

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
November 18, 2010
9:15 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

Regular Meeting, October 21, 2010
Executive Session, October 21, 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 Adopt Board Resolution No. 31, Expressing Appreciation to Mr. Henry Oliva, Deputy Director of the Department of Human Services
- B. Motion: To Adopt Board Resolution No. 32, Expressing Appreciation to Ms. Linda Smith, Senior Policy Advisor to the Office of the Governor
- C. Motion: To Approve the Appointment of Ms. Sylvia Wilmeth to the Oahu Eviction Board For a Two Year Term Expiring on November 31, 2012
- E. Motion: To Adopt the Hawaii Public Housing Authority's Policy on Non-Violence in the Workplace
- F. Motion: To Authorize the Executive Director to Enter Into a Lease Agreement With Abandoned and Feral Cat Friends, aka CatFriends, For Use of Building J at 1002 North School Street, Honolulu

- G. Motion: To Adopt Board Resolution No. 33, To Authorize the Executive Director to Execute Any and All Contracts and Required Legal Documents Related to the Mixed Finance Redevelopment Project at Kuhio Park Terrace and Kuhio Homes
- H. Motion: To Adopt Resolution No. 34, to Ratify all Past Actions of the Hawaii Public Housing Authority (“HPHA”) and HPHA’s Executive Director Concerning the Sale of Banyan Street Manor Apartments to Banyan Housing LP
- I. Motion: To Adopt Resolution No. 35, to Authorize the Sale of Banyan Street Manor Apartments by the Hawaii Public Housing Authority to Banyan Housing LP Pursuant to the Purchase Agreement and Escrow Instructions dated January 28, 2010
- J. Motion: To Adopt Resolution No. 36, to Authorize the Hawaii Public Housing Authority’s Executive Director to Execute Any and All Contracts and Documents Related to the Sale of Banyan Street Manor Apartments

V. REPORTS

- A. Report from Board Task Force on Meetings with Volunteers/Community Groups on Renovations at Lanakila Homes, as requested during the September 2010 Regular Board meeting
- B. Executive Director and Staff Reports: October/November 2010 Status Report
 - 1. Accomplishments/Highlights for the month of October 2010
 - a. Staff Service and Merit Awards
 - b. Status of ARRA expenditures and project updates
 - c. Staffing Highlights
 - 2. Planned Activities – Highlights for the months of October/November 2010
 - a. Lanakila site clean-up
 - b. KPT Redevelopment Project- continue to produce necessary due diligence documents
 - c. Issue Notice To Proceed for Reno & Cavanaugh – KPT Legal counsel
 - 3. Trends/Issues
 - a. Compliance Officer position vacant – reassignment of work
 - b. Staffing
 - 4. Potential Risks
 - a. School Street roof leaks
 - b. Delay issuing Notice To Proceed for Reno & Cavanagh
 - c. ARRA contractor certified payroll issues

5. Program Reports
 - a. Property Management Branch
 - Report on Lanakila Meals on Wheels, Kalakaua Homes Resident Association and Use of Community Facilities
 - b. Construction Management Branch
 - MWH Hot Water Update
 - ARRA
 - c. Fiscal Management Office
 - d. Contract and Procurement Office
 - e. Compliance Office – No Report
 - f. Hearings Office
 - g. 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
- C. For Discussion: Update on the Disposition of the Vacant Parcel Located at 2890 Hana Highway, Hana Maui.(TMK 1-3-9:009-000)

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

* The HPHA Board of Directors meeting will be convened after the HHA Wilikina Board meeting adjourns at approximately 9:15 am.

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, OCTOBER 21, 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, October 21, 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
Director Linda Smith
Director Matilda Yoshioka
Executive Director Denise Wise
Deputy Attorney General Krislen Chun

EXCUSED: Designee Henry Oliva

STAFF PRESENT: Barbara Arashiro Executive Assistant
Marcel Audant Housing Development Specialist
Shirley Befitel Personnel Supervisor
Mark Buflo Acting Fiscal Officer
Becky Choi Acting State Housing Development
Administrator
Rosalinda Churma Contact Administrator
Mary Jane Hall-Ramiro Public Housing Supervisor
Rick Sogawa Acting Contract and Procurement Officer
Alan Sarhan Chief Planner
Taryn Chikamori Secretary to the Board

OTHERS: Charlene Chang Kalakaua Homes resident
Loretta Cheang Kalakaua Homes resident
Liu Colleado Puahala Homes resident

Edith Eichers	Punchbowl Homes resident
Kathleen Fritune	
Tim Garry	private resident
Robert Hanna	private resident
Debbie Hiramoto	Senator Mercado Kim's office
Fetu Kolio	Mayor Wright Homes resident
Dorothy Le Leecher	Punchbowl Homes resident
Mic Lee	Kalakaua Homes resident
Peiheng Li	Kalakaua Homes resident
Roland Lum	Kalakaua Homes resident
Lois McKeon	Kalakaua Homes resident
Vickie Milo	Puahala Homes resident
Vivian Miyasato	Kalakaua Homes resident
David Moakley	Ameresco
Margaret Nakamura	Kalakaua Homes resident
Roy Nakamura	Kalakaua Homes resident
Bonnie Ok	Kalakaua Homes resident
Martha Pell Yard	Kalakaua Homes resident
Rob Shikina	Star-Advertiser
Yoshi Yamaguchi	Kalakaua Homes resident

Proceedings:

Chairperson Thompson declared a quorum present.

The business of the Board proceeded with a motion entered by Director Smith to approve the minutes of the Regular Board of Directors Meeting held on September 16, 2010 and it was seconded by Director Hosino.

Krislen Chun, Deputy Attorney General, stated on page four where it states "...to amend the Policy Section II, subsection B, to read: The HPHA shall allow the videotaping of its Board meetings." the word shall, should be changed to "may".

The minutes were unanimously approved as amended.

Public Testimony:

The Board received public testimony from Fetu Kolio, Mayor Wright Homes (MWH) resident, requested that on the next tenant flyer the Hawaii Public Housing Authority (HPHA) includes information about firework usage on the HPHA's properties. Mr. Kolio stated security has a difficult job and he has working with security, but requests more support from the HPHA, he also stated that he thought the executive director was doing a good job.

Charlene Chang, Kalakaua Homes resident, reported that she had her re-certification and had to wait for her new rental agreement for over a month, whereas other tenants who had their re-certification after her received their new rental agreement before her. She feels this is a sign of favoritism.

Robert Hanna, private resident, stated he reviewed the dispute over the multi-purpose room and submitted a written report. He feels that this is an opportunity to re-evaluate the multi-purposes room usage.

Roy Nakamura, Kalakaua Homes resident, stated his continued concern about the usage of the multi-purpose room. Prior to a meeting arranged by Ms. Stephanie Fo, Property Management and Maintenance Branch Chief, Mr. Nakamura requested the attendance of Director Hosino, the Resident appointee to the Board of Directors, at the meeting. He stated his request for Ms. Hossino's attendance was refused due to a stated conflict between the AMP management and residents.

Chairperson Thompson asked that the Kalakaua Homes multi-purpose room issue be placed on the agenda for the next Board meeting.

Edith Eichers, Punchbowl Homes resident, stated she is concerned with five items with Punchbowl management. 1) She hasn't received her lease; 2) request for a live-in-aide; 3) robbery; 4) the president of the Tenant Association resigned; 5) Tenants Association Board elections.

Ms. Eichers stated she hasn't received her lease for over a year. With regards to the live-in-aide she has put in a reasonable accommodation for a live-in-aide on July 6, 2009 and it sat on Gail Lee, Punchbowl Homes AMP manager's desk for four months. Ms. Eichers stated she tried repeatedly to follow up with management and was told that if she continued to call she would be evicted. The president of the Tenant Association Board resigned October 6, 2010 and AMP management dismantled the Board and called for new elections, which from her perspective was contrary to the bylaws and should be looked into.

For Action:

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

Director Beaver moved and Director Ignacio seconded.

Staff presented a power point presentation which reviewed capital projects that staff had prioritized for consideration by the Board in anticipation of submitting the biennium budget request to the Legislature.

Staff reviewed the State budget request and timeline for the Board and detailed the manner in which the capital requests were prioritized.

All requests were evaluated using the following criteria:

1. Health and Safety issues as identified in the PNAs
2. Accessibility issues
3. Remediation of hazardous materials
4. Elevator repairs
5. Modernization of Mayor Wright Homes and Palolo Homes
6. Roof/repairs/replacements

These were not listed in rank order but rather used as a starting to point to prioritize the projects balanced against the reality of funding.

Based on the priorities the total CIP biennium budget request is approximately \$76mm. This will not satisfy all the capital needs but it does address the highest priority needs as ranked using the evaluation criteria.

HUD funding for next year is \$12mm and the capital funds needed to improve the entire portfolio was projected at \$350mm by the PNA conducted for all properties approximately 2-3 years ago. Just with the HUD funding, the HPHA's capital needs outstrip our funding by 29:1.

The Board questioned staff regarding the evaluation of the entire property portfolio currently owned and managed by the HPHA and its approaching end of useful life.

Staff responded that it was evaluating all properties with a focus toward value and investment. That the stock was approximately 50 years old and densely sited. The budget request being submitted to the legislature was with a focus on priority and short term return. The HPHA was addressing the most imminent needs to prevent further property decline with a focus on providing tenants with a decent, safe and sanitary unit to call home.

The Board pointed out that besides a comprehensive asset plan that often "excessive wear and tear" is caused by the tenants and it was asked of staff if this component was also considered in its property evaluations.

Staff responded that it had considered tenant's poor housekeeping and abuse of units. That to stem this, staff was in the process of reinvigorating the Resident Services section. This section was reduced from a staff of 10 to 1 staff person in 2005. It is anticipated that two more staff will be brought on within the next 30 days bringing the staff to 3 for that section. The boosting of this section will provide tenant education and training that should address the "excessive wear and tear" that is seen by the AMP managers for the most part. This training and education may include, housekeeping, lease provisions and tenant behavior these are issues that the AMPs are currently dealing with.

The Board acknowledged the staff's work in prioritizing issues and identifying the critical needs. The Board also asked staff to carefully evaluate the balance of properties with a focus on which properties would be next in line for a mixed financing arrangement like KPT.

Staff responded that it has started the process of evaluating its properties and is also evaluating the staff capacity to be able to undertake major projects.

Chairperson Thompson called a recess at 10:02 a.m. and reconvened at 10:15 a.m.

There was no further discussion on the motion Chairperson Thompson called the question.

The motion was unanimously carried.

Discussion:

Executive Director's Report:

Staff reported the HPHA had three respondents to the Kuhio Park Terrace legal counsel. Reno & Cavanaugh, PLLC. (R & C) was selected. Ms. Wise reported she will be meeting with R & C on Friday October 29, 2010.

Staff reported that the Central Maintenance section had, under the direction of B. Arashiro undertaken and developed a vehicle replacement plan. The vehicles averaged over 20 years in age and were beginning to break down and cost more in repairs. The plan that was devised will serve as a template for the AMPs in preparation of their respective vehicle replacement plans.

The Board asked if the HPHA had a policy that specifically delineates replacement timing, who is assigned a vehicle and how often inventory is taken. Staff responded that it is in the process of reviewing prior practices in order to update and/or establish policy around the issue of vehicles, their retention, issuance and replacement.

Ms. Wise reported the HPHA met with Representative Rhoads regarding the hot water issue at MWH. The replacement strategy was explained to Representative Rhoads and as such, the HPHA will be replacing the tanks as they fail. This was explained as not an ideal strategy however given the shortage of funds this is the most prudent manner to ensure funds are available; however, additional funds will be needed to replace the failing systems.

Staff reported that MWH's management checked the past complaints and there were about 7-10 complaints regarding the hot water issue in the last year.

Director Hosino reported that the MWH Tenant Association Board went to talk to residents regarding the hot water issue and she noted that Mr. Fetu Kolio was not present for the meeting. Residents explained that the biggest problem is there is no hot water when the weather is bad.

Staff updated the Board on the stabbing incident at Kalihi Valley Homes (KVH) and the two involved in the stabbing are not tenants of KVH. The HPHA is working with the Honolulu Police Department (HPD) on getting more detail on what took place. The HPHA is also working with Millennium security. This is the company that provided security at KVH.

CMS staff reported on the progress of the Large Capacity Cesspool projects. It was reported that there was a delay with the Kalaheo site but because the same contractor is also working on the Kilauea site, that the Kilauea site is further along than its original schedule, which in turn means the Kalaheo site delay will not impact the schedule and the cesspool conversion project is still on track to be completed by the deadline.

The Board asked staff about the involvement of the Army Corp of Engineers in this project and their role. Staff clarified the role and stated they are there to monitor the project.

The Board reviewed the follow-up to the prior meeting's public testimony. The Board discussed the issue of public testimony and wanted to make sure that the public testimony does not become a venue to bypass the proper channels. Staff stated that within the HPHA they also direct tenants and the public to proper channels; however, there are times that the public testimony brings new things to light.

Chairperson Thompson called a recess at 12:00 p.m. and reconvened at 12:35 p.m.

Director Beaver left at 12:37 p.m.

The Board reviewed the Contract and Procurement, Compliance, Hearings, Information and Technology Office, and Personnel reports.

Board asked if the HPHA advertises on Craigslist, Monster.com etc. Staff responded the HPHA advertises on the HPHA website, Monster.com, and the local newspapers. The HPHA has also started to advertise with the main housing organization websites, e.g.: Council of Large Public Housing (CLPHA), and Public Housing Authorities Directors Association (PHADA).

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)

Staff reported that the HPHA is working with all parties involved in creating a punch list of items that are outstanding and who is responsible for their completion. This ensures that as the sale of the development progresses that there is no confusion as to the responsible parties and completion schedules.

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 chart for the Large Capacity Cesspool projects was reviewed. There was a question regarding projects notated as "in progress with DAGS/HHFDC". It was clarified that these projects are those of the Hawaii Housing Finance Development Corporation (HHFDC) who owns and are handling the cesspools.

said she would follow up with HHFDC. Staff responded that the HPHA has the appropriate documents showing that HHFDC is responsible for those properties.

For Information: Report on the Energy Services Agreement with Ameresco and the Engagement of Crews & Associates

Motion: To go into executive session at 1:08 p.m. pursuant to sections 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.

Director Beaver moved and Director Dodson seconded.

The motion was unanimously carried.

The Board reconvened from Executive Session at 1:29 p.m.

Chairperson Thompson reported that the Board discussed issues relating to the contract with Amersco.

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

Director Dodson, moved to adjourn and Director Ignacio seconded.

The meeting adjourned at 1:30 p.m.

The motion was unanimously carried.

MINUTES CERTIFICATION

Minutes Prepared by:

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

NOV 18 2010
Date

Approved by the HPHA Board of Directors at their Regular Meeting on
November 18, 2010

Matilda Yoshioka
Matilda Yoshioka
Director/Board Secretary

NOV 18 2010
Date

FOR ACTION

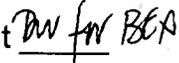
SUBJECT: To Adopt Board Resolution No. 31 Expressing Appreciation to Mr. Henry Oliva, Deputy Director of the Department of Human Services

I. FACTS

- A. Mr. Henry Oliva is the Deputy Director of the Department of Human Services (DHS).
- B. Mr. Oliva currently serves as the DHS Director's Designee on the Hawaii Public Housing Authority's Board of Directors. As an ex-officio member on the Board, his appointment is expected to end in December 2010.

II. RECOMMENDATION

That the Board of Directors adopt Board Resolution No. 31 Expressing Appreciation to Mr. Henry Oliva

Prepared by: Barbara E. Arashiro, Executive Assistant 

Adopted:



Travis O. Thompson, Chair

RESOLUTION NO. 31

EXPRESSING APPRECIATION TO MR. HENRY OLIVA

WHEREAS, Mr. Henry Oliva is the Deputy Director for the Department of Human Services (DHS); and

WHEREAS, DHS Director appointed Deputy Director Oliva to serve as her designee on the Hawaii Public Housing Authority (HPHA) Board of Directors;

WHEREAS, Director Oliva used his experience and background in State rules and procedures to help guide the HPHA through difficult issues;

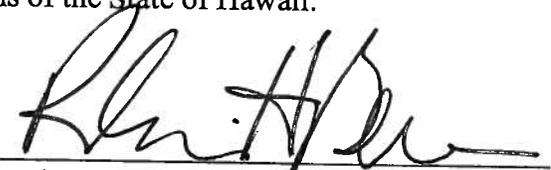
WHEREAS, Director Oliva in his position as DHS Deputy Director was also able to provide technical expertise and support to staff in the planning and reporting of Capital Projects, operations, and critical personnel actions;

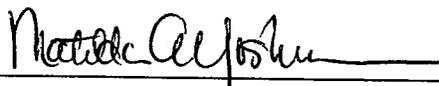
WHEREAS, the members of the HPHA's Board of Directors hold Director Oliva in the highest personal regard; now therefore

BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 31 Expressing Appreciation to Director Henry Oliva on this 18th day of November 2010; and

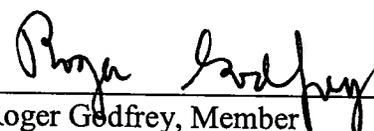
BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to Director Oliva along with expressions of sincere appreciation for his dedicated public service and contributions to the Hawaii Public Housing Authority and the citizens of the State of Hawaii.


Travis O. Thompson, Chairperson

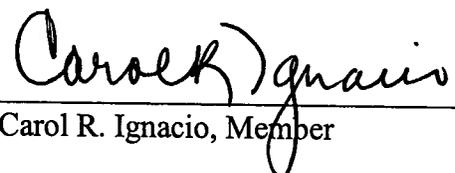

R. Eric H. Beaver, Vice Chair

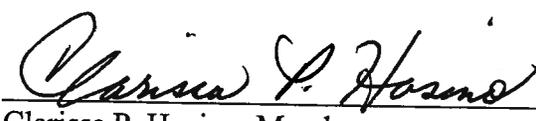

Matilda A. Yoshioka, Secretary

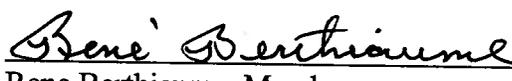

Linda L. Smith, Member

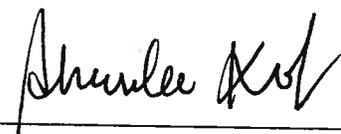

Roger Godfrey, Member


Sam Aiona, Member


Carol R. Ignacio, Member


Clarissa P. Hosino, Member


Rene Berthiaume, Member


Sherrilee K. Dodson, Member

November 18, 2010

FOR ACTION

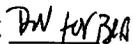
SUBJECT: To Adopt Board Resolution No. 32 Expressing Appreciation to Ms. Linda L. Smith, Senior Policy Advisor for the Office of the Governor

I. FACTS

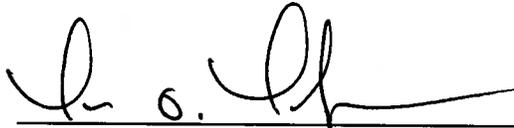
- A. Ms. Linda Smith is the Senior Policy Advisor for the Office of the Governor.
- B. Ms. Smith currently serves as an ex-officio member on the Hawaii Public Housing Authority's Board of Directors. As an ex-officio member on the Board, her appointment is expected to end in December 2010.

II. RECOMMENDATION

That the Board of Directors adopt Board Resolution No. 32 Expressing Appreciation to Ms. Linda L. Smith, Senior Policy Advisor for the Office of the Governor

Prepared by: Barbara E. Arashiro, Executive Assistant 

Adopted:



Travis O. Thompson, Chair

RESOLUTION NO. 31

EXPRESSING APPRECIATION TO MR. HENRY OLIVA

WHEREAS, Mr. Henry Oliva is the Deputy Director for the Department of Human Services (DHS); and

WHEREAS, DHS Director appointed Deputy Director Oliva to serve as her designee on the Hawaii Public Housing Authority (HPHA) Board of Directors;

WHEREAS, Director Oliva used his experience and background in State rules and procedures to help guide the HPHA through difficult issues;

WHEREAS, Director Oliva in his position as DHS Deputy Director was also able to provide technical expertise and support to staff in the planning and reporting of Capital Projects, operations, and critical personnel actions;

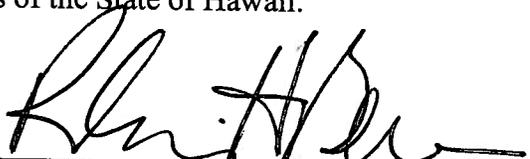
WHEREAS, the members of the HPHA's Board of Directors hold Director Oliva in the highest personal regard; now therefore

BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 31 Expressing Appreciation to Director Henry Oliva on this 18th day of November 2010; and

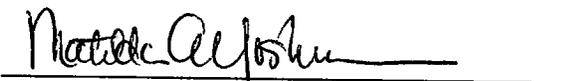
BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to Director Oliva along with expressions of sincere appreciation for his dedicated public service and contributions to the Hawaii Public Housing Authority and the citizens of the State of Hawaii.



Travis O. Thompson, Chairperson



R. Eric H. Beaver, Vice Chair



Matilda A. Yoshioka, Secretary



Linda L. Smith, Member



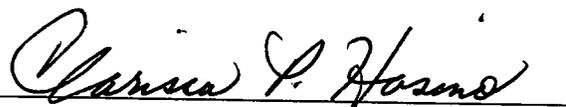
Roger Godfrey, Member



Sam Aiona, Member



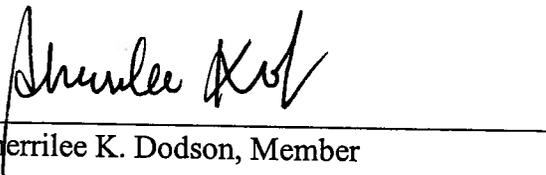
Carol R. Ignacio, Member



Clarissa P. Hosino, Member



Rene Berthiaume, Member



Sherrilee K. Dodson, Member

FOR ACTION

SUBJECT: To Approve the Appointment of Ms. Sylvia Wilmeth to the Oahu Eviction Board For a Two Year Term Expiring on November 31, 2012.

I. FACTS

- A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.
- B. Pursuant to Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board shall consist of not fewer than three members, one of which shall be a resident of public housing.
- C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. There are currently ten (10) Oahu board members. Hilo has six (6) board members, Kauai has four (4) board members, Kona has three (3) board members and Maui has three (3) board members. There are no vacancies at this time.
- E. Ms. Wilmeth is a resident of Oahu. She is currently retired and served as a 7th and 8th grade english teacher with Punahou School from 1980 through 2006. Her knowledge and experience as a teacher and librarian would be a valuable asset to the Board. Ms. Wilmeth has expressed a willingness to serve as a member of the Oahu Eviction Board for a two-year term.

II. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the Appointment of Ms. Wilmeth to the Oahu Eviction Board for a two-year term expiring on November 31, 2012.

Prepared by: Renee Blondin-Nip, Hearings Officer *for TC*

Adopted:



Travis O. Thompson, Chair

FOR ACTION

MOTION: To Adopt the Hawaii Public Housing Authority's Policy on Non-Violence Workplace Policy

I. FACTS

- A. The purpose of the policy is to maintain and promote a safe working environment for all employees, free from acts or threats of violence. HPHA will adhere to Zero Tolerance Policy. All reported incidents of workplace violence shall be taken seriously and shall be dealt with appropriately.
- B. The HPHA currently has a policy in place since November 30, 1999. The updated policy and procedures identifies the roles and responsibilities for HPHA employees and management, the creation of a HPHA Threat Management Team, and non-retaliation.
- C. The attached policy distributed to United Public Workers (UPW) and Hawaii Government Employees Association (HGEA) on October 8, 2010 with a deadline to respond back to HPHA on October 26, 2010. Both unions did not respond back for comments.

II. DISCUSSION

- A. HPHA proposed policy, includes updates in the following areas:
 - 1. Prohibited behaviors in the workplace
 - 2. Roles and responsibilities for employees, supervisors, Branch Chiefs and administrators
 - 3. Establishment of HPHA's threat management team
 - 4. Non-Retaliation
- B. The creation of the HPHA threat management team and enforcing the team to investigate, conduct analysis of potential workplace violence, provide resources such as support services as needed.

- C. All HPHA staff will be responsible to complete employee's report of workplace violence if observed or experienced violent or disruptive behavior in the workplace (Exhibit C).
- D. HPHA management shall not retaliate or discriminate a person against an employee who in good faith has complained of acts or threats of violence, conducted an investigation of a complaint, or acted as a witness during an investigation of a complaint.
- E. The intent of this policy is to inform staff of the Zero Tolerance Policy and HPHA's intent to maintain and promote a safe work environment, free from acts of threats of violence.

III. STAFF RECOMMENDATION

That the HPHA's Board of Director Adopt the Non-Violence Workplace Policy and Procedures.

Exhibit A: Non-Violence Workplace Policy

Prepared by: Shirley Befitel, Personnel Supervisor SB

Adopted:



Chairperson, Travis O. Thompson

LINDA LINGLE
GOVERNOR



DENISE M. WISE
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
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BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

ADMINISTRATIVE MEMORANDUM

PERSONNEL NO. 1

Supersede Personnel No. 3

November 18, 2010

TO: All Branches and Support Offices

FROM: Denise M. Wise 
Executive Director

SUBJECT: **NON-VIOLENCE WORKPLACE POLICY**

I. GENERAL

The purpose of this Administrative Memorandum is to establish management policies and procedures for the Hawaii Public Housing Authority (HPHA) related to non-violence in the workplace and all HPHA properties.

II. POLICY

To maintain and promote a safe work environment for all employees, free from acts or threats of violence. Acts or threats of physical violence, including harassment, intimidation and other disruptive behavior in the workplace will not be condoned or tolerated, and therefore the HPHA will adhere to a Zero Tolerance Policy. All reported incidents of workplace violence shall be taken seriously and shall be dealt with appropriately.

III. APPLICABILITY

The HPHA prohibition against acts or threats of violence shall apply to all employees including managers, supervisors, contract and temporary workers and volunteers.

IV. PROHIBITED BEHAVIORS

- A. "Acts or threats of violence" include conduct against persons or property sufficiently severe, offensive, or intimidating to alter employment conditions or to create a hostile, abusive, or intimidating work environment for any HPHA employee. Such behavior can include oral or written statements, gestures, or expressions that communicate a direct or indirect threat of physical harm.

Examples of conduct that may be considered "acts or threats of violence" prohibited under this policy include, but are not limited to, the following:

1. Hitting, kicking, punching, slapping or shoving an individual.
2. Threatening to harm an individual or his/her family, friends, associates or damage their property.
3. The intentional destruction or threat of destruction of property owned, operated or controlled property.
4. Making harassing or threatening telephone calls, letters or other forms of written or electronic communications.
5. Use of foul language directed at another person in a threatening or hostile manner.
6. Harassing surveillance, also known as "stalking," the willful, malicious and repeated following of another person and making a credible threat with intent to place the other person in reasonable fear of his or her safety.

V. RESPONSIBILITIES

A. Employee

It is the responsibility of all employees to be aware of how their behavior, physical and verbal, affects other people. Employees shall eliminate behavior (including teasing and joking) that a reasonable person would find intimidating, hostile or offensive.

Do not ignore violent, threatening, harassing, intimidating or other disruptive behavior. If an employee observes or experiences such as behavior, it should be reported promptly to the appropriate supervisor or manager for preventive or corrective action. In the event of imminent danger, immediately call "911" for police assistance.

B. Supervisor

Adherence to this policy is required of all supervisory personnel. It is the responsibility of all supervisors to report any suspected violation of this policy to their respective Branch Chiefs, Administrators or Officers. Supervisors shall assist as necessary, by investigating and documenting all suspected violations which have been brought to their attention. In the event of imminent danger, immediately call "911" for police assistance.

Supervisors play a critical role in the creation of a safe workplace environment by reducing the potential for workplace violence through fair, impartial, and consistent application of recognized supervisory practices.

C. Branch Chiefs, Administrators and Officers

Adherence to this policy is required of all management personnel. It is the responsibility of all managers to encourage their employees to report any suspected violation of this policy. Moreover, managers who have knowledge of a suspected violation of this policy shall initiate all investigation and provide adequate documentations.

Issues surrounding workplace violence are difficult to accurately assess and properly manage. Therefore, it is strongly suggested that managers seek advice from the Personnel Office and to ensure the necessary assistance and trainings are provided.

VI. NON-RETALIATION

There shall be no retaliation or discrimination by a person against an employee who in good faith has complained of acts or threats of violence, conducted an investigation of a complaint, or acted as a witness during an investigation of a complaint. Retaliatory conduct should be reported by the individual to his/her supervisor and dealt with promptly.

VII. ROLES AND RESPONSIBILITIES

A. HPHA Personnel Office

1. Develop and maintain agency's non-violence policy and procedure guidelines.
2. Ensure new employees, supervisors and existing employees are properly trained and periodic refresher training is given. Provide training for employees, and the handling of emergency situations to minimize the risks of violent incidents in the workplace.
3. Serve as a threat management team as requested.

B. Office of the Executive Director

1. Designate managers and/or administrators to develop and administer the agency non-violence workplace plan, procedure and management program.

C. HPHA Threat Management Team

1. Establish a threat management team to assess a worksite's vulnerability to workplace violence and to work with managers and supervisors on preventive actions to be taken. Include representatives from Branch Chiefs, Officers and Personnel, and employee representative or shop steward as appropriate. Threat management teams may be asked to assist smaller offices/units.
2. Conduct an analysis to identify areas or operations with potential for workplace violence. The analysis should include, but not limited to, analyzing injury and workers' compensation records, incident reports, and facility design and access requirements.
3. Investigates all reports of acts or threats of violence and recommend appropriate action.
4. Post-Incident Response - Arrange for treatment for victims and employees who may be traumatized by witnessing a workplace violence incident. For example, trauma-crises counseling, critical incident stress debriefing, or employee assistance referral. Identify post-incident staff support.
5. Record Keeping – Maintain reports of threats, threatening behavior and acts of violence (see attached sample). Evaluate the response to the incident and initiate corrective action to prevent future incidents.
6. Program Evaluation – Periodically measure the effectiveness of the program in lowering the frequency and severity of workplace violence incidents.
7. Posting – Prominently post copies of agency's workplace plans and procedures in all work areas and facilities.
8. Roles and Responsibilities for Employees, Supervisors, Managers and Administrators.
 - a. When indicators for potential or actual acts or threats of violence are identified, everyone must comply with the procedure and defuse those situations.

Promptly report all acts or threats of violence. Obtain the following information as appropriate:

- The exact statements (threats) or misconduct of the involved parties.
- Identifies and provide statements of witnesses.
- The victim's version of the incident.
- The offender's version of the incident.
- The offender's past overall record.
- Any mitigating circumstances.
- Any aggravating circumstances.
- The offender's intent.
- Who in the workplace best knows the offenders?
- The victim's past records, if any, of making unsubstantiated complaints.
- The overall context of the incident, and other facts to help the investigation.

VIII. GUIDELINES TO FOLLOW WHEN A THREAT, THREATENING BEHAVIOR OR ACT OF VIOLENCE OCCURS

- A. An employee who feels that he or she is being subjected to a threat, threatening behavior or act of violence should immediately report any complaint to the supervisor. If the supervisor is the individual committing the alleged behavior, such conduct should be reported to the next higher supervisor. As an alternative, all such complaints may be reported directly to the Executive Director, Executive Assistant or the Personnel Office.
- B. In the event of imminent danger because of an act or threat of violence, any available supervisor or employee should immediately call "911." Report as many details as possible so that the appropriate emergency response units can be dispatched. Communicate the following:
 - 1. The nature of the incident in progress.
 - 2. Location of the incident.
 - 3. The number of victim(s).
 - 4. The condition of the victim(s).
 - 5. Whether their injuries appear to be life threatening.
 - 6. A physical description of the perpetrator.
 - 7. Descriptions and license numbers of any vehicles involved.
 - 8. The name of the individual who will meet law enforcement and personnel when they arrive.
 - 9. The presence of any hazards at the scene.

IX. VIOLATION OF POLICY

Employees who fail to follow the policy and procedures established herein may result in disciplinary action in accordance with the respective collective bargaining agreement.

X. IMPLEMENTATION

This policy shall be effective as of the date of approval and shall remain in effect until cancelled or superseded.

Attachments: State of Hawaii Workplace Program

Recognizing Early Warnings or Signals of Potentially Violent Behavior (Exhibit A)

Techniques for Handling Difficult Behavior (Exhibit B)

HPHA Employee's Report of Workplace Violence (Exhibit C)

HPHA Investigator's Summary Record (Exhibit D)

HPHA Threat Management Team Checklist (Exhibit E)

Acknowledgement (Exhibit F)

RECOGNIZING EARLY WARNINGS OR SIGNALS OF POTENTIALLY VIOLENT BEHAVIOR

Note: These are examples of early warnings or signals but are not limited to the following:

1. Direct or veiled verbal threats of harm.
2. Intimidation of others (physical or verbal intimidation).
3. Carrying a concealed weapon or flashing a weapon to test reactions.
4. Paranoid behavior-perceiving the world is against them.
5. Moral righteousness and believing the organization is not following its rules and procedures.
6. Unable to take criticism of job performance. Holds a grudge, especially against supervisor.
7. Expression of extreme desperation over recent family, financial or personal problems.
8. History of violent behavior.
9. Extreme interest in semi-automatic weapons and their destructive power to people.
10. Fascination or interest with incidents of workplace violence and approval of the use of violence under similar circumstances.
11. Disregard for the safety of co-workers; accident-prone.
12. Obsessive involvement with the job, often with uneven job performance and no apparent outside interests.
13. Being a loner who has a romantic obsession with a co-worker who does not share this interest.
14. Concentration problems (easily distracted and forgetful).
15. Attendance problems (makes improbable excuses of absences; tardiness).
16. Decreased productivity (sudden change or deterioration in work performance).
17. Poor health and hygiene (marked changes in personal grooming habits).
18. Acts of insubordination (failure to follow instructions, unusual acts of disobedience).
19. Blame others for difficulties (life is miserable because of everyone else).
20. Indications of substance abuse (physical decline, behavior swings, and tardiness, forgetfulness, and anxiety attacks).
21. Subtle acts of intimidation (posturing, behavior intended to intimidate).
22. Poor hygiene/appearance (decline in personal appearance/cleanliness).

TECHNIQUES FOR HANDLING DIFFICULT BEHAVIOR

Note: These are examples of early warnings or signals but are not limited to the following:

1. Be aware of the perpetrator's and your own non-verbal cues (avoid negative non-verbal signals, lack of sensitivity, empathy).
2. Recognize and deal with your own feelings. Focus on not being defensive in your communication.
3. If you have to confront the perpetrator, decide to do so with care and respect.
4. Use active listening techniques. Do not reply to abusive or destructive statements; only reply to constructive statements. This is effective for those who use obscene language and are defensive.
5. Keep focus from shifting away from problems. Be assertive by repeating key ideas. This is effective for those who are vague, talkative, mentally ill or visibly restless.
6. Recognize and acknowledge perpetrator's feelings and allow time to vent emotions.
7. Refrain from arguing, giving advice, or expressing personal feelings.
8. Avoid manipulation. Explain consequences of behavior honestly and directly.
9. Explain and clearly define the role of agency and your own role. The perpetrator's concerns and reaction may be due to confusion.
10. Take responsibility for your own behavior – apologize when appropriate.
11. Show respect by leaving responsibility for change up to perpetrator.
12. If behavior continues to be unyielding or dangerous, leave the site of confrontation immediately and seek additional assistance from co-workers or the supervisor.

Hawaii Public Housing Authority (HPHA)

Employee's Report of Workplace Violence

Objective: To record instance(s) of observed or experienced violent or disruptive behavior in the workplace with the intent of management or personnel office intervention to mitigate or eliminate such activity.

Describe the undesired behavior or activity (specific language, gesture, physical contact or conduct (if you need more space you may attach other sheets)

Date of incident: _____ Approximate time: _____ a.m. or p.m.

Location of address: _____ Facility/building: _____

Exact place of incident (hallway, bathroom, break area, room number, parking lot, etc.)

Describe perpetrator:

Stranger [] Customer [] Employee [] Supervisor [] Family member [] Other []

Victim or intended victim(s):

Witness (names and phone numbers):

Injury (location, type, degree):

Property damage (items damaged):

Assistance requested: Police: [] ED/EA: [] Mgr/Supr: [] Personnel Office: [] Other: []

Note: There shall be no retaliation or discrimination against an employee who submits this report, calls for appropriate assistance, complains of an incident, or who is called upon as a witness.

Submitted by: _____ Date: _____

**Hawaii Public Housing Authority (HPHA)
Investigator's Summary Record**

The objective of an investigation is to obtain facts from what was brought forth for review. Ideally, investigations are initiated for the purpose of minimizing the potential for the same or a similar situation occurring due to corrective and preventive actions. Adverse action should not be contemplated until the investigation is completed, causal factors conclusive and due process procedures observed throughout the investigation, as appropriate. The use of physical force upon another should not be tolerated in the workplace.

Allegation and date of incident:

Issue: WP Violence [] Performance [] Sexual Harassment [] Other (explain) []

Summary of investigator's meeting with parties involved (you may attach separate statements)

Witness 1:

Witness 2:

Victim 1:

Victim 2:

Perpetrator:

Explain extenuating circumstances that impeded quick resolution of the condition, situation, or problem (relationship, outside influences, management style, etc.).

Identify perpetrator behavior(s). Circle all that apply.

Disruptive	Threat verbal	Suicidal threats
Shows belligerence	Threat non-verbal	Physical fight
Instigates malicious gossip/rumors	Sends unwanted communication	Assaults workers, customers or supervisors
Argues frequently	Stalking	Criminal act(s)
Verbally abusive	Vandalizes property	Displays weapon(s)
Throws, kicks, punches walls	Intentionally wastes property/merchandise	Destruction of property
Hostage	Harassment	Disobeys departmental policies

Other:

Pertinent questions that should be clarified in the interviews include (complete on separate sheet):

Did the incident involve a weapon (what type, owner, intended use, etc.)?

Did the incident result in any lost work time and/or a worker's compensation claim?

Was the violence or threat directed at a specific individual?

Did the victim or anyone have prior knowledge of, or warning of a potential incident?

Was the perpetrator involved in any previous incidents of violence?

Has this type of or similar incident happened before?

If yes, what preventive actions were implemented previously, and why did it not prevent a repeat incident?

Should the incident be reported to the police?

What preventive actions will be implemented to minimize reoccurrence?

Other points of interest:

Recommendation and reoccurrence prevention actions:

Investigation referred to:

Branch Chief/Administrator/Officer

HPHA Personnel Office

Investigation conducted by: _____

Date: _____ Phone Number: _____

Position: _____ Title: _____

Branch/Section/Unit/Office: _____

Hawaii Public Housing Authority (HPHA) Threat Management Team Checklist

A. Notification:

- Police (911)
- Medical Assistance (911)
- HPHA Personnel Office at _____
- Contacted injured party's family member

B. Immediate Action Requirement: (complete if applicable)

- Assign additional personnel to control incident
- Limit and contain confrontation assistance
- Request law enforcement assistance
- Identify medical assistance requirements
- Decide whether operations to be continued or curtailed
- Evacuate personnel as necessary

If violent incident involves weapons or hostages, be prepared to provide:

- Schematic of worksite and location of violent encounter
- Names of personnel detained due to incident
- Type of weapon(s) used by perpetrator
- Identification of perpetrator
- Request of Personnel Office to coordinate and provide further assistance

C. Post Crises Requirements:

- Investigate incident utilizing checklist
- Implement post-trauma communications and counseling
- Determine specific assistance needed to maintain operations of the affected Branch/Section/Unit/Office

ACKNOWLEDGEMENT

My signature below acknowledges that I have received, read and understand the Hawaii Public Housing Authority management Non-Violence Workplace Policy.

I agree that it is my responsibility to be familiar with and know how to apply the policy and procedure.

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

Name (Please Print)

Signature

Date

Branch/Section/Unit/Office

FOR APPROVAL

SUBJECT: To Authorize the Executive Director to Enter Into a Lease Agreement With Abandoned and Feral Cat Friends, aka CatFriends, For Use of Building J at 1002 North School Street, Honolulu

I. FACTS

- A. Several HPHA properties are home to established feral cat colonies, including the HPHA School Street campus colony, according to the Hawaiian Humane Society. Feral cat colonies can interfere with the daily operations of the HPHA and take time away from business activities. In July, 2010, a kitten from the colony somehow got into the air conditioning unit of one of the School Street buildings, causing a failure of the unit and expense to the agency. Colonies also exist on other HPHA properties
- B. CatFriends is a tax-exempt 501c3 non-profit organization whose mission is to reduce the feral cat population through education, colony management, and a program of capturing, neutering and releasing feral cats. CatFriends has expressed interest in leasing Building J in the School Street campus to operate a spay-and-neuter clinic.
- C. At the August 19, 2010 meeting of the HPHA Board of Directors there was discussion of the possibility of an agreement under which CatFriends would lease space from HPHA, manage the School Street feral cat colony, and provide low cost services to residents of public housing. The goal would be an agreement that provides management of colonies at little or no cost to HPHA.

II. DISCUSSION

- A. A lease has been drafted and reviewed by the Attorney General, under which CatFriends would lease the building for the purpose of operating the spay-and-neuter program. Catfriends would be responsible for a prorated share of campus utilities and regular trash services. The reason for these services to be prorated is because the building is not on a separate meter. The HPHA will start the lease with a flat monthly of \$1,200 for 2-3 months.

This will allow Catfriends to establish their services which will then provide the HPHA an accurate usage rate and the rent will be adjusted accordingly. The balance of services, janitorial, alarm and any special hazardous material waste services required will be paid at its own expense and registered in their name. Also, Catfriends will be required to carry liability and fire insurance at its own expense. (Attachment A)

- B. Building J at the School Street campus is currently unoccupied and HPHA has no current need or plans to utilize the building. Having it occupied would increase security by having people present during some hours when HPHA staff members are not.
- C. CatFriends offers low cost spaying and neutering services and sells cat food at discounted prices to low income families. Their services also include education and feral cat colony management. (Attachments B & C)
- D. Having CatFriends located at the School Street campus would make their services more convenient to many public housing tenants than their current location in Kunia, and would facilitate management of the feral cat colony resident here and at our housing projects.

III. STAFF RECOMMENDATION

That the HPHA Board of Directors Authorize the Executive Director to Enter Into a Lease Agreement With Abandoned and Feral Cat Friends, aka CatFriends, For Use of Building J at 1002 North School Street, Honolulu.

Attachment A: Lease Between HPHA and CatFriends
Attachment B: CatFriends Information Sheet
Attachment C: Sample website pages

Prepared by: Denise Wise, Executive Director 

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

This Lease, effective this _____ day of _____ (Month), _____ (Year) by and between The Hawaii Public Housing Authority (HPHA) (hereinafter "Landlord") and Abandoned and Feral Cat Friends, aka CatFriends, (hereinafter "Tenant"), a duly established 501c3 non-profit corporation, of the State of Hawaii. In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises: Building J, located at 1002 North School Street, Honolulu, Hawaii.
2. The term of the Lease shall be for twelve (12) months, commencing November 20, 2010 and ending November 20, 2011, unless sooner terminated pursuant to the provisions herein. The Lease shall have one (1) option to renew for an additional twelve (12) months, which may be exercised by the sole discretion of Landlord
3. The Tenant shall pay to Landlord as rent \$ _____ per year in equal monthly installments of \$ _____ payable in advance _____, on the ----- day of each month.
4. This Lease is subject to all present or future mortgages affecting the premises.
5. Tenant agrees its use and occupancy of the premises shall be for a spay and neuter clinic only. Tenant's use and occupancy of the premises for any other purposes shall be subject to Landlord's prior written approval.
6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord.
7. Landlord and Tenant agree that Landlord is not obligated to furnish any utilities or amenities for the benefit of the Tenant.
8. The Tenant, at its own expense, shall furnish and pay the following:
 - Alarm services
 - Janitorial services
 - Special pick-up and disposal services for hazardous material waste
 - Prorated share of trash services
 - Prorated share of all utilities
9. The Tenant shall purchase at his own expense liability insurance in the amount of \$ _____ as well as fire and hazard insurance in the amount of \$ _____ for the premises which shall name Landlord and the State of Hawaii as Additional Insured during the term of this Lease.

10. The Tenant shall not permit or commit waste to the premises. As a result of the activities conducted on premises Tenant shall ensure all waste is disposed of properly and waste deemed hazardous will be disposed of properly.

11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities having jurisdiction over the premises.

12. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.

13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.

14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.

15. Landlord may terminate this Lease for convenience upon thirty (30) days written notice to Tenant. Further, if Tenant breaches any condition of the Lease and fails to cure such breach upon ten(10) days written notice of the breach, Landlord shall have the right to terminate the Lease and undertake any or all other remedies permitted by Law.

16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this _____ day of _____ (Month) _____ (Year).

TENANT

BY:

Its _____

LANDLORD

BY: _____

Its _____

Abandoned and Feral Cat Friends (aka CatFriends)

P.O. Box 240052

Honolulu, HI 96824-0052

Phone: (808) 226-4561

Board of Directors:

- Jennifer Kishimori, President
- Molly McDermott, Vice President
- Colleen Okada, Secretary/Treasurer
- Dusti Aiu, Director
- Bill Antilla, Director
- Scott Kishimori, Director

Mission Statement:

To humanely decrease the abandoned and feral cat population through the widely-accepted Trap, Neuter, Return, and Manage (TNRM) methodology. This approach returns neutered cats to where they were trapped under human caretaker supervision and care while ensuring they are not producing unwanted litters.

CatFriends (CF) is a 501c3 (non-profit) all volunteer organization that is Oahu's source of information and education for abandoned and feral cat issues. CF is the island's leader in the humane control of abandoned and feral cats.

They Provide:

- Non-lethal and humane population control through an organized Trap-Neuter-Return-Manage (TNRM) program,
- Cat colony manager support on a local and state level and a network of colony managers in Hawaii and elsewhere,
- Educational resources for all aspects of cat colony management, including hands-on instruction for caretakers, training workshops and conferences,
- Liaisons between individuals and groups such as colony managers, the Hawaiian Humane Society, other agencies and the general public, and the
- Adoption and fostering of cats in need.

Sterilization Facts for CF:

- **4,968 cats sterilized since April 2006**
 - Females: 2,608**
 - Males: 2,360**
- **CF has helped foster, sterilize and home over 1,100 feline**

Funding Sources:

Combined Federal Campaign (CFC)
Foodland Give Aloha Campaign
Malama Popoki (sponsors several clinics per year)
Petco
Individual private donors
Currently applying for grants such as Petsmart Charities
Fundraising events include Pet Expo, yard sales, t-shirt sales, etc

CF does charge a fee for its services. The schedule is as follows:

Pets: \$60 (includes microchip)
Ferals: \$15 (includes microchip)

Sterilization clinics are currently being held at Hawaii Agriculture Research Center (HARC) in Kunia. We sterilize approximately 300 cats per month. HARC is trying to rent space solely to agricultural organizations; therefore, this location is only for temporary use until an agriculture tenant can be found.

We are looking for a permanent location so we can provide cat sterilization clinics at least two or three times a month for low-income cat owners and feral cat colony caretakers. As part of a successful trap/neuter/return/manage program, we remove kittens from colonies and need to have a facility to foster them until they are socialized and healthy enough to be sterilized and adopted out. Although some of our volunteers can provide foster care in their individual homes, we don't have enough space to meet the demand for foster care. A permanent facility would be a tremendous improvement to our foster care and adoption program.

In addition, we would like to provide cat food to those in low-income housing areas in exchange for volunteer work at the sterilization clinics, assisting with fostering kittens and/or helping to educate the public about the benefits of trap/neuter/return/manage. We have an account with the Food Bank to purchase litter and cat food at a discounted rate that we can give away to those who are struggling financially and willing to assist CatFriends. We also have a relationship with Purina to purchase food in bulk at a discounted rate that we can pass along to cat colony caretakers as well.

Veterinarians supporting CatFriends:

Dr. Celina Hatt of Animal House (vet & vet techs used for mass sterilizations)
Dr. Timothy Lau of Kalihi Pet Clinic
Dr. Jill Voek

Questions:**Q: How do we operate?**

A: CatFriends (CF) is a completely volunteer organization (most of us work regular jobs during the day and trap in the evenings). Our typical mode of operation includes training colony caretakers in humane animal trapping, and, with the caretaker's assistance, conducting mass trappings in an effort to sterilize

the majority of the cats under their supervision. Once the bulk of the cats have been sterilized, we ask the caretaker to complete the process by trapping and altering the few remaining felines.

Q: Where does the money from donations go?

A: Donations to CF are applied, 100%, towards the costs of bait, transportation to and from the trapping location, the fees associated with microchipping/sterilization, and medical attention the felines require to bring them back to health, as well as humane animal traps and foster supplies (food, litter, medicine).

Q: How many cats have we sterilized?

A: In a typical year we sterilize about 1,000 cats and foster, fix and adopt out 200.

Q: How long have you been doing this?

A: CatFriends started in 1999 with a group of people interested in trying to humanely decrease the numbers of abandoned and feral cats on O'ahu. In 2002 we became a non-profit 501(c)(3) organization.

Why Catfriends is looking for a permanent location:

Catfriends is currently using a facility at the Hawaii Agriculture Research Center (HARC) in Kunia but they plan to rent the space to an agricultural company so we need to find another location. With a permanent location we could establish a definite schedule for the clinic making it more easily available to the community, especially families residing in low income housing projects.

We currently spay and neuter approximately 300 cats a month and we hope that a permanent facility will allow us to increase that amount because of the ability to establish a definite schedule. By spaying and neutering feral cats we reduce the feral cat population on Oahu by reducing the number of kittens born to feral cats. We also spay and neuter pet cats at a cost that is affordable to low income families. This also contributes to reducing the number of unwanted kittens.

In addition to sterilizing feral and pet cats we rescue kittens and place them in foster homes to become socialized and adoptable. With a permanent facility kittens could be made available for fostering or adoption on a regular basis. This will contribute to our goal of a "no more homeless pets" community. By finding permanent homes for the kittens we also help to reduce the feral cat population.

Lastly, a permanent facility would allow us to store donated cat food and litter for distribution to low income families. This will help them to better care for their cats and, in some cases, help them afford to keep their cats rather than surrendering them to the Humane Society or other shelters.



- Home
- About Us
- TNRM Program
- How You Can Help
- Sponsor Us
- Foster or Adopt
- Success Stories
- Mew News



Trap-Neuter-Return-Manage (TNRM) Program

What is TNRM? TNRM stands for Trap-Neuter-Return-Manage

Please refer to the tips and links provided on this page.

List of Recommended Trapping Supplies: [\[View List\]](#)

[See Alley Cat Allies: Before You Begin](#)

Other Useful Alley Cat Allies Articles:

[Traps and Humane Animal Equipment](#)

[Feral Cat Colony Tracking System](#)

[Colony Care Guide](#)

[How to Build a Feeding Station \(Mark Yeaton Type\)](#)

[How to Build a Feeding Station \(Fuller's Feral Feeder\)](#)

Our Mission:

To humanely decrease the abandoned and feral cat population through widely-accepted **Trap, Neuter, Return, and Manage (TNRM)** methodology. This approach returns neutered cats to where they were trapped under human caretaker supervision and care while ensuring they are not producing unwanted litters.

CatFriends will assist and educate residential, business, government, and military communities in responsible and humane cat caretaking.

We also promote adoption and foster care.

Adopt a Kitty

Kitten season is in full swing bringing lots of orphans. There are many cats who need caring homes!

Why Foster Care is Necessary

Along with nutritional care, foster fan interaction necessary to prepare kitti humans.

The foster care period naturally depends on the condition of the kittens.

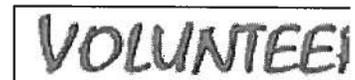
Most fosterlings are eligible for sterilization after about 4 weeks of care. Some, it may take as long as 8 weeks before they reach full health, and temperament.

Fostering a kitten is a very important integral force in shaping the cat's future personality and temperament will be provided. [more...](#)

Foster Homes Needed

We have several cats needing a foster home. [more...](#)

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Welcome to the CatFriends Organization

Thank you for visiting our site. For the latest on what we're doing, click [here](#)

Learn about the [CatFriends Organization](#) --who we are, what we do, and why we do it!

Things to Use

- Towels (hand, bath, bath sheet)
- Cat food
- Bait: tuna in oil, sardines in oil, canned cat food
- Cleaning supplies (bleach, dish soap, laundry detergent)
- Pet food dishes, litter boxes
- Humane animal traps
- Pet kennels
- Monetary donations
- Volunteers' time and skills



Have You Seen Kitty?

Last seen in Lower Makakilo on September 17, 2010 - "Kitty Kitty" ([click here to download photos and contact information.](#))

FOUND We are happy to report that Peppermint is back home with her family!

Adopt a Kitty

Kitten season is in full swing bringing lots of orphans. There are many cats who need caring homes! To see pictures and learn about our loveable adoptees, please visit [our Petfinder site.](#)

Come and see us, in person, at Kapolei Petco every Sunday from 11 a.m. - 3 p.m.

Foster Homes Needed

Along with nutritional care, foster families provide the loving interaction necessary to prepare kittens for a life alongside humans.

Fostering a kitten is a very important decision and foster caregivers play an important role in shaping the cat's future. Much of its personality and temperament will be decided by the care you provide.

We have several cats needing a foster home for 2-4 weeks. [more...](#)

We are now on Facebook

Visit our new Facebook page and see what's on our [wall...](#)

Support us on Facebook...

CF Spots Clinics

Current E Driving D

Saturday, Location:

Saturday, Location:

Saturday, Location:

Pets: \$60
Ferals: \$1

Please call to make an appointment

The following are all participants

All cats must accept cats must

We reserve the right to refuse a cat if deemed necessary. Veterinarian fees apply.

Discounts for feral cats in Hawaii

The page cannot be found

The page you are looking for might have been removed, had its name changed,

FOR ACTION

MOTION: To adopt Board Resolution No. 33, To Authorize the Executive Director to Execute Any and All Contracts and Required Legal Documents Related to the Mixed Finance Redevelopment Project at Kuhio Park Terrace and Kuhio Homes

I. FACTS

- A. On August 20, 2009, the Hawaii Public Housing Authority (HPHA) Board of Directors approved the selection of the Michaels Development Company to undertake a mixed finance redevelopment project at the Kuhio Park Terrace and Kuhio Homes (KPT/KH).
- B. The HPHA must prepare a submission to the U.S. Department of Housing and Urban Development (HUD) in order to proceed with the redevelopment at KPT/KH with Michaels Development Company. The redevelopment partnership is subject to vol. 24 CFR 941, Subpart F and requires approval by HUD Headquarters, Washington D.C.
- C. The HPHA's project will be subject to a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract (ACC), signed by the HPHA and HUD. This document ensures that public housing units in the project are operated pursuant to the public housing regulations. It also allows HUD operating subsidy to flow through the HPHA to the public housing units within the mixed-finance development.
- D. The ACC is only one of the required HUD documents ("evidentiary materials") as specified in 24 CFR 941.610. In tandem with the required HUD documents there are various contracts and other legal documents that may be required as a result of the financing terms. These contracts and legal documents may vary from project to project.

II. DISCUSSION

- A. The HUD approval process is just one of many steps that need to be taken towards closing. The KPT/KH redevelopment is broken down into 8 phases and each phase will require a separate submission to HUD and separate HUD approvals.
- B. The HPHA has contracted with Reno & Cavanaugh ("R&C") to serve as legal counsel on the Redevelopment project. HPHA will continue to work

with the Department of the Attorney General and R&C for review of any and all contracts and legal documents prior to execution.

- C. Attached is an updated project schedule showing key milestones.
- D. Due to the timing of the HPHA's Board meetings (i.e., once a month), several of the contracts and legal documents may need execution prior to the next Board meeting. Any delay will negatively impact the proposed schedule and could jeopardize the financing and bond issuance time lines.

III. RECOMMENDATION

That the Hawaii Public Housing Authority's Board of Directors adopt Board Resolution No. 33, To Authorize the Executive Director to Execute Any and All Contracts and Required Legal Documents Related to the Mixed Finance Redevelopment Project at Kuhio Park Terrace and Kuhio Homes.

Prepared by: Denise M. Wise, Executive Director 

Adopted:



Travis O. Thompson, Chair

RESOLUTION NO. 33

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL CONTRACTS AND REQUIRED LEGAL DOCUMENTS RELATED TO THE MIXED FINANCE REDEVELOPMENT PROJECT AT KUHIO PARK TERRACE AND KUHIO HOMES

WHEREAS, on August 20, 2009, the Hawaii Public Housing Authority (HPHA) Board of Directors approved the selection of the Michaels Development Company to undertake a mixed finance redevelopment project at the Kuhio Park Terrace and Kuhio Homes (KPT/KH); and

WHEREAS, the HPHA must prepare a submission to the U.S. Department of Housing and Urban Development (HUD) in order to proceed with the redevelopment at KPT/KH with Michaels Development Company; and

WHEREAS, the redevelopment partnership is subject to vol. 24 CFR 941, Subpart F and requires approval by HUD Headquarters, Washington D.C.; and

WHEREAS, the HPHA's project will be subject to a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract (ACC), signed by the HPHA and HUD and various other evidentiary documents; and

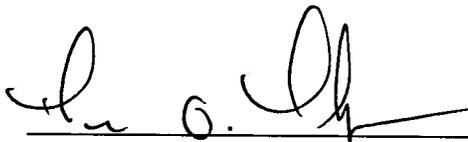
WHEREAS, the HPHA, in the best interests of the State of Hawaii, has hired specialized legal counsel to review all contracts and legal documents in conjunction with the State's Attorney General; and

WHEREAS, the HPHA agrees to comply with all requirements and submittals for eligible activities and reporting for the redevelopment project at KPT/KH, and

WHEREAS, the Executive Director agrees to regularly report on all activities and key milestones to the HPHA Board of Directors;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby authorize the Executive Director to execute any and all contracts and required legal documents related to the mixed finance redevelopment project at Kuhio Park Terrace and Kuhio Homes.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on November 18, 2010 in Honolulu, Hawaii.



Travis O. Thompson, Chairperson

State of Hawaii
Hawaii Housing Finance and Development Corporation
\$66,000,000 Multifamily Housing Revenue Bonds (Tax-Exempt)
(Kuhio Park Terrace Project)

Preliminary Time Schedule

NOVEMBER 2010						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER 2010						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JANUARY 2011						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Date	Event
11/10/10	Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704
11/16/10	First Draft of Bond Documents Circulated
11/17/10	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704
11/19/10	Submittal of Disposition Application Submittal of Rental Term Sheet, TDC Analysis & F1s
11/24/10	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704
11/25/10	Thanksgiving Holiday
11/29/10	Revised Bond Documents and First Draft Preliminary Official Statement Circulated
11/30/10	Documents submitted to the HHFDC in substantially final form
12/1/10	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704 Submittal of Evidentiary
12/3/10	Approval of Rental Term Sheet, TDC Analysis and F1s
12/8/10	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704
12/9/10	HHFDC Issuer Approval
12/14/10	Revised Bond Documents and Preliminary Official Statement Circulated

12/15/10	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704
12/22/10	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704
12/28/10	Revised Bond Documents and Preliminary Official Statement Circulated
12/29/10	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704
1/4/11	Freddie Mac Credit Enhancement Commitment Letter Received Final Comments Due on Preliminary Official Statement Rating Agency's Preliminary Rating Letter Received
1/5/11	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704 Distribute Preliminary Official Statement
1/11/11	Pre-Pricing Call
1/12/11	Bond Pricing
1/14/11	TENTATIVE – Conference Call 2:00 PM (EST), 1:00 PM (CST), 11:00 AM (PST), 9:00 AM (HT); Call Number 1.800.504.8071; Conference Code 3036704 Rating Agency's Final Rating Letter Received Distribute Final Official Statement Approval of Evidentiary Submittal
1/17/11	Martin Luther King Day
1/18/11	Approval of Disposition Application
1/19/11	Pre-Closing
1/20/11	Closing

FOR ACTION

Motion: To Adopt Board Resolution No. 34, and Ratify All Past Actions of the Hawaii Public Housing Authority ("HPHA") and the HPHA's Executive Director Concerning the Sale of Banyan Street Manor to Banyan Housing LP

I. FACTS

- A. In May 2009, the Board of Directors authorized the sale of the Banyan Street Manor apartments located at 1122 Banyan Street, Honolulu, Oahu, Hawaii and further identified as Tax Map Key No. (1) 7-3-031-029.
- B. On July 16, 2009, the Board authorized the staff to proceed with the negotiations for the sale of Banyan Street Manor to Banyan Housing LP, a Hawaii limited partnership.
- C. The HPHA, through the Department of the Attorney General and its real estate agent, Alvarez & Marsal Real Estate Advisory Services LLC, negotiated the sale of said property to Banyan Housing LP.

II. DISCUSSION

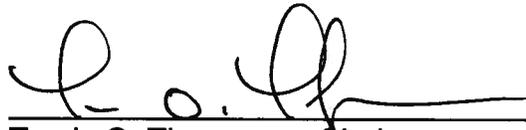
- A. In order to obtain approval of the sale from the U.S. Department of Housing and Urban Development, the Board of Directors must ratify all past actions concerning the sale, including but not limited to the selection and negotiation of sale to Banyan Housing LP and drafting and execution of the purchase and sale agreement.

III. RECOMMENDATION

That the Board of Directors adopt Resolution No. 34, and ratify all past actions of the HHA Wilikina Apartments Project, Inc, the Hawaii Public Housing Authority ("HPHA") and the HPHA's Executive Director concerning the Sale of Wilikina Apartments to VB Wilikina Limited Partnership

Prepared by: Denise M. Wise, Executive Director 

Adopted:



Travis O. Thompson, Chair

RESOLUTION NO. 34

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION TO RATIFY ALL PAST ACTIONS OF THE HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") AND THE HPHA'S EXECUTIVE DIRECTOR CONCERNING THE SALE OF BANYAN STREET MANOR APARTMENTS TO BANYAN HOUSING LP

WHEREAS, in May 2009 the Board of Directors of the Hawaii Public Housing Authority (HPHA) engaged the services of Alvarez & Marsal Real Estate Advisory Services, LLC., to assist in the sale of Banyan Street Manor located at 1122 Banyan Street, Honolulu, Oahu, Hawaii and further identified as Tax Map Key No. (1) 1-7-031-029; and

WHEREAS, on July 16, 2009 the HPHA's Board of Directors authorized the staff to proceed with negotiations with Banyan Housing LP, a Hawaii limited partnership, for the sale of Banyan Street Manor; and

WHEREAS, the HPHA, through the Department of the Attorney General and its real estate agent, Alvarez & Marsal Real Estate Advisory Services, LLC., negotiated the sale of Banyan Street Manor to Banyan Housing LP; and

WHEREAS, Banyan Housing LP agrees to maintain and operate the Banyan Street Manor Apartments in a manner consistent with the Housing Assistance Payments Contract, and any other requirement, regulatory agreement and restrictive covenants with the U.S. Department of Housing and Urban Development; and

WHEREAS, the Purchase Agreement and Escrow Instructions were reviewed for form and legality by the Department of the Attorney General; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority do hereby ratify all past actions of the Hawaii Public Housing Authority and its Executive Director concerning the sale of Banyan Street Manor Apartments to Banyan Housing LP.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Board of Directors of the Hawaii Public Housing Authority on November 18, 2010 in Honolulu, Hawaii.



Travis O. Thompson, Chairperson

FOR ACTION

Motion: To Adopt Resolution No. 35, and to Authorize the Sale of Banyan Street Manor by the Hawaii Public Housing Authority to Banyan Housing LP Pursuant to the Purchase Agreement and Escrow Instructions, Dated January 28, 2010

I. FACTS

- A. In May 2009, the Board of Directors authorized the sale of the Banyan Street Manor apartments located at 1122 Banyan Street, Honolulu, Oahu, Hawaii and further identified as Tax Map Key No. (1) 7-3-031-029.
- B. On July 16, 2009, the Board authorized the staff to proceed with the negotiations for the sale of Banyan Street Manor to Banyan Housing LP, a Hawaii limited partnership.
- C. The HPHA, through the Department of the Attorney General and its real estate agent, Alvarez & Marsal Real Estate Advisory Services LLC, negotiated the sale of said property to Banyan Housing LP.

II. DISCUSSION

- A. In order to obtain approval of the sale from the U.S. Department of Housing and Urban Development, the Board of Directors must ratify all past actions concerning the sale, including but not limited to the selection and negotiation of sale to Banyan Housing LP and drafting and execution of the purchase and sale agreement.

III. RECOMMENDATION

That the Board of Directors adopt Resolution No. 35, and to authorize the sale of Banyan Street Manor by the Hawaii Public Housing Authority to Banyan Housing LP pursuant to the Purchase Agreement and escrow instructions, dated January 28, 2010

Prepared by: Denise M. Wise, Executive Director 

Adopted:



Travis O. Thompson, Chair

RESOLUTION NO. 35

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION TO AUTHORIZE THE SALE BY THE HAWAII PUBLIC HOUSING AUTHORITY TO BANYAN HOUSING LP PURSUANT TO THE PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS, DATED JANUARY 28, 2010

WHEREAS, in May 2009 the Board of Directors of the Hawaii Public Housing Authority (HPHA) engaged the services of Alvarez & Marsal Real Estate Advisory Services, Inc., to assist in the sale of Banyan Street Manor located at 1122 Banyan Street, Honolulu, Oahu, Hawaii and further identified as Tax Map Key No. (1) 1-7-031-029; and

WHEREAS, on July 16, 2009 the HPHA's Board of Directors authorized the staff to proceed with negotiations with Banyan Housing LP, a Hawaii limited partnership, for the sale of Banyan Street Manor; and

WHEREAS, the HPHA and Banyan Housing LP wish to enter into a purchase and sale agreement to describe their respective rights, duties, and obligations with respect to said the purchase and sale of Banyan Street Manor Apartments; and

WHEREAS, Banyan Housing LP agrees to maintain and operate the Banyan Street Manor Apartments in a manner consistent with the Housing Assistance Payments Contract, and any other requirement, regulatory agreement and restrictive covenants with the U.S. Department of Housing and Urban Development; and

WHEREAS, the Purchase Agreement and Escrow Instructions were reviewed for form and legality by the Department of the Attorney General; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority do hereby authorize the sale of the Banyan Street Manor Apartments to Banyan Housing LP pursuant to the Purchase Agreement and Escrow Instructions dated January 28, 2010.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Board of Directors of the Hawaii Public Housing Authority on November 18, 2010 in Honolulu, Hawaii.



Travis O. Thompson, Chairperson

FOR ACTION

Motion: To Adopt Resolution No. 36, and to Authorize the Hawaii Public Housing Authority's Executive Director, or his/her Designated Representative, to Execute any and all Contracts and Documents Related to the Sale of Banyan Street Manor Apartments

I. FACTS

- A. In May 2009, the Board of Directors authorized the sale of the Banyan Street Manor apartments located at 1122 Banyan Street, Honolulu, Oahu, Hawaii and further identified as Tax Map Key No. (1) 7-3-031-029.
- B. On July 16, 2009, the Board authorized the staff to proceed with the negotiations for the sale of Banyan Street Manor to Banyan Housing LP, a Hawaii limited partnership.
- C. The HPHA, through the Department of the Attorney General and its real estate agent, Alvarez & Marsal Real Estate Advisory Services LLC, negotiated the sale of said property to Banyan Housing LP.

II. DISCUSSION

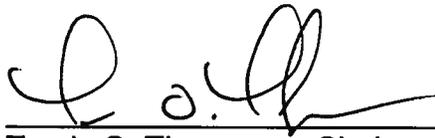
- A. In order to obtain approval of the sale from the U.S. Department of Housing and Urban Development, the Board of Directors must ratify all past actions concerning the sale, including but not limited to the selection and negotiation of sale to Banyan Housing LP and drafting and execution of the purchase and sale agreement.
- B. The staff will submit all contracts and legal documents related to the sale of Banyan Street Manor Apartments to the Department of the Attorney General for review and approval prior to execution.

III. RECOMMENDATION

That the Board of Directors Adopt Resolution No. 36, and to authorize the Hawaii Public Housing Authority's Executive Director, or his/her designated representative, to execute any and all contracts and documents related to the Sale of Banyan Street Manor Apartments

Prepared by: Denise M. Wise, Executive Director

Adopted:



Travis O. Thompson, Chair

RESOLUTION NO. 36

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION TO AUTHORIZE THE HAWAII PUBLIC HOUSING AUTHORITY'S EXECUTIVE DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE, TO EXECUTE ANY AND ALL CONTRACTS AND DOCUMENTS RELATED TO THE SALE OF BANYAN STREET MANOR APARTMENTS.

WHEREAS, in May 2009 the Board of Directors of the Hawaii Public Housing Authority authorized the sale of the Banyan Street Manor Apartments Project located at 1122 Banyan Street, Honolulu, Oahu, Hawaii and further identified as Tax Map Key No. (1) 7-3-031-029; and

WHEREAS, Banyan Housing LP, a Hawaii limited partnership, desires to purchase the Banyan Street Manor Apartments; and

WHEREAS, the Hawaii Public Housing Authority must prepare a submission to the U.S. Department of Housing and Urban Development (HUD) in order to proceed with the sale and the transfer the Housing Assistance Payment Contract to Banyan Housing LP;

WHEREAS, the HPHA and Banyan Housing LP agree to comply with all requirements and submittals for the sale of said property; and

WHEREAS, the staff will submit all contracts and legal documents related to the sale of Banyan Street Manor Apartments to the Department of the Attorney General for review and approval prior to execution;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority do hereby authorize the Hawaii Public Housing Authority's Executive Director, or his/her designated representative, to execute any and all contracts and documents related to the sale of Banyan Street Manor Apartments.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Board of Directors of the Hawaii Public Housing Authority on November 18, 2010 in Honolulu, Hawaii.



Travis O. Thompson, Chairperson

Executive Director's October/November 2010 Board Status Report

Accomplishments:

- Attended the Council of Large Public Housing Authorities (CLPHA) conference in Washington, DC. The conference provided context to HUD initiatives and upcoming legislation sponsored by HUD. Preservation Enhancement and Transformation of Rental Assistance (PETRA) is one of HUD's single most important pieces of upcoming legislation with the 112th Congress. The intent of PETRA is to:
 1. Ensure long term preservation of affordable rental units for low-income households and provide owners and operators the necessary tools in order to achieve this goal
 2. Promote long-term property viability by accessing private finance in order to address the physical need of the property and properties energy-efficient
 3. Provide uniform policies for rental assistance programs administered by HUD in order to promote administrative efficiency; and
 4. Enhance resident choice

Within each of the primary components presented above, there are various strategies which outline the features of transforming rental assistance. As with any proposed new legislation there are supporters and detractors. The HPHA will be following the progress of PETRA. As its passage would have implications for the HPHA.

- Staffing Highlights:
 - Hired Fiscal Officer – Clarence Allen- started Nov. 1, 2010 -FMO
 - Hired Property Management Specialist – start date Dec. 1st – PMMSB
 - Hired Resident Services Specialist – start date negotiating - December –PMMSB
 - Hired Planner – start date negotiating (moving from Ohio) – PEO

Interviewing Candidates for:

- Property Management Specialist
- Resident Services Specialist
- Compliance Specialist
- Procurement Officer
- Statewide Housing Development Administrator
- Chief Financial Management Advisor
- Project Engineer

- Commenced weekly conference calls for KPT redevelopment project to include all parties to the transaction, e.g., HHFDC, B & F, lenders, bond counsel, etc... Intention of call is to keep project on track and ensure key parties are informed.
- Continued with weekly calls for the KPT project with MDC to ensure that all due diligence is moving and action items are produced.
- During the vacation of the PMMSB Branch Chief, AMP Manager's M. Hall-Ramiro, J. Chaves and G. Lee filled in and provided support and continuity for issues and calls received. E. Nakaya took after-hours emergency calls. They did an excellent job while S. Fo was on vacation.
- See CMS section for MWH update on hot water situation.
- See CMS for ARRA update - Presented progress on ARRA projects to the State's ARRA project oversight board
- Met with Applications staff to begin refining and/or overhauling applications process and reviewing waitlist. Waitlist has approximately 9,700 households. Staff takes in approximately

200 new applications a month and houses approximately 35-40 households a month from the waitlist.

- Met with the Partners In Care (PIC) executive board. PIC is an umbrella organization that includes homeless agencies and their service providers. The reason for the meeting was to begin a quarterly dialogue to discuss issues, concerns and updates between the HPHA and the providers regarding housing and services.
- Held recognition ceremony for HPHA employees who reached service milestones from 10-30 years.

Planned Activities for October/November:

- Participate in weekly Michael's Development conference calls.
 - continue to produce due diligence items
- Participate in weekly KPT finance and lender calls
- Site clean-up for Lanakila will either be performed by Oahu based Central Maintenance staff or contractors. Currently determining staff availability. Site clean-up to include repair and/or replacement of fence and dust screen; clean-up of grounds, board up buildings to prevent further vandalism and haul away trash.
- Continue to interview candidates to fill open positions
- Issue Owner Representative Request for Proposal for KPT redevelopment project
- Issue RFP for Section 8 Project Based Vouchers
- Issue Notice to Proceed to Reno & Cavanaugh legal team
- Prioritize HPHA projects and cross reference resources to check for capacity and completion of project schedules.
- Section 8 supervisors to be trained on budget utilization forecasting tool by local HUD office
- Apply for ROSS and FSS grants
- Start monthly AMP manager meetings vs. quarterly
- Begin budget restatement process for Board review and approval
- Complete all field work for single audit requirements
- Continue to work on Applications process and waitlist issues with end result being refinement of the process and/or overhaul by beginning of year

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.
- The Compliance Officer position is open and as a result, Renee Blondin-Nip is acting in that capacity until a replacement can be found. Caution needs to be exercised in the cases reviewed by Ms. Blondin-Nip as she is also the Hearing Officer for the HPHA. She cannot review compliance issues and/or matters that she was involved in as the Hearing Officer. Such cases will be referred to either B. Arashiro or D. Wise

Potential Risks:

- Buildings A & E on the School Street campus roofs began to leak. The roof leak in building A includes the room that houses the servers for the HPHA computer system. Repairs will commence week of November 8th.
- Reno & Cavanaugh was selected as the legal counsel for the KPT redevelopment project on or about 10/15. The Notice to Proceed (NTP) has not been issued as they are awaiting the tax clearance from the State of Hawaii. There were some issues because they have not done business in the State before. Unless this gets resolved quickly, this delay impacts all project completion dates for the KPT project.
- While performing the certification of payrolls for ARRA projects discrepancies were found between what was stated by the contractor on what employee's wages were and what was actually paid to the employees. Referred to DOL; however this may slow payment process to contractor which in turn, may impact the ARRA expenditures as funds may not be released.

PMMSB Status Report November 2010

Accomplishments:

- During the month of October, 2010, rent collections for HPHA State properties was 98.38% (an increase from 92.54% in September) and the total tenant occupancy rate was 93.4% (a slight increase from 93.16% in October).
- During the month of October, 2010, rent collections for HPHA Federal properties were 93.37% (a decrease from 95.05% in September) and the total tenant occupancy rate was 92.55% (a slight decrease from 92.59% in September).
- PMMSB offered two applicants the Resident Services position. One declined and one accepted. The new hire will be relocating from California, start date will be in December. PMMSB will recruit to fill the second position.
- PMMSB offered two applicants the Property Specialist position. One declined and one accepted. The new hire will begin employment on December 1, 2010. PMMSB will recruit to fill the second position.
- AMP 34 (Kalakaua) Management in conjunction with Laulima held a disaster preparedness workshop. The workshop covered Sheltering in Place, Emergency Shelters and Kits. Twenty three (23) residents and three (3) resident family members attended the workshop. 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.
- AMP 34 (Kalakaua) Completed the removal of vegetation and installation of gravel walkway to the HECO vault.
- AMP 50 (Palolo) Management met with President of Resident Association to discuss community service projects such as clearing overgrown vegetation in fenced section, painting of parking stall numbers, and resident patrol. The association decided to turn the fenced in areas into community gardens, to install two gates at the easement to curb crime and hours of operation for community service. The Association also agreed to paint the parking stalls and hold monthly meetings.
- The Central Maintenance Air Conditioning Mechanic has begun inspecting tenant installed air conditioners for health and safety hazards.
- AMP 35 (Kalanihulia) Resident Association board officers of Punchbowl Homes were re-instated on November 3, 2010. Three members had resigned but

reconsidered and decided to fulfill their term. They look forward to a positive productive year ahead.

- AMP 32 (Mayor Wright Housing) Management conducted a door to door survey regarding the availability of hot water. CMS is currently reviewing bids and will be awarding a contract to install instant water heaters. Instant hot water tanks complaints were generated. Here are the survey results:

Hot Water?	Total Units 364
Yes	145 (12 units tankless recently installed)
No	116
No Answer	88
Vacant	15

Planned Activities:

- Review changes needed to the ACOP and lease agreement.
- Implement the community room rules and house rules.
- REAC inspections for AMPs 35 (Kalanihua), 38 (Kauai), 44 (Waianae), 45 (Windward), 46 (Kamuela), 49 (Wahiawa) will be scheduled after January 1, 2011.

Trends/Issues

- PMMSB will need funding to secure a contractor to complete the elderly designation study and submission.

Risks

- The Wilikina HAP renewal request must be re-submitted with the Board Chairperson's signature and additional rent case study documents within 30 days or HUD will not renew.

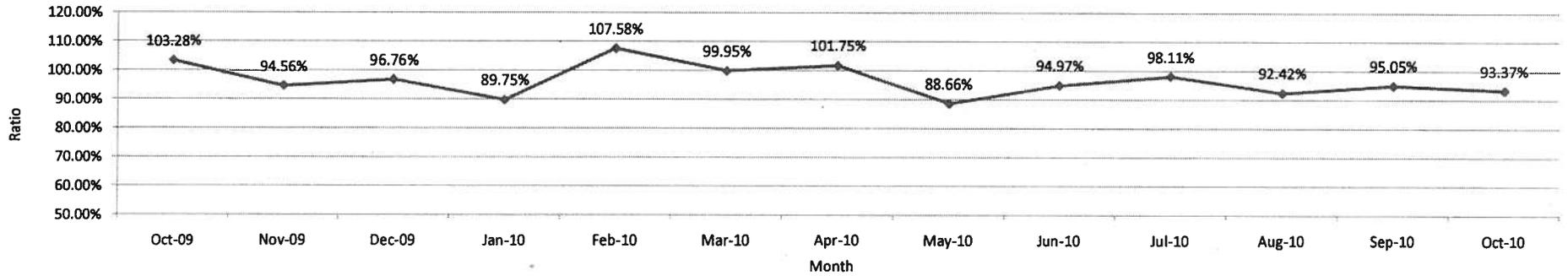
FEDERAL PUBLIC HOUSING

Rent Collection From October 2009 to October 2010

	Oct-09			Nov-09			Dec-09			Jan-10			Feb-10			Mar-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 111,742.56	\$ 116,961.95	104.67%
Kauai	\$ 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%	\$ 78,569.00	\$ 73,688.81	93.79%
Maui	\$ 42,396.00	\$ 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%	\$ 39,522.00	\$ 41,955.64	106.16%
Oahu	\$ 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%	\$ 1,120,869.72	\$ 1,117,474.18	99.70%
Total	\$ 1,355,983.06	\$ 1,400,444.94	103.28%	\$ 1,351,294.91	\$ 1,277,792.38	94.56%	\$ 1,352,398.94	\$ 1,308,640.43	96.78%	\$ 1,356,461.47	\$ 1,217,442.62	89.75%	\$ 1,355,997.14	\$ 1,458,800.58	107.58%	\$ 1,350,703.28	\$ 1,350,060.58	99.95%

	Apr-10			May-10			Jun-10			Jul-10			Aug-10			Sep-10			Oct-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 114,516.69	\$ 122,029.78	106.58%	\$ 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%	\$ 120,443.00	\$ 111,022.68	92.18%
Kauai	\$ 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	\$ 72,583.50	90.46%	\$ 86,709.00	\$ 77,298.86	89.15%	\$ 87,909.00	\$ 83,078.18	94.50%	\$ 87,799.00	\$ 75,384.51	85.86%
Maui	\$ 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%	\$ 39,537.00	\$ 36,257.17	91.70%
Oahu	\$ 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%	\$ 1,129,657.95	\$ 1,063,431.20	94.14%
Total	\$ 1,361,733.34	\$ 1,385,496.98	101.75%	\$ 1,352,628.29	\$ 1,198,211.47	88.66%	\$ 1,353,810.70	\$ 1,285,665.84	94.97%	\$ 1,338,984.86	\$ 1,313,844.93	98.11%	\$ 1,381,852.08	\$ 1,277,098.46	92.42%	\$ 1,392,250.59	\$ 1,323,348.37	95.05%	\$ 1,377,436.95	\$ 1,286,065.66	93.37%

RENT COLLECTION RATE



**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	543	55	90.35%	5	0	3	Average Income	20	0.21%	9.24	4.18
Kauai	319	298	21	93.42%	0	0	0	Low Income (80%)	21	0.22%	3.28	2.03
Maui	196	133	61	67.86%	2	0	2	Very Low Inc. (50%)	249	2.56%	3.01	1.98
Oahu	4,122	3,874	215	93.98%	11	1	33	Extremely Low Inc. (30%)	9,452	97.02%	2.54	1.75
Total	5,238	4,848	352	92.55%	18	1	38		9,742	100.00%	2.57	1.76

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	68	\$ 24,991.81	18	\$ 21,313.16	\$ 120,443.00	\$ 111,022.68	92.18%
Kauai	46	\$ 31,044.29	32	\$ 64,221.44	\$ 87,799.00	\$ 75,384.51	85.86%
Maui	15	\$ 4,439.50	6	\$ 2,530.07	\$ 39,537.00	\$ 36,257.17	91.70%
Oahu	512	\$ 236,922.12	150	\$ 190,737.27	\$ 1,129,657.95	\$ 1,063,431.20	94.14%
Total	641	\$ 297,397.72	206	\$ 278,801.94	\$ 1,377,436.95	\$ 1,286,095.56	93.37%

* 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).

**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%	0	0	0
31P-KVH	373	324	44	86.86%	1	0	5
32P-MWH	363	347	13	95.59%	0	0	3
33P-Kam/Kaamanu	371	365	2	98.38%	0	0	4
34P-Kalakaua	581	558	21	96.04%	3	0	2
35P-Kalanihuia	587	555	30	94.55%	3	0	2
37P-Hilo	300	265	34	88.33%	2	0	1
38P-Kauai	319	298	21	93.42%	0	0	0
39P-Maui	196	133	61	67.86%	2	0	2
40P-KPT	738	702	30	95.12%	3	0	6
43P-Kona	200	193	5	96.50%	2	0	2
44P-Leeward Oahu	258	225	24	87.21%	0	0	9
45P-Windward Oahu	225	216	9	96.00%	1	1	0
46P-Kamuela	101	85	16	84.16%	1	0	0
49P-Central Oahu	149	120	29	80.54%	0	0	0
50P-Palolo	115	111	2	96.52%	0	0	2
Total	5,238	4,848	352	92.55%	18	1	38

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	51	32,162.24	12	12,471.26	\$ 141,072.00	127,200.34	90.17%
31P-KVH	44	18,896.09	12	16,370.68	\$ 94,518.00	87,181.99	92.24%
32P-MWH	26	11,038.34	11	17,564.01	\$ 108,806.49	107,415.36	98.72%
33P-Kam/Kaamanu	41	19,886.23	14	19,585.36	\$ 92,609.52	92,951.14	100.37%
34P-Kalakaua	13	5,005.44	3	3,310.10	\$ 131,282.58	133,972.62	102.05%
35P-Kalanihuia	30	10,071.86	12	9,242.40	\$ 137,204.47	134,651.47	98.14%
37P-Hilo	20	7,151.81	9	10,601.16	\$ 64,504.00	62,502.58	96.90%
38P-Kauai	46	31,044.29	32	64,221.44	\$ 87,799.00	75,384.51	85.86%
39P-Maui	15	4,439.50	6	2,530.07	\$ 39,537.00	36,257.17	91.70%
40P-KPT	167	79,457.88	25	28,508.79	\$ 248,190.00	219,595.49	88.48%
43P-Kona	31	13,217.00	5	2,779.00	\$ 40,466.00	33,544.00	82.89%
44P-Leeward Oahu	81	34,403.31	42	64,018.96	\$ 51,819.00	43,086.58	83.15%
45P-Windward Oahu	34	15,438.82	8	1,833.05	\$ 64,520.00	62,443.52	96.78%
46P-Kamuela	17	4,623.00	4	7,933.00	\$ 15,473.00	14,976.10	96.79%
49P-Central Oahu	12	4,399.24	4	804.38	\$ 35,296.00	34,513.95	97.78%
50P-Palolo	13	6,162.67	7	17,028.28	\$ 24,339.89	20,418.74	83.89%
Total	641	\$ 297,397.72	206	\$ 278,801.94	\$ 1,377,436.95	\$ 1,286,095.56	93.37%

* Occupancy also counts Scheduled for Modernization Units.

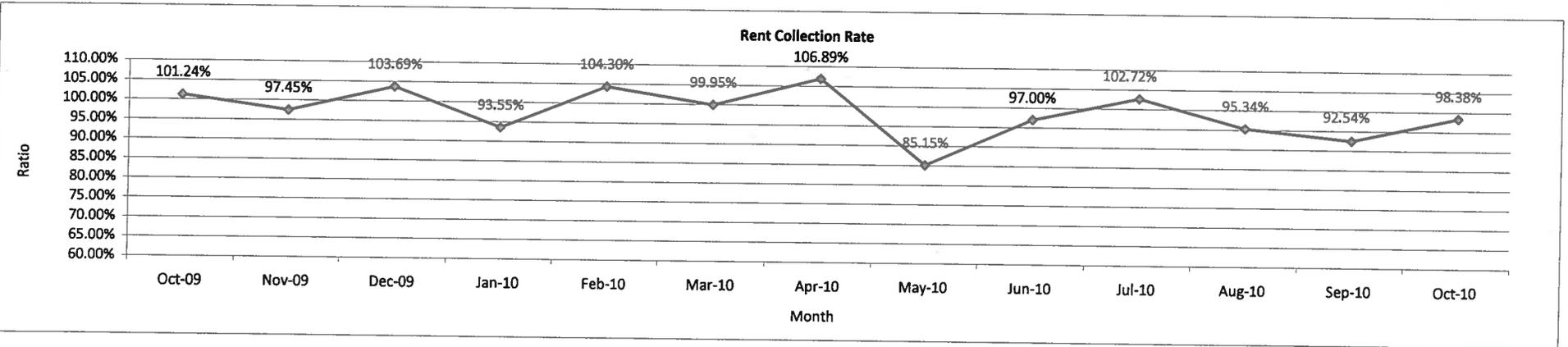
** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

STATE PUBLIC HOUSING

Rent Collection from October 2009 to October 2010

	Oct-09			Nov-09			Dec-09			Jan-10			Feb-10			Mar-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,335.00	\$ 7,322.50	87.85%	\$ 8,421.00	\$ 8,585.00	101.95%	\$ 8,209.00	\$ 8,815.49	107.39%	\$ 8,716.00	\$ 8,408.62	96.47%	\$ 8,882.00	\$ 7,628.00	85.88%	\$ 8,153.00	\$ 7,563.00	92.76%
Kauai	\$ 5,335.00	\$ 3,896.00	73.03%	\$ 5,269.00	\$ 7,091.00	134.58%	\$ 5,380.00	\$ 4,518.00	83.98%	\$ 5,639.00	\$ 4,493.00	79.68%	\$ 5,297.00	\$ 4,164.11	78.61%	\$ 5,297.00	\$ 5,077.00	95.85%
Maui	\$ 5,897.00	\$ 4,221.00	71.58%	\$ 5,352.00	\$ 5,320.00	99.40%	\$ 5,235.00	\$ 5,065.00	96.75%	\$ 5,195.00	\$ 4,667.00	89.84%	\$ 5,379.00	\$ 7,157.00	133.05%	\$ 5,851.00	\$ 6,231.00	106.49%
Oahu	\$ 227,844.00	\$ 235,042.29	103.16%	\$ 227,911.00	\$ 219,664.64	96.38%	\$ 228,223.00	\$ 237,762.94	104.18%	\$ 229,851.00	\$ 215,748.79	93.86%	\$ 227,881.00	\$ 239,141.25	104.94%	\$ 227,169.00	\$ 227,468.38	100.13%
Total	\$ 247,411.00	\$ 250,481.79	101.24%	\$ 246,953.00	\$ 240,660.64	97.46%	\$ 247,047.00	\$ 256,161.43	103.69%	\$ 249,401.00	\$ 233,317.41	93.55%	\$ 247,439.00	\$ 258,090.36	104.30%	\$ 246,470.00	\$ 246,339.38	99.95%

	Apr-10			May-10			Jun-10			Jul-10			Aug-10			Sep-10			Oct-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,103.00	\$ 8,259.00	101.93%	\$ 8,678.00	\$ 8,289.30	95.52%	\$ 8,745.00	\$ 7,718.66	88.26%	\$ 8,850.00	\$ 7,272.17	82.17%	\$ 8,817.00	\$ 7,512.28	85.20%	\$ 9,045.00	\$ 9,438.00	104.34%	\$ 9,941.00	\$ 9,159.12	92.13%
Kauai	\$ 5,198.00	\$ 4,418.00	84.99%	\$ 5,599.00	\$ 3,679.00	65.71%	\$ 5,594.00	\$ 4,927.00	88.08%	\$ 5,795.00	\$ 5,779.00	99.72%	\$ 5,795.00	\$ 4,190.00	72.30%	\$ 5,828.00	\$ 5,327.00	91.40%	\$ 5,580.00	\$ 5,643.00	101.13%
Maui	\$ 5,777.00	\$ 5,390.00	93.30%	\$ 5,983.00	\$ 4,659.00	77.74%	\$ 5,488.00	\$ 5,405.00	98.49%	\$ 5,453.00	\$ 5,337.00	97.87%	\$ 5,365.00	\$ 4,990.84	93.03%	\$ 5,268.00	\$ 4,506.00	85.54%	\$ 5,286.00	\$ 4,309.00	81.52%
Oahu	\$ 225,833.00	\$ 243,720.60	107.92%	\$ 224,782.00	\$ 192,029.45	85.43%	\$ 224,870.00	\$ 219,304.48	97.53%	\$ 226,317.00	\$ 234,719.62	103.71%	\$ 226,190.00	\$ 218,001.22	96.38%	\$ 227,459.00	\$ 209,854.08	92.26%	\$ 227,374.00	\$ 225,048.63	98.98%
Total	\$ 244,911.00	\$ 261,787.60	106.89%	\$ 245,052.00	\$ 208,656.75	85.15%	\$ 244,697.00	\$ 237,356.14	97.00%	\$ 246,416.00	\$ 253,107.79	102.72%	\$ 246,167.00	\$ 234,694.34	95.34%	\$ 247,600.00	\$ 229,125.08	92.54%	\$ 248,181.00	\$ 244,159.75	98.38%



**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	29	27	51.79%	11	1	0	Average Income	15	0.20%	8.94	4.44
Kauai	26	26	0	100.00%	1	0	0	Low Income (80%)	6	0.08%	2.67	1.67
Maui	32	29	3	90.63%	1	0	0	Very Low Inc. (50%)	143	1.90%	3.03	1.96
Oahu	749	722	21	96.40%	25	1	6	Extremely Low Inc. (30%)	7,349	97.82%	2.42	1.65
Total	863	806	51	93.40%	38	2	6		7,513	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	10	\$ 3,637.77	9	\$ 17,160.17	\$ 9,941.00	\$ 9,159.12	92.13%
Kauai	3	\$ 1,778.00	2	\$ 7,086.46	\$ 5,580.00	\$ 5,643.00	101.13%
Maui	7	\$ 1,739.00	19	\$ 13,015.53	\$ 5,286.00	\$ 4,309.00	81.52%
Oahu	31	\$ 22,082.39	57	\$ 251,997.15	\$ 227,374.00	\$ 225,048.63	98.98%
Total	51	\$ 29,237.16	87	\$ 289,259.31	\$ 248,181.00	\$ 244,159.75	98.38%

* 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	108	16	84.38%	1	0	4
2204-Kawailehua	26	26	0	100.00%	1	0	0
2205-Kahale Mua	32	29	3	90.63%	1	0	0
2206-Lokahi	30	15	15	50.00%	7	1	0
2207-Ke Kumu Elua	26	14	12	53.85%	4	0	0
2401-Hale Po'ai	206	205	1	99.51%	9	0	0
2402-La'iola	108	105	3	97.22%	5	0	0
2403-Kamalu-Ho'olulu	220	219	0	99.55%	8	1	1
2404-Halia Hale	41	40	0	97.56%	2	0	1
Total	863	806	51	93.40%	38	2	6

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	6	\$ 5,279.94	14	\$ 145,410.88	\$ 18,786.00	\$ 16,053.50	85.45%
2202-Puahala Homes	22	\$ 15,845.45	29	\$ 101,363.35	\$ 42,841.00	\$ 38,390.13	89.61%
2204-Kawailehua	3	\$ 1,778.00	2	\$ 7,086.46	\$ 5,580.00	\$ 5,643.00	101.13%
2205-Kahale Mua	7	\$ 1,739.00	19	\$ 13,015.53	\$ 5,286.00	\$ 4,309.00	81.52%
2206-Lokahi	3	\$ 727.47	2	\$ 12,591.50	\$ 5,500.00	\$ 5,185.12	94.27%
2207-Ke Kumu Elua	7	\$ 2,910.30	7	\$ 4,568.67	\$ 4,441.00	\$ 3,974.00	89.48%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,024.00	\$ 58,870.00	103.24%
2402-La'iola	1	\$ 632.00	8	\$ 2,934.52	\$ 34,502.00	\$ 35,811.00	103.79%
2403-Kamalu-Ho'olulu	2	\$ 325.00	1	\$ 4.40	\$ 63,360.00	\$ 64,577.00	101.92%
2404-Halia Hale	51	\$ 29,237.16	bunt - Over 90 days	\$ 87.00	\$ 10,861.00	\$ 11,347.00	104.47%
Total	102	\$ 58,474.32	87	\$ 289,346.31	\$ 248,181.00	\$ 244,159.75	98.38%

* Occupancy also counts Scheduled for Modernization Units.

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

057

**Construction Management Branch
November 5, 2010**

Status Report for Mayor Wright Homes: Upgrades to Hot Water System

Background

The three buildings that require immediate upgrades were Building 15, 17 & 18. Buildings 15 and 17 are both 3-story buildings with 18 dwelling units (12-1BR & 6-2BR) per building. Building 18 is also a 3-story building with 18 dwelling units all 2 BR. Each of the units in all 3 buildings has one bathroom. One hot water tank will serve 6 units. A tankless hot water system is comprised of 2 tankless hot water heaters and will also service 6 units.

Completed Activities

- The Gas Company began installation of 6 tankless hot water units (3 systems) on Building 15 on Thursday, October 27th and completed the installation on Monday, November 1st
- The lines were tested on Tuesday to make sure they were functioning properly and not leaking.
- All units have been fully operational as of the week of November 1, 2010. A photo of the newly installed tankless hot water heaters under the solar panels at MWH is shown on the next sheet.
- We have received the cost proposal from the Gas Company to install 3 tankless hot water systems for Building 17 and 2 systems for Building 18 (Bldg, 18 already has 1 system.)
- A Request for Quotes (RFQ) was posted on the State electronic procurement system (HePS) to procure the 10 additional tankless hot water units and related accessories for Buildings 17 & 18.
- Responses were received 11/4/10 and proposals are being reviewed.

Planned Activities

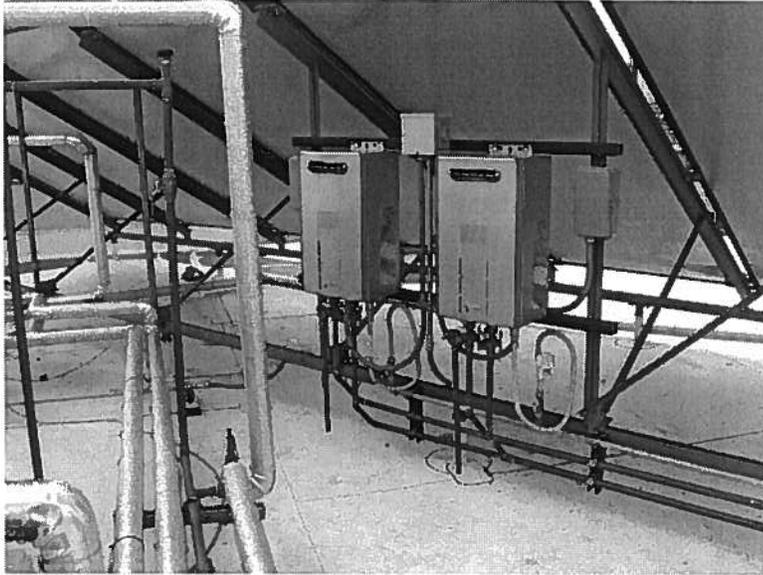
- Installation will commence once we select supplier of the 10 tankless hot water units.
- The purchase order is now being processed for the Gas Co to begin installation of the lines so that the infrastructure will be in place once the tankless hot water heaters arrive. (Arrival shall be within 14 days from placement of order.)

Trends/Issues

- There were 3 proposals received. Ferguson's proposal included all necessary accessories but only listed one unit (instead of the 10 requested in the RFQ.) The Solaray Corp submitted a proposal for the correct number, however their quote did not include the necessary accessories (such as the valve kit, mounting hardware, remote thermostat, etc.). Diversified Plumbing & Air contacted Ferguson and added their mark-up.
- CPO is contacting SPO to verify how to correct the amount in HePS so we can accept the quote that represents the best value.
- The remainder of funds from the \$250,000 set aside for the tankless water heaters after Buildings 15, 17 & 18 are complete will continue to be used to replace other hot water tanks as they break down.

Risks

- The agency is requesting for an additional \$600,000 from the State Legislature to enable complete conversion to a tankless hot water system as a temporary resolution until the entire hot water system can be overhauled and upgraded. Lack of adequate funding will delay the improvements required.



The photo above depicts an existing system at Mayor Wright Homes. A set of two gas-powered tankless water heaters are installed below the solar panels heating a roof-top water tank. The tankless water heaters are connected to the hot water line downstream of the water tank. The tankless units are activated when it senses that water delivered from the tank is lower than the desired temperature.

Data on Mayor Wright Homes (HA 1-03)

Located at 521 N. Kukui Street, Honolulu, Hawaii

Total of 35 buildings with the following distribution of units

24	1BRM
114	2BRM
168	3BRM
50	4BRM
8	5BRM

CAPITAL FUND PROGRAM - 718

PROJECT STATUS REPORT

November 1, 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	DESIGN COMPLETION DATE	CONTRACT EXPIRATION*
Lanakila Homes - Phase II, III & IV	\$ 354,998.00			12/15/2009	9/5/2001	10/15/2001	In Progress	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	In Progress	3/24/2013
Kalihi Valley Homes Phase II Site & Dwelling Improvements	\$ 20,056.00	unk	unk	8/10/2001	8/27/2001	unk	5/1/2002	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	In Progress	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	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

November 1, 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	DESIGN COMPLETION DATE	CONTRACT EXPIRATION*
David Malo Circle Exterior Improvements	\$ 200,000.00	1/20/2010	est. 1/2011	est. 2/2011	est. 2/2011	est. 2/2011	est. 11/2011	est. 12/2012
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	In Progress	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	Selection Phase	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						

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		\$801,688.00	\$15,443,755.00	4.93%
4/2010	\$589,557		\$1,391,245.00	\$14,854,198.00	8.56%
5/2010	\$630,993		\$2,022,238.00	\$14,223,205.00	12.45%
6/2010	\$1,058,698		\$3,080,936.00	\$13,164,507.00	18.96%
7/2010	\$888,529		\$3,969,465.00	\$12,275,978.00	24.43%
8/2010	\$1,221,299		\$5,190,764.00	\$11,054,679.00	31.95%
9/2010	\$1,658,357		\$6,849,121.00	\$9,396,322.00	42.16%
10/2010	\$1,274,111		\$8,123,232.00	\$8,122,211.00	50.00%
11/2010		\$1,718,190	\$9,841,422.00	\$6,404,021.00	60.58%
12/2010		\$1,778,611	\$11,620,033.00	\$4,625,410.00	71.53%
1/2011		\$1,449,436	\$13,069,469.00	\$3,175,974.00	80.45%
2/2011		\$1,324,008	\$14,393,477.00	\$1,851,966.00	88.60%
3/2011		\$442,645	\$14,836,122.00	\$1,409,321.00	91.32%
4/2011		\$382,645	\$15,218,767.00	\$1,026,676.00	93.68%
5/2011		\$201,242	\$15,420,009.00	\$825,434.00	94.92%
6/2011		\$67,645	\$15,487,654.00	\$757,789.00	95.34%
7/2011		\$54,785	\$15,542,439.00	\$703,004.00	95.67%
8/2011		\$680,863	\$16,223,302.00	\$22,141.00	99.86%
9/2011		\$22,141	\$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.

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

Current Date: 11/10/2010 8:58

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	\$27,645.00		\$82,935.00	20.27%
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	\$4,949.00		\$1,554,915.00	100.00%
Kaimalino & Kealakehe - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/2010	\$1,915,750.00			\$547,988.92	\$915,892.18	\$158,461.24		\$1,622,342.34	84.68%
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	\$495,849.81		\$593,655.86	42.04%
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					\$519,344.94		\$519,344.94	66.54%
Kahekili Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/2010	\$5,079,289.00							\$0.00	0.00%
Kalanihulia - Reroof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/2010	\$196,865.00				\$20,330.00	\$167,412.30		\$187,742.30	95.37%
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	\$1,373,862.29	\$0.00	\$5,753,612.83	35.42%
Budget Balance:				\$16,245,443.00	\$15,643,755.00	\$14,570,766.08	\$11,865,492.46	\$10,491,830.17	\$10,491,830.17		
Percentage Expended:				0.00%	3.70%	10.30%	26.96%	35.42%			

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 35.42% is actual expenditures made based on eLOCCS input and check cut by FMO as of November 1, 2010.

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**AMERICAN RECOVERY AND REINVESTMENT ACT
PROJECT STATUS REPORT
November 1, 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	9/7/2010	3/18/2010	10/4/2010	4/25/2011
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	11/29/2010
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	10/14/2010
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	5/20/2010	3/22/2010	6/1/2010	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.

**CIP Fund B-07-415-K (Design)
PROJECT STATUS REPORT
November 1, 2010**

PROJECT	ADVERTISE - RFQ	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	DESIGN CONTRACT START DATE	DESIGN DOC. 60% COMPLETION	DESIGN COMPLETION DATE	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	2/1/2010	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	10/11/2010	10/25/2011
Kalanihua Reroofing and Elevator Lobby Improvements	6/3/2008	7/29/2009	9/28/2009	10/2/2009	10/5/2009	11/15/2009	12/5/2009	7/11/2011
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Admin. 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	5/1/2009	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		6/16/2009	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	11/13/2009	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	8/21/2010	10/29/2008	12/1/2010
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	6/4/2010	12/1/2010
LCCC for Noelani I and II	5/13/2005	1/30/2006	3/21/2006	3/28/2006	3/28/2006	1/15/2007	5/15/2007	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	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	4/3/2009	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	12/20/2009	5/29/2011
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	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	2/1/2010	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	4/16/2009	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
November 1, 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'ioia 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	10/28/2007	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.

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 10/31/2010

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	Jul-09	Completed 5/2010
Phase 3		1	1964	44							Sep-07	Nov-09	Completed 11/2010
Phase 1		2	1964	44							Sep-07	May-10	May-11
Kuhio Park Terrace B Phase 1	Family	4	1964	44	298	16	3				Sep-07	Jul-09	completed, 5/10
Phase 2		5	1964	44							Sep-07	Nov-09	Dec-10
Phase 3		6	1981	27							Sep-07	May-10	May-11
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2		\$460,733	FY09 Elevator CIP	Aug-08	PPD	PPD
		2	1983	25							Aug-08	PPD	PPD
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		\$460,733	FY09 Elevator CIP	Aug-08	PPD	PPD
		2	1967	41							Aug-08	PPD	PPD
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 10/31/2010

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		1	\$255,000					
Laiola	Elderly	1	1991	17	108	6		2	\$220,000					
		2	1991	17										
Kulaokahua	Homeless	1	1992	16	30	3		1	\$60,000					
Ho'olulu Elderly	Elderly	1	1994	14	112	7		2	\$245,000					
		2	1994	14										
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$240,000					
		2	1993	15										
Banyan St Manor	Family	1	1977	31	55	3								
	TOTAL	34			2,518	181	23	10	\$9,672,353					
Average age of elevators				31										

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Project Status Report
October 31, 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 (\$7,975). We will not 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 until construction projects are completed. Contractor has submitted a revised overall project schedule but stated there would be additional costs. He has not submitted a revised cost proposal.

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.

LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA

(prepared 11/05/2010)

Group 2--All @ Big Island		# CP:	Status as of 11/05/10	CD*
1	KAIMALINO Kailua-Kona	6	Awaiting completion of County sewer services; Permit processing under Okahara (OA) contract	10/09
2	KEALAKEHE HOUSING Kailua-Kona	16	Sewer connections & backfilling require 2-3 mos; Permit processing/reports under OA contract	12/09
3	LA'ILANI Kailua-Kona	66	in progress with DAGS/HHFDC; retained OA as consultant	NA
4	HAWAII MONTESSORI Kailua-Kona	2	in progress with DAGS/HHFDC; retained OA as consultant	NA
5	JACK HALL Kailua-Kona	13	in progress with DAGS/HHFDC; retained OA as consultant; news item about EPA fine	NA
Total		103	CP-- Cesspools CD*-Completion date of Scope of Work	

Group 1 @ Big Island		# CP:	Status as of 11/05/10	
6	NOELANI 1 Kamuela	3	UIC applications submitted to HPHA for signature, upon return it will be submitted to DOH	6/08
7	NOELANI II Kamuela	7	5 cesspools considered as injection wells; 1 was abandoned; same status as Noelani I	6/08
8	HALE ALOHA O PUNA (Keeaau	6	awaiting UIC file number so IWS construction report and related UIC & LCC reports filed	12/09
9	HALE HOOKIPA (E) Kealahakua	10	awaiting UIC file number so IWS construction report and related UIC & LCC reports to file on 10	11/08
10	NANI OLU (E) Kealahakua	8	All done	11/08
11	NANI O PUNA Pahoa	4	OA preparing IWS Construction Reports	11/09
12	HALAULA TC Kapaa	3	All done	01/09
13	KA'U TC Pahala	2	All done	01/09
14	WAIMEA TC Kamuela	1	Awaiting written approval to operate IWS to complete all required documentation	6/08
15	HONOKAA TC Honokaa	1	All done	11/08

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

Group 1 @ Kauai		# CP:	Status as of 11/05/10	
16	HALE HOOLULU (E) Kilauea	2	on-site construction scheduled for 12/2010 per Goodfellow Bros. completion on 2/28/10	open
17	KALAHEO Kalaheo	5	25% complete; awarded to Goodfellow Bros; expected completion on 12/2/10	open
18	KEKAHA HA'AHEO Kekaha	72	35% complete; awarded to Koga Engineering; completion date accelerated to 2/23/10	open
		79	(AECOM Pacific Inc. is Consultant of Record for Kauai projects)	

Group 1 @ Maui		# CP:	Status as of 10/21/10	
19	HANA 'B' TC Hana	1	All done	09/09
20	WAKIU 'A - E' TC Hana	2	All done	09/09
		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 conversions)				
a	Lokahi Housing	N.A.	OA negotiating a Supplemental Contract for 3 existing buildings not part of original scope	01/10
b	Hale Hauoli Housing	5	Awaiting connection to County sewer line; need to design our connection; still using cesspools	(1)
c	Pahala Elderly Housing	N.A.	All done	12/09

(1) dry sewer pipes installed 11/08; still need to design lateral connection to proposed sewer main

11/10/2010

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

	Actual for Month of Sep 2010	Agency Monthly Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
Projected Revenue								
Dwelling Rental Income	1,569,032	1,556,894	12,138	1%	4,649,521	4,650,669	(1,149)	0%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
Total Rental Income	1,569,032	1,556,894	12,138	1%	4,649,521	4,650,669	(1,149)	0%
HUD Operating Subsidies	5,894,616	5,281,427	613,189	12%	16,881,573	17,885,029	(1,003,456)	-6%
Hud Grant Income	0	0	0	0%	0	0	0	0%
COCC Fee Income	348,605	19,166	329,439	1719%	815,246	1,415,785	(600,539)	-74%
General Fund	0	87,458	(87,458)	-100%	262,378	295,963	(33,585)	-13%
Other Grant Income	0	0	0	0%	0	0	0	0%
Other Income	338,739	334,605	4,134	1%	858,102	613,533	244,569	29%
Total Other Income	6,581,959	5,722,656	859,303	15%	18,817,298	20,210,310	1,393,011	7%
Total Operating Income	8,150,991	7,279,550	871,441	12%	23,466,819	24,860,979	(1,394,160)	-6%
Projected Expenses								
Management Fees	261,547	256,903	(4,644)	-2%	909,684	843,540	66,144	7%
Bookkeeping Fees	60,840	51,636	(9,204)	-18%	169,810	191,100	(21,290)	-13%
Asset Management Fees	0	4,080	4,080	100%	0	10,896	(10,896)	0%
Housing Assistance Payments	3,791,396	3,617,175	(174,221)	-5%	11,157,800	10,832,993	324,807	3%
Administration	770,779	1,275,215	504,436	40%	2,054,188	2,796,064	(741,876)	-36%
Tenant Services	92,123	38,520	(53,603)	-139%	95,170	71,502	23,668	25%
Maintenance	675,221	734,732	59,511	8%	3,202,620	3,583,953	(381,332)	-12%
Utilities	939,636	1,032,208	92,572	9%	3,332,460	2,639,626	692,834	21%
All Other Expenses	391,480	1,134,693	743,213	65%	2,121,928	3,378,721	(1,256,793)	-59%
Total Operating Expenses	6,983,023	8,145,162	1,162,139	14%	23,043,661	24,348,396	(1,304,736)	-6%
Net Operating Income	1,167,968	(865,612)	2,033,580	-235%	423,159	512,583	(89,424)	-21%

*No budget amount set for COCC Fee Income

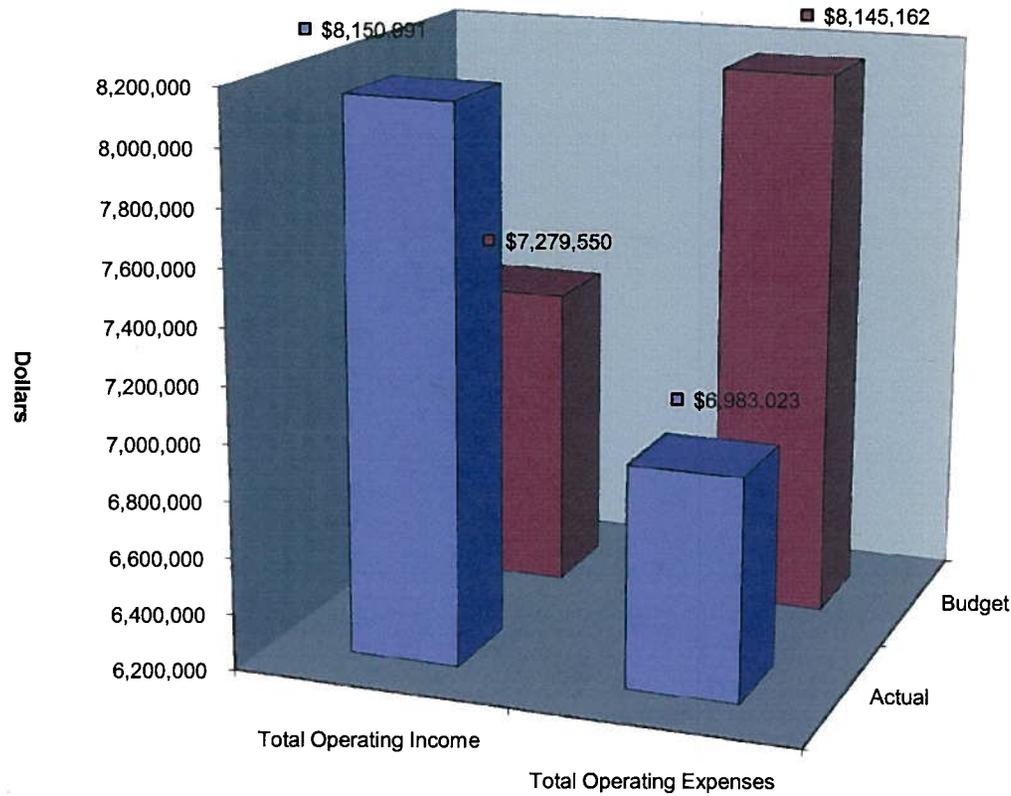
*Property Management Fees increased from \$51.11 to \$58.01

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

Total Agency Depreciation Amount for July 2010 was \$969,482.23

BOD Mtg. 11.18.10

**Hawaii Public Housing Authority
September 30, 2010 Budget VS Actual**



	Total Operating Income	Total Operating Expenses
Actual	8,150,991	6,983,023
Budget	7,279,550	8,145,162

Total Operating Income: As illustrated in the chart above, HPHA estimated total operating income for September 2010 at \$7,279,550. However, actual operating income collected by the agency was \$8,150,991. This is a 12% increase from the budget projection.

Total Operating Expenses: As illustrated in the chart above, HPHA estimated total operating expenses for Sept. 2010 at \$8,145,162. However, actual operating expenses incurred by the agency was \$6,983,023. This indicates HPHA spent 14% less than originally projected for the month.

**G/L BUDGET COMPARISON REPORT
FEDERAL LOW RENT PROGRAM RENTAL REVENUES
AS OF SEPTEMBER 2010**

Fiscal 2011 - September 2010			FY 2009 (Prior Year)
Budget	Actual	Variance	Sep-09

INCOME ACCOUNTS

AMP 30 Net Tenant Rental Revenue	\$ 143,113.00	\$ 142,694.00	-0.3%	\$ 141,253.00
AMP 31 Net Tenant Rental Revenue	82,329.00	84,197.00	2.3%	90,713.25
AMP 32 Net Tenant Rental Revenue	103,047.00	103,020.07	0.0%	90,318.88
AMP 33 Net Tenant Rental Revenue	91,068.00	84,721.02	-7.0%	91,739.82
AMP 34 Net Tenant Rental Revenue	130,437.00	130,106.00	-0.3%	127,082.00
AMP 35 Net Tenant Rental Revenue	140,926.00	130,399.40	-7.5%	134,139.13
AMP 37 Net Tenant Rental Revenue	56,317.00	60,624.00	7.6%	54,468.43
AMP 38 Net Tenant Rental Revenue	77,794.00	86,289.00	10.9%	72,419.00
AMP 39 Net Tenant Rental Revenue	42,281.00	38,729.00	-8.4%	41,365.00
AMP 40 Net Tenant Rental Revenue	254,083.00	244,423.00	-3.8%	246,688.00
AMP 43 Net Tenant Rental Revenue	37,585.00	37,613.00	0.1%	36,193.00
AMP 44 Net Tenant Rental Revenue	39,871.00	44,525.00	11.7%	32,191.06
AMP 45 Net Tenant Rental Revenue	64,728.00	68,007.00	5.1%	59,532.00
AMP 46 Net Tenant Rental Revenue	14,069.00	14,436.00	2.6%	15,111.00
AMP 49 Net Tenant Rental Revenue	37,061.00	35,422.00	-4.4%	41,839.00
AMP 50 Net Tenant Rental Revenue	21,633.00	20,346.28	-5.9%	20,712.00

TOTAL OF INCOME ACCOUNTS:

\$ 1,336,342.00	\$ 1,325,551.77	-0.8%	\$ 1,295,764.57
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***Highlights:**

As illustrated in the report above, Sept 2010 revenue received from rents collected in the Federal low rent program when compared with Sept 2009 indicates an increase of 2% (increase by \$29,787.20).

Sept 2010 rental revenue	\$ 1,325,551.77	
Sept 2009 rental revenue	<u>1,295,764.57</u>	
	<u>\$29,787.20</u>	2%

Revenue budgeted was projected to be 3% higher than previous year actual (FY2009), the end result was a 1% decrease in projected rental revenue.

Budgeted Sept 2010 rental revenue	\$ 1,336,342.00	
Sept 2009 rental revenue	<u>1,295,764.57</u>	
Estimated/Projected Increase in rental revenue	<u>\$40,577.43</u>	3%
Sept 2010 rental revenue	\$ 1,325,551.77	
Budgeted Sept 2010 rental revenue	<u>1,336,342.00</u>	
	<u>(\$10,790.23)</u>	-1%

A comparison of the last three month totals indicate the following:

July 2010 rental revenue	1,246,477.73	0	
August 2010 rental revenue	1,340,486.97	94,009.24	8%
September 2010 rental revenue	1,325,551.77	(14,935.20)	-1%

*No trend can be noted at this time. Rents collected increased from July 2010 to August 2010 by 8% however, rental revenue from August 2010 to September 2010 decreased by 1%.

**BUDGET COMPARISON
FEDERAL LOW RENT PROGRAM**

	Actual for Month of Sep 2010	Federal Low Rent Monthly Prog Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
Projected Revenue								
Dwelling Rental Income	1,325,552	1,336,342	(10,790)	-1%	3,912,516	3,921,446	8,929	0%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
Total Rental Income	1,325,552	1,336,342	(10,790)	-1%	3,912,516	3,921,446	8,929	0%
HUD Operating Subsidies	1,698,887	1,708,087	(9,200)	-1%	5,289,720	7,598,716	2,308,997	44%
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	77,044	44,397	32,647	74%	207,201	238,908	31,708	15%
Total Other Income	1,775,931	1,752,484	23,447	1%	5,496,920	7,837,625	2,340,704	43%
Total Operating Income	3,101,483	3,088,826	12,657	0%	9,409,437	11,759,070	2,349,634	25%
Projected Expenses								
Management Fees	214,029	197,293	(16,736)	-8%	729,135	653,266	75,870	10%
Bookkeeping Fees	54,231	32,701	(21,530)	-66%	125,807	130,789	(4,983)	-4%
Asset Management Fees	0	4,080	4,080	100%	0	10,896	(10,896)	0%
Housing Assistance Payments	0	0	0	0%	0	0	0	0%
Administration	182,188	399,208	217,020	54%	824,128	1,059,637	(235,509)	-29%
Tenant Services	4,492	10,520	6,028	57%	7,539	10,536	(2,997)	-40%
Maintenance	493,156	589,941	96,785	16%	2,575,295	2,760,164	(184,869)	-7%
Utilities	802,399	888,094	85,695	10%	2,903,462	2,195,255	708,207	24%
All Other Expenses	301,965	1,040,451	738,486	71%	1,569,142	2,798,629	(1,229,487)	-78%
Total Operating Expenses	2,052,460	3,162,288	1,109,828	35%	8,734,507	9,619,172	(884,664)	-10%
Net Operating Income	1,049,022	(73,462)	1,122,484	-1528%	674,929	2,139,899	1,464,969	217%

**BUDGET COMPARISON
STATE ELDERLY PROGRAM**

	Actual for Month of Sep 2010	State Elderly Monthly Prog Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
Projected Revenue								
Dwelling Rental Income	164,641	149,664	14,977	10%	493,730	485,994	7,736	2%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
Total Rental Income	164,641	149,664	14,977	10%	493,730	485,994	7,736	2%
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	8,795	4,647	4,148	89%	18,287	12,072	6,215	34%
Total Other Income	8,795	4,647	4,148	89%	18,287	12,072	6,215	34%
Total Operating Income	173,436	154,311	19,125	12%	512,017	498,065	13,952	3%
Projected Expenses								
Management Fees	33,066	26,651	(6,415)	-24%	98,849	87,143	11,706	12%
Bookkeeping Fees	4,275	3,496	(779)	-22%	12,780	12,788	(8)	0%
Asset Management Fees	0	0	0	0%	0	0	0	0%
Housing Assistance Payments	0	0	0	0%	0	0	0	0%
Administration	8,932	71,826	62,894	88%	40,061	(27,080)	67,141	168%
Tenant Services	0	0	0	0%	0	0	0	0%
Maintenance	59,122	12,878	(46,244)	-359%	210,016	247,028	(37,012)	-18%
Utilities	77,498	83,780	6,282	7%	240,272	256,653	(16,381)	-7%
All Other Expenses	10,048	42,813	32,765	77%	270,803	382,911	(112,108)	-41%
Total Operating Expenses	192,940	241,444	48,504	20%	872,780	959,441	(86,660)	-10%
Net Operating Income	(19,504)	(87,133)	67,629	-78%	(360,763)	(461,376)	(100,612)	28%

**BUDGET COMPARISON
STATE LOW RENT PROGRAM**

	Actual for Month of Sep 2010	State Low Rent Monthly Prog Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
Projected Revenue								
Dwelling Rental Income	78,839	70,888	7,951	11%	243,274	243,230	44	0%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
Total Rental Income	78,839	70,888	7,951	11%	243,274	243,230	44	0%
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	2,816	0	2,816	0%	10,297	6,891	3,406	33%
Total Other Income	2,816	0	2,816	0%	10,297	6,891	3,406	33%
Total Operating Income	81,655	70,888	10,767	15%	253,571	250,121	3,450	1%
Projected Expenses								
Management Fees	13,516	10,788	(2,728)	-25%	40,027	35,419	4,608	12%
Bookkeeping Fees	1,748	1,581	(167)	-11%	5,175	5,198	(23)	0%
Asset Management Fees	0	0	0	0%	0	0	0	0%
Housing Assistance Payments	0	0	0	0%	0	0	0	0%
Administration	11,559	31,568	20,009	63%	57,656	44,969	12,687	22%
Tenant Services	0	0	0	0%	0	0	0	0%
Maintenance	33,850	39,465	5,615	14%	156,121	124,265	31,856	20%
Utilities	51,215	52,345	1,130	2%	169,891	169,501	390	0%
All Other Expenses	6,771	13,310	6,539	49%	75,648	107,827	(32,179)	-43%
Total Operating Expenses	118,658	149,057	30,399	20%	504,518	487,179	17,340	3%
Net Operating Income	(37,003)	(78,169)	41,166	-53%	(250,947)	(237,058)	(13,890)	6%

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

Accomplishments

Solicitation(s):

- See Board of Directors Monthly Status Report.

Contract(s):

- See Board of Directors Monthly Status Report.

Purchase Orders/pCards/Central Stores Requisitions Processed:

Type	Oct	Sep	% change	YTD
Central Stores Requisitions	33	23	43%	103
Purchase Orders	144	143	1%	714
pCard (Total)	602	542	11%	2,025
pCard (under \$1,000)	593	527	13%	1,983
pCard (over \$1,000)	9	15	-40%	42

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 Invitation-for-Bids for Refuse Collection Services for Asset Management 46 (Noelani I, Noelani II, Hale Hauoli, Ke Kumu Ekolu, Ke Kumu Elua) on the Island of Hawaii.

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.
- 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.
- Execute contract for legal services for the Kuhio Park Terrace and Kuhio Homes (AMP 40) Redevelopment Project.

- 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

Activities for the Month of November 2010

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.
- Solicitations issued under the Property Management Branch will be minimal 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 will be minimal 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 (602 – 542). 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 steady (144 – 143). 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.

Staffing

- Shall work with the Personnel Office to fill one vacant contract specialist position.

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.
- Lack of staff continues to affect the CPO's ability to track, manage, and execute contracts on a timely basis.
- The awardee to provide professional legal services for the Kuhio Park Terrace and Kuhio Homes Redevelopment Project, Reno & Cavanaugh, PLLC, has experienced a delay in obtaining the required State/Federal tax clearance. This has led to a delay in the execution of the contract and the issuance of a notice to proceed.

Potential Risks

Contract(s):

- Tree trimming contract projected start date: 11/15/10
Failure to execute a contract for tree trimming services may delay the re-roofing project at Wahiawa Terrace.
- The HPHA is in the process of executing the contract with the awardee, Reno & Cavanaugh, PLLC. Failure to execute 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 October 2010**

No Solicitations Issued in October 2010.

Contracts Executed in October 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-27	GYA, Architects, Inc. Renovation of Vacant Units Statewide – Hale Hookipa (AMP 43 – Kona), Kaiokalani (AMP 44 – Waianae), Maili II (AMP 44 – Waianae), Nanakuli Homes (AMP 44 – Waianae), Waimaha-Sunflower (AMP 44 – Waianae), Noelani I (AMP 46 – Waimea), Wahiawa Terrace (AMP 49 – Wahiawa), Kupuna Home O Waialua (AMP 49 – Wahiawa) November 1, 2010 to February 3, 2013		\$443,707.59
CMS 08-15-SA01	Ronald N.S. Ho & Associates, Inc. Extension of Time of 365 days for Professional Consultant Services to Design Upgrade to the Electrical Distribution System at Puuwai Momi (AMP 30) on the Island of Oahu End date: October 24, 2011	n/a	\$179,813.00
CMS 09-15-SA03	Rainforest G Construction Additional Construction Services for the Site & Dwelling Improvement to Kalihi Valley Homes (AMP 31) on the Island of Oahu End Date: December 9, 2010	\$5,095.03	\$4,644,093.03
PMB 10-04	Sears, Roebuck and Co. Provision of Refrigerators for State and Federally Funded Public Housing Complexes Statewide November 1, 2010 to June 30, 2011		\$407,420.076
PMB 09-06-SA01	Housing Authority of the City of Bremerton Section 8 Performance Based Contract Administration November 1, 2010 to October 31, 2011 *The Base Fee is 2% of the 2 bedroom Fair Market Rent (FMR) for the local the project is located in. The FMR for the current contract period is based on the latest FMR (Oct 2010). **The Incentive Fee is based on		Est. \$1,200,000.00 *Base Fee – 80% ** Incentive Fee – 50%

	<p>performance and can equal up to 50% of the Base Fee.</p> <p>Note: The estimated HPHA total administrative fee from HUD for the contract period will be \$1,700,000.00.</p>		
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Hearings Office
October 2010-Federal Case Status Report

Completed Activities

- HPHA Board Report-October 31, 2010.
- AMP Monthly Report-Eviction Hearing Statistics.
- Eviction Cases Heard for October 2010—15 Cases
- From June 2010 through October 2010, 87 cases were heard before the eviction boards with 30 families evicted.

Planned Activities

- Assist Deputy Attorney General with Circuit Court Appeals.
- Schedule and conduct State wide eviction hearings.
- Our last eviction hearing will be on December 7, 2010.
- No physical evictions will occur in the month of December 2010 unless the health and safety of tenants/employees are at risk.
- Assisting with Reasonable Accommodation Requests from AMPS.
- Assisting with pending Compliance matters.

Trends/Issues

- There were two sheriff evictions enforced on November 1, 2010. One case is being appealed to the circuit court and the HPHA has not received an appeal of the second case however, there is a HCRC complaint pending.
- More tenants are utilizing financial assistance from Aloha United Way and Helping Hands.

Risks

- AMP managers shall continue to document and prepare the required notices for rent and non-rent (misconduct, drugs, other criminal activity) violations and refer their cases to the eviction board for action.

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS

Fiscal Years 2008-2010

REFERRALS									
	REASON FOR REFERRAL			RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	145	108	37	56	39	18	5	37	118
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202

Current Fiscal Year 2011 (By Month)

REFERRALS									
	REASON FOR REFERRAL			RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 10	20	12	8	10	4	2	0	4	16
Aug 10	15	11	4	6	0	0	0	9	6
Sept 10	14	10	4	4	7	0	0	3	11
Oct 10	15	11	4	3	3	1	4	4	11
TOTALS	64	44	20	23	14	3	4	20	44

**Total # of Cases Heard for the Month of October 2010: 15
(Oahu & Neighbor Islands)**

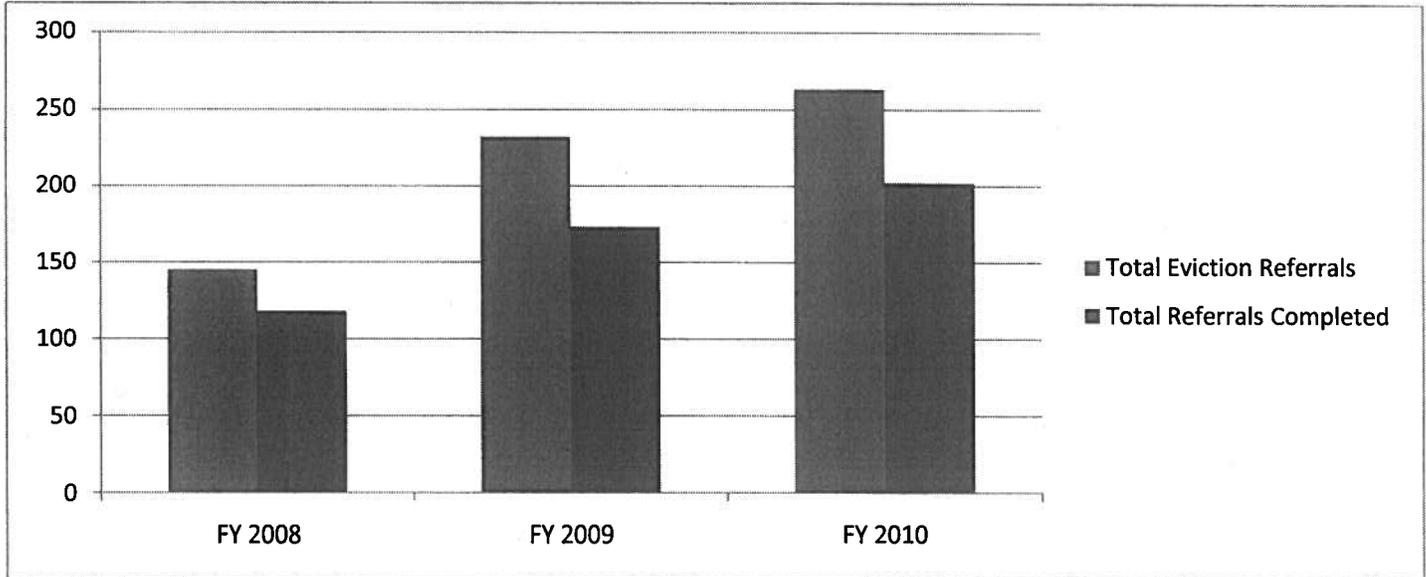
Decisions Rendered:	Rent Violations	Other Violations
Eviction	3	0
Evict w/cond	3	0
10-day cure	1	0
Dismissal	1	3
Continued	3	1
Total	11	4

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

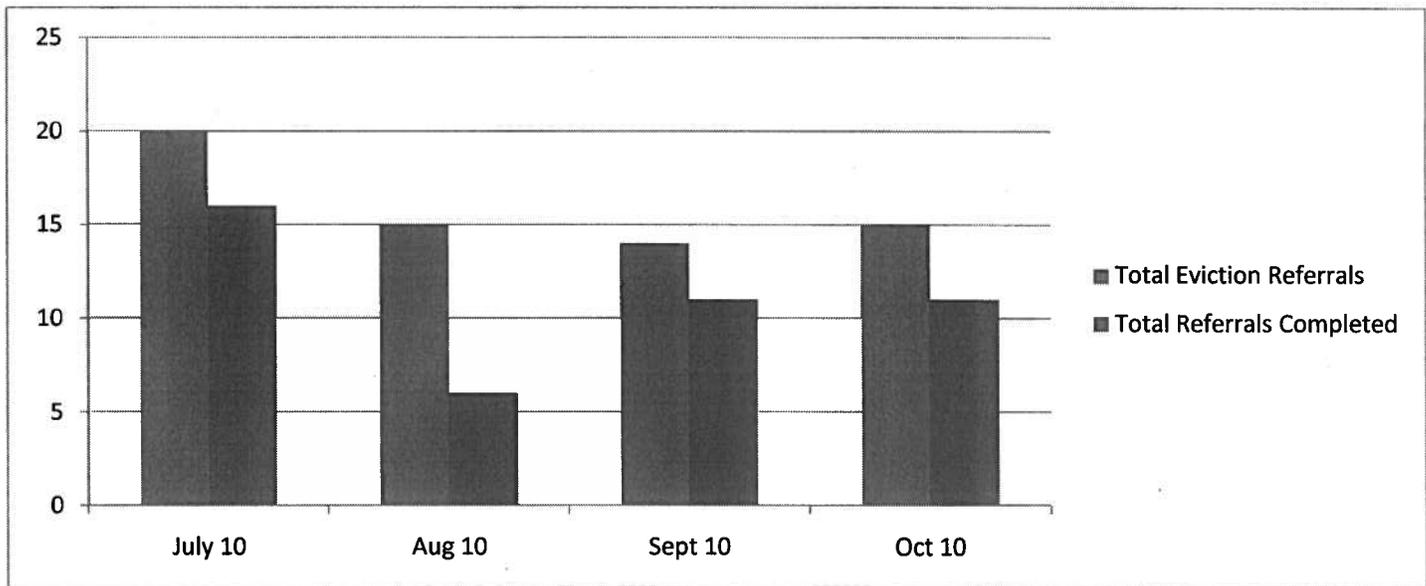
AMP 30	Waipahu	\$2,243.00
AMP 40	Kuhio Homes	\$320.14
AMP 46	Waikoloa	\$8,277.00
AMP 49	Kahekili Terrace	\$905.00
Total		\$11,745.14

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS

Fiscal Years 2008-2010



Current Fiscal Year 2011 (By Month)



Information Technology Office Status Report October 2010

Accomplishments

- Coordinated UH eWaste drop off on Oct. 27. CM transported almost 90 pieces of obsolete computer equipment to the designated drop off site.
- Electrical outlets in the server room were upgraded to accommodate the new server equipment.

Planned Activities for Next Month

- Complete the installation of new servers, and begin the transfer of knowledge to successfully operate the new equipment.
- ITO will continue to research the capabilities of some well known content/document management systems to develop a scope of services for the purchase of such a system.
- Discovered that there are more computer items for disposal in the trailer, but they may be mixed up with other items that have not been approved for disposal. Some computers, even if approved for disposal might still have hard drives in them. Will need to investigate further, and possibly arrange for pickup and disposal by a nonprofit agency.
- The vacant ITS IV position has been posted internally as it is a civil service person. The open comp. posting will occur the week of November 10th. An 89 day posting has been suggested, however, with no guarantees of being hired the prospects are nil.

Trends/Issues

- With the recent rains it was discovered that the Server room roof is leaking. Temporary solution has been found. Roof repair scheduled for next week.

Risks

- Roof repair must be given high priority to ensure equipment isn't damaged.

**Personnel Office
Status Report**

Accomplishments:

Recruitment:

- Interviews have been completed and pending start dates on the following positions:
 1. Property Management Specialists # 117841
 2. Housing Planner # 107934 (2nd choice)
 4. Resident Services Program Specialist # 105632
 5. Building Construction Inspector #8421

- Public Housing Specialist I # 9647 was released from job search consideration. Employees have started in the following positions:
 - Budget Resources Specialist # 100923 (Oct. 25, 2010)
 - Building Maintenance Helper # 10541 (89 day hire - Oct. 26, 2010)
 - Fiscal Officer #41041

- Advertisement through HPHA website with a closing date of 11/4/10:
 1. Resident Services Program Specialist
 2. Contracts and Procurement Officer
 3. Chief Financial Management Advisor

- Governor's Approval to Fill:
Submitted request for approval for Housing Contract Specialist # 117689, 100% federally funded position

Safety/Workers Compensation:

- No Workers Compensation injuries were reported for the month of October.
- Safety Meeting rescheduled for mid November.

Labor Relations:

- Discharge recommendation for performance issue.
- Consulted with HGEA and UPW on Non-Violence in the Workplace Policy & Procedure
- Closed the consultation with HGEA and UPW on the adopted Policies and Procedures of the HPHA Board of Directors

Training:

- Staff attended the following trainings:
 1. Small Purchases, Workshop No. 120
 2. EEO: Keeping Pace with the Recent Trends
 3. Basics of Writing Specifications / Scope of Work, Workshop No.122
 4. Pre-Retirement Review Seminar

Awards:

- HPHA employee service awards and sustained superior performer luncheon on October 19, 2010.

Planned Activities

Recruitment:

- Goal – continue to recruit and fill essential positions.
- Interviews scheduled for November:
 1. Public Housing Specialist I # 35416 & 9647
 2. Engineer (Buildings) IV # 8635
 3. Public Housing Supervisor VI # 8751
 4. Building Maintenance Worker II # 6635
 5. Contracts & Procurement Officer # 100882
 6. Resident Services Program Specialists # 103036 and #111874
 7. Property Management Specialist #107932
- Readvertise due to declined offers (Exempt Positions):
 1. Resident Services Program Specialists # 111874 and #103036
 2. Property Management Specialist # 107932
- Continuous Recruitment (Civil Service):
 1. State Housing Development Administrator #25649
 2. Information Technology Specialist #106429
 3. Public Housing Supervisor VI #8751 (PMMSB)
 4. Public Housing Supervisor V #41280 (Section 8)
 5. Public Housing Supervisor IV #41349 (AMP 38)
 6. Building Maintenance Worker I #8756 (AMP 38) and #4938 (AMP 38)
 7. Building Maintenance Worker Helper #10541 (AMP 38)
- Continue to work with managers in completion selection instruments for the following:
 1. Information Technology Specialists # 106429
 2. Secretary II # 41333
 3. Project Engineer # 100202
 4. Public Housing Specialist I # 9647 & 35416
 5. Public Housing Supervisor VI # 8751
 6. State Housing Development Administrator # 25649
- Governor's approval on the following federally funded positions:
 - 1) Compliance Officer #103020
 - 2) Tenant Services Manager #100892
- Work with hiring staff in completing and tabulating selection instruments after interviews are done. This will:
 1. Enable the Managers and Personnel adequate time to make changes to the instrument without time constraints.
 2. Ensure that the instruments are perfected (as much as possible) and ready for immediate use.

Safety/Workers Compensation:

- Work with managers in assessing all Personal Property Equipment (PPE) to ensure adequate safety equipments are being used properly.

Performance Management/Labor Relations:

- Schedule training in December for new hire supervisors on employee performance (Performance Appraisal System).
- Assist managers on how to properly document staff on substandard performance.
- Conduct site-audit on EEO/employee notification signage, posters at all Oahu office site.

Trend/Issues/ Potential Risk:

- Issues continue regarding responsiveness to advertisements, selection instruments, scheduling interviews and other Personnel issues.

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

Total **Civil Service** vacant positions - 49

Total **Exempt** vacant positions – 22

Total **Vacant** positions – 71

Positions in recruitment: Civil Service - 13
Exempt - 11

Total positions in recruitment: **24**

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

Total **full-time positions** hiring deferred due to cost savings – 37

Total **Tenant Aide** vacant positions - 17

**Planning and Evaluation Office
Status Report October 2010**

Completed Activities

- Legislative Liaison Activities:
 1. Request from Representative Thielen's office to assist with getting a response to a constituent letter sent to Section 8 in August.
 2. Request from Representative Manahan's office to have AMP 33 deal with overgrown vegetation.
 3. Provided information to FMO and CMS on upcoming briefing to Legislative ARRA Oversight Commission
 4. Contacted constituent at request of Representative Lee to provide background on Section 8 program.

- Planning Office Activities:
 1. Housing Planner position recruitment activities: justifying salary for job offer, researching employee benefits to induce candidate to accept offer, escorting candidate on tour of HPHA, starting over with different candidate.
 2. Attended weekly CMS status meetings
 3. PHA Plan: Attended RAB meeting to discuss proposed Plan changes
 4. EDI Grants: Researched P.L. 111-117 to determine what the 2010 EDI grants are for and restrictions on use of funds; sent request for information to CMS.
 5. KPT redevelopment:
 - a. Update meeting with Michaels Development
 - b. Researched number of veterans on wait list and number of VASH vouchers for MDC
 - c. Participated in legal services RFP debriefing for unsuccessful candidate
 6. Land Sales: scope of services for real estate broker RFP; discussed status with buyer; reviewed Hana appraisal and consulted AG on course of action; researched restrictions on disposition of Ceded Lands for Lanakila parcel
 7. PMMSB work: Continued work on visitor policy for state elderly housing; participated in interview panels
 8. Worked on CIP budget request
 9. Wrote HPHA section of DHS Annual Report; wrote up issues for DHS Transition Plan
 10. Ongoing tracking of grant opportunities Grants.gov, and HUD PIH Notices

- Information Office Activities:
 1. Responded to numerous media inquiries about Mayor Wright hot water issue

2. Assisted Kalihi Palama Health Center with their application for a New Access Points grant from federal HHS:
 - a. Provided housing needs data and researched and referred them to other data sources
 - b. Provided public housing resident data and considerations relevant to health care needs
3. Researched and wrote rent insert on tenant aide positions available, and holiday decoration safety

Planned Activities for November, 2010

- Recruit Housing Planner
- Attempt to get PHA Plan information from Branches, draft Plan and discuss changes with RAB
- Prepare for updating Senator Kim on KPT redevelopment
- Research and review legal services contract and learn what's involved in contract management
- Prepare for legislative session

Trends/ Issues/Risks

- PHA Plan process, legislative process, hiring and training new Planner, and KPT redevelopment will consume all available time in the coming months.

CFP - CIP
Summary of Repair/Renovation
Projects

Hawaii Public Housing Authority
Summary of Capital Repair/Renovation Projects
Report for the Month of October 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 1411-1501)	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	\$8,755,384	\$2,578,479	\$269,292	\$1,289,238	\$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	\$15,044,262	\$0	\$0	\$1,201,181	\$0	\$16,245,443	100.00%	\$0	3/1/10	All Contracts Awarded
CFP 719	\$12,526,177	\$8,236,598	\$2,416,486	\$500,000	\$1,252,618	\$0	\$3,756,734	29.99%	\$8,769,443	9/11/11	These funds are available to PHA's. Date of allotment was 9/15/09. Awaiting Environmental Review
CFP 720	\$12,389,235	\$8,172,464	\$2,477,847	\$500,000	\$1,238,924	\$0	\$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	\$48,608,050	\$9,995,559	\$1,699,563	\$6,243,334	\$0	\$45,508,303	68%	\$21,158,678		

FEDERAL: Capital Fund Program (CFP)

	Total CFP Appropriation	Expended Construction Activities (BLI 1411-1501)	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	\$6,407,369	\$2,578,479	\$214,486	\$1,203,376	\$0	\$10,403,710	80.70%	\$2,488,683	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	\$5,151,925	\$0	\$0	\$601,688	\$0	\$5,753,613	35.42%	\$10,491,830	3/1/10	All Contracts Awarded
CFP 719	\$12,526,177	\$87,630	\$0	\$0	\$0	\$0	\$87,630	0.70%	\$12,438,547	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	\$12,502,547	\$5,101,226	\$223,618	\$3,046,437	\$0	\$20,873,827	31.31%	\$45,793,154		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Expended	% Expended	Balance	Encumbrance Date	
07-'08 Lump Sum CIP	\$19,910,000	\$9,623,289	48.33%	\$10,286,711	6/30/10	Allotment Granted - Blanket Encumbrance
08-'09 Lump Sum CIP	\$10,000,000	\$1,880,168	18.80%	\$8,119,832	6/30/10	Allotment Granted - Blanket Encumbrance
07-'08 Elevator	\$4,939,503	\$4,517,677	91.46%	\$421,826	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	\$2,912,744	36.81%	\$5,000,256	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	\$22,409,081	41.75%	\$31,263,422		

Grand Total All CFP/CIP **\$120,339,484** **\$67,917,384** **56.44%** **\$52,422,100**

**K
E
Y**

- 1411 - Audit Costs
- 1430 - Fees & Costs
- 1450 - Site Improvement
- 1460 - Dwelling Structures
- 1465 - Dwelling Equipment
- 1470 - Non-Dwelling Structures
- 1502 - Budget Contingency

PROJECT TITLE						FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	 Fully Obligated	FEDERAL CFP FUNDS Obligation Deadline 9-15-2011	FEDERAL CFP FUNDS Obligation Deadline 6-23-2012	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)					
Amp	Project Title	Contractor	Engineer	CMS #	Status	717	718	ARRA	719	720	3-09-SP-HI-026	4-09-SP-HI-026	08L0QU8	09L0QHS	721	722	723	724	725	
	2008 Physical Needs Assessment (PNA) Federal Projects (Design)	Architects Hawaii, Ltd.	Marcel Audant	CMS-08-01-SC01	Open	43,222														
FLIPH	ADA Compliance for Various Federal Projects (Const)	For Planning Purposes Only			Open					1,018,324					2,000,000					2,500,000
FLIPH	ADA Compliance for Various Federal Projects (Design)	Architects Hawaii, Ltd.		CMS-10-05	Open															
FLIPH	ADA Compliance for Various Federal Projects (Design)	For Planning Purposes Only	Richard Speer		Open															
LIPH	ADA Compliance to Various Projects in Maui County and West Hawaii (1) (De	Pacific Architects Inc.	Richard Speer	CMS-02-11	Open															
LIPH	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioalani, Ke	For Planning Purposes Only	Richard Speer		Open															
LIPH	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioalani, Ke	Architects Hawaii, Ltd.	Richard Speer		Open															
LIPH	ADA/UFAS Compliance (9 projects) (Const)	For Planning Purposes Only	Richard Speer		Open															
LIPH	ADA/UFAS Compliance (9 projects) (Design)	Richard Matsunaga & Assoc	Rose Churma	CMS-10-03	Open															
SLIPH	Barbers Point Transitional Shelter (Const)	Metcalfe Construction Comp	Richard Speer	CMS-07-05	Open															
39	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)	For Planning Purposes Only	Richard Speer		Open				800,000											
39	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)	For Planning Purposes Only			Open				200,000											
FLIPH	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	Miles Okimura	CMS-08-06	Open															
FLIPH	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	Miles Okimura	CMS-08-06-SC01	Open															
FLIPH	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	Miles Okimura	CMS-08-06-SC02	Open															
SLIPH	Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	Miles Okimura	CMS-08-05	Open															
SLIPH	Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	Miles Okimura	CMS-08-05-SC01	Open															
SLIPH	Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	Miles Okimura	CMS-08-05-SC02	Open															
LIPH	Elevator Modernization of 16 at Various Oahu Locations (Const)	Okada Trucking Co., Ltd.	Miles Okimura	CMS-10-13	Open															
LIPH	Elevator Modernization of 16 at Various Oahu Locations (Design)	Elevator Consulting Service	Miles Okimura	CMS-08-20	Open															
LIPH	Elevator Modernization Phase II: 10 at Various Sites (Design)	For Planning Purposes Only			Open															
LIPH	Elevator Modernization Phase III: 10 at Various Sites (Const)	For Planning Purposes Only			Open															
LIPH	Elevator Repair and Maintenance at Various Sites Phase III (Const)	For Planning Purposes Only	M. Kawamura		Open															
LIPH	Elevator Security Improvements at Various Sites Statewide (Const)	For Planning Purposes Only	M. Kawamura		Open															
FLIPH	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Fed	Helber Hastert & Fee Plann	M. Kawamura	CMS-10-15	Open		159,131		82,159											
LIPH	Generator Maintenance Services at Various Oahu Projects (Const)	Pacific Power Products	Sahar Ibrahim	CMS-09-10	Open															
	Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)	Willocks Construction Corp.	M. Kawamura	CMS-08-04	Open															
37	Hale Aloha O' Puna ADA Units & Roof (Const)	For Planning Purposes Only			Open					1,000,000										
37	Hale Aloha O' Puna ADA Units & Roof (Design)	M5 Architecture (Requires exemption)			Open															
46	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)	Isemoto Contracting Co. Ltd	Sahar Ibrahim	CMS-10-07	Open				1,798,597											
46	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)	Koa Architects, LLC (KNG A	Sahar Ibrahim	CMS-08-18	Open															
43	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modern	For Planning Purposes Only			Open															3,000,000
43	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modern	For Planning Purposes Only			Open															300,000
43	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)	Ushijima Architects, Inc.	Miles Okimura	CMS-06-14-SC02	Open	4,762			88,749											
43	Hale Hookipa, Nani Olu, Reroofing (Const)	Stan's Contracting Inc.	Miles Okimura	CMS-09-13	Open	2,252,504			23,830											
38	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclos	For Planning Purposes Only			Open															
38	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclos	Group 70	Rose Churma	CMS-10-22	Open															
30	Hale Laulima Major Mod (Const)	For Planning Purposes Only			Open															4,500,000
30	Hale Laulima Major Mod (Design)	For Planning Purposes Only	Lisa Izumi		Open															900,000
38	Hale Nana Kai O'Kea Physical Improvement (Const)	For Planning Purposes Only			Open															
38	Hale Nana Kai O'Kea Physical Improvement (Design)	Group 70	Rose Churma	CMS-10-22	Open															
42	Hale Po'ai Building Improvements (Const)	Summit Construction, Inc.	Richard Speer		Open															
42	Hale Po'ai Building Improvements (Design)	Architects Pacific, Inc.	Lisa Izumi	CMS-08-17	Open															
42	Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water fou	For Planning Purposes Only	Richard Speer		Open															
31	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)	For Planning Purposes Only	Richard Speer		Open															
31	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Design)	For Planning Purposes Only	Richard Speer		Open															
42	Hoolulu and Kamalu Emergency Call System Repair (Const)	Teds Wiring	Miles Okimura	CMS-09-16	Open															
42	Hoolulu and Kamalu Emergency Call System Repair (Design)	Nakamura, Oyama and Ass	Miles Okimura	CMS-08-13	Open															
38	Hui O Hanamaulu Physical Improvements (Const)	For Planning Purposes Only	Richard Speer		Open															
38	Hui O Hanamaulu Physical Improvements (Design)	Marc Ventura AIA LLC	Richard Speer		Open															
33	Kaahumanu Homes, Reroofing (Const)	Arita-Poulson General Conti	Richard Speer	CMS-10-19	Open		2,018,300		178,173	104,140										
33	Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)	For Planning Purposes Only	Richard Speer		Open															
39	Kahale Mua Federal Site & Reroof (Const)	For Planning Purposes Only	Richard Speer		Open															
39	Kahale Mua Federal Site & Reroof (Design)	Riecke Sunnland Kona Arch	Richard Speer		Open															
39	Kahale Mua Federal Site Renovation of Existing Units (Const)	For Planning Purposes Only	Richard Speer		Open															
39	Kahale Mua Federal Site Renovation of Existing Units (Design)	For Planning Purposes Only	Richard Speer		Open															
39	Kahale Mua State Site & Bldg Mod (Const)	For Planning Purposes Only	Richard Speer		Open															
39	Kahale Mua State Site & Bldg Mod (Design)	Riecke Sunnland Kona Arch	Richard Speer		Open															
39	Kahekili Terrace Physical Improvements (Const)	F&H Construction	Richard Speer	CMS-10-11	Open				5,259,289											
39	Kahekili Terrace Physical Improvements (Design)	Allana, Buick and Bers Inc.	Richard Speer	CMS-08-28	Open															
39	Kahekili Terrace Tent Fumigation and Soil Treatment (Const)	Sandwich Isle Pest Solution	Richard Speer	CMS-09-12	Open															
39	Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant	Artistic Builders Corporation	Richard Speer	CMS-09-09	Open															
39	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)	For Planning Purposes Only			Open															
43	Kaimalino and Kealakehe Reroofing (Const)	Coastal Construction Inc.	Miles Okimura	CMS-10-01	Open				1,915,750											
38	Kalaheo Homes Physical Improvements (Const)	For Planning Purposes Only	Richard Speer		Open															
38	Kalaheo Homes Physical Improvements (Design)	Group 70	Rose Churma	CMS-10-22	Open															
34	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneou	For Planning Purposes Only	Sahar Ibrahim		Open				350,000	1,050,000										
34	Kalakaua Homes Roof Improvements (Const)	Tory's Roofing	Sahar Ibrahim	CMS-10-10	Open				780,553											
34	Kalakaua Homes Roof Improvements (Design)	Architects Hawaii, Ltd.	Sahar Ibrahim	CMS-09-18	Open															
35	Kalaniihuia Reroofing and Elevator Lobby Improvements (Const)	ABC Seating, Inc. dba ABC	M. Kawamura	CMS-10-12	Open				196,865											
35	Kalaniihuia Reroofing and Elevator Lobby Improvements (Design)	WTN Architecture	M. Kawamura	CMS-09-17	Open															
31	Kalihi Valley Homes Community Center (Const)	For Planning Purposes Only	Lisa Izumi		Open															
31	Kalihi Valley Homes Community Center (Design)	Clifford Projects Inc.	Lisa Izumi	PO# 10K01950	Open															
31	Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall (Const)	For Planning Purposes Only	Lisa Izumi		Open															

PROJECT TITLE						FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	 Fully Obligated	FEDERAL OFP FUNDS Obligation Deadline 9-15-2011	FEDERAL CFP FUNDS Obligation Deadline 6-23-2012	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)				
Amp	Project Title	Contractor	Engineer	CMS #	Status	717	718	ARRA	719	720	3-09-SP-HI-0254-08-SP-HI-025	08L0QU8	08L0QHS	721	722	723	724	725	
31	Kalihi Valley Homes Emergency Design for Collapsed Rock Wall (Design)	GYA Architects, Inc.	Lisa Izumi	P.O.#11K00304	Open														
31	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)	For Planning Purposes Only	Lisa Izumi		Open														
31	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	For Planning Purposes Only	Lisa Izumi		Open														
31	Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)	Pacific Architects Inc.	Wayne Nakamura	CMS-01-08	Open					20,056									
31	Kalihi Valley Homes Phase IIb Site and Dwelling Improvements (Const)	Index Builders Inc.	Lisa Izumi	CMS-08-30	Open	165,016													
31	Kalihi Valley Homes Reconstruct Kalena Drive (Const)	For Planning Purposes Only	Lisa Izumi		Open														1,000,000
31	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Bui	For Planning Purposes Only	Lisa Izumi		Open														
31	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Bui	For Planning Purposes Only	Lisa Izumi		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)	Rainforest G. Construction I	Lisa Izumi	CMS-09-15	Open	3,084,084		1,563,593			380,000								
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	GYA Architects, Inc.	Lisa Izumi	CMS-08-37	Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	GYA Architects, Inc.	Lisa Izumi	CMS-08-37-SC01	Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)	For Planning Purposes Only	Lisa Izumi		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)	For Planning Purposes Only	Lisa Izumi		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)	For Planning Purposes Only	Lisa Izumi		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)	For Planning Purposes Only	Lisa Izumi		Open				150,000					4,454,499	2,545,501				
31	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)	For Planning Purposes Only			Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)	For Planning Purposes Only			Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)	For Planning Purposes Only			Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)	For Planning Purposes Only	Richard Speer		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)	For Planning Purposes Only	Richard Speer		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)	For Planning Purposes Only	Sahar Ibrahim		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)	For Planning Purposes Only	Sahar Ibrahim		Open														
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)	For Planning Purposes Only	Sahar Ibrahim		Open														
31	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	GYA Architects, Inc.	Glenn Sunakoda	CMS-03-06	Open	11,352													
33	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and F	For Planning Purposes Only	Sahar Ibrahim		Open														
45	Kauhale O'Hanakahi, Repair of Septic Tank (Const)		Miles Okimura		Open				3,000										
44	Kauioakalani Reroof (Const)	For Planning Purposes Only	Miles Okimura		Open														
44	Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)	For Planning Purposes Only	Miles Okimura		Open														
38	Kawaiaehua (Federal) Exterior Improvements (Const)	For Planning Purposes Only	Richard Speer		Open									2,000,000					
38	Kawaiaehua (Federal) Exterior Improvements (Design)	Richard Matsunaga & Assoc	Richard Speer	CMS-10-06	Open														
38	Kawaiaehua (State) Improvements (Const)	For Planning Purposes Only	Richard Speer		Open														
38	Kawaiaehua (State) Improvements (Design)	Richard Matsunaga & Assoc	Rose Churma	CMS-10-06	Open														
46	Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)	For Planning Purposes Only	Sahar Ibrahim		Open														
46	Ke Kumu Ekolu Painting of Vacant Units (Const)	For Planning Purposes Only	Sahar Ibrahim		Open														
46	Ke Kumu Ekolu Roofing & Interior Repairs (Const)	For Planning Purposes Only	Sahar Ibrahim		Open														
46	Ke Kumu Ekolu Roofing & Interior Repairs (Design)	For Planning Purposes Only	Sahar Ibrahim		Open														
43	Kealakehe LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines. S	For Planning Purposes Only	Marcel Audant		Open														
40	KPT Environmental Assessment of KPT Grounds for Chemical Agents (Design)	Enviroservices & Training C	Lisa Izumi	PO#11K00310,PO#1	Open														
40	KPT Structural Repairs at KPT (Const)	For Planning Purposes Only			Open														
40	KPT Structural Repairs at KPT (Design)	For Planning Purposes Only		P.O.#11K00330	Open														
40	KPT, Bathrooms ADA Compliant (Const)	For Planning Purposes Only	Miles Okimura		Open														
40	KPT, Bathrooms ADA Compliant (Design)	For Planning Purposes Only	Miles Okimura		Open														
40	KPT, Boilers 3 years maintenance	Starr & Co.		PO#09K01867, PO#11K00571	Open														
40	KPT, Dry Standpipe Improvements (Const)	For Planning Purposes Only	Miles Okimura		Open														
40	KPT, Dry Standpipe Improvements (Design)	For Planning Purposes Only	Miles Okimura		Open														
40	KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)	For Planning Purposes Only	Sahar Ibrahim	PO#	Open														
40	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Variou	Elevator Consulting Service	Glenn Sunakoda	CMS-07-16-SC01	Open														
40	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Kone, Inc.	Sahar Ibrahim	CMS-09-02	Open														
40	KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground (Const)				Open														
40	KPT, Fire Alarm System (Both)	American Electric Co.	Miles Okimura	CMS-08-35	Open	328,531													
40	KPT, Fire Alarm System Design (Both)	American Electric Co.	Miles Okimura	CMS-07-08	Open														
40	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)	Bivens's Electric dba West (Marcel Audant	CMS-07-02	Open				12,330										
40	KPT, Installation of New Security Camera System for Elevators (Const)	Security System Hawaii, Inc	Miles Okimura		Open														
40	KPT, Redevelopment of KPT and Kuhio Homes (Const)	Micheals Development Co.			Open					2,000,000									
40	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of 1	For Planning Purposes Only			Open				20,000										
40	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of 1	For Planning Purposes Only			Open														
40	KPT, Replace Hot Water Storage Tank (Const)	Doonwood Engineering, Inc.		PO#10K01978	Open														
40	KPT, Replace Worn Out Boilers (Const)	Starr & Co.	Sahar Ibrahim	PO#09K01478	Open			39,539											
40	KPT, Reroofing Tower A (Const)	For Planning Purposes Only			Open														
40	KPT, Reroofing Tower B (Const)	Beachside Roofing LLC	Richard Speer	CMS-10-18	Open			781,591											
40	KPT, Rezoning and Subdivision (Design)	For Planning Purposes Only			Open														
40	KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (Const)				Open														
40	KPT, Security Cameras (Elevator Cams) (Const)	For Planning Purposes Only	Miles Okimura		Open														
40	KPT, Security Cameras (Not Elevator Cams) (Const)	Diebold	Miles Okimura	CMS-10-02	Open			660,028											
40	KPT, Sewer Repair Phase I (Const)	Bauske Environmental, Inc.		CMS-10-24	Open														
40	KPT, Sewer Repair Phase II (Const)	For Planning Purposes Only			Open														
40	KPT, Sewer Repair Phase III (Const)	For Planning Purposes Only			Open														1,000,000
40	KPT, Sewer Repairs (Design)	Okahara & Associates	Marcel Audant	CMS-08-24	Open														
40	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)	For Planning Purposes Only			Open														
40	KPT, Upgrade Trash Chutes (Const)	Ikaika Builders, Inc.	Marcel Audant	CMS-09-05	Open			1,260,573											
49	Kupuna Home O'Waiialua, Sewage Operational and Preventive Maintenance	O&M Enterprises	M. Kawamura	CMS-07-10	Open														
49	Kupuna Home O'Waiialua, Sewage Treatment Plant Improvements (Const)	For Planning Purposes Only	M. Kawamura	CMS-10-23	Open														
49	Kupuna Home O'Waiialua, Sewage Treatment Plant Improvements (Design)	The Limtiaco Consulting Grt	M. Kawamura	CMS-08-22	Open														

PROJECT TITLE						FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	 Fully Obligated	FEDERAL CFP FUNDS Obligation Deadline 9-15-2011	FEDERAL CFP FUNDS Obligation Deadline 6-23-2012	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)				
Amp	Project Title	Contractor	Engineer	CMS #	Status	717	718	ARRA	719	720	3-08-SP-HI-0264-09-SP-HI-026	09L0QU8	09L0QHS	721	722	723	724	725	
49	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	The Limtiaco Consulting Gr	M. Kawamura	CMS-08-22-SC01	Open														
49	Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)	HECO	M. Kawamura		Open														
42	La'ioia Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	M. Kawamura	CMS-08-02-SC01	Open														
42	La'ioia, Upgrade Fire Alarm System (Const)	Electech Hawaii, Inc.	M. Kawamura	CMS-09-07	Open														
42	La'ioia, Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	M. Kawamura	CMS-08-02	Open														
	Lailani and Kealakehe LCCC (Const)	Willocks Construction Corp.	HHFDC	CMS-06-12-SC01	Open														
FLIPH	Laiola, Tree Trimming Along California Avenue (Const)	For Planning Purposes Only	M. Kawamura		Open														
37	Lanakila Homes, Demo of 31 Buildings Phase IIIB and IV (Const)		M. Kawamura		Open								475,000						
37	Lanakila Homes, Fair Housing Renovations (Const)	Alan Shintani, Inc.	M. Kawamura	CMS-10-20	Open														
37	Lanakila Homes, Fair Housing Renovations (Design)	INK ARCH, LLC	M. Kawamura	CMS-08-23	Open														
37	Lanakila Homes, Install Gutters & Downpouts at Lanakila Admin Bldg. & Community Center (Const)		M. Kawamura		Open														
37	Lanakila Homes, Phase II, III & IV (Design)	INK ARCH, LLC	M. Kawamura	CMS-01-09	Open		354,998												
37	Lanakila Homes, Physical Improvements Phase IIIA (Const)	Stan's Contracting Inc.	M. Kawamura	CMS-08-25	Open														
37	Lanakila Homes, Physical Improvements Phase IIIA (Energize Project) (Const)	HECO	M. Kawamura	PO# 09K00357	Open														
37	Lanakila Homes, Renovation of Existing Buildings (Const)	For Planning Purposes Only	M. Kawamura		Open														
37	Lanakila Homes, Renovation of Existing Buildings (Design)	For Planning Purposes Only	M. Kawamura		Open														
37	Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installation (Const)		M. Kawamura		Open														
37	Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installation (Design)		M. Kawamura		Open														
38	LCCC for Federal and State Projects on the Islands of Kauai (Const)	Koga Engineering & Constr	Rose Churma	CMS-10-26	Open							241,075	481,100						
38	LCCC for Federal and State Projects on the Islands of Kauai (Const)	Goodfellow Bros., Inc.	Rose Churma	CMS-10-25	Open														
LIPH	LCCC for Federal and State Projects on the Islands of Maui (Const)	First Quality Building & Desi	Richard Speer	CMS-09-04	Open														
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	Rose Churma	CMS-08-14	Open														
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	Rose Churma	CMS-08-14-SC01	Open														
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	Rose Churma	CMS-08-14-SC02	Open														
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	Rose Churma	CMS-08-14-SC03	Open														
LIPH	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I	Okahara & Associates	M. Kawamura	CMS-06-04-SC02	Open														
LIPH	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I	Okahara & Associates	M. Kawamura	CMS-06-04-SC05	Open														
37	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)	HELCO	M. Kawamura		Open														
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	M. Kawamura	CMS-09-19	Open														
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	M. Kawamura	CMS-09-19-SC01	Open														
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	M. Kawamura	CMS-09-19-SC02	Open														
37	Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	M. Kawamura	CMS-09-19-SC03	Open														
37	Lokahi HazMat Abatement and Interior Renovation (Design)	CDS International	M. Kawamura	CMS-08-21	Open														
37	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr	CDS International	M. Kawamura	CMS-08-21-SC01	Open														
37	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr	CDS International	M. Kawamura	CMS-08-21-SC02	Open														
37	Lokahi LCCC Evaluation of Existing Tanks (Design)	For Planning Purposes Only	M. Kawamura		Open														
37	Lokahi LCCC Replacement of Existing Tanks (Const)		M. Kawamura		Open														
37	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Owner: For Planning Purposes Only		M. Kawamura		Open														
37	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)		M. Kawamura		Open														
37	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)		M. Kawamura		Open														
37	Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi (Const)		M. Kawamura		Open														
44	Maui II Type "C" Unit Repairs (Const)	For Planning Purposes Only			Open														
35	Makamae Investigation and Repairs (Design)	Wilson Okamoto Corp	Ed Morimoto	CMS-03-11	Open	34,396													
39	Makani Kai Hale Certificate of Occupancy	For Planning Purposes Only	Lisa Izumi		Open				12,000										
39	Makani Kai Hale Physical Improvements (Const)	Artistic Builders Corporation	Richard Speer	CMS-10-08	Open			1,629,267											
39	Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	Richard Speer	CMS-08-27	Open														
39	Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	Richard Speer	CMS-08-27-SC01	Open														
39	Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	Richard Speer	CMS-08-27-SC02	Open														
34	Makua Alii Exterior Painting (Const)	For Planning Purposes Only	Sahar Ibrahim		Open														
34	Makua Alii Structural and Spall Repairs 1st Phase (Const)	Hi-Tec Roofing, Inc. dba Hi	Sahar Ibrahim	CMS-10-09	Open				2,090,130										
34	Makua Alii Structural and Spall Repairs 2nd Phase (Const)	For Planning Purposes Only	Sahar Ibrahim		Open				2,000,000										
34	Makua Alii Structural Investigation and Repairs (Design)	SSF International, Inc.	Sahar Ibrahim	CMS-08-39	Open	196,449		409,171											
34	Makua Alii Upgrade and Replace Existing Booster Pump System (Const)	Doonwood Engineering, Inc	Sahar Ibrahim	CMS-09-06	Open														
32	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)	For Planning Purposes Only			Open														
32	Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)	For Planning Purposes Only			Open														
32	Mayor Wright Homes Reroofing (Const)	Hi-Tec Roofing, Inc. dba Hi	Richard Speer	CMS-10-16	Open		287,340												
32	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, I	Mitsunaga & Associates, Inc	Richard Speer	CMS-09-01	Open														
32	Mayor Wright Modernization - Ph 1 & 2 (Design)	For Planning Purposes Only			Open														1,148,448
32	Mayor Wright Modernization - Ph 1 (Const)	For Planning Purposes Only			Open														
32	Mayor Wright Modernization - Ph 2 (Const)	For Planning Purposes Only			Open														
32	Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water	For Planning Purposes Only	Richard Speer		Open														
32	Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water	For Planning Purposes Only	Richard Speer		Open														
	Nakolea (Homeless Shelter) CMU Wall & Stair Repairs (Const)	For Planning Purposes Only			Open														
	Nakolea (Homeless Shelter) Design-Build Renovation (Both)	CC Engineering and Construction Inc.		CMS-07-12	Open														
	Nakolea and Weinberg Village Various Physical Improvements For Homeless	For Planning Purposes Only			Open														
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	M. Kawamura	CMS-08-03	Open														
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	M. Kawamura	CMS-08-03-SC01	Open														
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	M. Kawamura	CMS-08-03-SC02	Open														
	Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	M. Kawamura	CMS-08-03-SC03	Open														
43	Nani Olu Additional Parking (Const)	For Planning Purposes Only	Miles Okimura		Open														
43	Nani Olu Additional Parking (Design)	For Planning Purposes Only	Miles Okimura		Open														100,000
46	Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating Frc	Society Contracting, LLC	Ed Morimoto	CMS-06-16	Open														
37	Pahala ADA Units and Modernization (Const)	For Planning Purposes Only	M. Kawamura		Open				1,000,000										
37	Pahala ADA Units and Modernization (Design)	For Planning Purposes Only	M. Kawamura		Open														

PROJECT TITLE	Contractor	Engineer	CMS #	Status	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS OBLIGATION DEADLINE	FEDERAL CFP FUNDS OBLIGATION DEADLINE	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)						
					717	718		719	720	3-09-SP-HI-0264-09-SP-HI-026	09L0QUB	09L0QHS	721	722	723	724	725			
Amp	Project Title	Contractor	Engineer	CMS #	Status															
37	Pahala Elderly Housing LCCC (Const)	Site Engineering, Inc.	M. Kawamura	CMS-06-09-SC01	Open															
37	Pahala Rehabilitate 24 Units of Elderly Housing (Const)	For Planning Purposes Only	M. Kawamura		Open															
50	Palolo Valley Homes Physical Improvements (Design)	Clifford Projects Inc.	Lisa Izumi	CMS-10-17	Open	543,439	2,089,728	1,553												
50	Palolo Valley Homes Physical Improvements Ph1 (Const)	For Planning Purposes Only	Lisa Izumi		Open				2,000,000											
50	Palolo Valley Homes Physical Improvements Ph2 (Const)	For Planning Purposes Only	Lisa Izumi		Open							2,228,874								
50	Palolo Valley Homes Physical Improvements Ph3 (Const)	For Planning Purposes Only	Lisa Izumi		Open								1,021,126							
50	Palolo Valley Homes Physical Improvements Ph4 (Const)	For Planning Purposes Only	Lisa Izumi		Open									1,500,000						
50	Palolo Valley Homes Security Screen Door Replacement (Const)	For Planning Purposes Only	Lisa Izumi		Open												1,750,000			
34	Paoakalani (Const)	For Planning Purposes Only	Sahar Ibrahim		Open													1,580,124		
34	Paoakalani (Design)	For Planning Purposes Only	Sahar Ibrahim		Open														1,669,876	
PHA	PHA Wide CMS Support Services Technical Salaries				Open				200,000											
FLIPH	PHA Wide Type C Units (Const)	For Planning Purposes Only	Lisa Izumi		Open				3,600,000											
PHA	PHA Wide Type C Units Group A (Design)	Mitsunaga & Associates, Inc	Lisa Izumi	CMS-10-14	Open															
PHA	PHA Wide Type C Units Group B (Design)	GYA Architects, Inc.	Lisa Izumi		Open															
SLIPH	Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)	Architects Hawaii, Ltd.	Marcel Audant	CMS-06-11	Open															
39	Piilani Homes Physical Improvements (Const)	For Planning Purposes Only	Richard Speer		Open													1,400,000		
39	Piilani Homes Physical Improvements (Design)	For Planning Purposes Only	Richard Speer		Open															
37	Pomaikai ADA Units and Modernization (Const)	For Planning Purposes Only	M. Kawamura		Open															
37	Pomaikai ADA Units and Modernization (Design)	Durrant Media Five	M. Kawamura		Open				400,000											
31	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Const)	For Planning Purposes Only	Miles Okimura		Open															
31	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Design)	Paul Louie & Associates, Inc	Miles Okimura		Open															
31	Puahala Homes II, III & IV Abatement and Modernization (Construction)	For Planning Purposes Only	Miles Okimura		Open															
31	Puahala Homes II, III & IV Abatement and Modernization (Design)	For Planning Purposes Only	Miles Okimura		Open															
31	Puahala Homes Site Improvements (Const)	Global Speciality Contractor	Lisa Izumi	CMS-10-21	Open															
31	Puahala Homes Site Improvements (Design)	Kim & Shiroma Engineers	Lisa Izumi	CMS-08-11	Open															
37	Punahele, Replace Water Lines and Installation of Backflow Preventor (Const)		M. Kawamura		Open															
37	Punahele, Replace Water Lines and Installation of Backflow Preventor (Design)		M. Kawamura		Open															
35	Punchbowl Homes (CFP LIST) (Const)	For Planning Purposes Only			Open															
35	Punchbowl Homes (CFP LIST) (Design)	For Planning Purposes Only			Open															
30	Puuwai Momi Electrical System Repairs (Const)			PO# 09K01211	Open				178,750											
30	Puuwai Momi W. Heater & Roof Impr. (Const)	For Planning Purposes Only			Open															
30	Puuwai Momi W. Heater & Roof Impr. (Design)	For Planning Purposes Only			Open															
30	Puuwai Momi, Electrical System Repairs (Const) I & II	Integrated Construction	Miles Okimura	CMS-09-14	Open	2,134,851			34,709											
30	Puuwai Momi, Electrical System Repairs (Design)	Ronald N. S. Ho & Associates	Miles Okimura	CMS-08-15	Open															
30	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)	For Planning Purposes Only	Miles Okimura		Open															
30	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)	Awa & Associates	Miles Okimura		Open															
30	Salt Lake Apartments Bldg Improvements (Const)	For Planning Purposes Only	Miles Okimura		Open															
30	Salt Lake Apartments Bldg Improvements (Design)	For Planning Purposes Only	Miles Okimura		Open													2,500,000		
COCC	School St Bldg A Hazmat Abatement (Const)	For Planning Purposes Only	M. Kawamura		Open															
COCC	School St Bldg A Hazmat Abatement (Design)	Lou Chan & Associates	M. Kawamura		Open															
COCC	School Street Building G Reroof (Const)	For Planning Purposes Only	M. Kawamura		Open															
COCC	School Street Renovations, Building M (Both)	William Scotsman, Inc.	Miles Okimura	CMS-07-09	Open															
49	Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)	Doonwood Engineering, Inc.	M. Kawamura		Open															
49	Wahiawa Terrace, Electrical (Const)	For Planning Purposes Only	Richard Speer		Open															
49	Wahiawa Terrace, Re-roof (Const)	Hi-Tec Roofing, Inc. dba Hi	Richard Speer	CMS-10-16	Open		589,277													
49	Wahiawa Terrace, Sewage Lift Station (Const)	O&M Enterprises	M. Kawamura	CMS-07-11	Open															
49	Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heater	Doonwood Engineering, Inc.	M. Kawamura	CMS-09-08	Open															
49	Wahiawa Terrace, Weatherproofing, Painting (Const)	For Planning Purposes Only	Richard Speer		Open															
49	Wahiawa Terrace, Weatherproofing, Painting (Design)	For Planning Purposes Only	Richard Speer		Open															
BLI 1406 Operations (may not exceed 20% of Grant)						2,578,479	2,529,747		2,416,486	2,477,847										
BLI 1408 Management Improvements						226,069	430,271		500,000	500,000										
BLI 1410 Administration (may not exceed 10% of Grant)						1,289,233	1,261,373	602,228	1,252,618	1,238,324										
BLI 1411 Audit									21,820											
BLI 1495 1 Relocation Costs							7,269													
BLI 1502 Contingency (may not exceed 2% of Grant)																				
STATE PUBLIC HOUSING SUBSIDY																				
Transfer Funds from B-07-416-K to B-07-415-K Con to Des																				
Transfer Funds from B-07-414-K to B-07-413-K Con to Des																				
Transfer Funds from B-08-400-K to B-08-401-K Des to Con																				
Transfer Funds from B-08-403-K to B-08-402-K Con to Des																				
Transfer Funds from B-09-409-K to B-09-410-K Con to Des																				
APPROPRIATION						12,892,393	12,613,733	16,245,443	12,526,177	12,389,235	380,000	475,000	241,075	481,100	12,526,177	12,526,177	12,526,177	12,526,177	12,526,177	
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	11,488,822	12,526,177	12,526,177	12,276,177	12,526,177	
BALANCES						0	0	0	0	0	0	0	0	0	1,037,355	0	0	250,000	0	

LanaKia Homes, PH IA, PH IB, PH IIIA, Hilo Hi-Des-Con 4,650	Elevator Improvement s, S/W-Des Con	Elevator Improvement s, S/W-Des Con	Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Des	Walmanalo Homeless Shelter, Oahu-Pln Des	Walmanalo Homeless Shelter, Oahu-Des	HI Coalition/Chr istian Churches, Oahu-Con	HI Habitat For Humanity Assn, S/W-Con	Elevator Improvement s, S/W-Des Con	Elevator Improvement s, S/W-Des Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	PROJECT TITLE						
B-06-417-K	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-07-417-K	B-07-418-K	B-07-419-K	B-07-420-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-08-409-K	B-09-410-K	10-403-KK	d3-10-404-K co		
																Totals	Project Title	
																	434,253	2008 Physical Needs Assessment (PNA) Federal Projects (Design)
																	5,518,324	ADA Compliance for Various Federal Projects (Const)
											395,000						395,000	ADA Compliance for Various Federal Projects (Design)
																	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, Kauikolani, Kauai
																	0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauikolani, 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	Elevator Maintenance Service for Various Federal-Funded Projects (Const)
																	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)
																	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	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	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)
																	69,642	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)
																	43,908	Hale Po'ai Building Improvements (Design)
																	362,322	Hale Po'ai Building Improvements (Design)
																	65,000	Halia Hale Reroof, Lights, Mechanical Repairs (R&M-elevator shaft, water fountain)
																	250,000	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)
																	100,000	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)
																	3,200,000	Kahale Mua State Site & Bldg Mod (Const)
																	250,000	Kahale Mua State Site & Bldg Mod (Design)
																	5,259,289	Kahekili Terrace Improvements (Const)
																	70,418	Kahekili Terrace Physical Improvements (Design)
																	435,863	Kahekili Terrace Physical Improvements (Design)
																	138,547	Kahekili Terrace Tent Fumigation and Soil Treatment (Const)
																	1,202,758	Kahekili Terrace, David Malo Circle, Mekaniki Hale and Piliani 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)
																	230,000	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous
																	780,553	Kalakaua Homes Roof Improvements (Const)
																	331,836	Kalakaua Homes Roof Improvements (Design)
																	556,562	Kalanihiua Reroofing and Elevator Lobby Improvements (Const)
																	196,865	Kalanihiua Reroofing and Elevator Lobby Improvements (Design)
																	53,187	Kalanihiua 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)

Lanakila Homes, PH IIA, PH IIB, PH IIIA, Hilo Hi-Des-Con	Elevator	Elevator Improve	L/S CIP-Non-Routine	L/S CIP-Non-Routine	Waimanalo Homeless Shelter, Oahu-Pin	Waimanalo Homeless Shelter, Oahu-Pin	HI Coalition/Chr	HI Habitat For Humanity	Elevator Improve	L/S CIP-Non-Routine	PROJECT TITLE							
B-08-417-K	B-07-413-K	B-07-414-K	B-07-415-K	B-07-418-K	B-07-417-K	B-07-418-K	B-07-419-K	B-07-420-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-08-409-K	B-09-410-K	10-403-KK	13-10-404-K		
			66,521														Totals	
																	66,521	Kupuna Home O'Waiialua, Sewage Treatment Plant Improvements (Design)
																	4,332	Kupuna Home O'Waiialua, Transformer Replacement and Maintenance (Const)
																	0	La'ioia Upgrade Fire Alarm System (Design)
				185,723													185,723	La'ioia Upgrade Fire Alarm System (Const)
																	36,307	La'ioia Upgrade Fire Alarm System (Design)
																	2,904,302	Lailani and Kealakehe LCCC (Const)
365,838				106,920							244,892					30,000	30,000	Laiola, Tree Trimming Along California Avenue (Const)
				1,745,349													2,006,363	Lanakila Homes, Demo of 31 Buildings Phase IIB and IV (Const)
																	1,745,349	Lanakila Homes Fair Housing Renovations (Const)
																	273,349	Lanakila Homes Fair Housing Renovations (Design)
																	545	6,000 Lanakila Homes, Install Gutters & Downpouts at Lanakila Admin Bldg. & Commu
3,394,068																	354,998	Lanakila Homes - Phase II, III & IV (Design)
92,331																	6,025,782	Lanakila Homes Physical Improvements Phase IIIa (Const)
																	92,331	Lanakila Homes Physical Improvements Phase IIIa (Energize Project) (Const)
																	0	Lanakila Homes - Renovation of Existing Buildings (Const)
																	0	Lanakila Homes - Renovation of Existing Buildings (Design)
																	0	Lanakila, Site Clearing, Securing Existing Buildings and Fence Installation (Const)
																	0	Lanakila, Site Clearing, Securing Existing Buildings and Fence Installation (Design)
				1,193,332													1,915,507	LCCC for Federal and State Projects on the Islands of Kauai (Const)
				553,691													553,691	LCCC for Federal and State Projects on the Islands of Kauai (Const)
				219,383													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														87,327	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
			92,144														720,252	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I an
			37,100														37,100	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I an
			57,918														65,218	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)
				2,783,408													2,783,408	Lokahi HazMat Abatement and Interior Renovation (Const)
				7,564													7,564	Lokahi HazMat Abatement and Interior Renovation (Const)
				424,126													424,126	Lokahi HazMat Abatement and Interior Renovation (Const)
				16,426												6,818	23,244	Lokahi HazMat Abatement and Interior Renovation (Const)
																	372,896	Lokahi HazMat Abatement and Interior Renovation (Design)
				25,511													25,511	Lokahi HazMat Abatement and Interior Renovation (Design)
				17,329													17,329	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tran
				50,000													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	Maili II Type "C" Unit Repairs (Const)
																	99,225	Makamae Investigation and Repairs (Const)
																	12,000	Makani Kai Hale Certificate of Occupancy
				4,000													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													2,243	Makani Kai Hale Physical Improvements (Design)
																	0	Makua Aalii Exterior Painting (Const)
																	2,090,130	Makua Aalii Structural and Spall Repairs (Const)
																	2,000,000	Makua Aalii Structural and Spall Repairs 2nd Phase (Const)
																	832,506	Makua Aalii Structural Investigation and Repairs (Design)
																	63,979	Makua Aalii 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)
																	374,781	Mayor Wright Homes Reroofing (Const)
			374,781		102,000												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	Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water He
																	0	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													7,696	Nani O'Puna & Hale O'Puna LCCC (Const)
																	0	Nani Olu Additional Parking (Const)
																	100,000	Nani Olu Additional Parking (Design)
				70,323													546,361	Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating From
																	1,000,000	Pahala ADA Units and Modernization (Const)
																	100,000	Pahala ADA Units and Modernization (Design)

LanaKila Homes, PH IIA, PH IB, PH IIIA, Hilo Hides-Con 4,650	Elevator Improvements, S/W-Des Con	Elevator Improvement, S/W-Des Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Des	Waimanalo Homeless Shelter, Oahu-Plan	Waimanalo Homeless Shelter, Oahu-Des	Hi Coalition/Christian Humanitarian Assn, S/W-Con	Hi Habitat For Humanity Assn, S/W-Con	Elevator Improvement, S/W-Des Con	Elevator Improvement, S/W-Des Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	PROJECT TITLE							
B-06-417-K	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-07-417-K	B-07-418-K	B-07-419-K	B-07-420-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-08-409-K	B-09-410-K	B-09-411-K	B-09-412-K	B-09-413-K	Totals	Project Title
																		375,362	Pahala Elderly Housing LCCC (Const)
																		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 Salaries
																		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 (Design)
																		0	Puahala Homes II, III & IV Abatement and Modernization (Const)
																		600,000	Puahala Homes II, III & IV Abatement and Modernization (Design)
																		2,600,000	Puahala Homes Site Improvements (Const)
		50,000																205,420	Puahala Homes Site Improvements (Design)
																		0	Punahele, Replace Water Lines and Installation of Backflow Preventor (Const)
																		0	Punahele, 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)
																		1,443,781	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)
																		150,000	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)
																		2,500,000	Salt Lake Apartments Bldg Improvements (Const)
																		450,000	Salt Lake Apartments Bldg Improvements (Design)
																		1,600,000	School St Bldg A Hazmat Abatement (Const)
																		192,000	School St Bldg A Hazmat Abatement (Design)
																		0	School Street Building G Reroof (Const)
																		621,202	School Street Renovations, Building M (Both)
																		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	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)
																		3,127,207	BLI 1408 Management Improvements
																		12,734,243	BLI 1410 Administration (may not exceed 10% of Grant)
																		21,820	BLI 1502 Contingency (may not exceed 8% of Grant)
																		7,250	BLI 1411 Audit
																		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
																		4,650,000	APPROPRIATION
																		4,615,000	ALLOTMENT
																		4,808,530	EXPENDED/BUDGET
																		(212,284)	BALANCES