip \$1000-4999
- 942020-Motor Vehical \$250-999
- 942021-Motor Vehical \$1000-4999
- 942044-Material Used by Area
- 942045-Material Used by CM

943002 Garbage and Trash Removal Contracts

- 943002-Contracts - Refuse

943021-2 Heating and Cooling Contract

- 943021-Contracts – HVAC
- 943022-Contracts – A/C Repair

943014 Elevator Maintenance

- 943014-Contracts - Elevator

943026 Landscape and Grounds Contracts

- 943026-Contracts – Yard Maintenance

943029 Unit Turnaround Contracts

- 943029-Unit Turnaround Contracts

943018 Electrical Contracts

- 943018-Contracts – Electrical Repair

943017 Plumbing Contracts

- 943017-Contracts - Plumbing

943006 Extermination Contracts

- 943006-Contracts - Extermination

943010 Janitorial Contracts

- 943010-Contracts - Janitorial

943025 Routine Maintenance Contracts

- 943025-Contracts - Generator

943000 Other Maintenance Contract Cost

- 943000-Contract Cost
- 943001-Contracts – Mileage
- 943003-Contracts – Vehical Rental
- 943004-Contracts – Equipment Rental
- 943007-Contracts – Building Mainten
- 943008-Contracts – Window Cleaning
- 943009-Contracts – Carpet Cleaning

943000 Other Maintenance Contract Cost continue

- 943011-Contracts – Tree Trimming
- 943012-Contracts – Vehical Repair
- 943013-Contracts – Equipment Repair
- 943015-Contracts – Fire Extinguisher
- 943016-Contracts – Sewer
- 943019-Contracts – Appliance Repair
- 943020-Contracts – Gas Line

943000 Other Maintenance Contract Cost continue

- 943023-Contracts – Hazard Material
- 943024-Contracts – Towing
- 943027-Private Mgmt Contract Salary
- 943028-Private Mgmt Contract Benefits
- 943030-Private Mgmt Cont – State Proj
- 943031-Rubbish Dump Fee

951000 Protective Service – Labor

- 951000-Protective Service - Labor

955000 Employee Benefits – Protective Service

- 955000-Emp Benefits Contract –
Protective Services

952000 Protective Service – Contract Cost

- 952000-Protective Service – Contract
- 952001-Private Mgmt Protect Services
- 952002-Private Mgmt Protect Benefits

953000 Protective Service – Other

- 953000-Protective Service - Other

961100 Property Insurance

- 961100-Property Insurance

9612000 General Liability Ins

- 9612000-General Liability Insurance

961300 Worker's Comp Ins

- 961300-Worker's Comp Insurance

961400 Other Insurance

- 961400-Other Insurance

Other Section

General Expense and Other Financial Items

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	A	B	C	D	E	F	G	H
96								
97			General Expenses					
98		962000	Other General Expense					-
99		962100	Compensated Absences					-
100		963000	Payments In Lieu of Taxes					-
101		964000	Bad Debt-Tenants				44,367	-
102		968000	Severance Expense					-
103		960000	Total General Expenses	-	-		44,367	-
104								
105		969000	Total Operating Expenditures	-	-		757,566	664,096
106								
107		970000	Cash Flow from Operations	-	-		151,263	294,294
108								
109			Other Financial Items-Sources & (Uses)					
110		10010	Operating Transfers In					
111		10020	Operating Transfers Out					
112		10091	Inter AMP Excess Cash Transfer In					
113		10092	Inter AMP Excess Cash Transfer Out					
114		10093	Transfers from Program to AMP					
115		10094	Transfers from AMP to Program					
116		70610	HUD Grants-Capital Contributions					
117		11020/96710	Debt Service Payment (Principal & Interest)					
118		97100	Extraordinary Maintenance	-	-			
119			Capital Expenditures	-	-			
120			Other Items (PYA)					15,002
121			Total Other Financial Items	-	-			15,002
122								
123		10000	Net Cash Flow	-	-		151,263	279,292
124								

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General Expense & Other Items

962000-Other General Expense
962050-Motor Pool Vehical Rental
962100-Compensated Absences
963000-Payments Lieu of Taxes
964000-Bad Debt – Tenant
965000-Bad Debt – Mortgage
966000-Bad Debt – Other
967000-Interest Expense
968000-Severance Expense
971000-Extraordinary Maintenance
972000-Casual Loss – Non Cap
973000-House Assist Payment
973010-Section 8 Landlord payment
973015-HAP FSS Escrow
973060-Section 8 Tenant Refund

962000 Other General Expense

- 962000-Other General Expense
- 962050-Motor Pool Vehical Rental

962100 Compensated Absences

- 962100-Compensated Absences

9630000 Payment in Lieu of Taxes

- 963000-Payments Lieu of Taxes

964000 Bad Debt - Tenants

- 964000-Bad Debt – Tenants
- 965000-Bad Debt – Mortgage
- 966000-Bad Debt - Other

968000 Severance Expense

- 967000-Interest Expense
- 968000-Severance Expense

971000 Extraordinary Maintenance

- 971000-Extraordinary Maintenance
- 972000-Casual Loss – Non Cap

Other Items

- 973000-House Assist Payment
- 973010-Section 8 Landlord Payment
- 973015-HAP FSS Escrow
- 973060-Section 8 Tenant Refund

Payroll Detail

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B23 Total Administration

	A	B	C	D	E	F	G	H	I	J	K
3		PHA Name: Hawaii Public Housing Authority									
4		Project name: 50-1008 Palolo Valley Homes									
5		For the year ended: 6/30/2011									
6		# of Employees:									
7											
8		Title	Current Salary	Requested Salary	Budget Salary Allocated	Capital Fund					
9		Project Administration:									
10		<i>Social Service Assistant IV</i>	37,968		6,455						
11		<i>Office Assistant IV</i>	37,968		6,455						
12		<i>Office Assistant III</i>	31,212		5,306						
13		<i>Public Housing Supervisor V</i>	67,488		11,473						
14		<i>Public Housing Specialist II</i>	55,500		9,435						
15		<i>Account Clerk II</i>	35,064		5,961						
16		<i>Public Housing Specialist II</i>	45,576		7,748						
17											
18											
19		Total Admin. Salaries	310,776		52,832						
20											
21		Admin. Employee Benefits			22,189						
22											
23		Total Administration	310,776		75,021						
24											
25		Project Maintenance:									
26		<i>Building Maintenance Worker I - 6 position</i>	267,264		45,435						
27		<i>General Laborer I - 7 position</i>	206,531		35,110						
28		<i>Painter I - 2 position</i>	89,088		15,145						
29		<i>Carpenter I</i>	48,096		8,176						
30		<i>Building Maintenance Helper</i>	36,960		6,283						
31		<i>Building Maintenance Worker II</i>	47,268		8,036						
32		<i>General Laborer II</i>	34,164		5,808						
33		<i>Gen Constr & Maint Supervisor</i>									
34		Total Maintenance Salaries	729,371		123,993						
35											

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PUM Calculation Schedule

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A	B	C	D	E	F	G	H	I
6	AMP Project Number		00050	Fiscal Year Ending			6/30/2011	
7	ACC Units		118	Estimated Occupancy Rate			0%	
8	Unit Months Available (UMAs)		1,416	Average Bedroom Size			0.00	
9	Built Date		1/0/1900	Anticipated Number of Turnovers			0	
10	Date of Last Renovation		1/0/1900	Project Expense Level (PEL)			0	
11	Occupancy Type (family, senior, mixed)		0	Utility Expense Level (UEL)			0	
12	Type of Budget (Original, Revision #)		0	Estimated Unit Months Leased			0	
13	Building Type (high-rise, garden, etc.)		0					
14	FDS Line #	Account Title	Total Project Budget		PUM			
15	Operating Income:							
16	11220	Gross Potential Rent		278,485			196.67	
17	11230	Less: Vacancy Loss		18,881			13.33	
18	703000	Net Tenant Rental Revenue		259,604			183.34	
19	11240	Gross Potential Subsidy		627,228			442.96	
20	11260	Less: Vacancy Loss		33,843			23.90	
21	11250	Less: Proration Amount		-			0.00	
22	706000	Net Operating Subsidy		593,385			419.06	
23	706000	HUD PHA Operating Grant-CFP		55,840			39.44	
24	704000	Other Tenant Charges		-			0.00	
25	704000	Excess Utilities		-			0.00	
26	711000	Investment Income		-			0.00	
27	714000	Fraud Recovery		-			0.00	
28	715000	Non-Dwelling Rent		-			0.00	
29	715000	Other Income		-			0.00	
30	700000	Total Operating Income		908,829			641.83	
31								
32	Operating Expenditures:							
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Non Routine Schedule

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E2

	A	B	C	D	E	F	G	H	I	J
1	Schedule & Support of Nonroutine Items									
2										
3	PHA Name: Hawaii Public Housing Authority									
4	Project name: 50-1008 Palolo Valley Homes									
5	For the year ended: 6/30/2011									
6										
7	Nonroutine Maintenance (FDS Line # 97100)									
8										
9	Item	Item Description	Operating Fund	Capital Fund	Total Project Budget					
10					-					
11					-					
12					-					
13					-					
14					-					
15					-					
16					-					
17					-					
18					-					
19					-					
20					-					
21					-					
22					-					
23					-					
24					-					
25					-					
26					-					
27					-					
28					-					
29	Total Nonroutine Maint. Expenditures				-					
30										

Ready

NUM

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**Contract and Procurement Office
Monthly Status Report for September 2010**

Accomplishments

Solicitation(s):

- Issued Invitation-for-Bids, PMB-2010-17, Provision of Refrigerators for State and Federally Funded Low Income Public Housing Complexes Statewide on 9/9/10
Bid Due Date: September 22, 2010

Contract(s):

- Executed contract with Goodfellow Brothers, Inc. for the Large Capacity Cesspool Conversions at Kalaheo and Hale Hoolulu (AMP 38) on the Island of Kauai on 9/1/10.
Time of Performance: September 1, 2010 to February 28, 2011
Amount: \$553,691.00
Funding Source: Capital Improvement Program (State)
- Executed contract with Koga Engineering & Construction, Inc. for the Large Capacity Cesspool Conversion at Kekaha Haaheo (AMP 38) on the Island of Kauai on 9/1/10.
Time of Performance: September 1, 2010 to February 28, 2011
Amount: \$1,632,000.00
Funding Source: Capital Improvement Program (State) / Environmental Protection Agency Grant (Federal)
- Executed supplemental contract with Allana, Buick & Bers, Inc. for additional design services to relocate the solar hot water storage tanks and shed and to comply with the county building requirements and extension of time of 700 days for the Physical Improvements at Kahekili Terrace (AMP 39) on the Island of Maui on 9/22/10.
End Date: May 29, 2011
Amount: \$70,417.95 (Total contract – \$435,862.83)
Funding Source: Capital Improvement Program (State)
- Executed supplemental contract with Doonwood Engineering for an extension of time of 46 days for the Replacement of the Booster Pump System at Makua Alii (AMP 34) on the Island of Oahu on 8/23/10.
Completion Date: October 8, 2010
Amount: n/a (Total contract – \$63,979.13)
Funding Source: Capital Improvement Program (State)

- Executed change order with Stan's Contracting, Inc. for additional labor and materials to replace batt insulation, install hurricane clips, lengthen plumbing vents, install additional exterior light fixtures, additional plaster and spalling repair and replace bathroom exhaust roof vents and extension of time of 75 days for the Reroofing and Miscellaneous Repairs at Nani Olu and Hale Hookipa (AMP 43) on the Island of Hawaii on 9/13/10.
 Completion Date: December 10, 2010
 Amount: \$37,361.00 (Total contract – \$2,250,843.00)
 Funding Source: Capital Fund Program (Federal)
- Executed change order with Integrated Construction, Inc. for additional labor and materials to relocate electrical conduit and provide additional CMU course at electrical closets and extension of time for 3 days for the Electrical System Repairs at Puuwai Momi (AMP 30) on the Island of Oahu on 9/10/10.
 Completion Date: October 22, 2010
 Amount: \$4,709.00 (Total contract – \$2,139,560.00)
 Funding Source: Capital Fund Program (Federal)
- Executed supplemental contract with WTN Architecture, Inc. for additional design services for the preparation of an asbestos-containing material report required for the removal of the existing roof for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) on the Island of Oahu on 9/30/10.
 End Date: July 1, 2011
 Amount: \$971.00 (Total contract – \$53,187.00)
 Funding Source: Capital Improvement Program (State)
- Executed supplemental contract with ABC Seating, Inc. dba ABC Design Center for an extension of time of 56 days due to the delay caused by the review and approval of the window design by the Disability and Communication Access Board (DCAB) for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) the Island of Oahu on 8/16/10.
 Completion Date: October 18, 2010
 Amount: n/a (Total contract – \$196,684.85)
 Funding Source: Capital Fund Program – American Recovery and Reinvestment Act (Federal)
- Executed supplemental contract with Helbert Hastert & Fee Planners, Inc. for additional engineering services to conduct and prepare flood zone compliance reports for Hale Hauoli, Waimanalo Homes and Kaneohe Apartments and a flood hazard report for Koolau Village for the Environmental Reviews for all Federally –Subsidized Public Housing Projects Statewide on 9/1/10.
 Completion Date: 150 days from Notice to Proceed
 Amount: \$72,127.00 (Total contract – (\$231,258.00)
 Funding Source: Capital Fund Program (Federal)

Purchase Orders/pCards/Central Stores Requisitions Processed:

Type	Sep	Aug	% change	YTD
Central Stores Requisitions	23	17	35%	70
Purchase Orders	143	136	5%	570
pCard (Total)	542	462	17%	1,423
pCard (under \$1,000)	527	454	16%	1,390
pCard (over \$1,000)	15	8	88%	33

Planned Activities for Next Month

Solicitation(s):

- Issue Request-for-Proposals for Owner's Representative Services for the Kuhio Park Terrace and Kuhio Homes Redevelopment Project.
- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for AMP 49 (Kauhale Nani, Wahiawa Terrace, Kupuna Home O Waialua) on the Island of Oahu.

Contract(s)

- Execute contract to provide operational and preventive maintenance services for the sewage lift/pump station at Wahiawa Terrace (AMP 49) on the island of Oahu.
- Award and execute contract for tree trimming services for Mayor Wright Homes (AMP 32), Kamehameha Homes, Kaahumanu Homes (AMP 33), Waimaha/Sunflower (AMP 44), Koolua Village, Hookipa Kahaluu (AMP 45), Kauhale Nani, Wahiawa Terrace, and Kupuna Home O Waialua (AMP 49) located on the island of Oahu.
- Award and execute contract for legal services for the Kuhio Park Terrace and Kuhio Homes (AMP 40) Redevelopment Project.
- Award and execute contract for the provision of Refrigerators for State and Federally Funded Low Income Public Housing Complexes Statewide.
- Award and execute contract to Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities
- Execute supplemental interlocal agreement with the Housing Authority of Bremerton to continue to provide the management and administrative

services necessary and incidental to the administration of the HPHA's Section 8 Performance Based Contract Administration Program

Trends

Solicitation(s):

- The number of solicitations issued under the Construction Management Branch is anticipated to increase due to the effort to obligate the funds under the Capital Improvement Program and Capital Fund Program.
- The number of solicitations issued under the Property Management Branch is anticipated to remain steady due to the majority of the recurring services such as refuse collection, security services and appliances already completed as of August 31, 2010.

Contract(s):

- The number of contracts to be executed under the Construction Management Branch is anticipated to increase due to the effort to obligate the funds under the Capital Improvement Program and Capital Fund Program.
- The number of contracts to be executed under the Property Management and Maintenance Services Branch is anticipated to remain steady due to the majority of the recurring services such as refuse collection, security services and appliances already completed as of August 31, 2010.

Purchase Orders/pCards/Central Stores Requisitions:

- The number of pCard documents (under/over \$1,000) processed remained relatively steady from last month (542 - 462). The trend for the next month is for the number to remain steady now that all the AMPs are submitting their documents in a timely fashion.
- The number of purchase orders processed remained relatively steady (143 – 136). The trend for the next month is for the number to remain steady but an anticipated decrease is projected in the future as the Property Management and Maintenance Services Branch is working with the Fiscal Management Office to allow the AMPs managed by a private management contractor to purchase supplies and equipment using an alternate means such as an escrow account.
- The number of Central Stores Requisitions remained steady (23 – 17). The trend for the next month is for the number to remain steady.

Issues

- Selected offices continue to submit pCard authorization forms late. As such, the Fiscal Management Office is unable to reconcile charges on a timely basis and the CPO is unable to verify that purchases are in compliance with State/Federal procurement rules.

- As informed in previous correspondence, HUD indicated that the HPHA failed to comply with Davis Bacon requirements. To that end, the HPHA requested and received a Davis Bacon Prevailing Wage training workshop on 8/24/10 by HUD's Los Angeles Field Office. Attendees included staff from the Construction Management Section, Property Management and Maintenance Services Branch, Fiscal Management Office, Contract and Procurement Office and the Office of the Executive Director.
- Lack of staff continues to affect the CPO's ability to track, manage, and execute contracts on a timely basis.

Potential Risks

Contract(s):

- Tree trimming contract projected start date: 10/15/10
Failure to execute a contract for tree trimming services will delay the re-roofing project at Mayor Wright Homes and Kaahumanu Homes.
- Appliance contract projected start date: 10/15/10
Failure to award a contract for the provision of refrigerators may impact the AMP's ability to fill vacant units.
- The HPHA's evaluation committee forwarded its recommendation to the Department of the Attorney General for legal services for the Kuhio Park Terrace and Kuhio Homes (AMP 40) Redevelopment Project. Failure to award a contract will delay the execution of a master development agreement with The Michaels Development Company.
- The HPHA received proposals to Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities. Failure to award a contract will affect the HPHA's ability to plan its capital improvement budget needs appropriately.

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

Solicitations Issued in September 2010:

Solicitation No.	Title	Due Date
IFB-PMB-2010-17	Invitation for Bids for the Provision of Refrigerators for State and Federally Funded Low Income Public Housing Complexes Statewide	September 22, 2010

Contracts Executed in September 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-25	GoodFellow Brothers, Inc. Large Capacity Cesspool Conversions at Kalaheo and Hale Hoolulu (AMP 38) on the Island of Kauai September 1, 2010 to February 28, 2011		\$553,691.00
CMS 10-26	Koga Engineering & Construction, Inc. Large Capacity Cesspool Conversions at Kekaha Haaheo (AMP 38) on the Island of Kauai September 1, 2010 to February 28, 2011		\$1,632,000.00
CMS 08-28-SA01	Allana, Buick & Bers, Inc. Additional Design Services and Extension of Time of 700 days for Physical Improvements to Kahekili Terrace (AMP 39) on the Island of Maui End Date: May 29, 2011	\$70,417.95	\$435,862.83
CMS 08-37-SA02	GYA Architects, Inc. Additional Design Services and Extension of Time of 270 days for Site & Dwelling Improvement to Kalihi Valley Homes (AMP 31) on the Island of Oahu End Date: September 30, 2011	\$109,833.58	\$775,952.74
CMS 09-06-CO01	Doonwood Engineering, Inc. Extension of Time of 46 days for the Replacement of the Booster Pump System at Makua Alii (AMP 34) on the Island of Oahu Completion Date: October 8, 2010	n/a	\$63,979.13

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 09-13-CO02	Stan's Contracting, Inc. Additional Labor and Materials and Extension of Time of 75 days for the Reroofing and Miscellaneous Repairs at Nani Olu and Hale Hookipa (AMP 43) on the Island of Hawaii Completion Date: December 10, 2010	\$37,361.00	\$2,250,843.00
CMS 09-14-CO02	Integrated Construction, Inc. Additional Labor and Materials and Extension of Time of 3 days for the Electrical System Repairs at Puuwai Momi (AMP 30) on the Island of Oahu Completion Date: October 22, 2010	\$4,709.00	\$2,139,560.00
CMS 09-17-SA01	WTN Architecture, Inc. Additional Design Services for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) on the Island of Oahu	\$971.00	\$53,187.00
CMS 10-12-SA01	ABC Seating, Inc. dba ABC Design Center Extension of Time of 56 days for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) on the Island of Oahu Completion Date: October 18, 2010	n/a	\$196,864.85
CMS 10-15-SA01	Helbert Hastert & Fee Planners, Inc. Additional Engineering Services for the Environmental Reviews for all Federally Subsidized Public Housing Projects Statewide End Date: 150 days from Notice to Proceed	\$72,127.00	\$231,258.00

Follow Up:

The Contract and Procurement Office shall continuously review all contracts in an effort to improve and reinforce the delivery of goods and services. Possible are the following:

- 5% withholding of the total contract amount to be withheld from each payment; 5% withholding to be paid at the end of the contract period upon satisfactory delivery of goods and/or service; and
- Monetary penalty for non-performance such as failure to submit required reports in a timely fashion.

As part of the monitoring component, the contract administrator and/or Officer-In-Charge (AMP manager) meets with the contractor and, if applicable, the residents to address issues regarding performance.

COMPLIANCE BRANCH Status Report

Accomplishments

- Resolved approximately 30 tenant requests for ADA accommodations;
- Obtained contract administration procurement training;
- Obtained Equal Employment Opportunity Commission (EEOC) weighted training on previously researched legal obligations regarding ADA Amendment Act (ADAAA), and money damages liability for civil rights violations;
- Participated in recommendation for selection of responsive proposal for legal services regarding sale of Kuhio Park Terrace;
- Responded to Hawai'i Civil Rights Commission (HCRC) and HUD complaints regarding various HPHA beneficiaries;
- Assisted buyer in furtherance of closing of sale of Banyan Street property;
- Participated in development of criteria for hiring of Compliance Branch specialist;
- Researched and reviewed obligations regarding continuing ARRA reporting requirements; and
- Reviewed supporting documentation for reporting of \$3,707,915.44 (approximate as of date of report) of ARRA expenditures.

Goals

- Obtain further procurement training from SPO;
- Obtain better understanding of property & asset management, and Banyan Street and Wilikina Sales obligations;
- Complete development of criteria, and commence interviews for hiring of Compliance Branch specialist; and
- Complete review and recommendation of responsive proposals to RFP for comprehensive statewide analysis of HPHA compliance with civil rights obligations.

Hearings Office Status Report

Accomplishments

- HPHA Board Report-September 30, 2010.
- AMP Monthly Report.
- Eviction Cases Heard for September 2010- 14 cases.
- From July 2009 through September 2010, we heard 312 cases and evicted 129 families.

Planned Activities for Next Month

- Assist Deputy Attorney General with the Circuit Court appeals.
- Continue to schedule and conduct the State wide eviction hearings.
- The final eviction hearing for 2010 will be on December 7, 2010.
- Generally no physical evictions occur in December unless the health and safety of the tenants/employees are a concern.

Trends/Issues

- We have 2 cases that have been appealed to the Circuit Court that may involve mental health issues. Management has done their best to protect the other tenants and engage the mental health services for the ill tenant. However, as the housing population gets older and mental health issues increase, staff will have additional responsibilities.
- We will inform staff of the outcome of these 2 cases. The court may or may not require management to comply with certain requirements when dealing with tenants that may have mental health issues
- The physical eviction of a Kalihi Valley Homes resident is pending until staff and management have conducted their meeting to discuss certain matters.

Potential Risks

- AMP managers shall continue to refer their rent and non rent cases (Rexam, misconduct, drugs, other criminal activity) in a timely manner so that tenants are aware there are consequences to their actions or failure to act.

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
FY 2010	263	223	40	109	83	4	6	61	202

Year 2009-2010

	REFERRALS			RESULT OF EVICTION REFERRAL					
	TOTAL	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
MONTH	Total	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
June10	23	20	3	7	9	0	0	7	16
July10	20	12	8	10	4	2	0	4	16
Aug10	15	11	4	6	0	0	0	9	6
Sept10	14	10	4	4	7	0	0	3	11
TOTALS	312	256	56	129	94	6	6	77	235

**Total # of Cases Heard for the Month of September 2010: 14
(Oahu & Neighbor Islands)**

Decisions Rendered: Rent Violations Other Violations

Eviction	1	3
Evict w/cond	7	0
10-day cure	0	0
Dismissal	0	0
Continued	2	1
TOTAL	10	4

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

AMP 46	Waikoloa	\$3,865.00
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Information Technology Office Status Report

Accomplishments

- Remote Q&A Elite training for Section 8 staff took place on 9/2/10.
- A special remote training session to address staff issues with Crystal Reports in Elite was held on 9/1/10.
- Resolved issues with HUD secured systems administration. Multiple support tickets were opened with both public housing (PIH) and multifamily (MF) help desks over the past six months to enable administrative access to be bridged across various systems. This will allow for streamlined reporting.

Planned Activities for Next Month

- Electrical outlets in the server room need to be upgraded to accommodate the new server equipment.
- Drafting modified LIPH implementation plan for Elite. Completing problems with the first phase of (S8) implementation first.
- ITO will be gathering information on the capabilities of some better known content/document management systems to develop a scope of services for the purchase of such a system.
- Coordinate UH eWaste drop off for Oct. 27-28. Notify staff, schedule pickup with CM.

Risks

- HPHA is currently advertising within DHS for a ITS IV position.

Trends/Issues

- The new servers have not been installed, because the electrical outlets need to be upgraded. The HP vendor has contracted an electrician to do the required work at no expense to HPHA.

Personnel Office Status Report

Accomplishments

Recruitment:

- As of October 6, 2010: Interviews have been completed and pending start dates on the following positions:
 1. Fiscal Officer #41041
 2. Budget Resources Specialist #100923
 3. Property Management Specialists #10248 and 117841
 4. Housing Planner #107934
 5. Building Maintenance Helper #10541 (89day hire/AMP 38)
- Other types of recruitment:
 1. Public Housing Specialist #9647 (workers comp. return work priority program).
 2. Public Housing Supervisor V (Section 8 Branch) interviews conducted on 9/14/10 and non-selection.
- Selection Instruments:
 1. Completed all selection instruments for all positions that were interviewed during the month of September.
 2. Other selection instrument: Resident Services Program Specialists
- Advertisement:
 1. Housing Compliance and Evaluation Specialist #100917; advertised through Midweek, Star Advertiser and HPHA website with a closing date of 10/18/10.

Position Description/Classification:

- New Civil Service Classification developed for Quality Housing Standards III for Section 8 Branch.

Safety/Workers Compensation:

- Follow-up on-site property inspection for all AMP 31 properties to ensure OSHA and HIOSH rules and regulations are in compliance.
- No Workers Compensation injuries were reported for the month of September.

Labor Relations:

- Met with maintenance supervisors and employees who will be subject to medical examination for Sick Leave Abuse pattern in accordance to the Bargaining Unit contract.
- Discharge recommendation for progressive unauthorized leave of absences in the last ten (10) months.
- Received two (2) grievances for improper temporary assignment work. Grievances tentatively scheduled for October.

- Union submitted intent to arbitrate on 'off-duty' misconduct on HPHA property.

Training:

- Staff attended the following training:
 1. Workplace Violence training conducted by DHRD Training and Development.
 2. Bloodborne Pathogens conducted by DHS Training staff.
 3. HEPS Beyond the Basics for Buyers, Procurement Codes of Ethics, Contract Administration, Professional Services, Small Purchases conducted by State Procurement Staff.
 4. 2010 Disability Access Conference sponsored by University of Hawaii Auxiliary Enterprises.
 5. International Women's Leadership Conference 2010 sponsored by State of Hawaii Governor's Office.

Planned Activities

Recruitment:

- Goal – continue to recruit and fill 21 essential positions.
- Interviews scheduled for October:
 1. Public Housing Specialist I #35416
 2. Resident Services Program Specialists #103030, 105632 and 103036.
 3. Building Construction Inspector #8421 (tentative)
 4. Building Engineer IV #8635 (tentative)
 5. State Housing Development Administrator #25649 (tentative)
- Continue to work with managers in completion selection instruments for the following:
 1. Public Housing Supervisor VI #8751
 2. Information Technology Specialists #106429
 3. Secretary II #41333
 4. Building Construction Inspector #8421
 5. Building Engineer IV #8635
 6. Project Engineer #100202
- Generic written examinations for all Building Maintenance Workers and Helpers for Central Maintenance Service Section and AMPs.
- Request to Fill 100% federal funded positions: Housing Contract Specialist #117689 and Housing Quality Standard III (new pos).

Position Description/Classification:

- Continue to update Budget ID and Uniform Accounting Codes for School Street Offices to ensure accurate information with DHRD, DHS and HRM System.
- Continue to work with PMMSB Chief in updating position description for Property Management Coordinator #100986

Safety/Workers Compensation:

- Next HPHA quarterly safety meeting scheduled for October 27, 2010 (Topic: Hurricane Preparedness)

Labor Relations:

- Schedule step-grievances with unions.
- Consult with UPW and HGEA in the Non-Violence Workplace Policy and Procedures prior to board adoption.

Budget :

- Assist FMO/Budget in completing upcoming budget tables on incumbent and vacant position salaries.

Awards:

- HPHA Quarterly Recognition Awards recommendation due October 18, 2010 from managers.
- Organizing HPHA employee service awards luncheon on October 19, 2010.

Trend/Issues/ Potential Risk

- Managers are overprescribed which creates an inadvertent delay in reviewing selection instruments and scheduling interviews. Personnel office has assisted with completing selection instruments and scheduling interviews.
- Internal Applicants for Civil Service Recruitment – HPHA employees applied for several internal recruitment positions. However, applicants are not providing adequate information to determine qualifications for the job, which may delay the hiring process.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 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	Will advertise the week of 10/18/10.
COMPLIANCE OFFICE						
100917	EX	N	T	Housing Compliance & Evaluation Spclt	SRNA	Advertised with closing date of 10/18/10.
102190	EX	N	P	Housing Compliance & Evaluation Spclt	SRNA	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Recommendation made; pending start date.
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
100923	EX	N	P	Budget Resources Specialist	SRNA	Recommendation made; pending start date.
96908K	CS	N	T	Office Assistant III	SR08	No action; cost savings.
7994	CS	W	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	Pending advertisement.
117689	EX	N	T	Housing Contact Specialist	SRNA	Employee resigned on 9/15/10; pending request to fill.
CONSTRUCTION MANAGEMENT SECTION						
25649	CS	N	P	State Housing Development Admr	EM 07	DHS Internal Vacancy Announcement w/ closing date of 10/7/10. DHRD open competitve recruitment on 10/2/10.
8774	CS	N	P	Engineer VI	SR28	No action; cost savings.
8635	CS	N	P	Engineer IV	SR24	DHS Internal Vacancy Announcment on; closing date of 10/14/10.
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	Still pending Gov's approval to fill. Position not federally funded
102676	CS	W	T	Engineer IV	SR24	No action; cost savings.
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
8421	CS	N	P	Building Construction Inspector II	SR19	DHS Internal Vacancy Announcement on; close on 9/30/10. DHS to review internal candidates.
48707	CS	N	T	Office Assistant III	SR08	No action; cost savings.
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SR22	DHS Internal Vacancy Announcement w/ closing date of 10/07/10.
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	Recommendation made; pending start date.
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	DHS Internal Vacancy Announcement with closing date of 10/14/10.
96904K	EX	N	T	Hsg Maintenance Manager	SRNA	No action; cost savings.
6182	CS	N	P	Secretary III	SR16	No action; cost savings.
41333	CS	N	P	Secretary II	SR 14	Pending updating position description and DHS Internal Vacancy Announcement.
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.
41255	CS	N	P	Public Hsg Spclt 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.
6171	CS	N	P	Account Clerk II	SR08	Manager may request to fill.
105749	TA	N	T	Social Service Aide I	SRNA	Manager may request to fill.
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 Spclt I	SR16	No action; cost savings.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
105752	TA	N	T	Janitor II	SRNA	No action; cost savings.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	Manager may request to fill.
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	Manager may request to fill.
8832	CS	N	P	Gen Constr & Maint Supvr I	F110	Manager may request to fill.
8636	CS	N	P	Painter I	BC09	No action; cost savings.
101127	TA	N	T	Social Service Aide I	SRNA	Manager may request to fill.
PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	Manager may request to fill.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill
41483	CS	N	P	Carpenter I	BC09	No action; cost savings.
5856	CS	W	P	Office Assistant IV	SR10	State funded unable to fill
41073	CS	N	P	Social Services Assistant IV	SR11	Manager may request to fill.
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.
101122	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
101133	TA	N	T	Clerk I	SRNA	Manager may request to fill.
PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Continuous open competitive recruitment. Pending list of open competition eligibles in early October.
119285	CS	N	T	Public Housing Supervisor III	SR20	Manager may 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	Continuous open competitive recruitment.
17576	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
10541	CS	N	P	Bldg Maint Helper	BC05	Continuous open competitive recruitment; 89-day hire recommended and pending start date.
102242	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 39 (MU 9)						
6635	CS	N	P	Bldg. Maint. Wkr II	WS09	Internal Vacancy Announcement w/ closing date of 9/30/10.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Internal Vacancy Announcement w/ closing date of 9/30/10. Pending any internal applicants.
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	Pending interview date.
102048	EX	W	P	Property Management Specialist	SRNA	No action; cost savings.
117841	EX	N	T	Property Management Specialist	SRNA	Pending interview date.
107932	EX	N	T	Property Management Specialist	SRNA	Interviews scheduled for 10/4 and 10/5/10.
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.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	Interviews scheduled for 10/7 and 10/8/10.
103030	EX	N	T	Program Specialist & Tenant Services	SRNA	Interviews scheduled for 10/7 and 10/8/10.
111874	EX	N	T	Resident Services Pgm Specialist	SRNA	Interviews scheduled for 10/7 and 10/8/10.
103043	TA	N	T	Social Service Aide I	SRNA	Pending recommendation.
SECTION 8 SUBSIDY PROGRAM BRANCH						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Interviews completed 9/14/10; no recommendation. Pending new list of eligibles.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
S8SPB - INSPECTION SECTION						
101214	EX	N	T	Lead Housing Inspector	SRNA	Position will convert to civil service.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	No action; cost savings.
100895	EX	N	T	Research & Couns Assistant	SRNA	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 1						
9647	CS	N	P	Public Hsg Spclt I	SR 16	Pending job placement approval.
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 I	SR 16	Internal Vacancy Announcement w/ closing date of 9/30/10. Pending any internal applicants.
101132	TA	N	T	Clerk I	SRNA	Pending recommendation.

**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
September 30, 2010**

Branch	Section	Total Full Time Positions			%			Active Recruitment	
		Civil Svc	Exempt	Total	Occupied	Vacant	Vacant	Yes	No
Office of the Executive Director		5	3	8	7	1	12.50%	1	0
		5	3	8	7	1	12.50%	1	0
Planning and Evaluation Office		1	2	3	1	2	66.67%	1	1
		1	2	3	1	2	66.67%	1	1
Compliance Office		0	3	3	1	2	66.67%	1	1
		0	3	3	1	2	66.67%	1	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%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	14	5	26.32%	2	3
Information Technology		1	3	4	3	1	25.00%	1	0
		1	3	4	3	1	25.00%	1	0
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	5	2	28.57%	1	1
		4	3	7	5	2	28.57%	1	1
Construction Mgt. Branch		2	0	2	1	1	50.00%	1	0
	CMS	3	0	3	1	2	66.67%	0	2
	CMS 1	2	7	9	5	4	44.44%	2	2
	CMS 2	5	2	7	5	2	28.57%	1	1
	DSS	1	2	3	2	1	33.33%	0	1
		13	11	24	14	10	41.67%	4	6
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	1	0
	Insp Unit	5	2	7	4	3	42.86%	0	3
	Rent Sub Sec 1	10	0	10	8	2	20.00%	1	1
	Rent Sub Sec 2	8	0	8	6	2	25.00%	1	1
		25	2	27	19	8	29.63%	3	5
Property Management & Maint. Services Branch	PMMSB	1	2	3	1	2	66.67%	2	0
	MGT SEC	2	0	2	0	2	100.00%	0	2
	APP	7	0	7	5	2	28.57%	0	2
	RSS	2	8	10	5	5	50.00%	3	2
	PMCS	0	5	5	1	4	80.00%	3	1
	CMSS	19	0	19	19	0	0.00%	0	0
	Puuwai Momi - AMP 30	23	0	23	21	2	8.70%	0	2
	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	24	3	11.11%	0	3
	Kalanihuia - AMP 35	26	0	26	20	6	23.08%	0	6
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	10	6	37.50%	3	3
	Maui - AMP 39	12	0	12	10	2	16.67%	2	0
		206	15	221	181	40	18.10%	13	27
TOTAL		277	48	325	253	72	22.15%	27	45

**Hawaii Public Housing Authority (HPHA)
Personnel Office
Aggregated Staffing Report as of September 30, 2010**

Total **Civil Service** vacant positions - 48

Total **Exempt** vacant positions – 24

Total **Vacant** positions – 72

Positions in recruitment: Civil Service - 15
Exempt - 12

Total positions in recruitment: 27

Number of positions **Abolished** = August 31, 2009 to August 2, 2010 - 31

Total **full-time positions** hiring deferred due to cost savings – 35

Total **Tenant Aide** vacant positions - 17

CFP - CIP
Summary of Repair/Renovation
Projects

Hawaii Public Housing Authority
Summary of Capital Repair/Renovation Projects
Report for the Month of September 2010



American Recovery and Reinvestment Act funds
identified as "CFP ARRA"

FEDERAL: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)

	Total CFP Appropriation	Budget Construction Activities (BLI 1411-1470)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP 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 \$2,578,479 for Operations, and \$1,289,239 for Administration and \$8,758,836 for 11 construction contracts. The Management Improvement funding of \$265,839 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	\$8,236,598	\$2,505,235	\$500,000	\$1,252,618	\$31,726	\$3,756,734	29.99%	\$8,769,443	9/1/11	These funds are available to PHA's. Date of allotment was 9/15/09. Awaiting Environmental Review
CFP 720	\$12,389,235	\$8,068,324	\$2,477,847	\$500,000	\$1,238,924	\$104,140	\$0	0.00%	\$12,389,235	6/15/12	These funds are available to PHA's. Date of allotment was 6/15/10. Awaiting Environmental Review
Totals	\$66,666,981	\$48,470,928	\$10,084,308	\$1,696,110	\$6,279,769	\$135,866	\$45,508,302	68%	\$21,158,679		

FEDERAL: Capital Fund Program (CFP)

	Total CFP Appropriation	Expended Construction Activities (BLI 1411-1470)	Expended Operations (BLI 1406)	Expended Management Improvements (BLI 1408)	Expended Administration (BLI 1410)	Expended Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Balance	Obligation Date	Notes
CFP 717	\$12,892,393	\$5,085,260	\$2,578,479	\$256,745	\$1,203,376	\$0	\$9,123,860	70.77%	\$3,768,533	9/1/09	All Contracts Awarded
CFP 718	\$12,613,733	\$855,623	\$2,522,747	\$9,132	\$1,241,373	\$0	\$4,628,875	36.70%	\$7,984,858	6/12/10	All Contracts Awarded
CFP ARRA	\$16,245,443	\$3,778,263	\$0	\$0	\$601,688	\$0	\$4,379,951	26.96%	\$11,865,492	3/1/10	All Contracts Awarded
CFP 719	\$12,526,177	\$11,830	\$0	\$0	\$0	\$0	\$11,830	0.09%	\$12,514,347	9/15/10	These funds are available to PHA's.
CFP 720	\$12,389,235	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$12,389,235	6/15/12	These funds are available to PHA's.
Totals	\$66,666,981	\$9,730,976	\$5,101,226	\$265,877	\$3,046,437	\$0	\$18,144,516	27.22%	\$48,522,465		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Expended	% Expended	Balance	Encumbrance Date	
07-08 Lump Sum CIP	\$19,910,000	\$10,570,728	53.09%	\$9,339,272	6/30/10	Allotment Granted - Blanket Encumbrance
08-09 Lump Sum CIP	\$10,000,000	\$1,990,002	19.90%	\$8,009,998	6/30/10	Allotment Granted - Blanket Encumbrance
07-08 Elevator	\$4,939,503	\$4,518,427	91.48%	\$421,076	6/30/10	Allotment Granted - Blanket Encumbrance
08-09 Elevator	\$6,410,000	\$3,475,203	54.22%	\$2,934,797	6/30/10	Allotment Granted - Blanket Encumbrance
09-10 Lump Sum CIP	\$7,913,000	\$0	0.00%	\$7,913,000	6/30/12	Pending Allotment Advice
10-11 Lump Sum CIP	\$4,500,000	\$0	0.00%	\$4,500,000	6/30/12	Pending Allotment Advice
Totals	\$53,672,503	\$20,554,360	38.30%	\$33,118,143		

Grand Total All CFP/CIP **\$120,339,484** **\$66,062,662** **54.90%** **\$54,276,822**

**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

Amp	PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	CMS #	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	Fully Obligated	FEDERAL CFP FUNDS Obligation Deadline	FEDERAL CFP FUNDS Obligation Deadline	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	Elevator Improvement s, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Con	Waimanalo Homeless Shelter, Oahu-Pln
							717	718		ARRA	719	720	3-09-SP-HI-025	3-09-SP-HI-025	09L0QU8					
FLIPH	2008 Physical Needs Assessment (PNA) Federal Projects (Design)	Architects Hawaii, Ltd.	D	F	Marcel Audant	CMS-08-01-SC01	43,222													
FLIPH	ADA Compliance for Various Federal Projects (Const)	For Planning Purposes Only	C	F							1,018,324									
FLIPH	ADA Compliance for Various Federal Projects (Design)	Architects Hawaii, Ltd.	D	S		CMS-10-05														
FLIPH	ADA Compliance for Various Federal Projects (Design)	For Planning Purposes Only	D	S																
LIPH	ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)	Pacific Architects Inc.	D	S	Richard Speer	CMS-02-11														
LIPH	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Const)	For Planning Purposes Only	C	S	Richard Speer															
LIPH	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Design)	Architects Hawaii, Ltd.	D	S	Richard Speer															
LIPH	ADA/UFAS Compliance (9 projects) (Const)	For Planning Purposes Only	C	S	Richard Speer															
LIPH	ADA/UFAS Compliance (9 projects) (Design)	Richard Matsunaga & Associates	D	S	Rose Churma	CMS-10-03														
SLIPH	Barbers Point Transitional Shelter (Const)	Metcalfe Construction Company	C	S	Richard Speer	CMS-07-05														
39	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)	For Planning Purposes Only	C	F	Richard Speer				800,000											
39	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)	For Planning Purposes Only	D	F	Richard Speer				200,000											
FLIPH	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	O	Miles Okimura	CMS-08-06														
FLIPH	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	O	Miles Okimura	CMS-08-06-SC01														
FLIPH	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	O	Miles Okimura	CMS-08-06-SC02														
SLIPH	Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	O	Miles Okimura	CMS-08-05														
SLIPH	Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	O	Miles Okimura	CMS-08-05-SC01														
SLIPH	Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	O	Miles Okimura	CMS-08-05-SC02														
LIPH	Elevator Modernization of 16 at Various Oahu Locations (Const)	Okada Trucking Co., Ltd.	C	S	Miles Okimura	CMS-10-13													250,000	
LIPH	Elevator Modernization of 16 at Various Oahu Locations (Design)	Elevator Consulting Services	D	S	Miles Okimura	CMS-08-20										352,383				
LIPH	Elevator Modernization Phase II: 10 at Various Sites (Design)	For Planning Purposes Only	D	S												200,000				
LIPH	Elevator Modernization Phase III: 10 at Various Sites (Const)	For Planning Purposes Only	C	S																
LIPH	Elevator Repair and Maintenance at Various Sites Phase III (Const)	For Planning Purposes Only	C	S																
LIPH	Elevator Security Improvements at Various Sites Statewide (Const)	For Planning Purposes Only	C	S																
FLIPH	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Federal Projects) (Const)	Helber Hastert & Fee Planners	D	F	M. Kawamura	CMS-10-15		159,131		82,159										
LIPH	Generator Maintenance Services at Various Oahu Projects (Const)	Pacific Power Products	C	S/F	SChar Ibrahim	CMS-09-10														
	Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)	Willocks Construction Corp.	C	S	M. Kawamura	CMS-08-04														
37	Hale Aloha O'Puna ADA Units & Roof (Const)	For Planning Purposes Only	C	S/F	M. Kawamura					1,000,000										
37	Hale Aloha O'Puna ADA Units & Roof (Design)	M5 Architecture (Requires e)	D	S	M. Kawamura															
46	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)	Isemoto Contracting Co. Ltd	C	F	SChar Ibrahim	CMS-10-07			1,798,597											
46	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)	Koa Architects, LLC (KNG A)	D	S	SChar Ibrahim	CMS-08-18												5,000		
43	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Const)	For Planning Purposes Only	C	F																
43	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Design)	For Planning Purposes Only	D	F																
43	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)	Ushijima Architects, Inc.	D	F	Miles Okimura	CMS-06-14-SC02	4,762			88,749										
43	Hale Hookipa, Nani Olu, Reroofing (Const)	Stan's Contracting Inc.	C	F	Miles Okimura	CMS-09-13	2,252,504			21,830										
38	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Const)	For Planning Purposes Only	C	S																
38	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Design)	Group 70	D	S	Rose Churma	CMS-10-22														
30	Hale Laulima Major Mod (Const)	For Planning Purposes Only	C	F																
30	Hale Laulima Major Mod (Design)	For Planning Purposes Only	D	F																
38	Hale Nana Kai O'Kea Physical Improvement (Const)	For Planning Purposes Only	C	S																
38	Hale Nana Kai O'Kea Physical Improvement (Design)	Group 70	D	S	Rose Churma	CMS-10-22														
42	Hale Po'ai Building Improvements (Const)	Summit Construction, Inc.	C	S	LISC Izumi															1,564,393
42	Hale Po'ai Building Improvements (Design)	Architects Pacific, Inc.	D	S	LISC Izumi	CMS-08-17													43,908	
42	Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water fountain (Const)	For Planning Purposes Only	C	S																
31	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)	For Planning Purposes Only	C	S	Miles Okimura															100,000
31	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Design)	For Planning Purposes Only	D	S	Miles Okimura															30,000
42	Hoolulu and Kamalu Emergency Call System Repair (Const)	Teds Wiring	C	S	Miles Okimura	CMS-09-16														565,313
42	Hoolulu and Kamalu Emergency Call System Repair (Design)	Nakamura, Oyama and Associates	D	S	Miles Okimura	CMS-08-13														
38	Hui O Hanamaulu Physical Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer															
38	Hui O Hanamaulu Physical Improvements (Design)	Marc Ventura AIA LLC	D	S	Richard Speer															
33	Kaahumanu Homes, Reroofing (Const)	Arita-Poulson General Contractors	C	F	Richard Speer	CMS-10-19		2,018,300		178,173	104,140									
33	Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)	For Planning Purposes Only	C	F	Richard Speer															
39	Kahale Mua Federal Site & Reroof (Const)	For Planning Purposes Only	C	S	Richard Speer															300,000
39	Kahale Mua Federal Site & Reroof (Design)	Riecke Sunnland Kona Architects	D	S	Richard Speer													50,000		
39	Kahale Mua Federal Site Renovation of Existing Units (Const)	For Planning Purposes Only	C	S	Richard Speer															
39	Kahale Mua Federal Site Renovation of Existing Units (Design)	For Planning Purposes Only	D	S	Richard Speer															
39	Kahale Mua State Site & Bldg Mod (Const)	For Planning Purposes Only	C	S	Richard Speer															2,000,000
39	Kahale Mua State Site & Bldg Mod (Design)	Riecke Sunnland Kona Architects	D	S	Richard Speer															250,000
39	Kahekili Terrace Physical Improvements (Const)	F&H Construction	C	F	Richard Speer	CMS-10-11				5,259,289										
39	Kahekili Terrace Physical Improvements (Design)	Allana, Buick and Bers Inc.	D	S	Richard Speer	CMS-08-28														
39	Kahekili Terrace Tent Fumigation and Soil Treatment (Const)	SCndwich Isle Pest Solution	C	S	Richard Speer	CMS-09-12														70,418
39	Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant (Const)	Artistic Builders Corporation	C	S	Richard Speer	CMS-09-09														
39	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)	For Planning Purposes Only	C	S																
43	Kaimalino and Kealakehe Reroofing (Const)	Coastal Construction Inc.	C	F	Miles Okimura	CMS-10-01				1,915,750										
38	Kalaheo Homes Physical Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer															
38	Kalaheo Homes Physical Improvements (Design)	Group 70	D	S	Rose Churma	CMS-10-22														
34	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous (Const)	For Planning Purposes Only	C	S	SChar Ibrahim				350,000	1,050,000										
34	Kalakaua Homes Roof Improvements (Const)	Tory's Roofing	C	F	SChar Ibrahim	CMS-10-10				780,553										
34	Kalakaua Homes Roof Improvements (Design)	Architects Hawaii, Ltd.	D	S	SChar Ibrahim	CMS-09-18														301,836
35	Kalanihiua Reroofing and Elevator Lobby Improvements (Const)	ABC Seating, Inc. dba ABC	C	F	M. Kawamura	CMS-10-12				196,865										
35	Kalanihiua Reroofing and Elevator Lobby Improvements (Design)	WTN Architecture	D	S/F	M. Kawamura	CMS-09-17														53,187
31	Kalihi Valley Homes Community Center (Const)	For Planning Purposes Only	C	S	LISC Izumi															50,000
31	Kalihi Valley Homes Community Center (Design)	Clifford Projects Inc.	D	S	LISC Izumi	PO# 10K01950														28,000
31	Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall (Const)	For Planning Purposes Only	C	S	LISC Izumi															

Amp	PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	CMS #	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	Fully Obligated ARRA	FEDERAL CFP FUNDS Obligation Deadline	FEDERAL CFP FUNDS Obligation Deadline	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	Elevator Improvement s, S/W-Des	Elevator Improveme nts, S/W- Con	L/S CIP- Non-Routine R&M/Renov , S/W-Des	L/S CIP-Non-Routine R&M/Renov. S/W-Con	Waimanalo Homeless Shelter, Oahu-Pln
							717	718		719	720	3-09-SP-HI-026	3-09-SP-HI-026	09L0QU8	09L0QHS	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-07-417-K
31	Kalihi Valley Homes Emergency Design for Collapsed Rock Wall (Design)	GYA Architects, Inc.	D	S	LiSC Izumi	P.O.#11K00304														
31	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)	For Planning Purposes Only	C	F																
31	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	For Planning Purposes Only	D	F																
31	Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)	Pacific Architects Inc.	D	F	Wayne Nakamura	CMS-01-08														
31	Kalihi Valley Homes Phase IIIb Site and Dwelling Improvements (Const)	Index Builders Inc.	C	S/F	LiSC Izumi	CMS-08-30	165,016													
31	Kalihi Valley Homes Reconstruct Kalena Drive (Const)	For Planning Purposes Only	C	F																
31	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buil	For Planning Purposes Only	C	S	Glenn Sunakoda															800,000
31	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buil	For Planning Purposes Only	D	S	Glenn Sunakoda															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)	Rainforest G. Construction I	C	F	LiSC Izumi	CMS-09-15	3,084,084				1,563,593		380,000							35,000
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	GYA Architects, Inc.	D	S	LiSC Izumi	CMS-08-37														651,971
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	GYA Architects, Inc.	D	S	LiSC Izumi	CMS-08-37-SC01														13,848
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)	For Planning Purposes Only	C	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)	For Planning Purposes Only	D	F	LiSC Izumi									150,000						
31	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)	For Planning Purposes Only	C	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)	For Planning Purposes Only	D	F	LiSC Izumi															
31	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	GYA Architects, Inc.	D	F	Glenn Sunakoda	CMS-03-06	11,352													
33	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and F	For Planning Purposes Only	C																	
45	Kauhale O'Hanakahi, Repair of Septic Tank (Const)	For Planning Purposes Only	C		M. Kawamura						3,000									
44	Kauioakalani Reroof (Const)	For Planning Purposes Only	C	S																
44	Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)	For Planning Purposes Only	C	F																
38	Kawaiaehua (Federal) Exterior Improvements (Const)	For Planning Purposes Only	C	F	Richard Speer															
38	Kawaiaehua (Federal) Exterior Improvements (Design)	Richard Matsunaga & Assoc	D	F	Richard Speer	CMS-10-06														
38	Kawaiaehua (State) Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer															
38	Kawaiaehua (State) Improvements (Design)	Richard Matsunaga & Assoc	D	S	Rose Churma	CMS-10-06														
46	Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)	For Planning Purposes Only	C	S	SChar Ibrahim															
46	Ke Kumu Ekolu Painting of Vacant Units (Const)	For Planning Purposes Only	C	S	SChar Ibrahim															
46	Ke Kumu Ekolu Roofing & Interior Repairs (Const)	For Planning Purposes Only	C	S	SChar Ibrahim															
46	Ke Kumu Ekolu Roofing & Interior Repairs (Design)	For Planning Purposes Only	D	S	SChar Ibrahim															
43	Kealakehe LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines. S	For Planning Purposes Only	C	S	Marcel Audant															370,000
40	KPT Environmental Assessment of KPT Grounds for Chemical Agents (Desig	Enviroservices & Training C	D	S	LiSC Izumi	PO#11K00310,PO#11K00308														
40	KPT Structural Repairs at KPT (Const)	For Planning Purposes Only	C	S																215,000
40	KPT Structural Repairs at KPT (Design)	For Planning Purposes Only	D	S		P.O.#11K00330														30,000
40	KPT, Bathrooms ADA Compliant (Const)	For Planning Purposes Only	C	F	Miles Okimura															
40	KPT, Bathrooms ADA Compliant (Design)	For Planning Purposes Only	D	F	Miles Okimura															
40	KPT, Boilers 3 years maintenance	Starr & Co.	C	S		PO#09K01867, PO#11K00571														
40	KPT, Dry Standpipe Improvements (Const)	For Planning Purposes Only	C		Miles Okimura															
40	KPT, Dry Standpipe Improvements (Design)	For Planning Purposes Only	D		Miles Okimura															
40	KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)	For Planning Purposes Only	C	S	SChar Ibrahim	PO#														5,980
40	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Variou	Elevator Consulting Service	D	S	Glenn Sunakoda	CMS-07-16-SC01										247,979				
40	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Kone, Inc.	C	S	SChar Ibrahim	CMS-09-02											3,864,920			
40	KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground (Const)	For Planning Purposes Only	C	S																
40	KPT, Fire Alarm System (Both)	American Electric Co.	B	F	Miles Okimura	CMS-08-35	328,531													
40	KPT, Fire Alarm System Design (Both)	American Electric Co.	B	F	Miles Okimura	CMS-07-08														
40	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)	Bivens's Electric dba West (C	F	Marcel Audant	CMS-07-02								12,330						
40	KPT, Installation of New Security Camera System for Elevators (Const)	Security System Hawaii, Inc	C	S	Glenn Sunakoda															
40	KPT, Redevelopment of KPT and Kuhio Homes (Const)	Micheals Development Co.	C	S/F																1,000,000
40	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of 1	For Planning Purposes Only	C	F										20,000						
40	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of 1	For Planning Purposes Only	D	S																
40	KPT, Replace Hot Water Storage Tank (Const)	Doonwood Engineering, Inc.	C	S		PO#10K01978														
40	KPT, Replace Worn Out Boilers (Const)	Starr & Co.	C	F	SChar Ibrahim	PO#09K01478					39,539									
40	KPT, Reroofing Tower A (Const)	For Planning Purposes Only	C	S																1,100,000
40	KPT, Reroofing Tower B (Const)	Beachside Roofing LLC	C	F	Richard Speer	CMS-10-18					781,591									
40	KPT, Rezoning and Subdivision (Design)	For Planning Purposes Only	D																	
40	KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (Const)	For Planning Purposes Only	C	S																
40	KPT, Security Cameras (Elevator Cams) (Const)	For Planning Purposes Only	C	S	Miles Okimura															75,000
40	KPT, Security Cameras (Not Elevator Cams) (Const)	Diebold	C	F	Miles Okimura	CMS-10-02					660,028			12,820						
40	KPT, Sewer Repair Phase I (Const)	Bauske Environmental, Inc.	C	S		CMS-10-24														
40	KPT, Sewer Repair Phase II (Const)	For Planning Purposes Only	C	S/F																
40	KPT, Sewer Repair Phase III (Const)	For Planning Purposes Only	C																	
40	KPT, Sewer Repairs (Design)	Okahara & Associates	D	S	Marcel Audant	CMS-08-24														45,287
40	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)	For Planning Purposes Only	D																	
40	KPT, Upgrade Trash Chutes (Const)	Ikaika Builders, Inc.	C	F	Marcel Audant	CMS-09-05					1,260,573									
49	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance	O&M Enterprises	C	F	M. Kawamura	CMS-07-10														
49	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)	For Planning Purposes Only	C	S	M. Kawamura	CMS-10-23														852,000
49	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	The Limtiaco Consulting Gr	D	S	M. Kawamura	CMS-08-22														15,000

Amp	PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	CMS #	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	Fully Obligated ARRA	FEDERAL CFP FUNDS Obligation Deadline	FEDERAL CFP FUNDS Obligation Deadline	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	Elevator Improvement s, S/W-Des	Elevator Improveme nts, S/W-Con	L/S CIP-Non-Routine R&M/Renov S/W-Des	L/S CIP-Non-Routine R&M/Renov S/W-Con	Waimanalo Homeless Shelter, Oahu-Pln	
							717	718		719	720	3-09-SP-HI-025-i-09-SP-HI-025	09L0QU8	09L0QHS	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-07-417-K		
49	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	The Limtiaco Consulting Gr	D	S	M. Kawamura	CMS-08-22-SC01															
49	Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)	HECO	C	S	M. Kawamura																66,521
42	La'ioia Upgrade Fire Alarm System (Const)	Electech Hawaii, Inc.	C	S	M. Kawamura	CMS-09-07															
42	La'ioia Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	D	S	M. Kawamura	CMS-08-02															185,723
42	La'ioia Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	D	S	M. Kawamura	CMS-08-02-SC01															
	Lailani and Kealahou LCCC (Const)	Willcocks Construction Corp.	C	S	HHFDC	CMS-06-12-SC01															
FLIPH	Laiola, Tree Trimming Along California Avenue (Const)	For Planning Purposes Only	C	S	M. Kawamura																
37	Lanakila Homes - Renovation of Existing Buildings (Const)	For Planning Purposes Only	C																		
37	Lanakila Homes - Renovation of Existing Buildings (Design)	For Planning Purposes Only	D																		
37	Lanakila Homes Fair Housing Renovations (Const)	Alan Shintani, Inc.	C	S	M. Kawamura	CMS-10-20															1,745,349
37	Lanakila Homes Fair Housing Renovations (Design)	INK ARCH, LLC	D	S	M. Kawamura	CMS-08-23															
37	Lanakila Homes Physical Improvements Phase IIIA (Const)	Stan's Contracting Inc.	C	S/F	M. Kawamura	CMS-08-25															
37	Lanakila Homes Physical Improvements Phase IIIA (Energize Project) (Const)	HECO	C	S	M. Kawamura	PO# 09K00357															
37	Lanakila Homes, Demo of 31 Buildings Phase IIIB and IV (Const)		C		M. Kawamura																
37	Lanakila Homes, Phase II, III & IV (Design)	INK ARCH, LLC	D	F	M. Kawamura	CMS-01-09															475,000
37	Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installation (Const)		C		M. Kawamura																354,998
37	Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installation (Design)		D		M. Kawamura																
38	LCCC for Federal and State Projects on the Islands of Kauai (Const)	Koga Engineering & Constr	C	S/F	Rose Churma	CMS-10-26															
38	LCCC for Federal and State Projects on the Islands of Kauai (Const)	Goodfellow Bros., Inc.	C	S	Rose Churma	CMS-10-25									241,075	481,100					1,193,332
LIPH	LCCC for Federal and State Projects on the Islands of Maui (Const)	First Quality Building & Desi	C	S	Richard Speer	CMS-09-04															553,691
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	CMS-08-14															219,383
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	CMS-08-14-SC01															
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	CMS-08-14-SC02															
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	CMS-08-14-SC03															
LIPH	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealahou, Lailani, Noelani I	Okahara & Associates	D	S	M. Kawamura	CMS-06-04-SC02															87,327
LIPH	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealahou, Lailani, Noelani I	Okahara & Associates	D	S	M. Kawamura	CMS-06-04-SC05															92,144
37	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)	HELCO	D	S	M. Kawamura																37,100
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	CMS-09-19															57,918
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	CMS-09-19-SC01															2,783,408
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	CMS-09-19-SC02															7,564
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	CMS-09-19-SC03															424,126
37	Lokahi HazMat Abatement and Interior Renovation (Design)	CDS International	D	S	M. Kawamura	CMS-08-21															16,426
37	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr	CDS International	D	S	M. Kawamura	CMS-08-21-SC01															25,511
37	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr	CDS International	D	S	M. Kawamura	CMS-08-21-SC02															17,329
37	Lokahi LCCC Evaluation of Existing Tanks (Design)	For Planning Purposes Only	D	S	M. Kawamura																50,000
37	Lokahi LCCC Replacement of Existing Tanks (Const)		C		M. Kawamura																
37	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Owner: For Planning Purposes Only		C	S	M. Kawamura																
37	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)		C		M. Kawamura																
37	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)		D		M. Kawamura																
37	Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi (Const)		C		M. Kawamura																
44	Mailii II Type "C" Unit Repairs (Const)	For Planning Purposes Only	C	S																	
35	Makamae Investigation and Repairs (Design)	Wilson Okamoto Corp	D	F	Ed Morimoto	CMS-03-11															34,396
39	Makani Kai Hale Certificate of Occupancy	For Planning Purposes Only	D	F	LISC Izumi																12,000
39	Makani Kai Hale Physical Improvements (Const)	Artistic Builders Corporation	C	F	Richard Speer	CMS-10-08															1,629,267
39	Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	CMS-08-27															
39	Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	CMS-08-27-SC01															4,000
39	Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	CMS-08-27-SC02															
34	Makua Alii Exterior Painting (Const)	For Planning Purposes Only	C	S	SChar Ibrahim																
34	Makua Alii Structural and Spall Repairs 1st Phase (Const)	Hi-Tec Roofing, Inc. dba Hi	C	F	SChar Ibrahim	CMS-10-09															2,090,130
34	Makua Alii Structural and Spall Repairs 2nd Phase (Const)	For Planning Purposes Only	C	F	SChar Ibrahim																
34	Makua Alii Structural Investigation and Repairs (Design)	SSF International, Inc.	D	F	SChar Ibrahim	CMS-08-39															196,449
34	Makua Alii Upgrade and Replace Existing Booster Pump System (Const)	Doonwood Engineering, Inc.	C	S	SChar Ibrahim	CMS-09-06															409,171
32	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)	For Planning Purposes Only	C																		
32	Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)	For Planning Purposes Only	D	F																	
32	Mayor Wright Homes Reroofing (Const)	Hi-Tec Roofing, Inc. dba Hi	C	F		CMS-10-16															287,340
32	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B,	Mitsunaga & Associates, Inc	D	S	Richard Speer	CMS-09-01															
32	Mayor Wright Modernization - Ph 1 & 2 (Design)	For Planning Purposes Only	D	F																	
32	Mayor Wright Modernization - Ph 1 (Const)	For Planning Purposes Only	C																		
32	Mayor Wright Modernization - Ph 2 (Const)	For Planning Purposes Only	C																		
32	Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water	For Planning Purposes Only	C	S	Richard Speer																
32	Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water	For Planning Purposes Only	D	S	Richard Speer																
	Nakolea (Homeless Shelter) CMU Wall & Stair Repairs (Const)	For Planning Purposes Only	C	S																	30,000
	Nakolea (Homeless Shelter) Design-Build Renovation (Both)	CC Engineering and Constr	B	S		CMS-07-12															
	Nakolea and Weinberg Village Various Physical Improvements For Homeless	For Planning Purposes Only	C																		
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	CMS-08-03															
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	CMS-08-03-SC01															
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	CMS-08-03-SC02															
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	CMS-08-03-SC03															
43	Nani Olu Additional Parking (Const)	For Planning Purposes Only	C																		
43	Nani Olu Additional Parking (Design)	For Planning Purposes Only	D	F																	
46	Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating Fr	Society Contracting, LLC	C	F	Ed Morimoto	CMS-06-16															
37	Pahala ADA Units and Modernization (Const)	For Planning Purposes Only	C	F	M. Kawamura																
37	Pahala ADA Units and Modernization (Design)	For Planning Purposes Only	D	S	M. Kawamura																
37	Pahala Elderly Housing LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	CMS-06-09-SC01															7,696

Amp	PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	CMS #	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	Fully Obligated ARRA	FEDERAL CFP FUNDS Obligation Deadline	FEDERAL CFP FUNDS Obligation Deadline	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	Elevator Improvement s, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non-Routine R&M/Renov S/W-Des	L/S CIP-Non-Routine R&M/Renov S/W-Con	Waimanalo Homeless Shelter, Oahu-Pln	
							717	718		719	720										3-09-SP-HI-025-3-09-SP-HI-025
37	Pahala Rehabilitate 24 Units of Elderly Housing (Const)	For Planning Purposes Only	C	F																	
50	Palolo Valley Homes Physical Improvements (Design)	Clifford Projects Inc.	D	F	LiSC Izumi	CMS-10-17	543,439	2,089,728		1,553											
50	Palolo Valley Homes Physical Improvements Ph1 (Const)	For Planning Purposes Only	C	F	LiSC Izumi						2,000,000										
50	Palolo Valley Homes Physical Improvements Ph2 (Const)	For Planning Purposes Only	C	F																	
50	Palolo Valley Homes Physical Improvements Ph3 (Const)	For Planning Purposes Only	C	F																	
50	Palolo Valley Homes Physical Improvements Ph4 (Const)	For Planning Purposes Only	C	F																	
50	Palolo Valley Homes Security Screen Door Replacement (Const)	For Planning Purposes Only	C	S																	
34	Paoakalani (Const)	For Planning Purposes Only	D		SChar Ibrahim																
34	Paoakalani (Design)	For Planning Purposes Only	C		SChar Ibrahim																
PHA	PHA Wide CMS Support Services Technical SCLaries		C	F						200,000											
FLIPH	PHA Wide Type C Units (Const)	For Planning Purposes Only	C	F	LiSC Izumi					3,600,000											
PHA	PHA Wide Type C Units Group A (Design)	Mitsunaga & Associates, Inc	D	S	LiSC Izumi	CMS-10-14															
PHA	PHA Wide Type C Units Group B (Design)	GYA Architects, Inc.	D	S	LiSC Izumi																
SLIPH	Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)	Architects Hawaii, Ltd.	D	S	Marcel Audant	CMS-06-11															
39	Piilani Homes Physical Improvements (Const)	For Planning Purposes Only	C	F	Richard Speer																
39	Piilani Homes Physical Improvements (Design)	For Planning Purposes Only	D	S	Richard Speer																
37	Pomaikai ADA Units and Modernization (Const)	For Planning Purposes Only	C	F	M. Kawamura																
37	Pomaikai ADA Units and Modernization (Design)	Durrant Media Five	D	F	M. Kawamura						400,000										
31	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Const)	For Planning Purposes Only	C	S	Miles Okimura																
31	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Design)	Paul Louie & Associates, Inc	D	S	Miles Okimura																
31	Puahala Homes II, III & IV Abatement and Modernization (Construction)	For Planning Purposes Only	C	F																	
31	Puahala Homes II, III & IV Abatement and Modernization (Design)	For Planning Purposes Only	D	F																	
31	Puahala Homes Site Improvements (Const)	Global Speciality Contractor	C	S	LiSC Izumi	CMS-10-21															
31	Puahala Homes Site Improvements (Design)	Kim & Shiroma Engineers	D	S	LiSC Izumi	CMS-08-11													50,000		
37	Punahele, Replace Water Lines and Installation of Backflow Preventor (Const)		C		M. Kawamura																
37	Punahele, Replace Water Lines and Installation of Backflow Preventor (Design)		D		M. Kawamura																
35	Punchbowl Homes (CFP LIST) (Const)	For Planning Purposes Only	C																		
35	Punchbowl Homes (CFP LIST) (Design)	For Planning Purposes Only	D																		
30	Puuwai Momi Electrical System Repairs (Const)		C	F		PO# 09K01211				178,750											
30	Puuwai Momi W. Heater & Roof Impr. (Const)	For Planning Purposes Only	C																		
30	Puuwai Momi W. Heater & Roof Impr. (Design)	For Planning Purposes Only	D																		
30	Puuwai Momi, Electrical System Repairs (Const) I & II	Integrated Construction	C	F	Miles Okimura	CMS-09-14	2,134,851			34,709											
30	Puuwai Momi, Electrical System Repairs (Design)	Ronald N. S. Ho & Associat	D	S	Miles Okimura	CMS-08-15													148,774		
COCC	School St Bldg A Hazmat Abatement (Const)	For Planning Purposes Only	C	S	Glenn Sunakoda																
COCC	School St Bldg A Hazmat Abatement (Design)	Lou Chan & Associates	D	S	Glenn Sunakoda																
COCC	School Street Building G Reroof (Const)	For Planning Purposes Only	C	S	Richard Speer																
COCC	School Street Renovations, Building M (Both)	William Scotsman, Inc.	B	S	Miles Okimura	CMS-07-09															
30	SCIt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)	For Planning Purposes Only	C	S	Miles Okimura														218,229		
30	SCIt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)	Dr Awa & Associates	D	S	Miles Okimura																
30	SCIt Lake Apartments Bldg Improvements (Const)	For Planning Purposes Only	C	F	Miles Okimura																
30	Salt Lake Apartments Bldg Improvements (Design)	For Planning Purposes Only	D	S	Miles Okimura																
49	Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)	Doonwood Engineering, Inc.	D	S	M. Kawamura																
49	Wahiawa Terrace, Electrical (Const)	For Planning Purposes Only	C	F	Richard Speer																
49	Wahiawa Terrace, Re-roof (Const)	Hi-Tec Roofing, Inc. dba Hi	C	F	Richard Speer	CMS-10-16				589,277											
49	Wahiawa Terrace, Sewage Lift Station (Const)	O&M Enterprises	C	F	M. Kawamura	CMS-07-11															
49	Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heater	Doonwood Engineering, Inc.	C	S	M. Kawamura	CMS-09-08															
49	Wahiawa Terrace, Weatherproofing, Painting (Const)	For Planning Purposes Only	C	F	M. Kawamura																
49	Wahiawa Terrace, Weatherproofing, Painting (Design)	For Planning Purposes Only	D	F	M. Kawamura																
BLI 1406 Operations (may not exceed 20% of Grant)							2,578,479	2,522,747		2,416,488	2,477,847										
BLI 1408 Management Improvements							226,069	430,271		500,000	500,000										
BLI 1410 Administration (may not exceed 10% of Grant)							1,289,239	1,261,373	602,228	1,252,618	1,238,924										
BLI 1411 Audit										11,000											
BLI 1495.1 Relocation Costs								7,259													
BLI 1502 Contingency (may not exceed 8% of Grant)																					
STATE PUBLIC HOUSING SUBSIDY																					
Transfer Funds from B-07-416-K to B-07-415-K Con to Des		For Planning Purposes Only	B	S															1,002,574	(1,002,574)	
Transfer Funds from B-07-414-K to B-07-413-K Con to Des		For Planning Purposes Only	B	S																	
Transfer Funds from B-08-400-K to B-08-401-K Des to Con		For Planning Purposes Only	B	S												50,361	(50,361)				
Transfer Funds from B-08-403-K to B-08-402-K Con to Des		For Planning Purposes Only	B	S																	
Transfer Funds from B-09-409-K to B-09-410-K Con to Des		For Planning Purposes Only	B	S																	
APPROPRIATION							12,892,393	12,613,733	16,245,443	12,526,177	12,389,235	380,000	475,000	241,075	481,100	750,000	4,250,000	2,000,000	17,910,000	1,000	
ALLOTMENT																					
EXPENDED/BUDGET							12,892,393	12,613,733	16,245,443	12,526,177	12,389,235	380,000	475,000	241,075	481,100	800,361	4,139,142	3,002,574	16,907,426	0	
BALANCES							0	0	0	0	0	0	0	0	0	0	3,597	0	0	0	1,000

STATE/FEDERAL
CAPITAL PROJECTS

Waimanalo Homeless Shelter, Oahu-Des	HI Coalition/Christian Churches, Oahu-Con	HI Habitat For Humanity Assn, S/W-Con	Special Fund Operating RMS	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-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	Special Fund Operating RMS	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con	Special Fund Operating RMS	Totals	PROJECT TITLE
B-07-418-K	B-07-419-K	B-07-420-K	B-08-311-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	B-10-000-K	B-10-xxx-K	B-10-xxx-K	B-11-020-K		Project Title
														434,253	2008 Physical Needs Assessment (PNA) Federal Projects (Design)
														5,518,324	ADA Compliance for Various Federal Projects (Const)
						395,000								395,000	ADA Compliance for Various Federal Projects (Design)
											2,000,000			2,000,000	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, Kauioakalani, Kauai
														0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, 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)
													4,568	114,168	Elevator Maintenance Service for Various State-Funded Projects (Const)
														107,681	Elevator Maintenance Service for Various State-Funded Projects (Const)
														111,988	Elevator Maintenance Service for Various State-Funded Projects (Const)
														3,725,203	Elevator Modernization of 16 at Various Oahu Locations (Const)
					35,028									400,996	Elevator Modernization of 16 at Various Oahu Locations (Design)
														200,000	Elevator Modernization Phase II: 10 at Various Sites (Design)
							1,500,000							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 (Const)
														241,290	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Facilities)
														118,108	Generator Maintenance Services at Various Oahu Projects (Const)
														752,949	Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)
														2,400,000	Hale Aloha O'Puna ADA Units & Roof (Const)
							140,000					1,400,000		140,000	Hale Aloha O'Puna ADA Units & Roof (Design)
														1,798,597	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)
														260,932	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
														666,185	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)
														2,274,334	Hale Hookipa, Nani Olu, Reroofing (Const)
														647,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure
														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	Hale Nana Kai O'Kea Physical Improvement (Const)
														195,218	Hale Nana Kai O'Kea Physical Improvement (Design)
														1,564,393	Hale Po'ai Building Improvements (Const)
														362,322	Hale Po'ai Building Improvements (Design)
														65,000	Halia Hale Reroof, Lights, Mechanical Repairs (R&M-elevator shaft, water fountain)
														150,000	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)
														70,000	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)
														700,000	Hui O Hanamaulu Physical Improvements (Const)
														80,000	Hui O Hanamaulu Physical Improvements (Design)
														2,300,613	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)
														0	Kahale Mua Federal Site Renovation of Existing Units (Design)
														1,200,000	Kahale Mua State Site & Bldg Mod (Const)
														3,200,000	Kahale Mua State Site & Bldg Mod (Design)
														250,000	Kahale Mua State Site & Bldg Mod (Design)
														5,259,289	Kahekili Terrace Improvements (Const)
														435,863	Kahekili Terrace Physical Improvements (Design)
														138,547	Kahekili Terrace Tent Fumigation and Soil Treatment (Const)
														150,631	Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant units
														0	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)
														1,915,750	Kaimalino and Kealakehe Reroofing (Const)
														720,000	Kalaheo Homes Physical Improvements (Const)
														195,218	Kalaheo Homes Physical Improvements (Design)
														1,630,000	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous
														780,553	Kalakaua Homes Roof Improvements (Const)
														499,303	Kalakaua Homes Roof Improvements (Design)
														196,865	Kalanihuia Reroofing and Elevator Lobby Improvements (Const)
														53,187	Kalanihuia Reroofing and Elevator Lobby Improvements (Design)
														50,000	Kalihi Valley Homes Community Center (Const)
														28,000	Kalihi Valley Homes Community Center (Design)
														1,000,000	Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall (Const)

Walmanalo Homeless Shelter, Oahu-Des	HI Coalition/Christian Churches, Oahu-Con	HI Habitat For Humanity Assn, S/W-Con	General Fund Operating PMS-220	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	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 PMS-220	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con	General Fund Operating PMS-220	Totals	PROJECT TITLE
B-07-418-K	B-07-419-K	B-07-420-K	B-08-311-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	B-10-020-K	B-10-xxx-K	des-10-xxx-K	con-10-020-K		Project Title
						109,834								109,834	Kalihi Valley Homes Emergency Design for Collapsed Rock Wall (Design)
														0	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)
														0	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)
														59,016	Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)
														5,920,516	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
														200,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building
						165,000								5,027,677	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)
														883,202	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)
														0	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Rodent
														3,000	Kauhale O'Hanakahi, Repair of Septic Tank (Const)
							378,000							378,000	Kauialani Type Reroof (Const)
														0	Kauialani Reroof, Paint, Interior Repairs Including Termites (Const)
														2,000,000	Kawailehua (Federal) Exterior Improvements (Const)
														264,607	Kawailehua (Federal) Exterior Improvements (Design)
														1,200,000	Kawailehua (State) Improvements (Const)
														206,454	Kawailehua (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)
														370,000	Kealahou LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines. See
														11,728	Environmental Assessment of KPT Grounds for Chemical Agents (Design)
														215,000	KPT Structural Repairs at KPT (Const)
														30,000	KPT Structural Repairs at KPT (Design)
														0	KPT, Bathrooms ADA Compliant (Const)
														0	KPT, Bathrooms ADA Compliant (Design)
														0	KPT, Boilers 3 years maintenance Const)
														0	KPT, Dry Standpipe Improvements (Const)
														0	KPT, Dry Standpipe Improvements (Design)
														5,980	KPT Elevator Modernization (6) Abatement for cars 1,2,4,5 position indicators (C
														964,221	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various S
														2,334	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)
														0	KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground (
														1,578,918	KPT, Fire Alarm System (Both)
														19,400	KPT, Fire Alarm System Design (Both)
														207,227	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)
														24,217	KPT, Installation of New Security Camera System for Elevators (Const)
														35,305	KPT, Installation of New Security Camera System for Elevators (Const)
														3,000,000	KPT, Redevelopment of KPT and Kuhio Homes (Const)
														20,000	KPT, Remove and Replace Lobby Roof Towers A & B. Selective patching of Tow
														0	KPT, Remove and Replace Lobby Roof Towers A & B. Selective patching of Tow
														0	KPT, Replace Hot Water Storage Tank (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)
														0	KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (Cor
														75,000	KPT, Security Cameras (Elevator Cams) (Const)
														672,848	KPT, Security Cameras (Not Elevator Cams) (Const)
														253,428	KPT, Sewer Repair Phase I (Const)
														4,000,000	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)
														36,204	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (Co
														144,850	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
														852,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
														262,107	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)

Waimanalo Homeless Shelter, Oahu-Des	HI Coalition/Christian Churches, Oahu-Con	HI Habitat For Humanity Assn, S/W-Con	Capital Fund Operating M&S-201	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	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	Capital Fund Operating M&S-201	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con	Capital Fund Operating M&S-201	Totals	PROJECT TITLE
B-07-418-K	B-07-419-K	B-07-420-K	S-08-311-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	B-10-020-K	B-10-xxx-K	B-10-xxx-K	B-11-020-K		
							244,892		12,753		4,332			66,521	Kupuna Home O'Waiialua, Sewage Treatment Plant Improvements (Design)
														4,332	Kupuna Home O'Waiialua, Transformer Replacement and Maintenance (Const)
														185,723	La'iola Upgrade Fire Alarm System (Const)
														36,307	La'iola Upgrade Fire Alarm System (Design)
														0	La'iola Upgrade Fire Alarm System (Design)
														2,904,302	Lailani and Kealakehe LCCC (Const)
													30,000	30,000	Tree Trimming at Various Sites Statewide (Const)
														0	Lanakila Homes - Renovation of Existing Buildings (Const)
														0	Lanakila Homes - Renovation of Existing Buildings (Design)
														1,745,349	Lanakila Homes Fair Housing Renovations (Const)
														273,349	Lanakila Homes Fair Housing Renovations (Design)
														6,025,782	Lanakila Homes Physical Improvements Phase IIIa (Const)
														92,331	Lanakila Homes Physical Improvements Phase IIIa (Energize Project) (Const)
														2,006,363	Lanakila Homes, Demo of 31 Buildings Phase IIIB and IV (Const)
														354,998	Lanakila Homes - Phase II, III & IV (Design)
														0	Lanakila, Site Clearing, Securing Existing Buildings and Fence Installation (Const)
														0	Lanakila, Site Clearing, Securing Existing Buildings and Fence Installation (Design)
														1,915,507	LCCC for Federal and State Projects on the Islands of Kauai (Const)
														553,691	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)
														87,327	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 and
														37,100	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I and
													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)
														424,126	Lokahi HazMat Abatement and Interior Renovation (Const)
														16,426	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 LCCC Replacement of Existing Tanks (Const)
														0	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Ownershi
														0	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)
														0	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)
														30,000	Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi (Const)
														0	Mali II Type "C" Unit Repairs (Const)
														99,225	Makamae Investigation and Repairs (Const)
														12,000	Makani Kai Hale Certificate of Occupancy
														1,629,267	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)
														0	Makua Aiii Exterior Painting (Const)
														2,090,130	Makua Aiii Structural and Spall Repairs (Const)
														2,000,000	Makua Aiii Structural and Spall Repairs 2nd Phase (Const)
														832,506	Makua Aiii Structural Investigation and Repairs (Design)
														63,979	Makua Aiii 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)
														389,340	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 Instant on Hot Water He
														30,000	30,000 Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water He
														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
														1,000,000	Pahala ADA Units and Modernization (Const)
														100,000	Pahala ADA Units and Modernization (Design)
														375,362	Pahala Elderly Housing LCCC (Const)

Waimanalo Homeless Shelter, Oahu-Des	HI Coalition/Christian Churches, Assn, S/W-Con	HI Habitat For Humanity Assn, S/W-Con	General Fund Operating HMS	Elevator Improvements, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-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	LS CIP Non-Routine R&M/Renov, S/W Des	LS CIP Non-Routine R&M/Renov, S/W Con	General Fund Operating HMS	Totals	PROJECT TITLE		
B-07-418-K	B-07-419-K	B-07-420-K	B-08-311-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	B-10-020-K	B-10-xxx-K	B-10-xxx-K	B-10-020-K		Project Title		
														0	Pahala Rehabilitate 24 Units of Elderly Housing		
														2,634,720	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)		
														0	Paoakalani (Const)		
														0	Paoakalani (Design)		
														296,217	PHA Wide CMS Support Services Technical SClaries		
														3,600,000	PHA Wide Type C Units (Const)		
						251,541								251,541	PHA Wide Type C Units Group A (Design)		
						443,707								443,707	PHA Wide Type C Units Group B (Design)		
														280,000	Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)		
														1,400,000	Piilani Homes Physical Improvements (Const)		
											140,000			140,000	Piilani Homes Physical Improvements (Design)		
														0	Pomaikai ADA Units and Modernization (Const)		
														400,000	Pomaikai ADA Units and Modernization (Design)		
														0	Puahala Homes Ib Abatement and Modernization Buildings 4,5,6 (Const)		
														0	Puahala Homes Ib Abatement and Modernization Buildings 4,5,6 (Const)		
														0	Puahala Homes II, III & IV Abatement and Modernization (Const)		
								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)		
														0	Punahale, Replace Water Lines and Installation of Backflow Preventor (Const)		
														0	Punahale, Replace Water Lines and Installation of Backflow Preventor (Design)		
														0	Punchbowl Homes (CFP LIST) (Const)		
														0	Punchbowl Homes (CFP LIST) (Design)		
														209,138	Puuwai Momi Electrical System Repairs (Const)		
														0	Puuwai Momi W. Heater & Roof Impr. (Const)		
														0	Puuwai Momi W. Heater & Roof Impr. (Design)		
														2,169,560	Puuwai Momi, Electrical System Repairs (Const) I & II		
														179,813	Puuwai Momi, Electrical System Repairs (Design)		
												1,600,000		1,600,000	School St Bldg A Hazmat Abatement (Const)		
						192,000								192,000	School St Bldg A Hazmat Abatement (Design)		
														0	School Street Building G Reroof (Const)		
		10,502												621,202	School Street Renovations, Building M (Both)		
														1,443,781	SCIt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)		
					150,000	1,225,552								150,000	SCIt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)		
														2,500,000	SCIt Lake Apartments Bldg Improvements (Const)		
														450,000	SCIt Lake Apartments Bldg Improvements (Design)		
													24,660	24,660	Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)		
														0	Wahiawa Terrace, Electrical (Const)		
														636,277	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)		
														24,983,235	BLI 1406 Operations (may not exceed 20% of Grant)		
														3,127,707	BLI 1408 Management Improvements		
														12,734,233	BLI 1410 Administration (may not exceed 10% of Grant)		
														11,000	BLI 1502 Contingency (may not exceed 8% of Grant)		
														7,259	BLI 1411 Audit		
										3,235,832				3,235,832	STATE PUBLIC HOUSING SUBSIDY		
														0	Transfer Funds from B-07-416-K to B-07-415-K Con to Des		
														0	Transfer Funds from B-07-414-K to B-07-413-K Con to Des		
														0	Transfer Funds from B-08-400-K to B-08-401-K Des to Con		
														0	Transfer Funds from B-08-403-K to B-08-402-K Con to Des		
														0	Transfer Funds from B-09-409-K to B-09-410-K Con to Des		
299,000	250,000	300,000	10,194,240		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	310,868,596	APPROPRIATION	
					185,028	6,224,972	3,468,753	6,531,248	1,425,840	6,487,160							ALLOTMENT
0	0	0	3,190,983	58,300	185,028	6,224,972	3,468,752	6,531,247	1,426,334	6,487,160	4,405,076	2,270,000	6,800,000	95,432	287,815,136	EXPENDED/BUDGET	
299,000	250,000	300,000	7,003,257	(58,300)	0	(0)	0	0	(494)	0	9,480	(1,770,000)	(2,800,000)	4,319,124	22,939,209	BALANCES	

LARGE CAPACITY CESSPOOL CONVERSION, HPHA

(prepared 10/21/2010)

Group 2--All @ Big Island		# CPs	Status as of 10/21/10
1	KAIMALINO Kailua-Kona	6	Awaiting completion of County sewer services; Permit processing under Okahara (OA) contract
2	KEALAKEHE Kailua-Kona	16	Sewer connections & backfilling require 2-3 mos; Permit processing/reports under OA contract
3	LA'ILANI Kailua-Kona	66	in progress with DAGS/HHFDC; retained OA as consultant
4	HAWAII MONTESSORI Kailua-Kona	2	in progress with DAGS/HHFDC; retained OA as consultant
5	JACK HALL Kailua-Kona	13	in progress with DAGS/HHFDC; retained OA as consultant
Total		103	CP-- Cesspools

Group 1 @ Big Island		# CPs	Status as of 10/21/10
6	NOELANI 1 Kamuela	3	UIC applications submitted to HPHA for signature, upon return it will be submitted to DOH
7	NOELANI II Kamuela	7	5 cesspools considered as injection wells; 1 was abandoned; same status as Noelani I
8	HALE ALOHA O PUNA (E) Keeau	6	awaiting UIC file number so IWS construction report and related UIC & LCC reports filed
9	HALE HOOKIPA (E) Kealahou	10	awaiting UIC file number so IWS construction report and related UIC & LCC reports to file on 10/22.
10	NANI OLU (E) Kealahou	8	All done
11	NANI O PUNA Pahoa	4	OA preparing IWS Construction Reports
12	HALAULA TC Kapaa	3	All done
13	KA'U TC Pahala	2	All done
14	WAIMEA TC Kamuela	1	Awaiting written approval to operate IWS to complete all required documentation
15	HONOKAA TC Honokaa	1	All done

**** Items # 6 - 15 on-site work all done 45 UIC -- Underground Injection Control; IWS-- Individual Wastewater System**

Group 1 @ Kauai		# CPs	Status as of 10/21/10
16	HALE HOOLULU (E) Kilauea	2	on-site construction scheduled for 12/2010 per Goodfellow Bros. completion on 2/28/10
17	KALAHEO Kalaheo	5	15% complete; awarded to Goodfellow Bros; expected completion on 12/2/10
18	KEKAHA HA'AHEO Kekaha	72	25% complete; awarded to Koga Engineering; completion date accelerated to 2/23/10
		79	(AECOM Pacific Inc. is Consultant of Record for Kauai projects)

Group 1 @ Maui		# CPs	Status as of 10/21/10
19	HANA 'B' TC Hana	1	All done
20	WAKIU 'A - E' TC Hana	2	All done
		3	(AECOM Pacific Inc. is Consultant of Record for Maui projects)
Total for Group 1		127	

Others not on EPA List (but in Marcel's report requiring cesspool conversion)			
a	Lokahi Housing	N.A.	OA negotiating a Supplemental Contract for 3 existing buildings not part of original scope
b	Hale Hauoli Housing	5	Awaiting connection to County sewer line
c	Pahala Elderly Housing	N.A.	All done

**BUDGET COMPARISON
HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL**

	Agency Budget for Month of Aug 2010	Actual for Month of Aug 2010	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)
Projected Revenue							
Dwelling Rental Income	1,556,894	1,587,337	30,443	2%	3,080,469	3,108,784	(28,315)
Non- Dwelling Rental Income	0	0	0	0%	0	0	0
Total Rental Income	1,556,894	1,587,337	30,443	2%	3,080,469	3,108,784	(28,315)
HUD Operating Subsidies	5,281,427	5,535,101	253,674	5%	10,986,957	10,042,802	944,156
Hud Grant Income	0	0	0	0%	0	0	0
COCC Fee Income	19,166	85,488	66,322	346%	466,641	608,375	(141,734)
General Fund	87,458	0	(87,458)	-100%	262,378	271,769	(9,391)
Other Grant Income	0	0	0	0%	0	0	0
Other Income	334,605	258,776	(75,829)	-23%	519,363	597,229	(77,866)
Total Other Income	5,722,656	5,879,365	156,709	3%	12,235,339	11,520,175	(715,164)
Total Operating Income	7,279,550	7,466,702	187,152	3%	15,315,808	14,628,959	686,849
Projected Expenses							
Management Fees	256,903	322,748	(65,845)	-26%	648,137	588,982	59,155
Bookkeeping Fees	51,636	54,739	(3,103)	-6%	108,970	114,733	(5,763)
Asset Management Fees	4,080	0	4,080	100%	0	0	0
Housing Assistance Payments	3,617,175	3,723,004	(105,829)	-3%	7,366,404	7,149,122	217,282
Administration	1,275,215	776,071	499,144	39%	1,609,797	1,907,765	(297,968)
Tenant Services	38,520	30	38,490	100%	3,047	8,790	(5,743)
Maintenance	734,732	1,178,961	(444,229)	-60%	2,527,399	2,353,750	173,649
Utilities	1,032,208	1,302,750	(270,542)	-26%	2,392,824	1,624,383	768,441
All Other Expenses	1,134,693	592,315	542,378	48%	1,730,448	2,389,013	(658,565)
Total Operating Expenses	8,145,162	7,950,619	194,543	2%	16,387,026	16,136,538	250,488
Net Operating Income	(865,612)	(483,918)	381,694	-44%	(1,071,218)	(1,507,579)	436,361

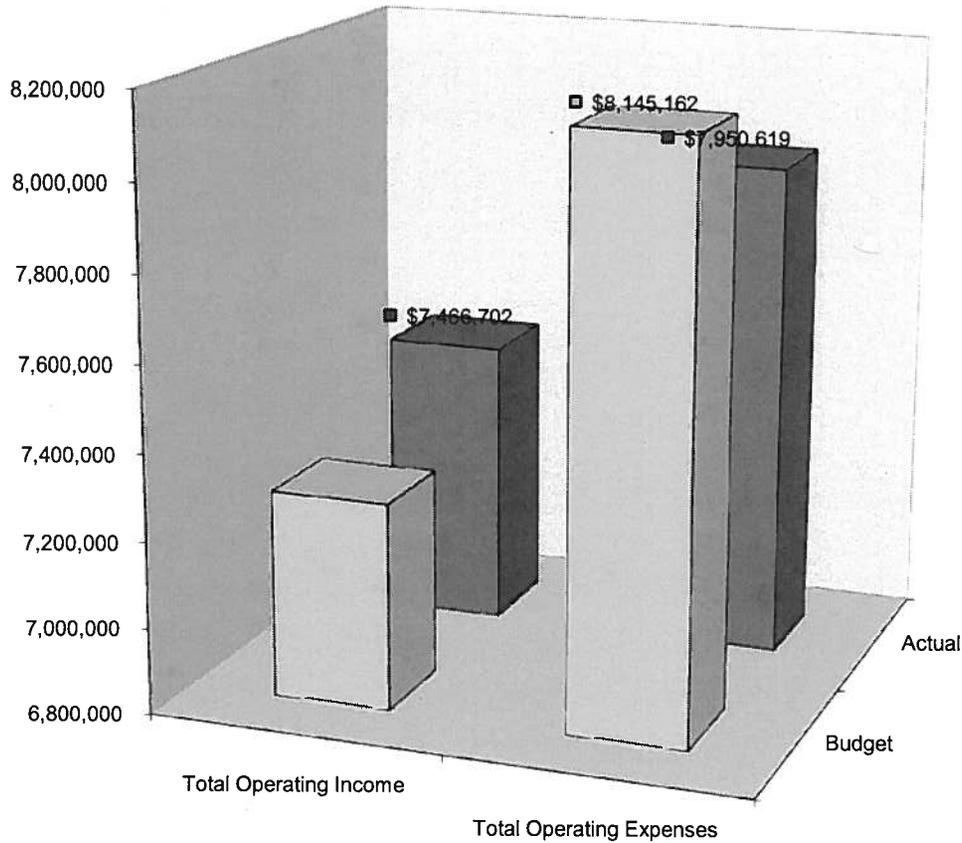
*No budget amount set for COCC Fee Income

*Property Management Fees increased from \$51.11 to \$58.01

*Non-cash item of Depreciation not reflected in budget or actual figures

Dollars

Hawaii Public Housing Authority
August 31, 2010 Budget VS Actual



	Total Operating Income	Total Operating Expenses
□ Budget	7,279,550	8,145,162
■ Actual	7,466,702	7,950,619

The bar graph above is a summary comparison of the Hawaii Public Housing Authority's Total Income and Expenses against the Agency's approved budget for the month of August 2010.

Total Operating Income: As illustrated in the chart above, HPHA estimated total operating income for August 2010 at \$7,279,550. However, actual operating income collected by the agency was \$7,466,702. This is a 3% increase from the budget projection.

Total Operating Expenses: As illustrated in the chart above, HPHA estimated total operating income for August 2010 at \$8,145,162. However, actual operating expenses incurred by the agency was \$7,950,619. This indicates HPHA spent 2% less than originally projected for the month.

**G/L BUDGET COMPARISON REPORT
FEDERAL LOW RENT PROGRAM
AS OF AUGUST 31, 2010**

INCOME ACCOUNTS	Fiscal Year 2011 - August 2010			2009 Actual
	Budget	Actual	Variance	Aug-09
AMP 30 Net Tenant Rental Revenue	143,113.00	138,456.00	3%	142,718.00
AMP 31 Net Tenant Rental Revenue	82,329.00	86,367.10	-5%	77,334.19
AMP 32 Net Tenant Rental Revenue	103,047.00	98,642.87	4%	99,578.35
AMP 33 Net Tenant Rental Revenue	91,068.00	86,571.30	5%	87,282.11
AMP 34 Net Tenant Rental Revenue	130,437.00	130,932.00	0%	124,591.94
AMP 35 Net Tenant Rental Revenue	140,926.00	139,337.40	1%	135,629.07
AMP 37 Net Tenant Rental Revenue	56,317.00	63,549.30	-13%	61,533.01
AMP 38 Net Tenant Rental Revenue	77,794.00	84,746.00	-9%	68,192.00
AMP 39 Net Tenant Rental Revenue	42,281.00	41,755.00	1%	44,837.00
AMP 40 Net Tenant Rental Revenue	254,083.00	242,136.00	5%	244,760.94
AMP 43 Net Tenant Rental Revenue	37,585.00	40,547.00	-8%	45,888.00
AMP 44 Net Tenant Rental Revenue	39,871.00	48,864.00	-23%	29,691.00
AMP 45 Net Tenant Rental Revenue	64,728.00	61,503.00	5%	65,639.40
AMP 46 Net Tenant Rental Revenue	14,069.00	14,995.00	-7%	16,982.99
AMP 49 Net Tenant Rental Revenue	37,061.00	36,396.00	2%	42,360.00
AMP 50 Net Tenant Rental Revenue	21,633.00	25,669.00	-19%	21,251.00
TOTAL OF INCOME ACCOUNTS	\$ 1,336,342.00	\$ 1,340,466.97		\$ 1,308,269.00

*Highlights:

As illustrated in the report above, August 2010 revenue received from rents collected in the Federal Low Rent program when compared to August 2009 rents collected indicates an increase in rents collected by 3% (Increase in income by \$33,197.97)

August 2010 rental revenue	\$ 1,340,466.97	
August 2009 rental revenue	<u>1,308,269.00</u>	
	<u>\$ 32,197.97</u>	2%

Revenue budgeted for August 2010 was projected to be 2% higher than previous year actual (August Fiscal Year 2009) however, the actual result was a slight increase in revenue income by 31th of a percent.

Budgeted August 2010 rental revenue	\$ 1,336,342.00	
August 2009 rental revenue	<u>1,308,269.00</u>	
	<u>\$ 28,073.00</u>	2%

August 2010 rental revenue	\$ 1,340,466.97	
Budget August 2010 rental revenue	<u>1,336,342.00</u>	
	<u>\$ 4,124.97</u>	0.31%

*It is important to note that although the increase in rents collected is thirty-oneth of a percent, this is a substantial indicator when compared to July 2010 rents collected.

July 2010 rental revenue	\$ 1,246,477.73	
Budgeted July 2010 rental revenue	<u>1,336,342.00</u>	
	<u>\$ (89,864.27)</u>	-7%

In July the difference in projected revenue and actual rents collected indicated an 7% drop (\$89,864.27). However, in August 2010 the projected revenue and actual rents increased slightly by 31th of a percent. This means that there has been an increase in rents collected by 7.31%. The reasons behind this increase could be due to an aggressive rent collection policy, more units brought online, or an increase in tenant occupancy. The actual reasons behind this increase should be addressed to the Property Management and Maintenance Branch.

**BUDGET COMPARISON
FEDERAL LOW RENT PROGRAM**

	Federal Low Rent Prog Budget for Month of Aug 2010	Actual for Month of Aug 2010	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
Projected Revenue								
Dwelling Rental Income	1,336,342	1,340,487	4,145	0%	2,586,945	2,626,131	(39,187)	-2%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
Total Rental Income	1,336,342	1,340,487	4,145	0%	2,586,945	2,626,131	(39,187)	-2%
HUD Operating Subsidies	1,708,087	1,825,417	117,330	7%	3,590,833	3,697,410	(106,577)	-3%
Hud Grant Income	0	0	0	0%	0	0	0	0%
COCC Fee Income	0	0	0	0%	0	0	0	0%
General Fund	0	0	0	0%	0	0	0	0%
Other Grant Income	0	0	0	0%	0	0	0	0%
Other Income	44,397	78,835	34,438	78%	130,156	126,724	3,432	3%
Total Other Income	1,752,484	1,904,251	151,767	9%	3,720,989	3,824,133	(103,144)	-3%
Total Operating Income	3,088,826	3,244,738	155,912	5%	6,307,934	6,450,265	(142,331)	-2%
Projected Expenses								
Management Fees	197,293	256,640	(59,347)	-30%	515,106	462,117	52,990	10%
Bookkeeping Fees	32,701	36,311	(3,610)	-11%	71,575	74,475	(2,900)	-4%
Asset Management Fees	4,080	0	4,080	100%	0	0	0	0%
Housing Assistance Payments	0	0	0	0%	0	0	0	0%
Administration	399,208	293,525	105,683	26%	641,940	720,790	(78,850)	-12%
Tenant Services	10,520	30	10,490	100%	3,047	8,750	(5,703)	-187%
Maintenance	589,941	928,696	(338,755)	-57%	2,082,138	1,841,947	240,191	12%
Utilities	888,094	1,133,948	(245,854)	-28%	2,101,062	1,351,034	750,028	36%
All Other Expenses	1,040,451	321,946	718,505	69%	1,267,177	1,982,273	(715,096)	-56%
Total Operating Expenses	3,162,288	2,971,097	191,191	6%	6,682,047	6,441,386	240,661	4%
Net Operating Income	(73,462)	273,641	347,103	-472%	(374,113)	8,878	(382,991)	102%

**BUDGET COMPARISON
STATE LOW RENT PROGRAM**

	State Low Rent Prog Budget for Month of Aug 2010	Actual for Month of Aug 2010	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
Projected Revenue								
Dwelling Rental Income	70,888	82,198	11,310	16%	164,435	162,523	1,912	1%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
Total Rental Income	70,888	82,198	11,310	16%	164,435	162,523	1,912	1%
HUD Operating Subsidies	0	1,437	1,437	0%	3,332	1,578	1,754	53%
Hud Grant Income	0	0	0	0%	0	0	0	0%
COCC Fee Income	0	0	0	0%	0	0	0	0%
General Fund	0	0	0	0%	0	0	0	0%
Other Grant Income	0	0	0	0%	0	0	0	0%
Other Income	0	4,473	4,473	0%	7,481	4,286	3,194	43%
Total Other Income	0	5,910	5,910	0%	10,812	5,864	4,948	46%
Total Operating Income	70,888	88,108	17,220	24%	175,248	168,387	6,861	4%
Projected Expenses								
Management Fees	10,788	13,342	(2,554)	-24%	26,511	23,562	2,949	11%
Bookkeeping Fees	1,581	1,725	(144)	-9%	3,428	3,458	(30)	-1%
Asset Management Fees	0	0	0	0%	0	0	0	0%
Housing Assistance Payments	0	0	0	0%	0	0	0	0%
Administration	31,568	25,190	6,378	20%	46,097	23,702	22,395	49%
Tenant Services	0	0	0	0%	0	0	0	0%
Maintenance	39,465	69,180	(29,715)	-75%	122,271	80,856	41,415	34%
Utilities	52,345	69,010	(16,665)	-32%	118,676	114,526	4,151	3%
All Other Expenses	13,310	34,007	(20,697)	-156%	68,878	71,839	(2,961)	-4%
Total Operating Expenses	149,057	212,455	(63,398)	-43%	385,860	317,941	67,919	18%
Net Operating Income	(78,169)	(124,347)	(46,178)	59%	(210,612)	(149,554)	(61,058)	29%

BUDGET COMPARISON STATE ELDERLY PROGRAM

	State Elderly Prog Budget for Month of Aug 2010	Actual for Month of Aug 2010	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
Projected Revenue								
Dwelling Rental Income	149,664	164,652	14,988	10%	329,089	320,130	8,959	3%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
Total Rental Income	149,664	164,652	14,988	10%	329,089	320,130	8,959	3%
HUD Operating Subsidies	0	0	0	0%	0	0	0	0%
Hud Grant Income	0	0	0	0%	0	0	0	0%
COCC Fee Income	0	0	0	0%	0	0	0	0%
General Fund	0	0	0	0%	0	0	0	0%
Other Grant Income	0	0	0	0%	0	0	0	0%
Other Income	4,647	4,560	(87)	-2%	9,492	6,295	3,197	34%
Total Other Income	4,647	4,560	(87)	-2%	9,492	6,295	3,197	34%
Total Operating Income	154,311	169,212	14,901	10%	338,581	326,425	12,156	4%
Projected Expenses								
Management Fees	26,651	32,834	(6,183)	-23%	65,783	58,061	7,722	12%
Bookkeeping Fees	3,496	4,245	(749)	-21%	8,505	8,520	(15)	0%
Asset Management Fees	0	0	0	0%	0	0	0	0%
Housing Assistance Payments	0	0	0	0%	0	0	0	0%
Administration	71,826	21,475	50,351	70%	31,129	(36,585)	67,713	218%
Tenant Services	0	0	0	0%	0	0	0	0%
Maintenance	12,878	92,677	(79,799)	-620%	150,894	193,668	(42,774)	-28%
Utilities	83,780	89,526	(5,746)	-7%	162,774	149,940	12,833	8%
All Other Expenses	42,813	125,517	(82,704)	-193%	260,755	255,019	5,737	2%
Total Operating Expenses	241,444	366,274	(124,830)	-52%	679,840	628,624	51,216	8%
Net Operating Income	(87,133)	(197,061)	(109,928)	126%	(341,260)	(302,200)	39,060	-11%