

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
December 16, 2010  
9:00 a.m.  
1002 North School Street, Building E  
Honolulu, Hawaii 96817**

**AGENDA**

**I. CALL TO ORDER / ROLL CALL**

**II. CONSENT AGENDA**

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

**A. Approval of Minutes**

Regular Meeting, November 18, 2010  
Executive Session, November 18, 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. 37 Expressing Appreciation to Mr. Alan R. Sarhan, Chief Planner of the Hawaii Public Housing Authority
- B. Motion: To Authorize the Executive Director to Hold Public Hearings on the Draft Five Year and Annual Public Housing Agency Plan for Fiscal Year July 1, 2011 to June 30, 2012
- C. Motion: To Adopt Board Resolution No. 38 Authorizing the Disposition of Property Via Ground Lease and Seller Financing, Provision of Operating Subsidy Related to the Mixed Finance Redevelopment Project at Kuhio Park Terrace Towers, and Amendment to the Annual Plan to Clarify the Development Plans

- D. Motion: To Adopt Board Resolution No. 39 Authorizing the Executive Director to Amend the Section 8 Housing Choice Voucher (HCV) Program's Administrative Plan, Chapter 17 Relating to Project Based Vouchers
- E. Motion: To Authorize the Executive Director to Enter into a Memorandum of Agreement with the Department of Defense for the Continued Use of the Parking Lot Immediately Fronting the Hawaii Public Housing Authority's Building 19 at Kalaeloa
- F. Motion: To Adopt Board Resolution No. 40 Granting the Department of Land and Natural Resources and Six-K Saddle City, LLC a Perpetual, Non-Exclusive Easement for Access to Utilities at Waimanalo, Koolaupoko, Oahu, TMK: (1) 4-1-013:1, 18, 21, 22
- G. Motion: To Approve the Hawaii Public Housing Authority's Request to the Hawaii State Legislature to Adopt a Concurrent Resolution Approving the Sale of the Vacant Parcel in Hana, TMK 2-1-3-09:009, Located at 2890 Hana Highway in Hana, Maui
- H. Motion: To Approve a Waiver from the Conflict of Interest Provisions of Sections 19(A) of the Annual Contributions Contract Between the Hawaii Public Housing Authority and the U. S. Department of Housing and Urban Development for the Chief Financial Management Advisor position

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 a waiver to the conflict of interest provisions in sections 19(A) of the Annual Contributions Contract Between the Hawaii Public Housing Authority and the U.S. Department of Housing and Urban Development for the Chief Financial Management Advisor position

## **V. REPORTS**

- A. Executive Director and Staff Reports: November/December 2010 Status Report
  - 1. Accomplishments/Highlights for the month of November 2010
    - a. Status of ARRA expenditures and project updates
    - b. Clearing of vacated/demolition parcel at Lanakila Homes
    - c. Drafting/Submission of key HUD documents for the Kuhio Park Terrace Redevelopment
  - 2. Planned Activities – Highlights for the months of November/December 2010
    - a. Continue drafting/submission of documents for the Kuhio Park Terrace Redevelopment

- b. Continue to interview candidates for vacant positions
  - c. Prepare budget restatement for FY 2010-2011
  - d. Complete fieldwork for 2009-2010 Financial and Single Audit by KMH, LLP
3. Trends/Issues
    - a. Rejection of the 2009 Financial Data Submittal to the U.S. Department of Housing and Urban Development
    - b. Update on the 2009-2010 Financial and Single Audit by KMH, LLP
    - c. Continuance of HPHA Furloughs for FY 2010-2011
  4. Potential Risks
    - a. Staffing the KPT Redevelopment project which may delay other projects
    - b. HPHA must establish an agency budget KPT redevelopment project
  5. Program Reports
    - a. Property Management Branch
    - b. Construction Management Branch
    - c. Fiscal Management Office
    - d. Contract and Procurement Office
    - e. Hearings Office
    - f. Information Technology Office
    - f. 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).

Meals will be served to the board members and support staff as an integral part of the board meeting. If any person required special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori, Secretary to the Board at (808) 832-4690 by close of business two days prior to the meeting date.

**MINUTES OF THE REGULAR MEETING  
OF THE HAWAII PUBLIC HOUSING AUTHORITY  
HELD AT 1002 N. SCHOOL STREET, BUILDING E,  
ON THURSDAY, NOVEMBER 18, 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, November 18, 2010 at 9:12 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 Clarissa Hosino  
Director Carol Ignacio  
Designee Henry Oliva  
Director Linda Smith

Denise Wise Executive Director

Krislen Chun Deputy Attorney General

**EXCUSED:** Director Roger Godfrey  
Director Matilda Yoshioka

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

**OTHERS:** Stacie Brach Interstate Realty Management  
Augafa Ene Mayor Wright Homes resident

Ava Goldman  
Desiree Kihano  
Jennifer Kishimori  
Fetu Kolio  
Kimberly Schreiber  
June Talia

Michaels Development Corporation  
Palolo Valley Homes resident  
CatFriends  
Mayor Wright Homes resident  
Michaels Development Corporation  
Kuhio Park Terrace resident

### **Proceedings:**

Chairperson Thompson declared a quorum present.

The business of the Board proceeded with a motion entered by Director Aiona to approve the minutes of the Regular Board of Directors Meeting held on October 21, 2010 and it was seconded by Director Hosino.

Director Berthiaume stated on page six of the minutes states Director Beaver left at 12:37 p.m. but on page seven Director Beaver made a motion

The minutes were unanimously approved as amended.

### **Public Testimony:**

Mr. Fetu Kolio, Mayor Wright Homes (MWH) resident, complained that the locks were changed to the Tenants Association community room and he was not given a key. He didn't understand why, because he is the President of the Tenants Association and he believed the previous Tenant Association president had the key to the association's community room. Mr. Kolio also stated that Director Hosino has been attending Tenant Association meetings and has been speaking with other Association Board members without his knowledge or invitation. He further stated that he believes these are retaliatory actions and that he is considering a class action lawsuit. Ms. Desiree Kihano, Palolo Valley Homes (PVH) resident, thanked the PVH manager for addressing the concerns of the residents. Ms. Kihano stated that every tenant Association Board has their issues but they learn how to work together. Other Tenant Associations feel that the MWH Tenant Association president is out for himself and doesn't include his board in meetings or decisions.

Ms. June Talia, Kuhio Park Terrace resident, supports and asked the Board to adopt Board resolution 33. This would provide the first steps of getting the redevelopment of KPT underway with Michael's Development. Ms. Talia showed the Board a section of rusted pipe that was removed as a result of a leak. With the redevelopment she believed that these old pipes would be replaced.

Mr. Augafa Ene, Mayor Wright Homes resident, stated he is a member of the Tenant Association and tenants from other projects should not speak for residents at MWH. MWH residents should

attend only their tenant association meetings and discuss their problems. Mr. Ene also stated he has a leak in his unit that has not been fixed and reported some time ago with no results.

**For Action:**

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

**Director Beaver moved and Director Dodson seconded.**

Chairperson Thompson stated Designee Oliva will be missed and wished him the best of luck and that he has been an asset to the HPHA.

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

The motion was unanimously carried. Designee Oliva abstained.

Designee Oliva thanked the Board for the opportunity to serve alongside them and thanked the community.

Chairperson Thompson called a recess at 9:38 a.m. and reconvened at 9:41 a.m.

Chairperson Thompson deferred Decision Making item B.

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

**Director Beaver moved and Director Hosino seconded.**

Chairperson Thompson asked that the appointment date be corrected to November 30, 2012.

The motion was unanimously carried.

**Motion: To Adopt the Hawaii Public Housing Authority's Policy on Non-Violence in the Workplace.**

**Director Beaver moved and Director Dodson seconded.**

Staff explained that the policy is being updated to reflect changes as the last update was in 1999. There are four updates that are being added to the policy: 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; and 4) non-retaliation. Staff reported that all staff attends a mandatory annual training and must sign a document that they attended the training and that they understand the information presented.

The motion was unanimously carried.

**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.**

**Director Beaver moved and Director Ignacio seconded.**

Staff reported that the CatFriends is currently working with the HPHA in assisting with spay and neuter efforts of feral cat colonies on not only the School Street campus but several of HPHA developments. CatFriends has agreed to offer low-cost spay and neuter services to public housing residents in consideration for the lease of building

The Board questioned staff on leasing procedures and it was explained. The Board inquired as to the funding sources of CatFriends and Ms. Jennifer Kishimori, Board President of CatFriends responded primarily through private donations and that the organization was all volunteers, there is no paid staff; and that the veterinarians who assist at the clinics provide their services at greatly reduced fees

She stated that CatFriends had spayed and neutered over 2,000 felines to date and that they work with feral colony caretakers in providing food and services on Oahu.

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

The motion was unanimously carried.

**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.**

**Director Beaver moved and Director Ignacio seconded.**

Staff reported that Reno & Cavanaugh, PLLC. (R & C) was issued a Notice to Proceed (NTP) Monday November 15th. This was critical as now the HPHA can begin working on the key documents and submissions required by HUD and the lenders. It was reported that in the September timeframe that the closing date for the KPT project was December 30, 2010; however the date has been adjusted and the deal must close no later than February 21, 2011.

Ms. Ava Goldman, Michael's Development Company, explained to the Board that there are three components of this deal that must be completed: 1) the bond issuance; 2) the equity; 3) and help from the HPHA.

Director Dodson questioned the approval from the Hawaii Housing Finance and Development Corporation (HHFDC). Staff reported that the HHFDC has a scheduled Board meeting on December 9, 2010, and that the approval of the bond issuance is on the agenda.

Chairperson Thompson asked how the HPHA is communicating with the residents. Ms. Goldman responded that Michaels Development Corporation has attended tenant association meeting since July 2010. She also reported that the residents will be touring the site on November 26, 2010.

Ms. Goldman introduced Ms. Kim Schreiber, of Interstate Realty Management (IRM); Staff reported the HPHA started discussions with Realty Laua regarding the continued management of the Resource Center, Kuhio Homes and the low-rises which comprise about 176 units, which the HPHA will be still responsible for after the redevelopment has started.

Staff reported that the HPHA will be conducting weekly meetings with Realty Laua on the redevelopment to keep them informed on what is taking place, as most questions of tenants will more than likely be directed to them first.

Chairperson Thompson asked if the resolution is passed, are the actions still subject to review by the Board. Staff responded that due to the turnaround requirement of the documents and that the Board meets only once a month it would be difficult for the Board to review all the actions and still meet the deadlines of HUD and the lenders. However, an alternative may be the convening of a Task Force for document review, yet again, it may create delays. Staff added the documents are reviewed by the Deputy Attorney's office and R & C. Director Dodson stated she feels that there are enough attorneys reviewing the documents that a Task Force does not have to be convened.

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

The motion was unanimously carried.

Chairperson Thompson called a recess at 10:21 a.m. and reconvened at 10:34 a.m.

Given some new faces on the staff, Chairperson asked Ms. Wise to introduce the staff to the Board.

Staff explained that the next three decision making motions are successive resolutions to enact the sale of Banyan Street Manor. The three resolutions contain verbiage specified by the U.S. Department of Housing and Urban Development (HUD) which enables the sale of Banyan Street Manor.

The first resolution ratifies all past actions of the Board concerning the sale and names the new owner entity.

The second resolution references the purchase and sale agreement and its date of execution

The third authorizes the executive director to execute all documents relative to the sale of the property.

**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.**

**Director Beaver moved and Director Dodson seconded.**

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

The motion was unanimously carried.

**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.**

**Director Beaver moved and Director Dodson seconded.**

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

The motion was unanimously carried.

**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.**

**Director Beaver moved and Director Dodson seconded.**

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

The motion was unanimously carried.

**Discussion:**

**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:**

Director Ignacio reported she met with the Hawaii County Housing Department and a couple of contractors that were involved in the initial volunteer effort. There were two points she wished

to convey to the Board from these meetings. 1) The contractors did not agree with the repair estimates provided by the HPHA. They believed they could still perform the work as originally scoped. They cited they could leave the cabinets and not replace the doors, versus the HPHA scope called for replacing all cabinets thus reducing the costs. There is still interest in getting the six units renovated through community efforts. She also reported that nothing can happen if the funds are not available and the community believed the funds were set aside for this project. The second point was the condition of the property currently. It is unsightly, the fence is in need of repairs and has been vandalized numerous times and is overgrown with shrubs.

Staff reported that funds were not set aside. Staff supported the concept of community volunteer efforts and that they are a sign of an engaged community. This project may not be best suited for such an effort; however there will be future projects available.

Staff reported that the HPHA is sending a maintenance team to clean up and secure the site at the end of November.

The Board impressed upon staff the community dialogue must be preserved and it is important to keep the community informed of the efforts and plans for the community. Staff agreed and a project timeline will be prepared for either the January or February Board meeting regarding the plans for the Lanakila site.

The Board asked staff if photos were available and staff responded they will present at the next Board meeting.

#### **Executive Director's Report:**

Ms. Wise reported she attended the conference for the Counsel for Large Public Housing Authorities (CLPHA). She met Secretary Donovan and Assistant Secretary Sandra Henriquez.

**Director Smith arrived at 10:50 a.m.**

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

**Director Beaver moved and Director Dodson seconded.**

Chairperson Thompson stated that he enjoyed working with Director Smith. Director Smith has served on the Board for the betterment of the State and betterment of the people.

Director Smith stated the Board has made great decisions and continue to make these decisions to make great things happen. Director Smith reported the Office of the Governor has put together transition material and the materials include recommendations for the Governor Elect's team.

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

The motion was unanimously carried. Director Smith abstained.

Chairperson Thompson called a recess at 10:21 a.m. and reconvened at 10:34 a.m.

**Executive Director's Report:**

Staff reported that positions are starting to be filled, which is providing needed depth to the staff.

Staff reported on project efforts to restore hot water to units at Mayor Wright Homes (MWH) that did not have hot water. Three buildings required immediate upgrades and they are buildings 15, 17, and 18. Staff stated the HPHA had purchased the stock on hand locally of tankless water heaters and they were installed at building 15. The HPHA posted an electronic procurement for an additional ten tankless hot water heaters and the low bidder, Solaray was selected. The P.O. is currently being processed and installation will commence once the tankless water heaters arrive on Island. In the mean time, infrastructure for the tankless water heaters has already started.

Staff some of the highlights and accomplishments of the Executive Director's report.

Ms. Wise stated one of the potential risks is with the American Recovery and Reinvestment Act (ARRA) because of payroll. The HPHA needs to review the payroll and conduct field interviews. The interviews are not matching up with what was presented in payroll records. This is holding up payment to the contractors as the matter needs to be resolved prior to releasing the funds. Which given that the March 17, 2011 deadline is for 60% of funds spent this may have an impact on reaching that deadline.

Staff added that the other issue is certified payroll. The contractors are following the pay standards but are not certifying the documents and HUD will not release the funds without the certification.

Staff reported that the REAC inspections for the balance of the AMPs has been postponed twice and is currently scheduled for Dec 12-17<sup>th</sup>.

**Motion:** To go into executive session at 11:44 a.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 Mayor Wright Homes.

**Director Hosino moved and Director Aiona seconded.**

The motion was unanimously carried.

**The Board reconvened from Executive Session at 12:36 p.m.**

Chairperson Thompson stated that Board discussed issues at Mayor Wright Homes.

Staff reported that the trash chute project at KPT has been delayed because an abandoned incinerator in thrash chute collapsed. The flue was in the same building cavity as the chute, therefore stopping the trash chute work. This has also delayed the freight elevator repairs because the freight elevator is used to bring the trash bins down for disposal.

Staff reported that the Mayor Wright Homes roofing contractor submitted a change order for spall repairs equal to the roofing contract. Because the change order amount is almost equal to the original contract amount the HPHA will be bidding out the work for the spall repair.

Staff reported that the CFP 719 and 720 funds are on hold because the Governor has delegated her authority to the executive director to sign for the environmental review but HUD has stated they are not sure if the Governor has authority to delegate that to the executive director. The issue is with the Attorney General's office.

The Board reviewed the Hearing, Information Technology, and Personnel report with no questions.

**Motion: To go into executive session at 1:32 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 Update on the Disposition of the Vacant Parcel Located at 2890 Hana Highway, Hana Maui.(TMK 1-3-9:009-000).**

**Director Beaver moved and Director Ignacio seconded.**

The motion was unanimously carried.

**The Board reconvened from Executive Session at 12:46 p.m.**

Chairperson Thompson stated that Board discussed the disposition on the Hana property.

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

**Director Beaver, moved to adjourn and Director Ignacio seconded.**

The meeting adjourned at 1:47 p.m.

The motion was unanimously carried.

**MINUTES CERTIFICATION**

Minutes Prepared by:

  
\_\_\_\_\_  
Taryn Chikamori  
Secretary to the Board/Recording Secretary

DEC 16 2010  
\_\_\_\_\_  
Date

Approved by the HPHA Board of Directors at their Regular Meeting on  
December 16, 2010

  
\_\_\_\_\_  
Matilda Yoshioka  
Director/Board Secretary

DEC 16 2010  
\_\_\_\_\_  
Date

**FOR ACTION**

**MOTION:** To Adopt Board Resolution No. 37 Expressing Appreciation to Mr. Alan R. Sarhan, Chief Planner of the Hawaii Public Housing Authority

**I. FACTS**

- A. Mr. Alan R. Sarhan was the Chief Planner for the Hawaii Public Housing Authority (HPHA) from December 16, 2008 to December 15, 2010; and
- B. In his capacity as Chief Planner, Mr. Sarhan was responsible to track legislation that impacted the HPHA and served as lead on the HPHA's Five Year and Annual Public Housing and Section 8 Plan.

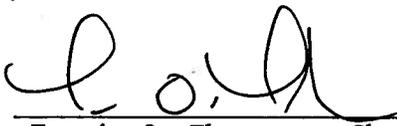
**II. DISCUSSION**

- A. During the course of his tenure, Mr. Sarhan made many significant contributions to the HPHA and the State of Hawaii.
- B. Effective December 15, 2010, Mr. Sarhan tendered his resignation to pursue opportunities at the Hawaii State Legislature.

**III. RECOMMENDATION**

That the Board of Directors Adopt Board Resolution No. 37 Expressing Appreciation to Mr. Alan R. Sarhan, Chief Planner of the Hawaii Public Housing Authority

Prepared by: Barbara E. Arashiro, Executive Assistant 

  
Travis O. Thompson, Chairperson

**RESOLUTION NO. 37**

**EXPRESSING APPRECIATION TO MR. ALAN R. SARHAN**

**WHEREAS**, Mr. Alan R. Sarhan was the Chief Planner for the Hawaii Public Housing Authority (HPHA) from December 16, 2008 to December 15, 2010; and

**WHEREAS**, in his capacity as Chief Planner, Mr. Sarhan was responsible to track legislation that impacted the HPHA and served as lead on the HPHA's Five Year and Annual Public Housing and Section 8 Plan;

**WHEREAS**, Mr. Sarhan maintained effective communication with the HPHA's Board of Directors, the Office of the Executive Director, the Hawaii State Legislature, and the U.S. Department of Housing and Urban Development on a regular basis; and

**WHEREAS**, Mr. Sarhan has been instrumental in assisting the HPHA in starting a strategic planning process, which will serve the agency in the future; and

**WHEREAS**, in his role as part of HPHA's senior management team, Mr. Sarhan conducted himself in the utmost professional manner and demonstrated sound judgment in his actions; and

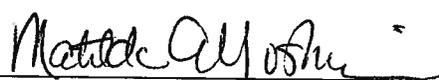
**WHEREAS**, the HPHA's Board of Directors hold Mr. Sarhan in the highest personal regard.

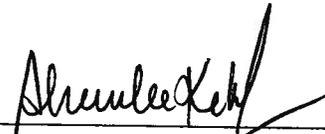
**NOW THEREFORE, BE IT RESOLVED**, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 37 Expressing Appreciation to Mr. Alan R. Sarhan on this 16<sup>th</sup> day of December 2010;

**AND, BE IT FURTHER RESOLVED** that a copy of this resolution be transmitted to Mr. Alan R. Sarhan, and a copy placed in his personnel file, reflecting sincere appreciation of the Board for his contributions to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.

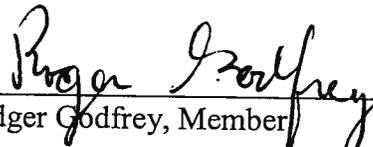
  
\_\_\_\_\_  
Travis O. Thompson, Chairperson

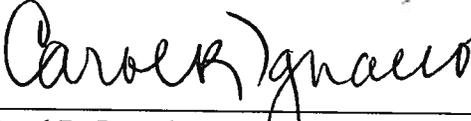
  
\_\_\_\_\_  
R. Eric H. Beaver, Vice Chair

  
\_\_\_\_\_  
Matilda A. Yoshioka, Secretary

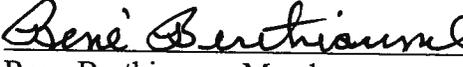
  
\_\_\_\_\_  
Sherrilee K. Dodson, Member

  
\_\_\_\_\_  
Sam Aiona, Member

  
\_\_\_\_\_  
Rodger Godfrey, Member

  
\_\_\_\_\_  
Carol R. Ignacio, Member

  
\_\_\_\_\_  
Clarissa P. Hosino, Member

  
\_\_\_\_\_  
Rene Berthiaume, Member

  
\_\_\_\_\_  
Edwin Igarashi, Member





Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

6.0  
(a)

**PHA Plan Update (Continued)**

7. Public Housing Wait List Preferences: HPHA will evaluate whether the current preferences for admission are appropriate, and make changes after discussing with residents and taking public comments. Currently, households receive preference if they are involuntarily displaced, homeless, or include a member who is a victim of domestic violence. Past experience has been that those on the waiting list who do not fall into any of these categories must wait years to get to the top of the list.
8. Grievance Procedure: The tenant grievance procedure will be reviewed and revised, with the opportunity for public and resident comment.
9. HUD Study of Homelessness: HPHA will dedicate about 40 public housing units (through attrition) and 4 or 5 VASH vouchers (Veteran's Affairs Supportive Housing) to a HUD study of the best way to help the homeless back to long term self-sufficiency.
10. Lanakila Homes: All of the vacated units in the unoccupied section will be demolished, and a master plan for redevelopment will be created. This is a change to the previous plan to rehabilitate 6 of the vacant units. The agency believes that redevelopment of the entire site is preferable to having only 6 units standing alone. See Section 7.0 for additional information.

6.0  
(b)

**Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.**

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

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

**Lanakila Homes**  
600 Wailoa Street  
Hilo, Hawaii 96720

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

**Kapaa**  
4726 Malu Road  
Kapaa, Hawaii 96746

**Kahekili Terrace**  
2015 Holowai Place  
Wailuku, Hawaii 96793

**THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:**

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

1. Eligibility, Selection and Admissions, and Wait List Policies: ACOP Chapters 2 and 3
2. De-concentration Policy: ACOP Chapter 4
3. Statement of Financial Resources
4. Rent Determination policy: ACOP Chapter 6.
5. Operation and Management



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

6.0 (b) Cont	<ol style="list-style-type: none"><li>6. <b>Grievance Procedures: ACOP Chapter 13</b></li><li>7. <b>Designated Housing for Elderly and Disabled Families</b></li><li>8. <b>Community Service and Self-Sufficiency</b></li><li>9. <b>Safety and Crime Prevention</b></li><li>10. <b>Pets Policy: ACOP Chapter 10</b></li><li>11. <b>Civil Rights Certification</b></li><li>12. <b>Fiscal Year Audit</b></li><li>13. <b>Asset Management</b></li><li>14. <b>Violence Against Women Act (VAWA) activities</b></li></ol>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers</b></p> <ul style="list-style-type: none"><li>• <b>Kuhio Park Terrace Redevelopment</b> As part of an operating subsidy-only transaction under the mixed finance regulations at 24 CFR 941 Subpart F, HPHA plans to undertake the rehabilitation of the Kuhio Park Terrace Towers, now composed of 572 public housing units, into a 555 unit development that will consist of 349 Public Housing (PHA) units, 148 Project-based Section 8 (PBV) units, and 57 LIHTC units without rental or operating subsidy (LIHTC-only) with the following types of units: 45 one-bedroom, 315 two-bedroom, and 195 three-bedroom flats. Subject to all required approvals by HUD and the HPHA Board of Directors, HPHA plans to dispose of the property underlying the Project through a ground lease and sell the improvements to an affiliate of Michaels Development Company that will rehabilitate the Project, provide operating subsidy to the PHA units pursuant to a regulatory and operating agreement, and enter into a HAP Contract to provide assistance to the PBV units.</li><li>• <b>Homeownership Programs:</b><ol style="list-style-type: none"><li>1. Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. Only 9 residents qualified to purchase units, and the period for application is closed.</li><li>2. HPHA will research opportunities to increase home ownership for residents of public housing. Programs in other jurisdictions are being reviewed and HPHA plans to hold informational sessions with residents and the community in general.</li></ol></li><li>• <b>Project-based Vouchers.</b><ol style="list-style-type: none"><li>1. 148 Project-based vouchers will be part of the Kuhio Park Terrace Towers redevelopment. (HPHA is seeking an additional 17 replacement housing vouchers for public housing units that will be temporarily removed from inventory while the towers are redeveloped. Those units will be restored in future phases when the Kuhio Homes site is redeveloped.)</li><li>2. 305 units at Pololo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives.</li><li>3. To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services.</li></ol></li></ul>



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

	To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation.																																																																													
8.0	<p><b>Capital Improvements:</b> HPHA is focusing capital improvements funding on protecting residents and the physical housing assets. In addition to the annual federal Capital Funding Program (CFP) grant, we are seeking state Capital Improvements Program (CIP) funds from the State Legislature in order to make needed repairs and modernize existing housing stock. In planning the use of funds, priority is being given to those needs that protect the health and safety of residents, such as ADA modifications, hot water systems and repairing sidewalks; and those that prevent further deterioration of housing, such as roof and spalling repairs, termite treatment and repairs, and other site repairs.</p>																																																																													
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>SEE ATTACHED</p>																																																																													
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>SEE ATTACHED</p>																																																																													
9.0	<p><b>Housing Needs of Families in the Jurisdiction.</b></p> <table border="1"> <thead> <tr> <th colspan="3"><b>Housing Needs of Families on the Public Housing Waiting List as of October, 2010</b></th> </tr> <tr> <th>Total Families on Waiting List = 9,566</th> <th># of families</th> <th>% of total families</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Income Levels</td> </tr> <tr> <td>Extremely low income &lt;=30% AMI</td> <td>9,284</td> <td>97.05%</td> </tr> <tr> <td>Very low income (&gt;30% but &lt;=50% AMI)</td> <td>240</td> <td>2.51%</td> </tr> <tr> <td>Low income (&gt;50% but &lt;80% AMI)</td> <td>22</td> <td>0.23%</td> </tr> <tr> <td>Income at or above 80% AMI</td> <td>20</td> <td>0.21%</td> </tr> <tr> <td>Families with children</td> <td>4,781</td> <td>49.98%</td> </tr> <tr> <td>Elderly families</td> <td>1,823</td> <td>19.06%</td> </tr> <tr> <td>Families with Disabilities</td> <td>2,451</td> <td>25.62%</td> </tr> <tr> <td colspan="3" style="text-align: center;">Ethnic Distribution</td> </tr> <tr> <td>Asian</td> <td>4,464</td> <td>46.67%</td> </tr> <tr> <td>Native Hawaiian, other Pacific Islander</td> <td>1,043</td> <td>10.9%</td> </tr> <tr> <td>White</td> <td>1,025</td> <td>10.72%</td> </tr> <tr> <td>Hispanic</td> <td>646</td> <td>6.75%</td> </tr> <tr> <td>Black</td> <td>268</td> <td>2.8%</td> </tr> <tr> <td>American Indian, Native Alaskan</td> <td>132</td> <td>1.38%</td> </tr> <tr> <td>Other and Unreported</td> <td>1,988</td> <td>20.78%</td> </tr> <tr> <td colspan="3" style="text-align: center;">Bedrooms Needed</td> </tr> <tr> <td>Studio</td> <td>318</td> <td>3.32%</td> </tr> <tr> <td>1BR</td> <td>3,817</td> <td>39.9%</td> </tr> <tr> <td>2 BR</td> <td>3,518</td> <td>36.78%</td> </tr> <tr> <td>3 BR</td> <td>1,523</td> <td>15.92%</td> </tr> <tr> <td>4 BR</td> <td>362</td> <td>3.77%</td> </tr> <tr> <td>5 BR</td> <td>28</td> <td>0.31%</td> </tr> </tbody> </table>			<b>Housing Needs of Families on the Public Housing Waiting List as of October, 2010</b>			Total Families on Waiting List = 9,566	# of families	% of total families	Income Levels			Extremely low income <=30% AMI	9,284	97.05%	Very low income (>30% but <=50% AMI)	240	2.51%	Low income (>50% but <80% AMI)	22	0.23%	Income at or above 80% AMI	20	0.21%	Families with children	4,781	49.98%	Elderly families	1,823	19.06%	Families with Disabilities	2,451	25.62%	Ethnic Distribution			Asian	4,464	46.67%	Native Hawaiian, other Pacific Islander	1,043	10.9%	White	1,025	10.72%	Hispanic	646	6.75%	Black	268	2.8%	American Indian, Native Alaskan	132	1.38%	Other and Unreported	1,988	20.78%	Bedrooms Needed			Studio	318	3.32%	1BR	3,817	39.9%	2 BR	3,518	36.78%	3 BR	1,523	15.92%	4 BR	362	3.77%	5 BR	28	0.31%
<b>Housing Needs of Families on the Public Housing Waiting List as of October, 2010</b>																																																																														
Total Families on Waiting List = 9,566	# of families	% of total families																																																																												
Income Levels																																																																														
Extremely low income <=30% AMI	9,284	97.05%																																																																												
Very low income (>30% but <=50% AMI)	240	2.51%																																																																												
Low income (>50% but <80% AMI)	22	0.23%																																																																												
Income at or above 80% AMI	20	0.21%																																																																												
Families with children	4,781	49.98%																																																																												
Elderly families	1,823	19.06%																																																																												
Families with Disabilities	2,451	25.62%																																																																												
Ethnic Distribution																																																																														
Asian	4,464	46.67%																																																																												
Native Hawaiian, other Pacific Islander	1,043	10.9%																																																																												
White	1,025	10.72%																																																																												
Hispanic	646	6.75%																																																																												
Black	268	2.8%																																																																												
American Indian, Native Alaskan	132	1.38%																																																																												
Other and Unreported	1,988	20.78%																																																																												
Bedrooms Needed																																																																														
Studio	318	3.32%																																																																												
1BR	3,817	39.9%																																																																												
2 BR	3,518	36.78%																																																																												
3 BR	1,523	15.92%																																																																												
4 BR	362	3.77%																																																																												
5 BR	28	0.31%																																																																												



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

9.0 Housing Needs of Families in the Jurisdiction.(continued)

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

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

Source: Consolidated Plan 2010-2014 draft

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

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

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



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

9.0 Housing Needs of Families in the Jurisdiction.(continued)

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

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

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

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

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

County	Year	Total Households	Household Income							Refused
			Less than \$15,000	\$15,000 to \$24,999 <sup>1</sup>	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	8%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,289	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	18%	18%	15%	7%	6%	20%
	2003	43,687	9%	13%	13%	22%	19%	14%	11%	—
	2006	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,844	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	378,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

9.0

Housing Needs of Families in the Jurisdiction.(continued)

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

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$864	
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,546	\$1,860	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,383
Maui	1992	34,288	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,654	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,348	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,258	\$1,253
Hawaii	1992	39,789	\$851	\$891	\$579	\$556	
	1997	48,271	\$954	\$1,069	\$840	\$897	\$844
	2003	54,644	\$1,072	\$1,078	\$919	\$959	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,148	\$1,152
Kauai	1992*	18,981	\$728	\$773	\$612	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$860
	2003	20,460	\$1,284	\$1,308	\$1,014	\$983	\$885
	2006	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
Total	1992	338,385	\$800	\$883	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,286	\$897	
	2003	410,794	\$1,433	\$1,468	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,348

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

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.8%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2006	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,288	59.3%	8.1%	15.8%	6.7%
	1997	39,252	47.9%	18.0%	19.8%	18.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	48,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	18,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	15.8%	18.0%	13.3%
	2006	21,971	57.8%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	13.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

Includes both rent and mortgage payments.



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

9.0 Housing Needs of Families in the Jurisdiction.(continued)

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

County Areas	Average Rents									
	Apartment					House		Townhouse		
	Studio	1	2	Other	Total	3&4	Other	2	3	Other
<b>Honolulu</b>										
Central	\$787	\$970	\$1,253	\$1,777	\$1,208	\$2,264	\$1,738	\$1,542	\$1,977	\$1,208
Central Honolulu	\$979	\$1,240	\$2,021	\$2,820	\$1,657					
East Honolulu	\$1,100	\$1,735	\$2,289	\$3,052	\$2,257	\$3,068	\$2,899	\$2,021	\$2,602	\$2,412
Ewa Plain	\$800	\$1,194	\$1,400	\$1,500	\$1,370	\$2,335	\$2,270	\$1,516	\$2,031	\$1,290
Leeward	\$792	\$964	\$1,159	\$1,390	\$1,020	\$3,068	\$2,899			
Makiki/Manoa	\$952	\$1,120	\$1,659	\$2,421	\$1,372	\$2,857	\$1,868			
Pearl City/Aiea	\$926	\$1,228	\$1,515	\$1,908	\$1,321	\$2,252	\$1,542	\$1,610	\$1,950	\$1,543
Salt Lake	\$939	\$1,152	\$1,531	\$1,960	\$1,427					
Waialae/Kahala						\$3,541	\$2,982			
Waikiki	905.9	1415.5	2053.4	2772.3	\$1,572					
Windward	1202	1453.3	1632.94	2105.2	\$1,618	\$2,685	\$2,066	\$1,838	\$2,344	\$2,032
Other	1090	1487.8	2016.45	2002.4	\$1,698	\$2,388	\$1,809	\$1,312	\$2,022	\$2,348
<b>Total</b>	<b>\$960</b>	<b>\$1,263</b>	<b>\$1,798</b>	<b>\$2,464</b>	<b>\$1,552</b>	<b>\$2,467</b>	<b>\$1,939</b>	<b>\$1,574</b>	<b>\$2,133</b>	<b>\$1,522</b>
County Areas	Average Rents									
	Apartment					House				
	Studio	1	2	Other	Total	Cottage	2	3 & 4	Other	Total
<b>Maui</b>										
Central	\$777	\$1,075	\$1,345	\$1,809	\$1,236	\$1,008	\$1,361	\$1,987	\$2,580	\$1,599
South	\$1,217	\$1,206	\$1,460	\$1,840	\$1,433	\$1,150	\$1,580	\$2,576	\$3,083	\$1,858
Upcountry	\$750	\$1,200	\$2,117	\$2,000	\$1,712	\$1,098	\$1,494	\$2,114	\$3,175	\$1,613
West	\$1,035	\$1,478	\$1,809	\$2,355	\$1,788	\$1,102	\$2,049	\$3,016	\$1,600	\$2,330
<b>Total</b>	<b>\$984</b>	<b>\$1,223</b>	<b>\$1,498</b>	<b>\$2,075</b>	<b>\$1,461</b>	<b>\$1,096</b>	<b>\$1,508</b>	<b>\$2,254</b>	<b>\$2,892</b>	<b>\$1,711</b>
<b>Hawaii</b>										
East Hawaii	\$745	\$806	\$969	\$1,303	\$886	\$853	\$1,042	\$1,256	\$1,642	\$1,181
Kona-Keauhou	\$970	\$1,100	\$1,529	\$1,984	\$1,422	\$1,184	\$1,812	\$2,100	\$3,200	\$1,947
Capt. Cook-Kealahou	\$900	\$1,025	\$1,354		\$1,262	\$1,008	\$1,433	\$1,861	\$2,400	\$1,563
Waikoloa	\$913	\$2,274	\$1,653	\$2,494	\$1,810	\$1,225	\$1,694	\$2,158		\$1,977
Waimea-Kohala	\$838	\$983	\$1,683	\$1,800	\$1,085	\$1,178	\$1,700	\$2,047	\$2,150	\$1,813
Other	\$969	\$958	\$1,575	\$2,018	\$1,175	\$992	\$1,289	\$1,630	\$1,767	\$1,455
<b>Total</b>	<b>\$855</b>	<b>\$1,027</b>	<b>\$1,409</b>	<b>\$1,880</b>	<b>\$1,306</b>	<b>\$966</b>	<b>\$1,303</b>	<b>\$1,504</b>	<b>\$1,803</b>	<b>\$1,508</b>
<b>Kauai</b>										
West		\$950	\$750		\$850	\$1,231	\$1,354	\$1,611		\$1,477
Lihue	\$988	\$925	\$1,462	\$1,909	\$1,427	\$890	\$1,679	\$1,971		\$1,797
Wailua-Anahola	\$781	\$1,080	\$1,371	\$1,733	\$1,090	\$1,435	\$1,494	\$1,859	\$2,200	\$1,679
Poipu-Kalaheo	\$1,028	\$1,200	\$1,400	\$1,692	\$1,254	\$1,273	\$1,487	\$1,968	\$2,200	\$1,713
North Shore	\$1,097	\$1,408	\$1,553	\$2,238	\$1,622	\$1,199	\$2,108	\$2,608	\$3,250	\$2,332
Other		\$850	\$1,850	\$1,950	\$1,690	\$795	\$1,950	\$2,299	\$2,100	\$2,006
<b>Total</b>	<b>\$929</b>	<b>\$1,092</b>	<b>\$1,469</b>	<b>\$1,992</b>	<b>\$1,357</b>	<b>\$1,272</b>	<b>\$1,600</b>	<b>\$2,017</b>	<b>\$2,533</b>	<b>\$1,801</b>
<b>Total Oahu</b>	<b>\$960</b>	<b>\$1,263</b>	<b>\$1,798</b>	<b>\$2,464</b>	<b>\$1,552</b>					<b>\$2,110</b>
<b>Total Other Islands</b>	<b>\$876</b>	<b>\$1,077</b>	<b>\$1,442</b>	<b>\$1,942</b>	<b>\$1,347</b>					<b>\$1,617</b>
<b>Total All Hawaii</b>	<b>\$929</b>	<b>\$1,218</b>	<b>\$1,693</b>	<b>\$2,235</b>	<b>\$1,490</b>					<b>\$1,641</b>

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



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

9.1 **Strategy for Addressing Housing Needs.**

- **Clear up backlog on waiting list:**

The public housing waiting list has over 9000 applicants on it. Many families have been on the waiting list for years, but have not been placed because all available vacant units go to newer applicants who meet the criteria for a placement preference. In order to allow people who are already on the waiting list to have a chance at placement, HPHA will close the waiting list to new applicants and place those already on the list. (This will not apply to applicants for elderly housing; the wait list will remain open for them.) There may also be modification of the housing admissions preferences, which are written into Administrative Rules and the Admissions and Continued Occupancy Policy (ACOP). Currently, households receive a preference and “go to the head of the line” if they are involuntarily displaced, homeless, or include a member who is a victim of domestic violence. Because there is a limited supply of affordable housing compared to the demand, families with a preference take almost all the vacant units as they become available, and households without a preference continue to stay on the waiting list. Any changes made to Administrative Rules will be made subject to Hawaii Revised Statutes Chapter 91, which requires public notice and an opportunity for the public, including public housing residents, to submit comments on the proposed changes.

- **Mixed finance public-private partnership redevelopment**

Rent revenue, operating and capital funding from federal and state sources are not sufficient to maintain and modernize Hawaii’s public housing. Much of the housing stock is aging and in need of substantial renovation and deferred maintenance. In order to bring additional capital into the system, HPHA is learning a method of operation being used successfully on the mainland. By bringing in a private developer as a partner, the housing authority can maintain public housing while turning over renovations and operation to the private company. The private developer will be required to maintain the same number of public housing units, while adding other types of housing. The result will be a mixed income community with all levels of housing types. This mixed-finance, public-private partnership model is being used to redevelop Kuhio Park Terrace. It requires a level of expertise and skills that are different than the type of property management we have been doing up until now. Through the KPT project, HPHA will learn how to successfully redevelop distressed properties with a private sector partner, and apply this model to other HPHA properties.

- **Intergenerational Housing**

Grandparents in Hawaii are often called upon to raise their grandchildren, both because it is a cultural imperative and because society is changing. Public housing residents who are grandparents are often in elderly high rise buildings which do not have amenities and safety features appropriate for children. Family housing, on the other hand, does not have the services and assists needed by the elderly. In order to bridge this gap, a new type of housing, Intergenerational Housing, is needed. HPHA will look at ways to provide housing that is suitable for both grandparents and their grandchildren.



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

**10.0 Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals:

- Elderly designation: HPHA wants to designate 3 elderly high rise buildings as elderly only. We are in the process of obtaining funds to hire a consultant to do the studies and processes necessary to obtain HUD approval.
- Resident Monitors: vacant positions in the Property Management Branch are being filled and the Resident Monitor program will be implemented during the year.
- Waiting List Preferences: instead of adding or amending existing preferences, HPHA is considering eliminating them in order to clear the waiting list. See 9.1 above.
- Self-Sufficiency Programs: HPHA is adding two positions to the Resident Services section to provide additional self-sufficiency services for residents.
- Asset Management: HPHA has a HUD Technical Assistance consultant team reviewing the current AMP structure. When their report is final we will make AMP structure changes based on the findings.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:

Substantial Deviation: A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.

Significant Amendment/Modification: Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.

**11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- Challenged Elements
- Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

**RAB Comments and HPHA Response  
Changes and New Objectives Contained in the 2011 PHA Annual Plan  
(FY 2011-2012)**

1. Grandparent Housing: HPHA will review current housing stock and look for ways improve our ability to provide appropriate housing for grandparents raising their minor grandchildren. We would like to be able to provide housing that has the accessibility, services and security features needed by both groups.

RAB COMMENT: The RAB recommends that grandchildren be allowed to reside with their grandparents in an elderly project in case of emergencies, when placed by an agency (CPS, Social Services). They should be allowed to stay a minimum of six months and if they require longer placement, the household should be relocated to a multi-family property, Federal or State.

HPHA RESPONSE: HPHA will take these comments into account and discuss further with RAB before amending the Administrative Rules

2. Mixed Finance Redevelopment: HPHA will move forward with redeveloping Kuhio Park Terrace in partnership with Michaels Development Company. We will gain experience and build capacity to use this tool, and evaluate other properties to determine which are appropriate for a similar redevelopment process.

RAB COMMENT: The RAB does not agree or disagree with the mixed finance redevelopment of KPT.

3. Security Protocols and Enforcement Strategies: HPHA will hold public hearings on administrative rules to improve our ability to provide a safe and secure living environment. Lessons learned from the Kalihi Valley Homes curfew will provide a basis for drafting proposed rules, which will be discussed with the public and residents prior to being finalized.

RAB COMMENT: The RAB does not agree or support the "Security Protocols, Enforcement Strategies and Proposed Administrative Rules." The RAB feels more discussion needs to be held with all of the HPHA State & Federal Properties before public hearings can be held and the rules finalized.

HPHA RESPONSE: The PHA Plan proposes further discussion, as requested by RAB. HPHA will discuss further with RAB before amending the Administrative Rules.



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

4. **New Resident Orientation:** New public housing residents will be required to attend a mandatory orientation covering things like paying rent and utilities, grievance procedure, house rules, resident associations, and other topics needed to understand the rights and responsibilities of being a resident of the public housing community.

RAB COMMENT: The RAB strongly agrees and supports HPHA's requirement of "New Resident Orientation."

5. **Community Centers:** HPHA will review and revise its policies regarding use of community rooms.

RAB COMMENT: The RAB does not agree or support HPHA's revised policies regarding the use of community rooms. The RAB feels this issue needs further discussion.

HPHA RESPONSE: RAB will be consulted during the review of the policies.

6. **Wait List:** HPHA will close the public housing wait list, except for elderly housing, until it has been substantially reduced.

RAB COMMENT: The RAB agrees that the wait list should be closed at this time because by continuing to accept applications provide a false hope to new applicants. The RAB feels in 2 years, the closing of the wait list should be re-evaluated to determine the effectiveness and if and when it should be re-opened.

HPHA RESPONSE: Residents, RAB and the public will have an opportunity for input.

7. **Wait List Preferences:** HPHA will evaluate whether the current preferences are appropriate, and possibly make changes after taking public comment.

RAB COMMENT: The RAB feels the wait list preferences should be dissolved. The RAB feels the wait list should be managed according to date and time of application with exceptions.

HPHA RESPONSE: Residents, RAB and the public will have an opportunity for input.

8. **Grievance Procedure:** The grievance procedure will be reviewed and revised, with the opportunity for public and resident comment.



Hawaii Public Housing Authority  
Annual Plan  
Fiscal Year 2012

RAB COMMENT: The RAB feels that expedited grievances of violent criminal activities such as violent beatings, and criminal drug activity should not be allowed in the grievance procedure. These violations should go directly to the hearings office.

HPHA RESPONSE: Residents, RAB and the public will have an opportunity for input.

9. HUD Study of Homelessness: HPHA will dedicate about 40 public housing units (through attrition) and 4 or 5 VASH vouchers (Veteran's Affairs Supportive Housing) to a HUD study of the best way to get homeless back to long term self-sufficiency.

RAB COMMENT: The RAB does not agree or disagree on HUD's Study of Homelessness.

10. Lanakila Homes: All of the vacated units in the unoccupied section will be demolished, and a master plan for redevelopment will be created.

RAB COMMENT: The RAB strongly agrees with HPHA on the demolition of Lanakila Homes but redevelopment needs to include a one for one replacement.

RESOLUTION NO. 38

HAWAII PUBLIC HOUSING AUTHORITY  
STATE OF HAWAII

RESOLUTION AUTHORIZING THE DISPOSITION OF PROPERTY VIA GROUND LEASE AND SELLER FINANCING, PROVISION OF OPERATING SUBSIDY RELATED TO THE MIXED FINANCE REDEVELOPMENT PROJECT AT KUHIO PARK TERRACE TOWERS, AND AMENDMENT OF THE ANNUAL PLAN TO CLARIFY THE DEVELOPMENT PLANS

WHEREAS, on August 20, 2009, the Hawaii Public Housing Authority (“HPHA”) Board of Directors approved the selection of Michaels Development Company I, LP, and its joint venture partner, the Vitus Group (collectively, the “Developer”) through a competitive RFP process to undertake mixed finance redevelopment projects at the Kuhio Park Terrace and Kuhio Homes (“KPT/KH Redevelopment”) and to obtain the necessary financing to do so; and

WHEREAS, on November 22, 2010, the HPHA Board of Directors authorized the Executive Director to execute any and all contracts and required legal documents related to the mixed finance redevelopment project at the KPT/KH Redevelopment; and

WHEREAS, the HPHA Board of Directors has determined that it is in the best interest of HPHA to commence the rehabilitation of the Kuhio Park Terrace Towers, now composed of 572 public housing units, into a 555 unit development, all of which will be low income housing tax credit (LIHTC) units, and 349 of which will also be Public Housing units, with the following types of units: forty-five (45) one-bedroom, three hundred and fifteen (315) two-bedroom, and one hundred and ninety-five (195) three-bedroom flats (the “Project”); and

WHEREAS, in connection with the Project, the HPHA Board of Directors has determined that it is desirable for HPHA to dispose of the land on which Project will be rehabilitated (the “Property”) through a ground lease and to sell the improvements on the Property to the Tenant (as defined below) at the price of \$46,704,000.00; and

WHEREAS, the HPHA Board of Directors has further determined that it is desirable for HPHA, with the approval of the Secretary of the United States Department of Housing and Urban Development (HUD), to release the Property from the terms and conditions created by the Declaration(s) of Trust pertaining to the Property and enter into a new Declaration of Restrictive Covenants in favor of HUD for “operating subsidy only” transactions under the mixed finance regulations at 24 CFR 941 Part F; and

WHEREAS, the HPHA Board of Directors has further determined that it is desirable for HPHA to provide operating subsidy to the 349 public housing units pursuant to a Regulatory and Operating Agreement; and

WHEREAS, the HPHA Board of Directors has determined that it is advantageous to adopt a non-significant amendment and modification, as attached hereto as Exhibit A, to the 2010-2011 HPHA Annual Plan in order to clarify HPHA's intention and plans with respect to the KPT/KH Redevelopment. Counsel has informed the Board of Directors that the amendment is not within HPHA's definition of a "significant amendment or modification" and therefore is not required to be held out for public notice and comment.

NOW, THEREFORE, BE IT RESOLVED BY THE HPHA BOARD OF DIRECTORS, AS FOLLOWS:

1. The Executive Director of HPHA (the "Executive Director") and/or her designees shall, with the approval of HUD, negotiate and enter into a ground lease for a term of not more than 65 years, with an option to renew the ground lease for an additional 10 years with KPT Towers 1, LLC (the "Tenant"), the managing member of which is an affiliate of Michaels Development Company, pursuant to which HPHA will agree to lease to the Tenant the Property and sell to Tenant the improvements located on the Property at the price of \$46,704,000.00, upon which the Tenant shall rehabilitate the Project in accordance with plans and specifications approved by HPHA, which Tenant will, in turn, lease to individual qualifying tenants in accordance with the ground lease; and

2. The Executive Director of HPHA, and/or her designees shall submit a disposition application to the Special Application Center that covers the dispositions related the Project, including the two residential buildings and the three ancillary buildings used for community space and on-site supportive services; and

3. The Executive Director and/or her designees, with the approval of HUD, is hereby authorized to execute a deed of partial release of declarations of trust for the Property that releases and discharges the Project from the effect and terms and provisions created by the Declaration(s) of Trust encumbering such Project with the approval from a duly authorized officer of HUD; and

4. The Executive Director shall, with the approval of the Secretary of the United States Department of Housing and Urban Development (HUD), enter into a new Declaration of Restrictive Covenants in favor of HUD for "operating subsidy only" transactions under the mixed finance regulations at 24 CFR 941 Part; and

5. The Executive Director shall cause to be prepared such documents as are necessary to provide to the Tenant a take-back seller's note and mortgage in the amount of \$43,541,057.00 for the cost of acquisition of the Property from HPHA on terms and conditions to be fully agreed upon by the Executive Director; and

6. The Executive Director is hereby authorized to enter into a regulatory and operating agreement with the Tenant to provide operating subsidy to the public housing units of the Project; and

7. The amendment to the Annual Plan with respect to the KPT/KH Redevelopment attached at Exhibit A is hereby approved and shall become part of the 2010-2011 HPHA Annual

Plan. Such amendment shall also be part of the 2011-2012 HPHA Annual Plan and shall be held out for public notice and comment as such.

8. The Executive Director and/or her designees are hereby authorized to negotiate and execute any and all other documents and take any other actions in her judgment deemed necessary or desirable to implement the foregoing Resolutions and any and to execute all other documents or take any other actions that are in her judgment deemed necessary or desirable to effectuate the redevelopment and/or financing of the Project. The execution and delivery of such documents and performance of such actions by the Executive Director and/or her designees shall be conclusive evidence of approval by HPHA.

9. Any action by any person or persons designated and authorized so to act by the Board of Directors under this Resolution to do and perform, or cause to be done and performed, in name and on behalf of HPHA, in furtherance of the purposes hereunder is hereby approved, ratified and confirmed.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on December 16, 2010 in Honolulu, Hawaii.

A handwritten signature in black ink, appearing to read 'T. O. Thompson', written over a horizontal line.

Travis O. Thompson, Chairperson

## Exhibit A

### Amendment to Hawaii Public Housing Authority Annual Plan Fiscal Year 2010-2011

Section 7.0, HOPE VI or Mixed Finance Modernization or Development, is amended to add the following paragraph:

“As part of the KPT revitalization, HPHA plans to undertake the rehabilitation of the Kuhio Park Terrace Towers ("the Towers"), a portion of an existing public housing community at 1475 Linapuni Street in Honolulu, Hawaii, through a mixed-finance transaction that will include the ground lease of the land underlying the Towers and the sale of the Towers improvements to an affiliate of the developer. Upon the completion of rehabilitation, the Towers, now composed of 572 Public Housing Units, will consist of 555 low income housing tax credit (LIHTC) units, and 349 of which will also be public housing units. The unit mix will include forty-five (45) one-bedroom, three hundred and fifteen (315) two-bedroom, and one hundred and ninety-five (195) three-bedroom flats. The Towers will utilize a site-based waiting list, which will provide a first preference for returning residents and a second preference for tenants that are working or providing community service, subject to health and age considerations. HPHA will apply to HUD for 223 replacement vouchers.”

**FOR ACTION**

**MOTION:** To Adopt Board Resolution No. 39 Authorizing The Executive Director to Amend the Section 8 Housing Choice Voucher Program's Administrative Plan, Chapter 17 Relating To Project Based Vouchers

**I. FACTS**

- A. The Hawaii Public Housing Authority's (HPHA) Section 8 Administrative Plan includes a chapter authorizing HPHA to administer a Project Based Voucher program.
- B. The laws and regulations with respect to the Section 8 Project Based Voucher Program have recently been amended in several significant respects and to implement these regulations and the HPHA's Section 8 Project Based Voucher Program the HPHA's Section 8 Administrative Plan must be amended.
- C. The HPHA also wishes to amend the Section 8 Administrative Plan to reflect current policies goals and plans.

**II. DISCUSSION**

- A. The HPHA's specialized legal counsel has reviewed the Section 8 Administrative Plan and suggested changes attached hereto as Exhibit A which will allow HPHA to effectively implement the project-based voucher program, to facilitate the award and administration of project based vouchers in the community and to comply with HUD requirements
- B. The HPHA staff has reviewed and concurred with such suggestions.

**III. RECOMMENDATION**

That the Board of Directors Adopt Board Resolution No. 39 Authorizing The Executive Director to Amend the Section 8 Housing Choice Voucher Program's Administrative Plan, Chapter 17 Relating To Project Based Vouchers

Prepared by: Denise M. Wise, Executive Director 

**RESOLUTION NO. 39**

**HAWAII PUBLIC HOUSING AUTHORITY  
STATE OF HAWAII**

**RESOLUTION AUTHORIZING THE AMENDMENT OF THE SECTION 8 HOUSING  
CHOICE VOUCHER PROGRAM'S ADMINISTRATIVE PLAN, CHAPTER 17 RELATING  
TO PROJECT BASED VOUCHERS**

**WHEREAS**, the Hawaii Public Housing Authority (HPHA) Section 8 Administrative Plan includes a chapter authorizing HPHA to administer a Project Based Voucher program, and

**WHEREAS**, the laws and regulations with respect to the Section 8 Project Based Voucher Program have recently been amended in several significant respects and to implement these regulations and the HPHA's Section 8 Project Based Voucher Program the HPHA's Section 8 Administrative Plan must be amended, and

**WHEREAS**, HPHA also wishes to amend the Section 8 Administrative Plan to reflect current policies goals and plans, and

**WHEREAS**, HPHA has engaged specialized legal counsel to review the Section 8 Administrative Plan and legal counsel has suggested changes attached hereto as Exhibit A which will allow HPHA to effectively implement the project-based voucher program, to facilitate the award and administration of project based vouchers in the Honolulu community and to comply with HUD requirements and HPHA staff has reviewed and concurred with such suggestions.

**NOW, THEREFORE, BE IT RESOLVED BY THE HPHA BOARD OF DIRECTORS, AS FOLLOWS:**

The amendments to Chapter 17 of the Section 8 Administrative Plan as suggested by legal counsel at Exhibit A are hereby adopted in their entirety and shall take effect immediately. The Executive Director, HPHA staff, and such other officers and designees of the HPHA are hereby authorized to any actions necessary to implement the amendments to the Section 8 Administrative Plan and to carry out the programs and activities described within the Section 8 Administrative Plan and such other activities as may be or have been necessary to implement the Project Based Voucher Program in accordance with the amended Section 8 Administrative Plan and applicable HUD requirements.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on December 16, 2010 in Honolulu, Hawaii.

  
\_\_\_\_\_  
Travis O. Thompson, Chairperson

## FOR ACTION

**MOTION:** To Authorize The Executive Director to Enter into a Memorandum of Agreement (MOA) with the Department of Defense (DoD) for the Continued Use of the Parking Lot Immediately Fronting Building 19 at Kalaeloa

### I. FACTS

- A. The Department of Defense (DoD) holds title to Building 19 (Lot 13063-G) at Kalaeloa, which is adjacent to the parking lot (MOA area)
- B. The DoD has obtained funding to renovate and improve both Building 19 and the MOA Area.
- C. The subject of the MOA involves the Parking Lot (consisting of approximately 27,040 square feet) immediately fronting Building 19 (MOA Area).

### II. DISCUSSION

- A. The HPHA desires to give the DoD immediate right of entry to the MOA Area and to authorize the DoD to proceed with the renovation and improvement of the MOA Area.
- B. During the term of the MOA, the DoD shall be authorized to use the MOA Area for parking in conjunction with its use and ownership of Building 19 and shall manage the MOA Area, including any improvements.
- C. The HPHA shall retain the right to cancel the MOA, if the DoD fails to cure any notice of material default within a reasonable time.
- D. The HPHA will not be liable for damages occasioned by electricity, plumbing, gas, water, sprinkler or other mishaps caused by the bursting, leaking or overflowing or running of any tank, washstand closet or waste, or other pipes in or about the MOA area or for damage occasioned by water coming into the property from any source whatsoever, or for damage arising from acts or neglect of co-tenants or occupants of the HPHA's surrounding/nearby properties or adjacent property or the public.

- B. Attached is a draft of the Memorandum of Agreement between the HPHA and the DOD. The draft MOA has been reviewed by the Department of the Attorney General.

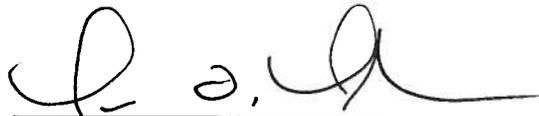
### III. RECOMMENDATION

That the Board of Directors Authorize The Executive Director to Enter into a Memorandum of Agreement with the Department of Defense for the Continued Use of the Parking Lot Immediately Fronting Building 19 at Kalaeloa

Exhibit A: Draft Memorandum of Agreement between the Hawaii Public Housing Authority and the Department of Defense

Prepared by: Barbara E. Arashiro, Executive Assistant 

The UNDERSIGNED, hereby certifies that the foregoing was duly adopted by the Directors of the Hawaii Public Housing Authority on December 16, 2010 in Honolulu, Hawaii.

  
\_\_\_\_\_  
Travis O. Thompson, Chairperson

MEMORANDUM OF AGREEMENT  
BETWEEN THE HAWAII PUBLIC HOUSING AUTHORITY  
AND THE STATE OF HAWAII DEPARTMENT OF DEFENSE

THIS MEMORANDUM OF AGREEMENT (MOA) is hereby made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_ by and between the **Department of Defense (DoD)**, a \_\_\_\_\_, and the **Hawaii Public Housing Authority**, a public body and body corporate and politic of the State of Hawaii, (**HPHA**) (formerly a component of and known as the Housing and Community Development Corporation of Hawaii).

RECITALS

WHEREAS, the United States Navy has closed certain surplus Naval facilities at Barbers Point Naval Air Station in Honolulu, Hawaii (the "Surplus Properties"), and has transferred to the Local Redevelopment Authority (LRA) the Surplus Properties under the "Base Closure and Community Redevelopment and Homeless Assistance Act of 1994", which requires communities receiving surplus properties to balance the needs of economic development with the needs of the community.

WHEREAS, the Barbers Point Redevelopment Commission (BPRC) was formed to implement recommendations on the reuse of Surplus Properties;

WHEREAS, the Governor of the State of Hawaii, acting as the LRA, has accepted the Reuse Plan recommended by the BPRC which provides, in part, for a homeless assistance component, the commercial use of the air strip to supplement Honolulu International Airport, economic development opportunities, passive and active community interaction centers, and expansion of industrial park facilities on the Surplus Properties;

WHEREAS, the LRA has selected HPHA as the implementing agency to secure commitments from non-profit organizations and agencies whose proposals were selected for inclusion in the community interaction component of the Reuse Plan, to monitor the fulfillment of those contractual commitments, and to coordinate and implement the development of the community assistance component:

WHEREAS, the HPHA has the authority to enter into agreements and develop and enforce covenants, conditions and restrictions affecting its properties and require its lessees or agents to comply with such agreement terms, covenants, conditions and restrictions upon written notice;

WHEREAS, the MOA Area, as defined below, is a portion of the Surplus Properties for which HPHA holds title;

WHEREAS, the DoD hold title to Building 19 (Lot 13063-G) which is adjacent to the MOA Area, and the DoD has obtained funding to renovate and improve both Building 19 and the MOA Area; and

WHEREAS, the HPHA desires to give the DoD immediate right of entry to the MOA Area and to authorize the DoD to proceed with the renovation and improvement of the MOA Area.

THEREFORE, in consideration of the recitals above, and the premises, the mutual covenants, conditions and promises hereinafter contained herein, the parties agree as follows:

GENERAL REQUIREMENTS AND RESPONSIBILITIES OF THE PARTIES:

1. MOA Area. The subject of the MOA involves the Parking Lot (consisting of approximately 27,040 square feet) immediately fronting Building 19 (MOA Area). It is understood that the MOA Area is approximately identified and further delineated in Exhibit A attached hereto.

2. Grant of Right of Entry and Authorization to Commence Renovation and Improvements. HPHA hereby grants the DoD a right of entry onto and over the MOA Area for a period of           months/years           from the Effective Date, and hereby authorizes the DoD to commence renovation and improvement of the MOA Area. During the Term of this MOA, the DoD shall be authorized to use the MOA Area for parking in conjunction with its use and ownership of Building 19 and shall manage the MOA Area, including any improvements thereon. The rights conferred to the DoD under this paragraph are subject to the following:

a. The DoD shall not make, permit, or suffer any waste, strip, spoil, nuisance, or unlawful, improper or offensive use of the MOA Area.

b. The DoD shall be responsible for clearing and removing all materials and debris generated during and resulting from the exercise of its rights under this MOA .

c. The DoD shall not cause or permit the escape, disposal or release of any hazardous materials except as permitted by law. The DoD shall not allow the storage or use of hazardous materials in any manner not sanctioned by law. If any governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by the DoD, the DoD shall be responsible for the reasonable costs thereof.

For the purpose of this MOA, "hazardous material" shall mean any pollutant, contaminant, toxic substance, hazardous waste, hazardous material, hazardous substance, or oil, as all of the above are defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation and Liability Act, as amended, the Federal Clean Water Act, Chapter 1280, Hawaii Revised Statutes, or any other federal, state, or county law, regulation, ordinance or rule, existing as of the date hereof or subsequently enacted.

Notwithstanding the foregoing, the DoD shall not be responsible for any hazardous material that is presently on any part of the MOA Area.

d. The DoD shall observe and comply with all laws, ordinances, rules and regulations of the federal, state or county governments affecting the MOA Area.

e. If the DoD fails to cure any notice of material default within a reasonable time, HPHA may terminate this MOA and require the DoD to remove all of the DoD's property and personnel from the MOA Area within a reasonable time.

f. The HPHA shall not be liable for damages occasioned by electricity, plumbing, gas, water, sprinkler or other mishaps caused by the bursting, leaking or overflowing or running of any tank, washstand closet or waste, or other pipes in or about the MOA area or for damage occasioned by water coming into the property from any source whatsoever, or for damage arising from acts or neglect of co-tenants or occupants of the HPHA's surrounding/nearby properties or adjacent property or the public.

g. All property of the DoD, and of any contractor or vendor of the DoD, kept or stored in the MOA Area shall be done so at the risk of the DoD. The DoD shall hold the HPHA harmless from any claims or action arising out of the damage to the same unless such damage is caused by the willful act or gross neglect of the HPHA.

h. The DoD shall maintain the MOA Area in a clean, decent, safe and sanitary condition and be responsible for the routine upkeep as well as extraordinary maintenance and repair to the MOA Area, as reasonably required by the HPHA. The DoD shall utilize qualified contractor and vendors for its renovation and improvement of the MOA Area. Upon failure of the DoD to upkeep and maintain the MOA Area, the HPHA may enter the area without causing or constituting a termination of this MOA, and may perform the required maintenance. The DoD shall be liable for the costs incurred by HPHA under this subparagraph.

i. The DoD shall, upon the expiration or termination of this MOA, surrender the MOA Area to HPHA in good condition and repair, ordinary wear and tear excepted. All DoD property remaining on the MOA property after the expiration or termination of this MOA shall be deemed abandoned and may be removed and/or stored by the HPHA at the DoD's risk and expense.

j. The DoD shall surrender to HPHA all permanent improvements or alterations erected or made in the MOA Area upon the expiration or termination of this MOA without compensation to the DoD, provided, however, that the HPHA shall have the option to require the DoD to remove any or all such permanent improvements or alterations and if the DoD fails to so remove, the HPHA may cause such removal at the expense of the DoD.

k. The HPHA shall have the right to terminate this MOA in the event that the DoD fails to comply with any of the terms and conditions or if the DoD abandons the MOA Area or fails to use the same for the purposes specified herein. The termination shall be effected by

giving the DoD one hundred twenty (120) days written notice. The DoD shall have ten (10) days from the receipt of the notice, or any longer period as may be agreed in writing by the HPHA, to correct any default.

1. The DoD shall be in default under this MOA if the DoD breaches any of the covenants herein, or abandons the MOA Area.

m. If this MOA is terminated, the DoD will be solely responsible for removing the equipment and personal effects of employees, students, vendors, contractors, or other agency personnel that DoD allowed to use the MOA Area.

n. The DoD may assign this MOA or rights to develop the MOA area to its internal organizations such as the Hawaii Army National Guard, Hawaii Air National Guard, Youth Challenge Academy, or other youth services program under its command with prior written consent of the HPHA, whose consent shall be under its sole discretion. Any such consent shall in no way alter the DoD liabilities or obligations arising under this MOA.

3. This MOA may be executed in counterparts.

4. This MOA is effective upon the date of final signature (Effective Date) and shall remain in effect unless otherwise terminated under provisions herein or extended by written mutual agreement and approval of parties.

\_\_\_\_\_  
DOUGLAS K. JACKSON (date)  
COL, HIARNG  
Chief of Staff

\_\_\_\_\_  
DENISE WISE (date)  
Hawaii Public Housing Authority  
Executive Director

\_\_\_\_\_  
EDWARD K. CHUN-FAT (date)  
COL, HIARNG  
USPFO, for Hawaii

\_\_\_\_\_  
ROBERT G. F. LEE (date)  
MG, HING  
Adjutant General

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
DONALD McKINNEY (date)  
LtCOL, HING  
Judge Advocate General

Deputy Attorney General (date)  
Attorney for Hawaii Public  
Housing Authority

December 16, 2010

## FOR ACTION

**MOTION:** To Adopt Board Resolution No. 40 Authorizing the Executive Director to Grant the Department of Land and Natural Resources and/or Six-K Saddle City, LLC a Perpetual, Non-Exclusive Easement for Access to Utilities at Waimanalo, Koolaupoko, Oahu, TMK: (1) 4-1-013:1, 18, 21, 22.

### I. FACTS

- A. The subject parcel at Waimanalo was set aside by Executive Order 3887 to the Hawaii Public Housing Authority in 2001, which is currently the site of a homeless shelter.
- B. Applicant Six-K Saddle City, a private LLC, applied directly to the Department of Land and Natural Resources for approval of the subject nonexclusive right of way easement over a portion of the set aside land, pursuant to section 171-11, HRS.
- C. On June 30, 2004, the Board of Land and Natural Resources approved said perpetual nonexclusive easement to the Applicant.

### II. DISCUSSION

- A. The Department of the Attorney General has clarified that the Hawaii Public Housing Authority must formally concur with the subject nonexclusive easement.
- B. Included at Attachment A is a copy of the map identifying the property and the location of the requested easement.

### III. RECOMMENDATION

That the Hawaii Public Housing Authority's Board of Directors Adopt Board Resolution No 40 Authorizing the Executive Director to Grant the Department of Land and Natural Resources and/or Six-K Saddle City, LLC a Perpetual, Non-Exclusive Easement for Access to Utilities at Waimanalo, Koolaupoko, Oahu, TMK: (1) 4-1-013:1, 18, 21, 22.

Prepared by: Barbara E. Arashiro, Executive Assistant 

  
\_\_\_\_\_  
Travis O. Thompson, Chairperson

**RESOLUTION NO 40**

RESOLUTION TO GRANT THE DEPARTMENT OF LAND AND NATURAL RESOURCES AND/OR SIX K SADDLE CITY, LLC A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS TO UTILITIES AT WAIMANALO, KOOLAUPOKO, OAHU, TMK: (1) 4-1-013:1,18,21,22

WHEREAS, the subject parcel at Waimanalo was set aside by Executive Order 3887 to the Hawaii Public Housing Authority in 2001, which is currently the site of a homeless shelter; and

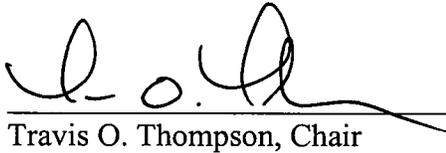
WHEREAS, Six-K Saddle City, a private LLC, applied directly to the Department of land and Natural Resources for approval of the subject nonexclusive right of way easement over a portion of the set aside land, pursuant to section 171-11, HRS; and

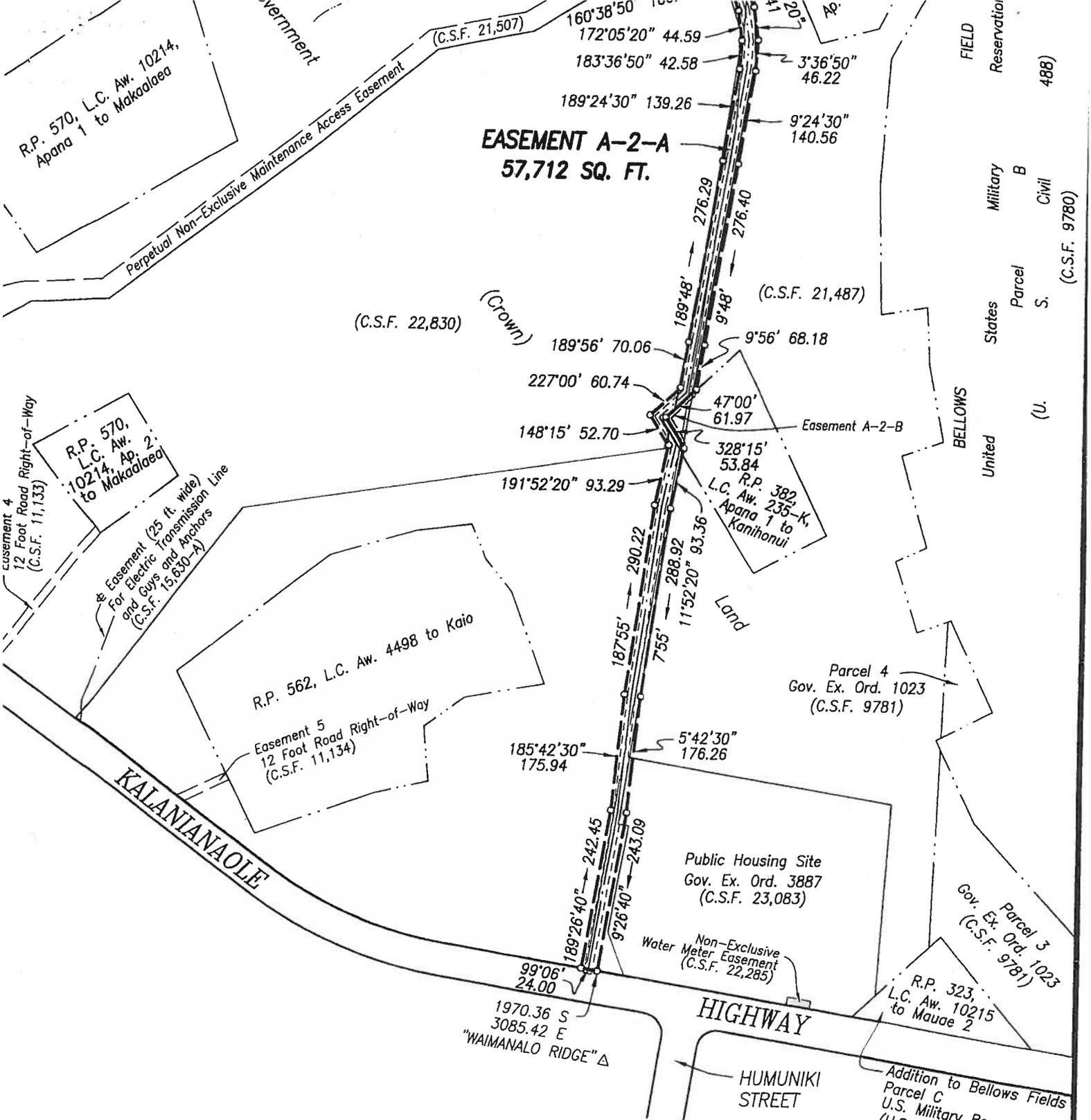
WHEREAS, on June 30, 2004, the Board of Land and Natural Resources approved said perpetual nonexclusive easement to the Applicant; and

WHEREAS, Six K Saddle City, LLC requires that HPHA concur with the Board of Land and Natural Resources' approval of the nonexclusive easement; and

NOW THEREFORE, BE IT RESOLVED, that the Hawaii Public Housing Authority's Board of Directors Authorize the Executive Director to Grant the Department of Land and Natural Resources and/or Six-K Saddle City, LLC a Perpetual, Non-Exclusive Easement for Access to Utilities at Waimanalo, Koolaupoko, Oahu, TMK: (1) 4-1-013:1, 18, 21, 22; and

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Board of Directors of the Hawaii Public Housing Authority on December 16, 2010 in Honolulu, Hawaii.

  
Travis O. Thompson, Chair



**PERPETUAL NON-EXCLUSIVE  
ACCESS AND UTILITY EASEMENT  
EASEMENT A-2-A**

Waimanalo, Koolaupoko, Oahu, Hawaii

**EXHIBIT "B"**

Scale: 1 inch = 200 feet

Page 2 of 2

IOB 0-103(09)

2. BK.

AX MAP: 4-1-13

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
**STATE OF HAWAII**

C.S.F. NO. 24,833

029

ICL June 4, 2000

---

---

## HOUSE CONCURRENT RESOLUTION

APPROVING THE FEE SIMPLE SALE OF 2890 HANA HIGHWAY, HANA,  
HAWAII.

WHEREAS, Act 176, Session Laws of Hawaii 2009, requires the prior approval of the Legislature by concurrent resolution to sell certain state land in fee simple; and

WHEREAS, the Hawaii Public Housing Authority (Authority) desires to sell in fee simple a vacant, non-ceded property located at 2890 Hana Highway, Hana, Hawaii, TMK No. 2-1-3-9-9; and

WHEREAS, the Hawaii Housing Authority, the state housing agency that preceded the Hawaii Public Housing Authority, obtained this property to construct public housing facilities in Hana, Hawaii; and

WHEREAS, the residents and community in Hana voted approximately a decade ago to disapprove of the proposal to develop public housing in a single-family residential area, and a lawsuit was filed against such use of the land; and

WHEREAS, the property is not suitable for the development of public housing or any other state utilization; and

WHEREAS, the property was put on the market and received one offer to buy for agricultural use at a price of \$370,000; and

WHEREAS, the property was appraised in September, 2010 by Ted Yamamura, a licensed appraiser, at an estimated market value of \$550,000 but no offer of that amount has been received; and

WHEREAS, pursuant to the requirements of Act 176, Session Laws of Hawaii 2009, the Authority held a public informational briefing on the sale of this property on February 11, 2010 in Hana, Hawaii to receive any comments on the proposed sale of this property; and,

WHEREAS, pursuant to the requirements of Act 176, Session Laws of Hawaii 2009, a copy of this Concurrent Resolution has been transmitted to the Office of Hawaiian Affairs; now, therefore

BE IT RESOLVED by the House of Representatives of the Twenty-fifth Legislature of the State of Hawaii, Regular Session of 2010, the Senate concurring, that the fee simple sale of 2890 Hana Highway, Hana, Hawaii, TMK No.2-1-3-9-9, is approved; and

BE IT FURTHER RESOLVED that a certified copy of this Concurrent Resolution be transmitted to the Executive Director of the Hawaii Public Housing Authority.

OFFERED BY: \_\_\_\_\_

BY REQUEST

## INTRODUCTION

Many public housing authorities ("PHAs") administer both Public Housing and Section 8 programs. Some PHAs administer only a Public Housing program and others administer only a Section 8 program. Under both programs there is an Annual Contributions Contract and under the Section 8 program there are regulations and Housing Assistance Payment ("HAP") contract provisions that govern conflicts of interest. In addition, State enabling legislation may contain supplemental conflict of interest provisions applicable to housing authority commission members and employees. PHAs should closely consult with their attorneys for guidance on the full range of conflict of interest prohibitions and the recommended steps to avoid such conflicts

Part A of this manual addresses Public Housing conflict of interest provisions while Part B addresses Section 8 conflict of interest provisions. Part C describes Hatch Act requirements and provides a sample form to be used when requesting waivers or exceptions to conflict of interest prohibitions.

## PART A- PUBLIC HOUSING

### SECTION 19(A) OF THE PUBLIC HOUSING ACC – CONTRACTS AND ARRANGEMENTS WITH INDIVIDUALS

Section 19(A) of the 1995 Public Housing ACC<sup>2</sup> provides:

"(A)(1) In addition to any other applicable conflict of interest requirements, neither the HA nor any of its contractors or their subcontractors may enter into any contract, subcontract, or arrangement in connection with a project under this ACC in which any of the following classes of people has an interest, direct or indirect, during his or her tenure or for one year thereafter:

"(i) Any present or former member or officer of the governing body of the HA, or any member of the officer's immediate family. There shall be excepted from this prohibition any present or former tenant commissioner who does not serve on the governing body of a resident corporation, and who otherwise does not occupy a policymaking position with the resident corporation, the HA or a business entity.

"(ii) Any employee of the HA who formulates policy or who influences decisions with respect to the project(s), or any member of the employee's immediate family, or the employee's partner.

<sup>2</sup> PHAs that have not yet adopted the 1995 ACC should follow the conflict of interest provisions in the ACC they are currently utilizing.

“(iii) Any public official, member of the local governing body, or State or local legislator, or any member of such individual’s immediate family, who exercises functions or responsibilities with respect to the project(s) or the HA.

“(2) Any member of these classes of persons must disclose the member’s interest or prospective interest to the HA and HUD.

“(3) The requirements of this subsection (A)(1) may be waived by HUD for good cause, if permitted under State and local law. No person for whom a waiver is required may exercise responsibilities or functions with respect to the contract to which the waiver pertains.

“(4) The provisions of this subsection (A) shall not apply to the General Depository Agreement entered into with an institution regulated by a Federal agency, or to utility service for which the rates are fixed or controlled by a State or local agency.

“(5) Nothing in this section shall prohibit a tenant of the HA from serving on the governing body of the HA.”

Requests for waivers of this provision must be approved by HUD Headquarters. Field offices will perform the first review of such requests and submit recommendations to HUD Headquarters.

**SECTION 19(B) OF  
THE PUBLIC  
HOUSING ACC –  
NEPOTISM  
RESTRICTIONS**

Section 19(B) provides:

“(B)(1) The HA may not hire an employee in connection with a project under this ACC if the prospective employee is an immediate family member of any person belonging to one of the following classes:

“(i) Any present or former member or officer of the governing body of the HA. There shall be excepted from this prohibition any former tenant commissioner who does not serve on the governing body of a resident corporation, and who otherwise does not occupy a policymaking position with the HA.

“(ii) Any employee of the HA who formulates policy or who influences decisions with respect to the project(s).

“(iii) Any public official, member of the local governing body, or State or local legislator, who exercises functions or responsibilities with respect to the project(s) or the HA.

“(2) The prohibition referred to in subsection (B)(1) shall remain in effect throughout the class member’s tenure and for one year thereafter.

“(3) The class member shall disclose to the HA and HUD the member’s familial relationship to the prospective employee.

“(4) The requirements of this subsection (B) may be waived by the **HA Board of Commissioners** for good cause, provided that such waiver is permitted by State and local law. (Emphasis added.)

“(C) The requirements of subsections (A) and (B) of this section do not apply to contracts entered into by an Indian Housing Authority, its contractors or subcontractors, although such contracts remain subject to other applicable conflict of interest requirements.<sup>3</sup>

“(D) For purposes of this section, the term ‘immediate family member’ means the spouse, mother, father, brother, sister, or child of a covered class member (whether related as a full blood relative, or as a ‘half’ or ‘step’ relative, e.g., a half-brother or stepchild).”

A PHA’s Board of Commissioners considering the issuance of a waiver of this section pursuant to section 19(B)(4) should ensure that its determination of “good cause” is well documented.

**SECTION 20 -  
INTEREST OF A  
MEMBER OR  
DELEGATE TO  
CONGRESS**

Section 20 of the Public Housing ACC provides:

“No member of or delegate to the Congress of the United States of America or resident commissioner shall be admitted to any share or part of this ACC or to any benefits which may arise from it. (As used in this section, the term “resident commissioner” refers to an individual appointed to oversee a territory or possession of the United States of America, e.g., Guam.)”

**EXAMPLES OF  
CONFLICTS UNDER  
SECTIONS 19 AND 20  
OF THE ACC**

- 1) Contracts – including hiring or employment contracts – entered into between a housing authority and a family member of a housing authority official – for example, where a member of the Board of Commissioners is the parent of an individual who is being considered for employment as the housing authority’s director of

<sup>3</sup> Note that although this provision remains in the ACC, it has no force and effect, since all Indian housing assistance is now provided under the Native American Housing Assistance and Self-Determination Act of 1996, 25 U.S.C. 4101 *et seq.*

## FOR APPROVAL

**SUBJECT:** To Approve the Hawaii Public Housing Authority's Request to the Hawaii State Legislature to Adopt a Concurrent Resolution Approving the Sale of the Vacant Parcel in Hana, TMK 2-1-3-09:009, Located at 2890 Hana Highway in Hana, Maui

### I. FACTS

- A. The Board of Directors of the Hawaii Public Housing Authority (HPHA) approved the marketing of the 6.824 acres of vacant land located in Hana (TMK 2-1-3-09:009). The HPHA authorized sale of the property at its regular meeting of October 16, 2008, and subsequently entered a purchase contract on October 12, 2009 expressly subject to approval by the Legislature as required by HRS 171-64.7.
- B. Pursuant to HRS 171-64.7 Hawaii legislative approval is required for sale of real property owned by the state of Hawaii. This approval must be obtained through the introduction of a Concurrent Resolution which states each of the following:
  - 1. The location and area of the parcels of land to be sold or given;
  - 2. The appraisal value of the land to be sold or given;
  - 3. The names of all appraisers performing appraisals of the land to be sold or given;
  - 4. The date of the appraisal valuation;
  - 5. The purpose for which the land is being sold; and
  - 6. A detailed summary of any development plans for the land to be sold.
  - 7. Date and place of the informational briefing on the proposed sale, held in the community where the land is located

### II. DISCUSSION

- A. HPHA Staff has obtained all of the required documentation in support of the requirements of the Concurrent Resolution in compliance with HRS 171-64.7.
- B. The Concurrent Resolution has been prepared in anticipation of inclusion with the Governor's Legislative package. (Attachment A)

**III. STAFF RECOMMENDATION**

That the HPHA Board of Directors Approve the Hawaii Public Housing Authority's Request to the Hawaii State Legislature to Adopt a Concurrent Resolution Approving the Sale of the Vacant Parcel in Hana, TMK 2-1-3-09:009, Located at 2890 Hana Highway in Hana, Maui.

Attachment A: Draft of Concurrent Resolution

Prepared by: Nicholas Birck, Planner NB

Approved by the Board of Directors



---

Chairperson, Travis O. Thompson

## Executive Director's November/December 2010 Board Status Report

### Accomplishments:

- See CMS Branch report for detail status of ARRA expenditure and project status
- A team of Central Maintenance personnel lead by Paul Pasion began work on the Lanakila parcel on the Big Island. Work commenced on 11/29 and will end on 12/10. They boarded the vacant units, cleared the shrubs, removed the debris and repaired the fence surrounding the property. The police department stopped to give them compliments on the job they are doing. See photos.
- Working with Reno & Cavanaugh (RC) attorneys to submit key HUD documents for the KPT redevelopment project. Submitted Rental Term Sheet (RTS) to HUD. This document was needed as it begins the HUD submission cycle. Upon submission of RTS HUD then places project in its queue for review. This document was prepared by Michael's with review by RC and the HPHA. The basis of the document describes the project and explains the various financing components.
- Continued 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.
- See CMS section for MWH update on hot water situation.
- Met with J. Chun of HUD regarding Section 8 Request for Proposal (RFP).
- Attended the Kupuna Caucus to discuss "Grandparents raising grandchildren" in State senior housing.
- Met with Environmental Protection Agency (EPA) to discuss LCC projects.
- Applied for HCV Section 8 FSS Coordinator Grant and EDI Grant.
- Planner started on December 1
- Property Specialist started on December 2
- Received HUD approval of appointment of permanent Procurement Officer

### Planned Activities for November/December:

- Participate in weekly Michael's Development conference calls.  
-continue to produce due diligence items
- Participate in weekly KPT finance and lender calls
- Participate in bi-weekly RC calls
- Continue to interview candidates to fill open positions
- Issue RFP for Section 8 Project Based Vouchers
- 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

- Develop KPT project budget
- Review documents for KPT redevelopment project, e.g., demo/dispo application, Section 8 documents, Master Development Agreement, Regulatory and Operating Agreement, etc...

### **Trends/Issues:**

- In November, HUD's REAC office notified HPHA that it was rejecting last year's FDS submission. However, in working with the auditors, HPHA's financial consultant, and staff, HPHA was able to successfully resubmit a revised FDS to HUD. Failure to submit the FDS would have resulted in an automatic presumptive failure for the Public Housing Assessment System.
- 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
- The HPHA has been under audit by the firm of KMH, LLP for the Financial and Single Audit since August. Due to staff issues the audit is just wrapping up. The auditors were asked to step in and evaluate the problems and jointly with the Fiscal Officer they devised a plan to get the audit completed by December.
- Should HPHA approach new administration with the question of continued furloughs, given our 96% funding is from HUD versus State?

### **Potential Risks:**

- Working on the KPT redevelopment project is consuming staff time which may create delays in other projects.
- No HPHA budget was developed for the KPT redevelopment project and one is currently being developed; however HPHA costs need to be identified and allocated.

**PMMSB Status Report  
December 2010**

**Accomplishments:**

- During the month of November 2010, rent collections for HPHA State properties was 94.53% (a decrease from 98.38% in October) and the total tenant occupancy rate was 93.74% (a slight increase from 93.4% in October).
- During the month of November 2010, rent collections for HPHA Federal properties were 93.03% (a slight decrease from 93.37% in October) and the total tenant occupancy rate was 92.34% (a slight decrease from 92.55% in October).
- AMP 34 (Kalakaua) Disaster Preparedness Workshop debriefing was attended by (5) DOH PHN, (5) UH School of Nursing Students and (2) instructors and (4) AMP 34 administrative staff. 89.3% of tenant participants surveyed responded they are more prepared and know what to do when in need of evacuation. The challenges faced with working with elderly resident groups were a decrease in cognitive abilities and limited English proficiency. Students learned a simplified presentation is effective to communicate with frail elderly with varying levels of cognitive ability and other challenges.
- AMP 34 (Kalakaua) Lanakila Meals on Wheels (LMW) Congregate Dining Site at Paokalani. AMP staff completed a 2<sup>nd</sup> inspection of the Paoakalani Multi-Purpose Room. AMP staff will schedule stripping and waxing of the floor and painting of the room. LMW was offered an alternate site to serve meals during renovation of the room. Door locks and some cabinet locks were replaced. AMP staff will continue to communicate with Director of Lanakila Pacific. Facilities Lease Agreement pending receipt from Lanakila.
- AMP 50 (Palolo) Association will host community service work to clear overgrown vegetation and create a community garden. Management contracted to deliver a green waste disposal bin, will schedule to install a hose bib in the garden, till soil and purchase concrete walking blocks.
- AMP 37 (Hilo) Started the Fair Housing Renovation Contract for Lanakila.
- AMP 35 (Kalanihulia) Continues to follow up on new and repeated bedbug infestation cases, 4 at Punchbowl Homes and 1 at Makamae. Maintenance staff testing several different over the counter bedbug pesticides so we can treat the HPHA vehicles and vacant units ourselves to control costs.
- AMP 35 (Kalanihulia) AMP staff moved in 10 new applicants. There were 18 unit showings in October and 5 unit showings in November with 2 refusals.
- Wilikina HAP renewal request was submitted and approved by HUD.

### **Planned Activities:**

- AMP 34 (Kalakaua) Will complete (2) unit renovations and placements. AMP will install an electronic lobby door at parking lot lobby entrance at Makua Alii.
- AMP 50 (Palolo) AMP Management will meet with landowner providing easement to Kauhana Street. Designation of numbering of parking stalls for Resident Association community service project to number and mark stalls. AMP/Resident volunteers will remove banana trees at river.
- AMP 37 (Hilo) A HUD contractor is scheduled to audit move-in tenant eligibility during the week of 12/13-12/17.
- HUD technical assistance contractor is scheduled to be here 12/13-12/17.
- HUD REAC inspections for AMPs 35 (Kalanihuaia), 38 (Kauai), 44 (Waianae), 45 (Windward), 46 (Kamuela), 49 (Wahiawa) are scheduled for 12/13 – 12/17.

### **Trends/Issues**

- AMP 34 (Kalakaua) One elevator at Makua Alii is inoperable during structural repair construction which is ongoing. Tenants complain of long waits causing hardship to residents.
- AMP 30 (Puu Wai Momi) & AMP 49 (Wahiawa) and 34 (Kalakaua) & 50 (Palolo) have concerns about understaffing issues. AMP 30 & 49 are managed by the same office and share staff as well as AMP 34 & AMP 50 who also manage and share staff between two AMPs. The AMPs feel that understaffing affects customer service and overall performance.

### **Risks**

- AMPs 34 (Kalakaua) and 50 (Palolo) have delinquent annual re-certifications and interims that could result in HUD subsidy sanctions and affect collection of tenant accounts receivable. Closing of work orders is also delinquent. PMMSB will request to fill vacant positions.

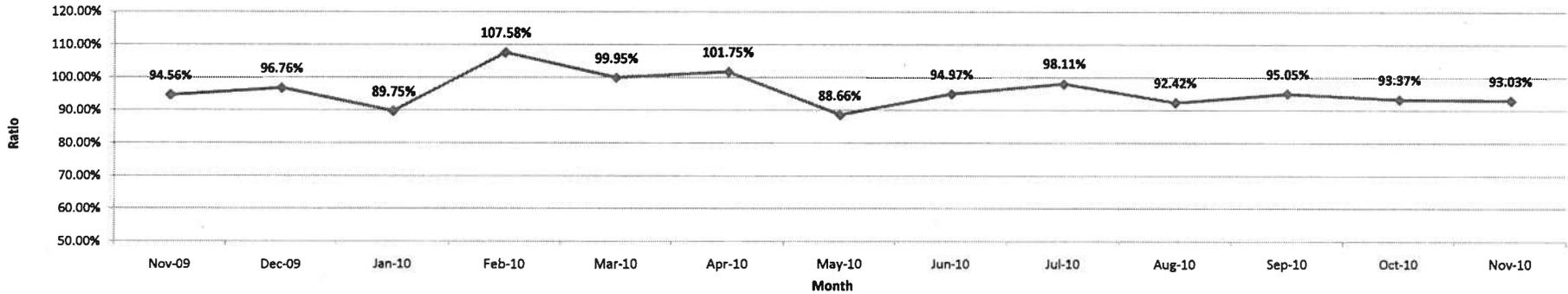
FEDERAL PUBLIC HOUSING

Rent Collection from November 2009 to November 2010

	Nov-09			Dec-09			Jan-10			Feb-10			Mar-10			Apr-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio									
Hawaii	\$ 116,820.00	\$ 112,301.32	96.13%	\$114,069.72	\$119,412.98	104.68%	\$116,704.72	\$100,450.20	86.07%	\$ 114,112.72	\$ 123,818.28	108.51%	\$ 111,742.56	\$ 116,961.95	104.67%	\$ 114,516.69	\$ 122,029.78	106.56%
Kauai	\$ 75,024.00	\$ 69,266.58	92.33%	\$76,423.00	\$75,161.64	98.35%	\$76,185.00	\$65,796.55	86.36%	\$ 79,317.00	\$ 78,818.84	99.37%	\$ 78,569.00	\$ 73,688.81	93.79%	\$ 75,812.00	\$ 74,505.00	98.28%
Maui	\$ 41,421.00	\$ 41,035.33	99.07%	\$41,265.00	\$42,481.46	102.95%	\$41,683.00	\$37,016.56	88.80%	\$ 39,286.00	\$ 40,224.33	102.39%	\$ 39,522.00	\$ 41,955.64	106.16%	\$ 42,734.00	\$ 43,717.38	102.30%
Oahu	\$ 1,118,029.91	\$ 1,055,189.15	94.38%	\$1,120,641.22	\$1,071,584.35	95.62%	\$1,121,888.75	\$1,014,179.21	90.40%	\$ 1,123,281.42	\$ 1,215,939.13	108.25%	\$ 1,120,869.72	\$ 1,117,474.18	99.70%	\$ 1,128,670.65	\$ 1,145,247.82	101.47%
<b>Total</b>	<b>\$ 1,351,294.91</b>	<b>\$ 1,277,792.38</b>	<b>94.56%</b>	<b>\$ 1,352,298.94</b>	<b>\$ 1,306,840.43</b>	<b>96.76%</b>	<b>\$ 1,356,461.47</b>	<b>\$ 1,217,442.52</b>	<b>89.75%</b>	<b>\$ 1,355,997.14</b>	<b>\$ 1,458,800.58</b>	<b>107.58%</b>	<b>\$ 1,350,703.28</b>	<b>\$ 1,350,080.58</b>	<b>99.56%</b>	<b>\$ 1,361,733.34</b>	<b>\$ 1,385,498.98</b>	<b>101.75%</b>

	May-10			Jun-10			Jul-10			Aug-10			Sep-10			Oct-10			Nov-10		
	Charges	Collected	Ratio																		
Hawaii	\$ 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%	\$ 118,608.00	\$ 118,589.01	99.98%
Kauai	\$ 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%	\$ 86,778.00	\$ 78,276.56	90.20%
Maui	\$ 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%	\$ 40,455.00	\$ 39,564.88	97.80%
Oahu	\$ 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%	\$ 1,136,947.46	\$ 1,049,993.07	92.35%
<b>Total</b>	<b>\$ 1,352,628.29</b>	<b>\$ 1,199,211.47</b>	<b>88.69%</b>	<b>\$ 1,353,810.70</b>	<b>\$ 1,285,665.84</b>	<b>94.97%</b>	<b>\$ 1,338,984.86</b>	<b>\$ 1,313,644.93</b>	<b>98.11%</b>	<b>\$ 1,381,852.08</b>	<b>\$ 1,277,098.46</b>	<b>92.42%</b>	<b>\$ 1,392,250.59</b>	<b>\$ 1,323,348.37</b>	<b>95.05%</b>	<b>\$ 1,377,438.95</b>	<b>\$ 1,286,095.56</b>	<b>93.37%</b>	<b>\$ 1,382,788.46</b>	<b>\$ 1,286,423.52</b>	<b>93.03%</b>

RENT COLLECTION RATE

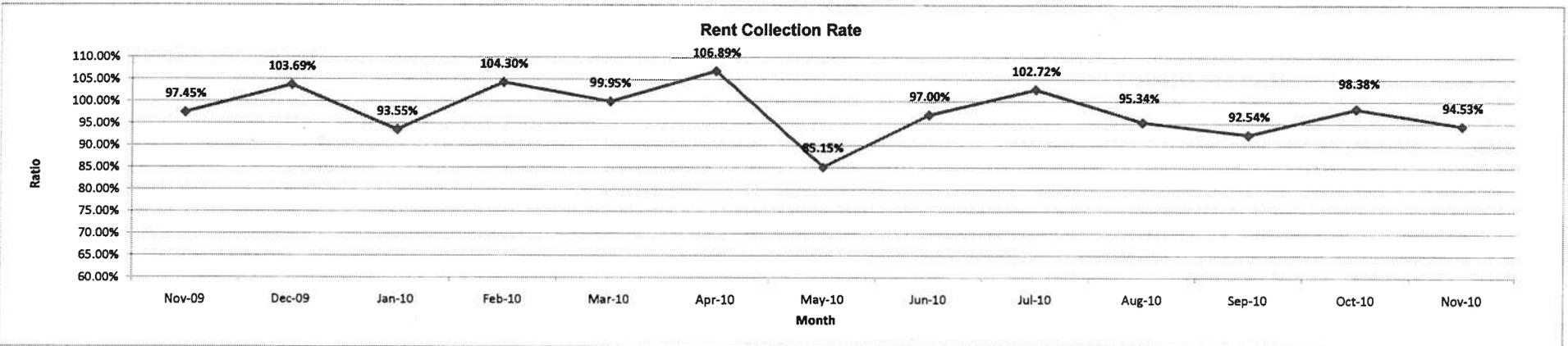


STATE PUBLIC HOUSING

Rent Collection from November 2009 to November 2010

	Nov-09			Dec-09			Jan-10			Feb-10			Mar-10			Apr-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,421.00	\$ 8,585.00	101.95%	\$ 8,209.00	\$ 8,815.49	107.39%	\$ 8,716.00	\$ 8,408.62	96.47%	\$ 8,882.00	\$ 7,628.00	85.88%	\$ 8,153.00	\$ 7,563.00	92.76%	\$ 8,103.00	\$ 8,259.00	101.93%
Kauai	\$ 5,269.00	\$ 7,091.00	134.58%	\$ 5,380.00	\$ 4,518.00	83.98%	\$ 5,639.00	\$ 4,493.00	79.88%	\$ 5,297.00	\$ 4,164.11	78.61%	\$ 5,297.00	\$ 5,077.00	95.85%	\$ 5,198.00	\$ 4,418.00	84.99%
Maui	\$ 5,352.00	\$ 5,320.00	99.40%	\$ 5,235.00	\$ 5,065.00	96.75%	\$ 5,195.00	\$ 4,667.00	89.84%	\$ 5,379.00	\$ 7,157.00	133.05%	\$ 5,851.00	\$ 6,231.00	106.49%	\$ 5,777.00	\$ 5,390.00	93.30%
Oahu	\$ 227,911.00	\$ 219,664.64	96.38%	\$ 228,223.00	\$ 237,762.94	104.18%	\$ 229,851.00	\$ 215,748.79	93.86%	\$ 227,881.00	\$ 239,141.25	104.94%	\$ 227,169.00	\$ 227,468.38	100.13%	\$ 225,833.00	\$ 243,720.60	107.92%
<b>Total</b>	<b>\$ 246,963.00</b>	<b>\$ 240,660.84</b>	<b>97.45%</b>	<b>\$ 247,047.00</b>	<b>\$ 256,161.43</b>	<b>103.69%</b>	<b>\$ 248,401.00</b>	<b>\$ 233,317.41</b>	<b>93.55%</b>	<b>\$ 247,439.00</b>	<b>\$ 258,090.36</b>	<b>104.30%</b>	<b>\$ 246,470.00</b>	<b>\$ 246,336.38</b>	<b>99.99%</b>	<b>\$ 244,911.00</b>	<b>\$ 261,787.60</b>	<b>106.89%</b>

	May-10			Jun-10			Jul-10			Aug-10			Sep-10			Oct-10			Nov-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 9,528.76	\$ 8,883.15	93.22%
Kauai	\$ 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%	\$ 5,498.00	\$ 4,278.00	77.81%
Maui	\$ 5,993.00	\$ 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%	\$ 6,089.00	\$ 5,866.00	96.34%
Oahu	\$ 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	98.96%	\$ 227,636.00	\$ 216,122.73	94.94%
<b>Total</b>	<b>\$ 245,052.00</b>	<b>\$ 208,656.75</b>	<b>85.15%</b>	<b>\$ 244,897.00</b>	<b>\$ 237,365.14</b>	<b>97.00%</b>	<b>\$ 246,415.00</b>	<b>\$ 253,107.79</b>	<b>102.72%</b>	<b>\$ 246,167.00</b>	<b>\$ 234,694.34</b>	<b>95.34%</b>	<b>\$ 247,600.00</b>	<b>\$ 229,125.08</b>	<b>92.54%</b>	<b>\$ 248,181.00</b>	<b>\$ 244,159.75</b>	<b>98.38%</b>	<b>\$ 248,761.76</b>	<b>\$ 235,149.86</b>	<b>94.53%</b>



**Federal LIPH  
HPHA Island Overview Report  
November 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	539	58	89.68%	1	0	4	Average Income	20	0.21%	9.24	4.18
Kauai	319	297	22	93.10%	1	0	0	Low Income (80%)	21	0.22%	3.28	2.03
Maui	196	133	61	67.86%	1	0	2	Very Low Inc. (50%)	249	2.56%	3.01	1.98
Oahu	4,122	3,868	231	93.84%	30	10	23	Extremely Low Inc. (30%)	9,452	97.02%	2.54	1.75
<b>Total</b>	<b>5,238</b>	<b>4,837</b>	<b>372</b>	<b>92.34%</b>	<b>33</b>	<b>10</b>	<b>29</b>		<b>9,742</b>	<b>100.00%</b>	<b>2.57</b>	<b>1.76</b>

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	33	\$ 14,550.00	9	\$ 18,492.16	\$ 118,608.00	\$ 118,589.01	99.98%
Kauai	32	\$ 25,435.91	26	\$ 58,977.79	\$ 86,778.00	\$ 78,276.56	90.20%
Maui	6	\$ 2,117.00	3	\$ 1,022.50	\$ 40,455.00	\$ 39,564.88	97.80%
Oahu	218	\$ 119,638.98	126	\$ 158,177.19	\$ 1,136,947.46	\$ 1,049,993.07	92.35%
<b>Total</b>	<b>289</b>	<b>\$ 161,741.89</b>	<b>164</b>	<b>\$ 236,669.64</b>	<b>\$ 1,382,788.46</b>	<b>\$ 1,286,423.52</b>	<b>93.03%</b>

\* 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  
November 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	349	13	96.41%	2	1	0
31P-KVH	373	323	48	86.60%	3	2	2
32P-MWH	363	349	14	96.14%	3	2	0
33P-Kam/Kaamanu	371	361	8	97.30%	1	1	2
34P-Kalakaua	581	556	25	95.70%	3	1	0
35P-Kalanihiua	587	560	26	95.40%	10	2	1
37P-Hilo	300	262	37	87.33%	0	0	1
38P-Kauai	319	297	22	93.10%	1	0	0
39P-Maui	196	133	61	67.86%	1	0	2
40P-KPT	738	701	30	94.99%	0	0	7
43P-Kona	200	194	3	97.00%	1	0	3
44P-Leeward Oahu	258	230	21	89.15%	7	0	7
45P-Windward Oahu	225	213	10	94.67%	1	1	2
46P-Kamuela	101	83	18	82.18%	0	0	0
49P-Central Oahu	149	116	33	77.85%	0	0	0
50P-Palolo	115	110	3	95.65%	0	0	2
<b>Total</b>	<b>5,238</b>	<b>4,837</b>	<b>372</b>	<b>92.34%</b>	<b>33</b>	<b>10</b>	<b>29</b>

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	20	13,364.93	6	9,185.26	\$ 142,084.00	135,642.08	95.47%
31P-KVH	23	11,647.68	12	12,052.68	\$ 93,505.00	84,940.65	90.84%
32P-MWH	13	4,536.70	9	16,539.83	\$ 108,772.79	104,508.90	96.08%
33P-Kam/Kaamanu	19	11,012.25	10	18,569.03	\$ 90,990.16	89,762.19	98.65%
34P-Kalakaua	5	3,248.26	3	3,310.10	\$ 133,969.00	123,620.50	92.28%
35P-Kalanihiua	16	5,909.54	8	7,092.27	\$ 137,086.63	129,433.07	94.42%
37P-Hilo	10	5,135.00	5	9,562.16	\$ 62,352.00	63,548.33	101.92%
38P-Kauai	32	25,435.91	26	58,977.79	\$ 86,778.00	78,276.56	90.20%
39P-Maui	6	2,117.00	3	1,022.50	\$ 40,455.00	39,564.88	97.80%
40P-KPT	59	34,498.03	17	22,994.94	\$ 256,190.00	212,479.17	82.94%
43P-Kona	16	7,411.00	2	1,250.00	\$ 40,821.00	39,255.68	96.17%
44P-Leeward Oahu	39	23,867.81	46	50,552.04	\$ 50,743.00	43,908.06	86.53%
45P-Windward Oahu	13	5,674.03	6	1,248.05	\$ 63,738.00	67,152.51	105.36%
46P-Kamuela	7	2,004.00	2	7,680.00	\$ 15,435.00	15,785.00	102.27%
49P-Central Oahu	3	880.00	2	528.38	\$ 35,294.00	35,544.00	100.71%
50P-Palolo	8	4,999.75	7	16,104.61	\$ 24,574.88	23,001.94	93.60%
<b>Total</b>	<b>289</b>	<b>\$ 161,741.89</b>	<b>164</b>	<b>\$ 236,669.64</b>	<b>\$ 1,382,788.46</b>	<b>\$ 1,286,423.52</b>	<b>93.03%</b>

\* Occupancy also counts Scheduled for Modernization Units.

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

**State LIPH  
HPHA Project Overview Report  
November 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	111	12	86.72%	3	0	5
2204-Kawailehua	26	26	0	100.00%	0	0	0
2205-Kahale Mua	32	29	3	90.63%	0	0	0
2206-Lokahi	30	15	15	50.00%	0	0	0
2207-Ke Kumu Elua	26	13	13	50.00%	0	0	0
2401-Hale Po'ai	206	204	2	99.03%	2	1	0
2402-La'iola	108	106	1	98.15%	3	0	1
2403-Kamalu-Ho'olulu	220	220	0	100.00%	3	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	1
<b>Total</b>	<b>863</b>	<b>809</b>	<b>47</b>	<b>93.74%</b>	<b>11</b>	<b>1</b>	<b>7</b>

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	4	\$ 4,046.00	14	\$ 143,518.88	\$ 18,786.00	\$ 17,184.30	91.47%
2202-Puahala Homes	12	\$ 10,273.21	27	\$ 98,113.51	\$ 43,092.00	\$ 39,762.43	92.27%
2204-Kawailehua	2	\$ 1,775.00	2	\$ 7,086.46	\$ 5,498.00	\$ 4,278.00	77.81%
2205-Kahale Mua	4	\$ 1,166.00	19	\$ 12,455.53	\$ 6,089.00	\$ 5,866.00	96.34%
2206-Lokahi	0	\$ -	2	\$ 12,591.50	\$ 5,399.76	\$ 4,936.15	91.41%
2207-Ke Kumu Elua	5	\$ 1,742.00	4	\$ 1,307.67	\$ 4,129.00	\$ 3,947.00	95.59%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,200.00	\$ 54,304.00	94.94%
2402-La'iola	0	\$ -	7	\$ 1,986.52	\$ 33,901.00	\$ 32,348.00	95.42%
2403-Kamalu-Ho'olulu	0	\$ -	1	\$ 4.40	\$ 63,572.00	\$ 61,944.00	97.44%
2404-Halia Hale	27	\$ 19,002.21	1	\$ 81.00	\$ 11,085.00	\$ 10,580.00	95.44%
<b>Total</b>	<b>54</b>	<b>\$ 38,004.42</b>	<b>81</b>	<b>\$ 279,429.47</b>	<b>\$ 248,751.76</b>	<b>\$ 235,149.88</b>	<b>94.53%</b>

\* Occupancy also counts Scheduled for Modernization Units.

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

**State LIPH  
HPHA Island Overview Report  
November 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	28	28	50.00%	0	0	0	Average Income	15	0.20%	8.94	4.44
Kauai	26	26	0	100.00%	0	0	0	Low Income (80%)	7	0.09%	2.71	1.86
Maui	32	29	3	90.63%	0	0	0	Very Low Inc. (50%)	147	1.96%	3.05	1.98
Oahu	749	726	16	96.93%	11	1	7	Extremely Low Inc. (30%)	7,323	97.74%	2.43	1.66
<b>Total</b>	<b>863</b>	<b>809</b>	<b>47</b>	<b>93.74%</b>	<b>11</b>	<b>1</b>	<b>7</b>		<b>7,492</b>	<b>100.00%</b>	<b>2.45</b>	<b>1.67</b>

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	5	\$ 1,742.00	6	\$ 13,899.17	\$ 9,528.76	\$ 8,883.15	93.22%
Kauai	2	\$ 1,775.00	2	\$ 7,086.46	\$ 5,498.00	\$ 4,278.00	77.81%
Maui	4	\$ 1,166.00	19	\$ 12,455.53	\$ 6,089.00	\$ 5,866.00	96.34%
Oahu	16	\$ 14,319.21	54	\$ 245,907.31	\$ 227,636.00	\$ 216,122.73	94.94%
<b>Total</b>	<b>27</b>	<b>\$ 19,002.21</b>	<b>81</b>	<b>\$ 279,348.47</b>	<b>\$ 248,751.76</b>	<b>\$ 235,149.88</b>	<b>94.53%</b>

\* 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).

**CAPITAL FUND PROGRAM - 718**

**PROJECT STATUS REPORT**

December 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. 7/28/2011
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. 1/7/2011
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	8/9/2010	est. 6/9/2011
Wahiawa Terrace Reroofing	\$ 589,277.00	1/19/2010	2/11/2010	4/27/2010	5/25/2010	6/3/2010	8/3/2010	8/9/2010	est. 6/9/2011
Makamae Investigation & Repair	\$ 131,522.00	N/A	5/18/2006	6/15/2006	6/29/2006	N/A	N/A	N/A	N/A
SUB-TOTAL	\$ 5,768,170.00								

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	
<b>TOTAL</b>	<b>\$ 12,613,733.00</b>	
<b>TOTAL GRANT</b>	<b>\$ 12,613,733.00</b>	

**\*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  
December 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. 1/2011	est. 1/2011	est. 1/2011	est. 1/2011	est. 2/2011
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	Pending Consultant Selection							
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	N/A	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	In process to select consultant.						
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	Pending Consultant Selection						
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	9/14/2010	7/22/2010	4/9/2010	5/12/2010	5/17/2010	9/8/2011
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						
<b>TOTAL</b>	<b>\$ 12,526,177.00</b>						
<b>TOTAL GRANT</b>	<b>\$ 12,526,177.00</b>						

046

## 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	\$1,436,176		\$6,626,940.00	\$9,618,503.00	40.79%
10/2010	\$1,179,755		\$7,806,695.00	\$8,438,748.00	48.05%
11/2010	\$2,090,659		\$9,897,354.00	\$6,348,089.00	60.92%
12/2010		\$1,858,350	\$11,755,704.00	\$4,489,739.00	72.36%
1/2011		\$1,449,436	\$13,205,140.00	\$3,040,303.00	81.29%
2/2011		\$1,133,008	\$14,338,148.00	\$1,907,295.00	88.26%
3/2011		\$442,645	\$14,780,793.00	\$1,464,650.00	90.98%
4/2011		\$382,645	\$15,163,438.00	\$1,082,005.00	93.34%
5/2011		\$201,242	\$15,364,680.00	\$880,763.00	94.58%
6/2011		\$67,645	\$15,432,325.00	\$813,118.00	94.99%
7/2011		\$54,785	\$15,487,110.00	\$758,333.00	95.33%
8/2011		\$680,863	\$16,167,973.00	\$77,470.00	99.52%
9/2011		\$77,470	\$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.

ARRA ACTUAL/PROJECTED WORK-IN-PLACE DETAIL

	Actual	Projected	Total	Makua Aili (Const.Mgt.)	KVH	Kaimalino/ Kealakehe	Hale Hauoli	Makani Kai Hale	Makua Aili (Const.)	Kalakaua	Kahekili Terrace	Kalanihuaia	Administration
MAR '10	\$801,688		\$801,688		\$200,000								\$601,688
APR	\$589,557		\$589,557		\$325,000	\$264,557							
MAY	\$630,993		\$630,993		\$270,284	\$283,432			\$77,277				
JUN	\$1,058,698		\$1,058,698		\$225,000	\$523,091		\$102,954	\$61,749		\$125,574	\$20,330	
JUL	\$888,529		\$888,529	\$27,645	\$300,456	\$179,704			\$277,998		\$102,726		
AUG	\$1,221,299		\$1,221,299	\$27,645	\$229,682	\$213,097		\$230,000	\$173,965	\$182,013	\$164,896		
SEPT	\$1,436,176		\$1,436,176	\$27,645	\$4,493	\$158,461		\$291,947	\$212,603	\$337,332	\$236,282	\$167,412	
OCT	\$1,179,755		\$1,179,755	\$27,645		\$121,897	\$80,000	\$176,575	\$7,068		\$757,448	\$9,123	
NOV	\$2,090,659		\$2,090,659	\$27,645		\$77,545	\$210,000	\$282,000	\$185,000	\$181,469	\$1,127,000		
DEC		\$1,858,350	\$1,858,350	\$27,645		\$93,966	\$280,000	\$282,000	\$125,000	\$79,739	\$970,000		
JAN '11		\$1,449,436	\$1,449,436	\$27,645			\$295,000	\$46,791	\$150,000		\$930,000		
FEB		\$1,133,008	\$1,133,008	\$27,645			\$290,000		\$150,000		\$665,363		
MAR		\$442,645	\$442,645	\$27,645			\$290,000		\$125,000				
APR		\$382,645	\$382,645	\$27,645			\$265,000		\$90,000				
MAY		\$201,242	\$201,242	\$27,645			\$88,597		\$85,000				
JUN		\$67,645	\$67,645	\$27,645					\$40,000				
JUL		\$54,785	\$54,785	\$27,645					\$27,140				
AUG		\$680,864	\$680,864	\$27,645					\$97,001				\$556,218
SEPT		\$77,470	\$77,470	\$22,141					\$55,329				
	\$9,897,354	\$6,348,090	\$16,245,443	\$409,171	\$1,554,915	\$1,915,750	\$1,798,597	\$1,412,267	\$1,940,131	\$780,553	\$5,079,289	\$196,865	\$1,157,906

Total Value of Work In Place to Date	\$9,897,353	\$138,225	\$1,554,915	\$1,821,784	\$290,000	\$1,083,476	\$995,661	\$700,814	\$2,513,926	\$196,865	\$601,688
% Work In Place to Date	61%	34%	100%	95%	16%	77%	51%	90%	49%	100%	52%
60% amount needed	\$ 9,747,266	\$ 245,503	\$ 932,949	\$ 1,149,450	\$ 1,079,158	\$ 847,360	\$ 1,164,079	\$ 468,332	\$ 3,047,573	\$ 118,119	\$ 694,744
Total Value When 60% Complete	\$9,897,353	\$248,805	\$1,020,284	\$1,250,784	\$1,155,000	\$801,476	\$1,193,384	\$519,345	\$3,090,729	\$187,742	\$1,157,906

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

Current Date: 12/8/2010 9:03

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 Aili - Construction Mgt. Service (SSF International, Inc.)	CMS 08-39-SA02	N/A	\$409,171.00				\$55,290.00	\$55,290.00		\$110,580.00	27.03%
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	\$280,357.85		\$1,744,238.95	91.05%
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	\$663,596.54		\$761,402.59	53.91%
Makua Aili - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/2010	\$1,940,130.00				\$590,989.39	\$219,671.45		\$810,660.84	41.78%
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					\$1,317,947.88		\$1,317,947.88	25.95%
Kalanihua - 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%
<b>Total Amount:</b>			\$16,245,443.00	\$0.00	\$601,688.00	\$1,072,988.92	\$2,705,273.62	\$3,228,569.96	\$0.00	\$7,608,520.50	46.83%
<b>Budget Balance:</b>				\$16,245,443.00	\$15,643,755.00	\$14,570,766.08	\$11,865,492.46	\$8,636,922.50	\$8,636,922.50		
<b>Percentage Expended:</b>				0.00%	3.70%	10.30%	26.96%	46.83%			

**NOTE:** HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 46.83% is actual expenditures made based on eLOCCS input and check cut by FMO as of December 1, 2010.

**CIP Fund B-07-415-K (Design)  
PROJECT STATUS REPORT  
December 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	Consultant contract in negotiation.						
Kahale Mua (State) Site & Building Modernization	6/3/2008	Consultant contract in negotiation.						
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	Consultant selection complete, approval needed to award contract.						
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	Consultant selection complete, approval needed to award contract.						
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	6/2/2008	8/21/2008	9/15/2009	9/15/2009
LCCC for Federal Projects, Island of Kauai	8/28/2006	4/14/2008	5/20/2008	6/2/2008	6/2/2008	1/18/2010	6/4/2010	4/1/3012
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	Consultant selection complete, approval needed to award contract.						
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	12/31/2011
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	5/3/2010	est. 7/28/2012
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  
December 1, 2010**

PROJECT (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	Contractor pulled out, proceeding with 2nd low bidder. Contract being reviewed by AG.				
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.	Design needed to be able to proceed with construction.							
Kalihi Valley Homes Community Center	Specifications are complete and being reviewed.							
Hauiki Replace Four Termite Damaged Poles and Two Transformers	Design needed to be able to proceed with construction.							
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	Transferring to Michael's Development							
Kupuna Home O'Waialua, 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	8/13/2010	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.

**STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA**  
(prepared 12/01/2010 )

<b>Group 2--All @ Big Island</b>		<b># CP:</b>	<b>Status as of 12/1/10</b>	<b>CD*</b>
1	KAIMALINO TMK 3-7-4-017-029	Kailua-Kona 6	Completed sewer infrastructure 12/08. 1 LLC abandoned and 5 converted. Awaiting completion of County sewer services; Hawaii County has no project to activate sewer main yet; DOH UIC permit--UH 1706 approved on 2/18/2009 is a backfilling permit; accgd to DOH cesspools already registered; UIC permits expire within 5 years and will need to be renewed. HPHA requesting copy of permit to verify expiration date. HPHA to forward monitoring reports to OA. Permit processing under Okahara Associates (OA).	10/09
2	KEALAKEHE HOUSING TMK 3-7-4-017-058	Kailua-Kona 17	Sewer connections & backfilling require 2-3 mos; Permit processing/reports under OA contract. HPHA need internal agreement to get easement from HHFDC to connect to County sewer main; there are 8 cesspools per building (2 bldgs) and 1 for the laundry or a total of 17 cesspools, still active until connected to sewer main; OA applied for UIC permit # UH 2781 for LCC abandonment; awaiting contract renewal; then need to issue bid packet.	12/09
3	LA'ILANI	Kailua-Kona 66	HHFDC - 7 closed 59 LLCs. Completed sewer infrastructure 6/07. UIC Permit: UH 2791	NA
4	HAWAII MONTESSORI	Kailua-Kona 2	HHFDC - completed sewer infrastructure 6/07. UIC Permit: UH-2791	NA
5	JACK HALL	Kailua-Kona 13	HHFDC - UIC Permit: UH 2782	NA
<b>Total</b>		<b>104 CP-- Cesspools</b>	<b>CD*-Completion date of Contractor's Scope of Work</b>	

<b>Group 1 @ Big Island</b>		<b># CP:</b>	<b>Status as of 12/1/10</b>	<b>CD*</b>
6	NOELANI 1 TMK 3-6-5-009-025	Kamuela 3	OA submitted DOH UIC application on Nov 2010 DOH usually backlogged 2-3 months but now acknowledge that it may take a year to process permits; OA to send HPHA copies of application and will note when this was submitted to DOH. Confirmed that 3 cesspools were converted into seepage pits	6/08
7	NOELANI II TMK 3-6-5-009-026	Kamuela 7	OA submitted DOH UIC application on Nov 2010 DOH usually backlogged 2-3 months but now acknowledge that it may take a year to process permits; OA to send HPHA copies of application; confirms that 6 cesspools converted into seepage pits and 1 backfilled; OA states that Backfilling of Cesspools Report (BCR) forms were submitted to DOH; will provide HPHA with copies of permits and will note the date when submitted to DOH.	6/08
8	HALE ALOHA O PUNA ( ) TMK 3-1-6-143-035	Keeau 6	IWS construction report and related UIC & LCC reports to be filed. Out of 6 cesspools, 1 was abandoned and 5 converted into seepage pits covered by DOH UIC #2825 submitted to DOH on 11/15/2010 and closed by DOH on 11/18/2010.	12/09
9	HALE HOOKIPA (E) TMK 3-8-1-002-049	Kealahou 10	awaiting UIC file number so IWS construction report and related UIC & LCC reports to file on 10/22. OA to follow up with DOH UIC abandonment permit status. Out of 6 cesspools abandoned, 4 need Backfilling of Cesspools Report (BCR) and 2 need DOH UIC abandonment permit; remaining 4 LCC's were converted into septic tanks with seepage pits. OA to provide HPHA copies of application for DOH UIC permit to operate seepage pits	11/08

**STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA**

(prepared 12/01/2010 )

10	NANI OLU (E) TMK 3-8-002-047,048	Kealakekua	8	All done Closed	11/08
11	NANI O PUNA TMK 3-1-5-002-02	Pahoa	4	OA preparing IWS Construction Reports Closed	11/09
12	HALAULA TC	Kapaau	3	All done/Initiated process of transferring to DOE	01/09
13	KA'U TC	Pahala	2	All done/Initiated process of transferring to DOE	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/Initiated process of transferring to DOE	11/08

**45 UIC -- Underground Injection Control; IWS-- Individual Wastewater System**

**Group 1 @ Kauai**

**# CP:**

**Status as of 12/01/10**

16	HALE HOOLULU (E) TMK: 4-5-2-003-056	Kilauea	2	10% started; on-site prep work started 11/30/10 per Goodfellow Bros. completion on 2/28/10 Construction occurring	open
17	KALAHEO TMK: 4-2-3-120-030	Kalaheo	5	75% complete per Goodfellow Bros; expected completion on 12/30/10 Construction occurring	open
18	KEKAHA HA'AHEO TMK: 4-1-3-008-020 & 026	Kekaha	72	65% complete; awarded to Koga Engineering; completion date accelerated to 2/16/10 Construction occurring	open

**79 (AECOM Pacific Inc. is Consultant of Record for Kauai projects)**

**Group 1 @ Maui**

**# CP:**

**Status as of 12/01/10**

19	HANA 'B' TC	Hana	1	All done/Initiated process of transferring to DOE	09/09
20	WAKIU 'A - E' TC	Hana	2	All done/Initiated process of transferring to DOE	09/09

**3 (AECOM Pacific Inc. is Consultant of Record for Maui projects)**

**Total for Group 1**

**127**

**Others originally not identified in CA/FO**

a	Lokahi Housing TMK 3-2-4-052-020	N.A.	N.A.	OA negotiating a Supplemental Contract for 3 existing buildings not part of original scope Sewer connection of said 3 buildings not properly done; contracting design services to correct	01/10
b	Hale Hauoli Housing TMK 3-4-5-010-078	N.A.	5	Awaiting connection to County sewer line; need to design our connection; using cesspools LCCs active until site is connected to County sewer main which is anticipated to be completed in August 2011; manhole already available to link system to sewer main. Contracting design services to correct; once connected to sewer main, cesspools need to be abandoned and backfilled and all reports submitted to DOH	(1)
c	Pahala Elderly Housing TMK 3-9-6-017-037	Pahala	N.A.	All done Closed	12/09

(1) dry sewer pipes installed 11/08

053

**Construction Management Branch  
Status Report for Mayor Wright Homes: Upgrades to Hot Water System  
December 8, 2010**

**Completed Activities**

- The Gas Company was issued a Purchase Order (#11K00726) to install three (3) tankless hot water systems for Building 17, and two (2) systems for Building 18 (Building 18 already has one system).
- Installation of all infrastructure for Building 15 is complete and was inspected on 11/3/10.
- A Purchase Order (#11K00790) was issued to the Solaray Corporation to provide the necessary gas-powered tankless hot water systems for Buildings 17 and 18.
- Mayor Wright Homes has applied for a "Utility Commercial Switch to Gas Program" with the Gas Company for the tankless systems installed in Building 15. (Gas Company Account No. 16569-6).

**Planned Activities**

- The remaining 10 recently ordered gas powered tankless water heaters are expected to arrive on December 10, 2010.
- The Gas Company is ready to install these units once delivered to Mayor Wright Homes. Buildings 17 & 18 is at 70% completion.
- Out of the \$250,000 funds allocated, \$180,500 is available for the remaining buildings. Mayor Wright Homes has a total of 80 solar systems and 12 would have been retrofitted with tankless water heaters by 12/2010 or 15% of the total.
- Additional installation of the tankless units will continue as the need for each building is identified.

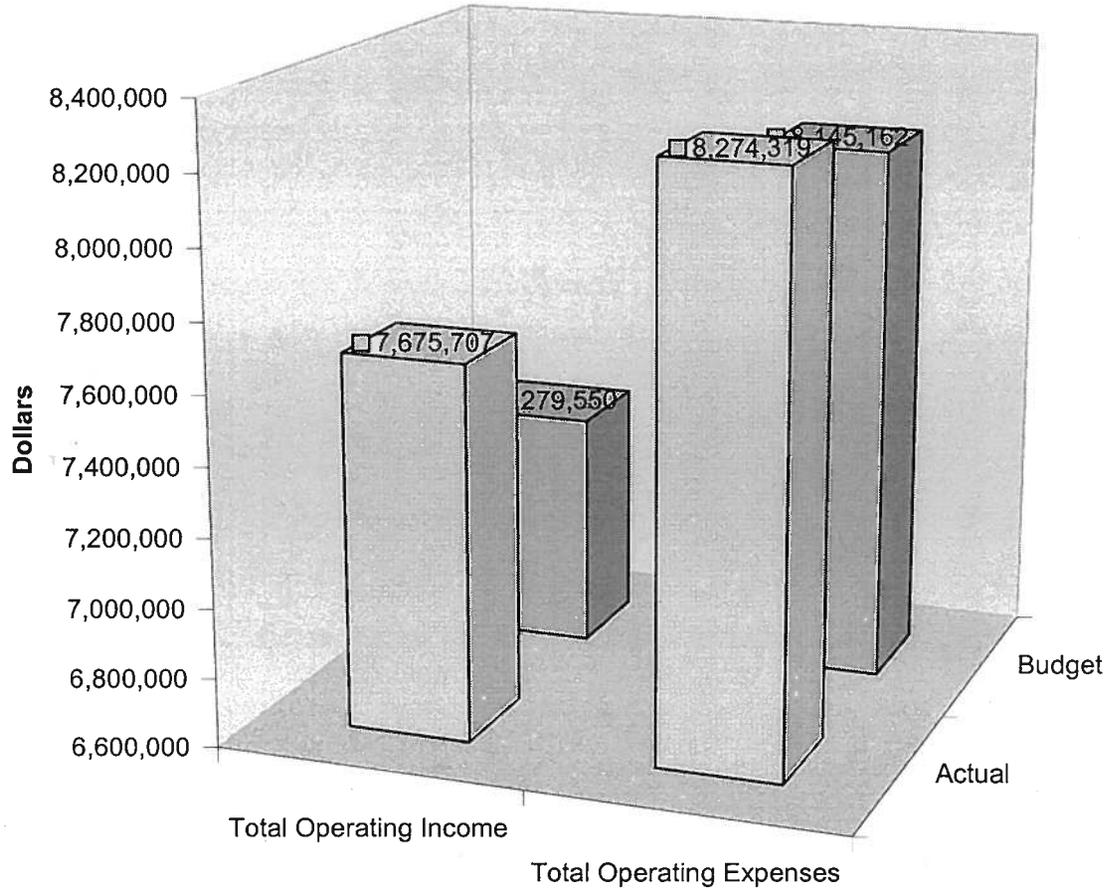
**Trends/Issues**

- The solar system continues to have failures due to the advanced age of the system. These are being addressed as they fail.

**Risks**

- \$69,500 has been encumbered to date for the installation of the tankless hot water systems for Building 15, 17 & 18. Lack of adequate funding will delay the required improvements for all buildings.

## Hawaii Public Housing Authority    October 31, 2010 Budget VS Actual



	Total Operating Income	Total Operating Expenses
Actual	7,675,707	8,274,319
Budget	7,279,550	8,145,162

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

	Actual for Month of Oct 2010	Agency Monthly Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
<b>Projected Revenue</b>								
Dwelling Rental Income	1,565,947	1,556,894	9,053	1%	6,215,468	6,188,787	26,681	0%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
<b>Total Rental Income</b>	<b>1,565,947</b>	<b>1,556,894</b>	<b>9,053</b>	<b>1%</b>	<b>6,215,468</b>	<b>6,188,787</b>	<b>26,681</b>	<b>0%</b>
HUD Operating Subsidies	5,110,928	5,281,427	(170,499)	-3%	21,992,501	22,609,663	(617,162)	-3%
Hud Grant Income	0	0	0	0%	0	0	0	0%
COCC Fee Income	475,930	19,166	456,764	2383%	1,291,176	1,714,378	(423,201)	-33%
General Fund	262,378	87,458	174,920	200%	524,756	542,352	(17,596)	-3%
Other Grant Income	0	0	0	0%	0	0	0	0%
Other Income	260,524	334,605	(74,081)	-22%	1,118,625	1,703,318	(584,693)	-52%
<b>Total Other Income</b>	<b>6,109,760</b>	<b>5,722,656</b>	<b>387,104</b>	<b>7%</b>	<b>24,927,058</b>	<b>26,569,711</b>	<b>1,642,653</b>	<b>7%</b>
<b>Total Operating Income</b>	<b>7,675,707</b>	<b>7,279,550</b>	<b>396,157</b>	<b>5%</b>	<b>31,142,526</b>	<b>32,758,497</b>	<b>(1,615,971)</b>	<b>-5%</b>
<b>Projected Expenses</b>								
Management Fees	386,215	256,903	(129,312)	-50%	1,295,899	1,167,793	128,106	10%
Bookkeeping Fees	55,174	51,636	(3,538)	-7%	224,985	234,746	(9,762)	-4%
Asset Management Fees	0	4,080	4,080	100%	0	0	0	0%
Housing Assistance Payments	3,686,515	3,617,175	(69,340)	-2%	14,844,315	14,452,081	392,233	3%
Administration	777,500	1,275,215	497,715	39%	2,831,688	3,577,768	(746,080)	-26%
Tenant Services	123,348	38,520	(84,828)	-220%	218,518	197,342	21,176	10%
Maintenance	1,209,776	734,732	(475,044)	-65%	4,412,397	4,942,854	(530,457)	-12%
Utilities	1,095,079	1,032,208	(62,871)	-6%	4,427,539	3,500,915	926,625	21%
All Other Expenses	940,711	1,134,693	193,982	17%	3,062,639	4,761,536	(1,698,897)	-55%
<b>Total Operating Expenses</b>	<b>8,274,319</b>	<b>8,145,162</b>	<b>(129,157)</b>	<b>-2%</b>	<b>31,317,979</b>	<b>32,835,035</b>	<b>(1,517,056)</b>	<b>-5%</b>
<b>Net Operating Income</b>	<b>(598,612)</b>	<b>(865,612)</b>	<b>267,000</b>	<b>-31%</b>	<b>(175,453)</b>	<b>(76,538)</b>	<b>(98,915)</b>	<b>56%</b>

\*No budget amount set for COCC Fee Income

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

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

**INCOME ACCOUNTS**

	Fiscal Year 2011 - October 2010			2009 Actual
	Budget	Actual	Variance	Oct-09
AMP 30 Net Tenant Rental Revenue	143,113.00	139,911.00	2%	139,636.00
AMP 31 Net Tenant Rental Revenue	82,329.00	90,324.73	-10%	84,426.62
AMP 32 Net Tenant Rental Revenue	103,047.00	103,714.00	-1%	97,696.61
AMP 33 Net Tenant Rental Revenue	91,068.00	91,277.00	0%	89,617.39
AMP 34 Net Tenant Rental Revenue	130,437.00	131,156.00	-1%	128,825.00
AMP 35 Net Tenant Rental Revenue	140,926.00	130,707.20	7%	131,013.20
AMP 37 Net Tenant Rental Revenue	56,317.00	62,423.00	-11%	58,507.60
AMP 38 Net Tenant Rental Revenue	77,794.00	85,135.00	-9%	70,509.00
AMP 39 Net Tenant Rental Revenue	42,281.00	37,763.00	11%	40,981.00
AMP 40 Net Tenant Rental Revenue	254,083.00	232,068.00	9%	248,624.37
AMP 43 Net Tenant Rental Revenue	37,585.00	40,096.14	-7%	37,892.00
AMP 44 Net Tenant Rental Revenue	39,871.00	50,988.00	-28%	33,477.00
AMP 45 Net Tenant Rental Revenue	64,728.00	62,050.00	4%	59,242.00
AMP 46 Net Tenant Rental Revenue	14,069.00	15,684.00	-11%	15,486.00
AMP 49 Net Tenant Rental Revenue	37,061.00	35,296.00	5%	41,507.00
AMP 50 Net Tenant Rental Revenue	21,633.00	10,456.91	52%	20,437.00
<b>TOTAL OF INCOME ACCOUNTS</b>	<b>\$ 1,336,342.00</b>	<b>\$ 1,319,049.98</b>		<b>\$ 1,297,877.79</b>

**\*Highlights:**

As illustrated in the report above, October 2010 revenue received from rents collected in the Federal Low Rent program when compared to October 2009 rents collected indicates an increase in rents collected by 2% (Increase in income by \$21,172.19)

October 2010 rental revenue	\$ 1,319,049.98	
October 2009 rental revenue	1,297,877.79	
	<u>\$ 21,172.19</u>	2%

Revenue budgeted for October 2010 was projected to be 3% higher than previous year actual (October Fiscal Year 2009) however, the actual result was a slight increase in revenue income by 31th of a percent.

Budgeted October 2010 rental revenue	\$ 1,336,342.00	
October 2009 rental revenue	1,297,877.79	
	<u>\$ 38,464.21</u>	3%

October 2010 rental revenue	\$ 1,319,049.98	
Budget October 2010 rental revenue	1,336,342.00	
	<u>\$ (17,292.02)</u>	-1.29%

A Comparison of the last four month totals indicates the followings:

July 2010 rental revenue	\$ 1,246,477.73	-	
August 2010 rental revenue	1,340,486.97	94,009.24	8%
September 2010 rental revenue	1,325,551.77	(14,935.20)	-1%
October 2010 rental revenue	1,319,049.98	(6,501.79)	0%

**BUDGET COMPARISON  
FEDERAL LOW RENT PROGRAM**

	Actual for Month of Oct 2010	Federal Low Rent Monthly Prog Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
<b>Projected Revenue</b>								
Dwelling Rental Income	1,319,050	1,336,342	(17,292)	-1%	5,231,566	5,216,080	(15,487)	0%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
<b>Total Rental Income</b>	<b>1,319,050</b>	<b>1,336,342</b>	<b>(17,292)</b>	<b>-1%</b>	<b>5,231,566</b>	<b>5,216,080</b>	<b>(15,487)</b>	<b>0%</b>
HUD Operating Subsidies	1,846,244	1,708,087	138,157	8%	7,135,963	9,661,892	2,525,929	35%
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	5,651	44,397	(38,746)	-87%	212,852	293,173	80,321	38%
<b>Total Other Income</b>	<b>1,851,895</b>	<b>1,752,484</b>	<b>99,411</b>	<b>6%</b>	<b>7,348,815</b>	<b>9,955,065</b>	<b>2,606,250</b>	<b>35%</b>
<b>Total Operating Income</b>	<b>3,170,945</b>	<b>3,088,826</b>	<b>82,119</b>	<b>3%</b>	<b>12,580,382</b>	<b>15,171,144</b>	<b>2,590,763</b>	<b>21%</b>
<b>Projected Expenses</b>								
Management Fees	298,717	197,293	(101,424)	-51%	1,027,852	914,133	113,719	11%
Bookkeeping Fees	23,635	32,701	9,066	28%	149,442	154,398	(4,956)	-3%
Asset Management Fees	0	4,080	4,080	100%	0	0	0	0%
Housing Assistance Payments	0	0	0	0%	0	0	0	0%
Administration	295,918	399,208	103,290	26%	1,120,046	1,211,479	(91,433)	-8%
Tenant Services	(4,496)	10,520	15,016	143%	3,043	14,450	(11,407)	-375%
Maintenance	1,105,686	589,941	(515,745)	-87%	3,680,981	3,925,326	(244,345)	-7%
Utilities	932,427	888,094	(44,333)	-5%	3,835,889	2,937,450	898,438	23%
All Other Expenses	959,685	1,040,451	80,766	8%	2,528,827	3,977,892	(1,449,066)	-57%
<b>Total Operating Expenses</b>	<b>3,611,572</b>	<b>3,162,288</b>	<b>(449,284)</b>	<b>-14%</b>	<b>12,346,079</b>	<b>13,135,128</b>	<b>(789,049)</b>	<b>-6%</b>
<b>Net Operating Income</b>	<b>(440,627)</b>	<b>(73,462)</b>	<b>(367,165)</b>	<b>500%</b>	<b>234,302</b>	<b>2,036,016</b>	<b>1,801,714</b>	<b>769%</b>

**BUDGET COMPARISON  
STATE ELDERLY PROGRAM**

	Actual for Month of Oct 2010	State Elderly Monthly Prog Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
<b>Projected Revenue</b>								
Dwelling Rental Income	165,123	149,664	15,459	10%	658,853	651,861	6,992	1%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
<b>Total Rental Income</b>	<b>165,123</b>	<b>149,664</b>	<b>15,459</b>	<b>10%</b>	<b>658,853</b>	<b>651,861</b>	<b>6,992</b>	<b>1%</b>
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	2,332	4,647	(2,315)	-50%	20,619	19,346	1,273	6%
<b>Total Other Income</b>	<b>2,332</b>	<b>4,647</b>	<b>(2,315)</b>	<b>-50%</b>	<b>20,619</b>	<b>19,346</b>	<b>1,273</b>	<b>6%</b>
<b>Total Operating Income</b>	<b>167,455</b>	<b>154,311</b>	<b>13,144</b>	<b>9%</b>	<b>679,472</b>	<b>671,206</b>	<b>8,265</b>	<b>1%</b>
<b>Projected Expenses</b>								
Management Fees	33,008	26,651	(6,357)	-24%	131,857	116,224	15,633	12%
Bookkeeping Fees	4,268	3,496	(772)	-22%	17,048	17,055	(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	(2,409)	71,826	74,235	103%	37,652	(7,017)	44,669	119%
Tenant Services	0	0	0	0%	0	0	0	0%
Maintenance	(40,663)	12,878	53,541	416%	169,353	315,914	(146,561)	-87%
Utilities	96,256	83,780	(12,476)	-15%	336,528	313,660	22,867	7%
All Other Expenses	29	42,813	42,784	100%	270,832	508,094	(237,261)	-88%
<b>Total Operating Expenses</b>	<b>90,488</b>	<b>241,444</b>	<b>150,956</b>	<b>63%</b>	<b>963,269</b>	<b>1,263,929</b>	<b>(300,660)</b>	<b>-31%</b>
<b>Net Operating Income</b>	<b>76,966</b>	<b>(87,133)</b>	<b>164,099</b>	<b>-188%</b>	<b>(283,797)</b>	<b>(592,722)</b>	<b>(308,926)</b>	<b>109%</b>

**BUDGET COMPARISON  
STATE LOW RENT PROGRAM**

	Actual for Month of Oct 2010	State Low Rent Monthly Prog Budget	Increase / (Decrease)	%	FY2011 YTD TOTALS (Actuals)	FY2010 YTD TOTALS	Increase / (Decrease)	%
<b>Projected Revenue</b>								
Dwelling Rental Income	81,774	70,888	10,886	15%	325,048	320,847	4,202	1%
Non- Dwelling Rental Income	0	0	0	0%	0	0	0	0%
<b>Total Rental Income</b>	<b>81,774</b>	<b>70,888</b>	<b>10,886</b>	<b>15%</b>	<b>325,048</b>	<b>320,847</b>	<b>4,202</b>	<b>1%</b>
HUD Operating Subsidies	0	0	0	0%	0	0	0	0%
Hud Grant Income	0	0	0	0%	0	0	0	0%
COCC Fee Income	0	0	0	0%	0	0	0	0%
General Fund	0	0	0	0%	0	0	0	0%
Other Grant Income	0	0	0	0%	0	0	0	0%
Other Income	4,721	0	4,721	0%	15,018	12,629	2,388	16%
<b>Total Other Income</b>	<b>4,721</b>	<b>0</b>	<b>4,721</b>	<b>0%</b>	<b>15,018</b>	<b>12,629</b>	<b>2,388</b>	<b>16%</b>
<b>Total Operating Income</b>	<b>86,495</b>	<b>70,888</b>	<b>15,607</b>	<b>22%</b>	<b>340,066</b>	<b>333,476</b>	<b>6,590</b>	<b>2%</b>
<b>Projected Expenses</b>								
Management Fees	13,690	10,788	(2,902)	-27%	53,717	47,277	6,441	12%
Bookkeeping Fees	1,770	1,581	(189)	-12%	6,945	6,938	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	22,269	31,568	9,299	29%	79,925	64,615	15,310	19%
Tenant Services	0	0	0	0%	0	0	0	0%
Maintenance	42,844	39,465	(3,379)	-9%	198,965	176,648	22,317	11%
Utilities	55,109	52,345	(2,764)	-5%	225,000	213,849	11,151	5%
All Other Expenses	2,525	13,310	10,785	81%	78,173	143,658	(65,485)	-84%
<b>Total Operating Expenses</b>	<b>138,207</b>	<b>149,057</b>	<b>10,850</b>	<b>7%</b>	<b>642,725</b>	<b>652,985</b>	<b>(10,260)</b>	<b>-2%</b>
<b>Net Operating Income</b>	<b>(51,712)</b>	<b>(78,169)</b>	<b>26,457</b>	<b>-34%</b>	<b>(302,659)</b>	<b>(319,509)</b>	<b>16,849</b>	<b>-6%</b>

**Contract and Procurement Office  
Monthly Status Report for November 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	Nov	Oct	% change	YTD
Central Stores Requisitions	24	33	-27%	127
Purchase Orders	108	144	-25%	822
pCard (Total)	538	602	-11%	2,563
pCard (under \$1,000)	529	593	-11%	2,512
pCard (over \$1,000)	9	9	0%	51

**Planned Activities December 2010/January 2011**

Solicitation(s):

- Issue Request-for-Proposals for Owner's Representative Services for the Kuhio Park Terrace and Kuhio Homes Redevelopment Project.
- Issue Request-for-Proposals for the Project-Based Housing Choice Voucher (Section 8) Program – Kuhio Park Terrace.
- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for Asset Management 43 (Ka Hale Kahaluu, Hale Hookipa, Kaimalino, Kealakehe, Nani Olu) on the Island of Hawaii.

Contract(s)

- Execute contract for tree trimming services for Mayor Wright Homes (AMP 32), Kamehameha Homes, Kaahumanu Homes (AMP 33), Waimaha/Sunflower (AMP 44), Koolua Village, Hookipa Kahaluu (AMP 45), Kauhale Nani, Wahiawa Terrace, and Kupuna Home O Waialua (AMP 49) located on the island of Oahu.
- Award and execute contract 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 December 2010**

### Solicitation(s):

- Solicitations issued under the Construction Management Branch is anticipated to slightly increase due to the effort to encumber the funds under the Capital Improvement Program.
- Solicitations issued under the Property Management and Maintenance Services Branch will remain steady due to the majority of the recurring services such as refuse collection, security services and appliances already completed.

### Contract(s):

- Contracts to be executed under the Construction Management Branch is anticipated to increase due to the effort to encumber the funds under the Capital Improvement Program.
- Contracts to be executed under the Property Management and Maintenance Services Branch will remain steady due to the majority of the recurring services such as refuse collection, security services and appliances already completed.

### Purchase Orders/pCards/Central Stores Requisitions:

- The number of pCard documents (under/over \$1,000) processed remained relatively steady from last month (538 – 602). 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 (108 – 144). 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.

### **Issues**

- Selected offices, due to lack of staff, 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.

## Potential Risks

### Contract(s):

- Failure to award and execute a contract for the Project-Based Housing Choice Voucher (Section 8) Program at Kuhio Park Terrace may jeopardize the sale of the Kuhio Park Terrace – Towers A & B to 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.

### Staffing

- Shall work with the Personnel Office to arrange interviews for the one vacant contract specialist position.

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

Solicitations Issued in November 2010:

Solicitation No.	Title	Due Date
IFB-PMB-2010-18	Invitation for Bids for Furnishing Refuse Collection Services for Various State and Federal Low Income Public Housing Complexes Under Asset Management Project 46 on the Island of Hawaii	December 8, 2010

Contracts Executed in November 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-28	Sato & Associates Design and Consulting Services for Structural Repairs at Kuhio Park Terrace (AMP 40) on the Island of Oahu 365 days from Notice to Proceed		\$12,000.00
CMS 08-14-SA03	AECOM, Pacific Inc. Additional Design and Consultation Services for the Large Capacity Cesspool Conversion for Federal and State Complexes on the Islands of Maui and Kauai Completion Date: April 30, 2012	\$87,327.00	\$284,750.00
CMS 08-25-SA02	Stan's Contracting Additional Labor and Materials and Extension of Time of 215 days for the Physical Improvements to Lanakila Homes (AMP 37) on the Island of Hawaii Completion Date: January 24, 2011	\$235,531.00	\$5,711,300.00
CMS 09-06-SA02	Doonwood Engineering, Inc. Extension of Time of 29 days for the Replacement of the Booster Pump System at Makua Alii (AMP 34) on the Island of Oahu Completion Date: November 8, 2010	n/a	\$63,979.13
CMS 09-19-SA03	Heartwood Pacific, LLC Additional Labor and Materials and Extension of Time of 12 days for the Abatement and Interior Renovation at Lokahi (AMP 37) on the Island of Hawaii Completion Date: January 15, 2011	\$23,244.00	\$3,238,342.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-09-SA01	Hi Tec Roofing dba Hi Tec Roofing Services Additional Labor and Materials and Extension of Time of 30 days for the Reroof and Structural Repairs at Makua Alii (AMP 34) on the Island of Oahu Completion Date: September 18, 2011	\$150,000.00	\$2,090,130.11
CPO 10-02	Reno & Cavanaugh, PLLC Furnish Professional Legal Services for the Kuhio Park Terrace and Kuhio Homes (AMP 40) Redevelopment Project on the Island of Oahu November 15, 2010 to November 14, 2011		\$118,500.00
PMB 08-12-SA03	Maui Waste Services, Inc. Increase Compensation Due to an Increase in the Maui County Tipping Fees for Refuse Collection Services for Public Housing Complexes Under AMP 39 on the Island of Maui End Date: June 30, 2011	\$2,715.54	\$96,159.84
PMB 08-14-SA04	Orchid Island Rubbish & Recycle Increase in Number of Containers and Pickups for Refuse Collection Services at Lanakila Homes (AMP 37) on the Island of Hawaii End Date: June 30, 2011	\$13,904.80	\$541,012.96

**Hearings Office  
Status Report for November 2010**

**Accomplishments**

- HPHA Board Report-November 30, 2010.
- AMP Monthly Report.
- Eviction Cases Heard for November 2010- 21 cases.
- From July 2009 through September 2010, we heard 312 cases and evicted 129 families.

**Planned Activities for Next Month**

- Prepare Record on Appeal for two tenants
- Continue to schedule and conduct the State wide eviction hearings.
- The final eviction hearing for 2010 will be on December 7, 2010.
- Continue to serve all pending FOF/COL for year 2010.
- No Writs of Possession (physical evictions) executed for month of December 2010 unless health and safety is an issue. There are 2 cases were this will occur-1 for AMP 44 and 1 for AMP 46.
- Respond to Statewide Reasonable Accommodation Requests.
- Respond to Compliance Requests.

**Trends/Issues**

- Hearings have placed 2 referrals on hold until Grievance Hearings have been completed.
- Hearings continue to recruit new members and residents to sit on the statewide eviction boards.
- The misconduct of tenant's guests and/or visitors is on the rise in many AMPS.

**Potential Risks**

As we move into the holiday and spending season the first quarter of year 2011 will see a rise in the number of cases referred for rent delinquency as well as misconduct violations.

**HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS**

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

**Fiscal Year 2011**

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
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
Nov 10	21	18	3	7	7	1	2	4	17
<b>TOTALS</b>	<b>85</b>	<b>62</b>	<b>23</b>	<b>30</b>	<b>21</b>	<b>4</b>	<b>6</b>	<b>24</b>	<b>61</b>

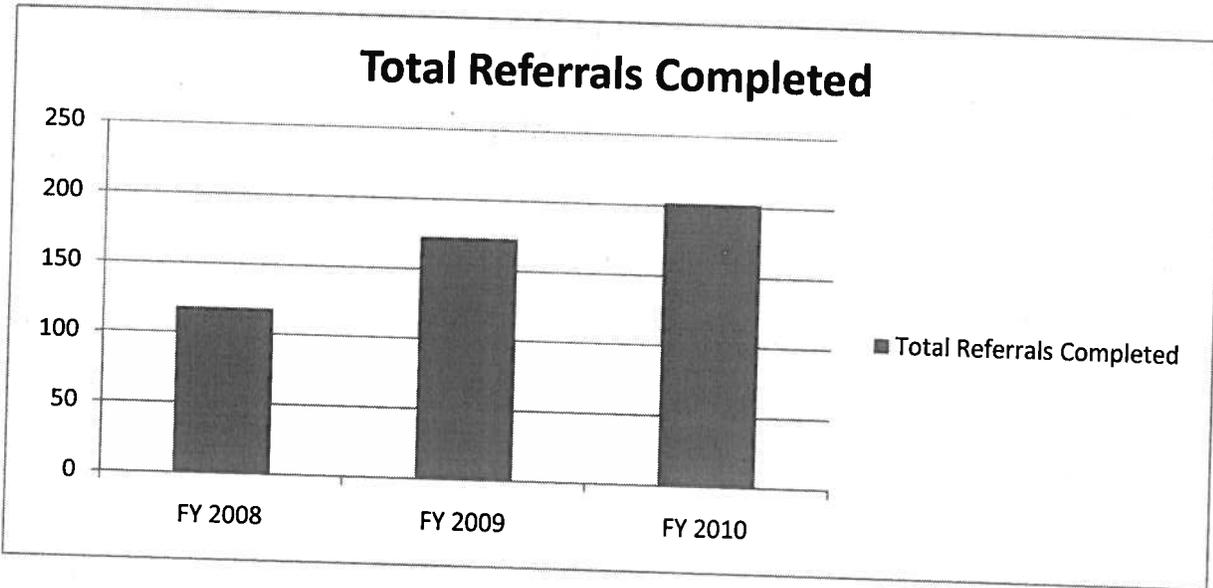
**Total # of Cases Heard for the Month of November 2010: 21  
(Oahu & Neighbor Islands)**

Decisions Rendered:	Rent Violations	Other Violations
Eviction	6	1
Evict w/cond	6	1
10-day cure	1	0
Dismissal	1	1
Continued	4	0
<b>Total</b>	<b>18</b>	<b>3</b>

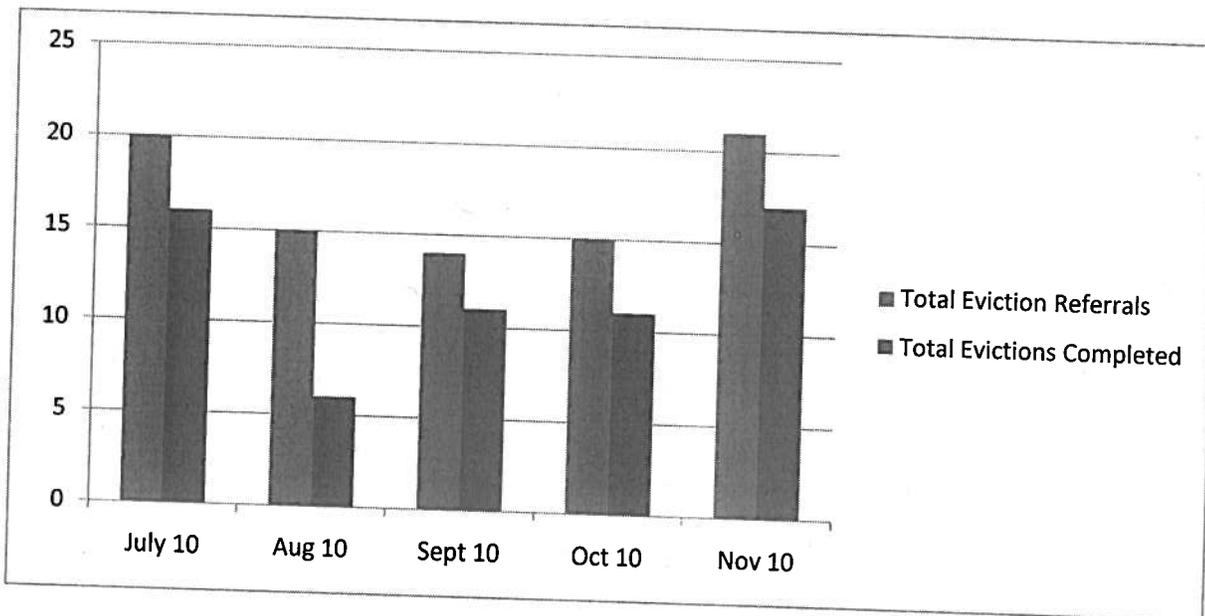
Delinquent balances for rent cases ordered evicted for month of November 2010:

AMP 35	Makamae	
AMP 40	Kuhio Park Terrace	\$5,783.00
AMP 37	Lanakila Homes	\$2,203.00
AMP 43	Kaimalino	\$2,208.00
<b>Total</b>		<b>\$3,912.00</b>
		<b>\$14,107.00</b>

### Fiscal Years 2008-2010



### Current Fiscal Year 2011 (By Month)



**Information Technology Office Status Report  
November 2010**

**Accomplishments**

- Completed the installation of new server hardware, and started the initial transfer of knowledge. Vendor trained HPHA staff on basic operation of the new equipment. Currently in testing phase.
- Initiated procurement of 4 more laptops and 260 anti-virus software licenses. T-205 forms were approved, and POs are being routed for signatures.

**Planned Activities for Next Month**

- 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.
- Arrange conference call/remote training with Emphasys accounting consultant, Nancy McWatters, and new fiscal officer, Clarence Allen, to discuss Emphasys accounting software capabilities.

**Trends/Issues**

DAGS/ICSD Notice of Cyber Security Event ICSD-2010-036:  
Two computers in bldg D were detected to be “attempting to initiate numerous outbound TCP HTTP and HTTPS connections with various malicious IP addresses identified by MS-ISAC.” One computer belonged to CPO and the other to MSS. Both have temporarily been taken out of service, and the hard drives will be reimaged.

**Risks**

HPHA’s vacant IT position is currently listed on the DHRD website. Along with other IT Specialist IV positions, it is listed under continuous recruitment. Once filled this will fill a key vacancy.

**Personnel Office  
November Status Report**

**Accomplishments:**

Recruitment:

- Interviews recently held, results/job offers pending:
  1. Building Maintenance Worker II # 6635
  2. Public Housing Specialist I # 9647 (Perm)
  3. Public Housing Specialist I # 35416 (Temp)
  4. Housing Compliance & Evaluation Specialist # 100917
  5. Resident Services Program Specialist # 111874
  6. Engineer (Buildings) IV # 8635
  
- Interviews completed, pending HUD concurrence:
  1. Contracts and Procurement Officer # 100882
  
- Employee started in the following position:
  - Fiscal Officer #41041 (Nov. 1<sup>st</sup>)
  - Housing Planner #107934 (Dec 1<sup>st</sup>)
  - Building Construction Inspector II # 8421 (Dec 1<sup>st</sup>)
  - Property Management Specialist #117841 (Dec 2d)
  
- Completed interviews with start dates in Dec:
  1. Public Housing Specialist I # 9647 (Perm)
  2. Public Housing Specialist I # 35416 (Temp)
  3. Housing Compliance & Evaluation Specialist # 100917
  5. Resident Services Program Specialist #111874
  
- Advertisement through HPHA website and/or NEOGOV
  1. Housing Contract Specialist (exempt)
  2. Building Maintenance Helper
  3. Building Maintenance Worker I
  4. Public Housing Supervisor IV
  5. State Housing Development Administrator
  6. Information Technology Specialist IV
  7. Property Management Specialist (exempt)
  
- Recent Governor's Approval to Fill and/or pending approval. 100% federally funded positions:
  1. Tenant Services Manager # 100892 (approved 12/3/10)
  2. Chief Compliance Officer # 103020 (approved 12/3/10)
  3. Public Housing Supervisor IV # 6693 (pending approval)
  4. Chief Housing Planner #102034 (pending approval)
  5. Welder #5968 (pending approval)

Safety/Workers Compensation:

- One Workers Compensation injury that occurred in the month of October was reported in November.

Labor Relations:

- Closed the consultation with HGEA and UPW on the Non-Violence in the Workplace Policy & Procedure.
- Issued suspension for unauthorized leave of absence.

Training:

- Staff attended the following trainings:
  1. SPO Workshop No. 176: Pcard Changes and Updates (Webinar)
  2. Public Housing Agency (PHA) Annual Financial Reporting Training
  3. Statewide Homeless Awareness Conference-Building a Compassionate Understanding
  4. Act 179, SLH 2010 – Retirants Employed by State or County

**Planned Activities**

Recruitment:

- Goal – continue to recruit and fill essential positions.
- Interviews scheduled for December:
  1. Public Housing Supervisor VI # 8751
  2. Public Housing Supervisor IV # 41349
  3. Housing Contract Specialist # 117689
  4. Secretary II (PMMSB) #41333
- 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 Specialist # 106429
2. Project Engineer # 100202

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.

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

Total **Civil Service** vacant positions - 50

Total **Exempt** vacant positions – 20

Total **Vacant** positions – 70

Positions in recruitment: Civil Service - 14  
Exempt - 11

Total positions in recruitment: 25

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 - 18

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

Branch	Section	Total Full Time Positions			% Vacant			Active Recruitment	
		Civil Svc	Exempt	Total	Occupied	Vacant	Vacant	Yes	No
Office of the Executive Director		5	3	8	8	0	0.00%	0	0
		5	3	8	8	0	0.00%	0	0
Planning and Evaluation Office		1	2	3	2	1	33.33%	0	1
		1	2	3	2	1	33.33%	0	1
Compliance Office		0	3	3	0	3	100.00%	2	1
		0	3	3	0	3	100.00%	2	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	3	1	25.00%	0	1
	Acctg Sec	8	0	8	8	0	0.00%	0	0
	Pay & Disb	4	0	4	3	1	25.00%	0	1
	Budget	1	1	2	2	0	0.00%	0	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	16	3	15.79%	0	3
Information Technology		1	3	4	3	1	25.00%	1	0
		1	3	4	3	1	25.00%	1	0
Personnel Office		3	1	4	4	0	0.00%	0	0
		3	1	4	4	0	0.00%	0	0
Procurement Office		4	3	7	5	2	28.57%	2	0
		4	3	7	5	2	28.57%	2	0
Construction Mgt. Branch		2	0	2	1	1	50.00%	1	0
	CMS	3	0	3	1	2	66.67%	0	2
	CMS I	2	7	9	6	3	33.33%	1	2
	CMS 2	5	2	7	5	2	28.57%	1	1
	DSS	1	2	3	2	1	33.33%	0	1
	13	11	24	15	9	37.50%	3	6	
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	1	0
	Insp Unit	5	2	7	4	3	42.86%	0	3
	Rent Sub Sec 1	10	0	10	8	2	20.00%	1	1
	Rent Sub Sec 2	8	0	8	6	2	25.00%	1	1
	25	2	27	19	8	29.63%	3	5	
Property Management & Maint. Services Branch	PMMSB	1	2	3	1	2	66.67%	1	1
	MGT SEC	2	0	2	0	2	100.00%	2	0
	APP	7	0	7	5	2	28.57%	0	2
	RSS	2	8	10	5	5	50.00%	4	1
	PMCS	0	5	5	2	3	60.00%	2	1
	CMSS	19	0	19	19	0	0.00%	0	0
	Puuwai Momi - AMP 30	23	0	23	20	3	13.04%	0	3
	Kalihi Valley - AMP 31	25	0	25	22	3	12.00%	0	3
	Mayor Wright - AMP 32/33	32	0	32	29	3	9.38%	0	3
	Kalakaua - AMP 34	27	0	27	23	4	14.81%	0	4
	Kalanihuaia - AMP 35	26	0	26	20	6	23.08%	0	6
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	10	6	37.50%	3	3
	Maui - AMP 39	12	0	12	10	2	16.67%	2	0
		206	15	221	179	42	19.00%	14	28
<b>TOTAL</b>	<b>277</b>	<b>48</b>	<b>325</b>	<b>255</b>	<b>70</b>	<b>21.54%</b>	<b>25</b>	<b>45</b>	

073

CFP - CIP  
Summary of Repair/Renovation  
Projects

Hawaii Public Housing Authority  
Summary of Capital Repair/Renovation Projects  
Report for the Month of November 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	\$12,892,394	\$8,755,385	\$2,578,479	\$269,292	\$1,289,238	\$0	\$12,892,394	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 Up
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	\$15,680,447	\$0	\$0	\$1,201,181	\$0	\$16,245,443	100.00%	\$0	3/1/10	All Contracts Awarded
CFP 719	\$12,526,177	\$8,359,968	\$2,416,486	\$500,000	\$1,249,723	\$0	\$3,756,734	29.99%	\$8,769,443	9/1/11	These funds are available to PHA's. Date of allotment was 9/15/09. Awaiting Environmental Review
CFP 720	\$12,389,235	\$8,172,464	\$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
<b>Totals</b>	<b>\$66,666,982</b>	<b>\$49,367,606</b>	<b>\$9,995,559</b>	<b>\$1,699,563</b>	<b>\$6,240,439</b>	<b>\$0</b>	<b>\$45,508,304</b>	<b>68%</b>	<b>\$21,158,678</b>		

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	\$12,892,394	\$7,065,590	\$2,578,479	\$257,708	\$1,203,376	\$0	\$11,105,153	86.14%	\$1,787,241	9/1/09	All Contracts Awarded
CFP 718	\$12,613,733	\$2,482,695	\$2,522,747	\$95,333	\$1,241,373	\$0	\$6,342,148	50.28%	\$6,271,585	6/12/10	All Contracts Awarded
CFP ARRA	\$16,245,443	\$7,006,833	\$0	\$0	\$601,688	\$0	\$7,608,521	46.83%	\$8,636,922	3/1/10	All Contracts Awarded
CFP 719	\$12,526,177	\$11,830	\$0	\$0	\$0	\$0	\$11,830	0.09%	\$12,514,347	9/15/10	These funds are available to PHA's.
CFP 720	\$12,389,235	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$12,389,235	6/15/12	These funds are available to PHA's.
<b>Totals</b>	<b>\$66,666,982</b>	<b>\$16,566,948</b>	<b>\$5,101,226</b>	<b>\$353,041</b>	<b>\$3,046,437</b>	<b>\$0</b>	<b>\$25,067,652</b>	<b>37.60%</b>	<b>\$41,599,330</b>		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Expended	% Expended	Balance	Encumbrance Date	Notes
07-'08 Lump Sum CIP	\$19,910,000	\$10,646,241	53.47%	\$9,263,759	6/30/10	Allotment Granted - Blanket Encumbrance
08-'09 Lump Sum CIP	\$10,000,000	\$2,340,892	23.41%	\$7,659,108	6/30/10	Allotment Granted - Blanket Encumbrance
07-'08 Elevator	\$4,939,503	\$4,518,427	91.48%	\$421,076	6/30/10	Allotment Granted - Blanket Encumbrance
08-'09 Elevator	\$6,410,000	\$3,475,203	54.22%	\$2,934,797	6/30/10	Allotment Granted - Blanket Encumbrance
09-'10 Lump Sum CIP	\$7,913,000	\$2,924,501	36.96%	\$4,988,499	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
<b>Totals</b>	<b>\$53,672,503</b>	<b>\$23,905,264</b>	<b>44.54%</b>	<b>\$29,767,239</b>		

**Grand Total All CFP/CIP**      **\$120,339,485**      **\$69,413,568**      **57.68%**      **\$50,925,917**

**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	Contractor	D/C/B	S/F/O	Engineer	Start	End	Status	Planning Budget	OTHER FUNDS		Fully Obligated ARRA	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)					Elevator Improvement s, S/W-Des B-07-413-K
									Obligation Deadline 9-15-2011	Obligation Deadline 6-23-2012				09LOQU8	09LOQHS	721	722	723	724	725			
2008 Physical Needs Assessment (PNA) Federal Projects (Design)	Architects Hawaii, Ltd.	D	F	Marcel Audant	10/29/2008	12/31/2008	Open			391,031		719	720	3-09-SP-HI-025-1-09-SP-HI-025				721	722	723	724	725	
ADA Compliance for Koolua Village and Hale Hookipa Kahaluu (Design)	Architects Hawaii, Ltd.	D	S	Miles Okimura			Open																
ADA Compliance for Various Federal Projects (Const)	For Planning Purposes Only	C	F				Open	9,500,000					1,018,324					2,000,000				2,500,000	
ADA Compliance for Various Federal Projects (Design)	For Planning Purposes Only	D	S	Richard Speer			Open	2,000,000															
ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)	Pacific Architects Inc.	D	S	Richard Speer	7/1/2002	7/11/2003	Open																
ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Design)	For Planning Purposes Only	C	S	Richard Speer			Open	1,000,000															
ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Const)	Architects Hawaii, Ltd.	D	S	Richard Speer			Open																
ADA/UFAS Compliance (9 projects) (Const)	For Planning Purposes Only	C	F	Richard Speer			Open																
ADA/UFAS Compliance (9 projects) (Design)	Richard Matsunaga & Associates	D	S	Rose Churma			Open																
Barbers Point Transitional Shelter (Const)	Metcalf Construction Company	C	S	Richard Speer	4/25/2007	7/31/2009	Open																
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)	For Planning Purposes Only	C	F	Richard Speer	12/1/2009	3/31/2010	Open					800,000											
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)	For Planning Purposes Only	D	F		7/13/2009	3/31/2010	Open					200,000											
Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	F	Miles Okimura	7/1/2007	6/30/2008	Open			166,218													
Elevator Maintenance Service for Various Federal-Funded Projects (Design)	Kone, Inc.	C	S	Miles Okimura	7/1/2008	6/30/2009	Open																
Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	S	Miles Okimura	7/1/2008	6/30/2009	Open																
Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	S	Miles Okimura	7/1/2007	6/30/2008	Open		12,540	24,265													
Elevator Maintenance Service for Various State-Funded Projects (Design)	Kone, Inc.	C	S	Miles Okimura	7/1/2008	6/30/2009	Open		6,534	25,287													
Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	S	Miles Okimura	7/1/2008	6/30/2009	Open		6,795	26,298													
Elevator Modernization of 16 at Various Oahu Locations (Const)	Okada Trucking Co., Ltd.	C	S	Miles Okimura			Open																
Elevator Modernization of 16 at Various Oahu Locations (Design)	Elevator Consulting Services	D	S	Miles Okimura	6/2/2008	1/3/2015	Open			13,585													352,383
Elevator Modernization Phase II: 10 at Various Sites (Design)	For Planning Purposes Only	D	S				Open																200,000
Elevator Modernization Phase III: 10 at Various Sites (Const)	For Planning Purposes Only	C	S				Open																
Elevator Repair and Maintenance at Various Sites Phase III (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open																
Elevator Security Improvements at Various Sites Statewide (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open	1,000,000															
Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Federal Projects) (Const)	Helber Hastert & Fee Planning	D	F	M. Kawamura			Open					82,159											
Generator Maintenance Services at Various Oahu Projects (Const)	Pacific Power Products	C	S/F	Sahar Ibrahim	8/3/2009	8/2/2012	Open		75,160														
Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)	Willlocks Construction Corp.	C	S	M. Kawamura	1/7/2008	12/31/2008	Open																
Hale Aloha O'Puna ADA Units & Roof (Const)	For Planning Purposes Only	C	S/F				Open						1,000,000										
Hale Aloha O'Puna ADA Units & Roof (Design)	M5 Architecture (Requires e	D	S				Open																
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)	Isemoto Contracting Co. Ltd	C	F	Sahar Ibrahim	2/23/2010		Open				1,798,597												
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)	Koa Architects, LLC (KNG A	D	S	Sahar Ibrahim	5/26/2008	5/11/2010	Open																
Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Const)		C	S	Sahar Ibrahim			Open																
Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Design)		D	S	Sahar Ibrahim			Open																
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Const)	For Planning Purposes Only	C	F				Open																3,000,000
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Design)	For Planning Purposes Only	D	F				Open																
Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)	Ushijima Architects, Inc.	D	F	Miles Okimura	6/29/2006	3/11/2010	Open					88,749											300,000
Hale Hookipa, Nani Olu, Reroofing (Const)	Stan's Contracting Inc.	C	S/F	Miles Okimura	7/27/2009		Open					23,830											
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Const)	For Planning Purposes Only	C	S				Open																
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Design)	Group 70	D	S	Rose Churma			Open																
Hale Laulima Major Mod (Const)	For Planning Purposes Only	C	F				Open	4,500,000															
Hale Laulima Major Mod (Design)	For Planning Purposes Only	D	F	Lisa Izumi			Open																4,500,000
Hale Nana Kai O'Kea Physical Improvement (Const)	For Planning Purposes Only	C	S				Open																900,000
Hale Nana Kai O'Kea Physical Improvement (Design)	Group 70	D	S	Rose Churma			Open																
Hale Po'ai Building Improvements (Const)	Summit Construction, Inc.	C	S	Richard Speer			Open																
Hale Po'ai Building Improvements (Design)	Architects Pacific, Inc.	D	S	Lisa Izumi	5/26/2008	6/8/2011	Open																
Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water for (Const)	For Planning Purposes Only	C	S	Richard Speer			Open																
Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)	For Planning Purposes Only	C	S	Richard Speer			Open																
Hauiki Replace Four Termite Damaged Poles and Two Transformers (Design)	For Planning Purposes Only	D	S	Richard Speer			Open																
Hoolulu and Kamalu Emergency Call System Repair (Const)	Teds Wiring	C	S	Miles Okimura	9/14/2009		Open																
Hoolulu and Kamalu Emergency Call System Repair (Design)	Nakamura, Oyama and Associates	D	S	Miles Okimura	5/6/2008	3/2/2011	Open																
Hui O Hanamaulu Physical Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/1/2010	Open																
Hui O Hanamaulu Physical Improvements (Design)	Marc Ventura AIA LLC	D	S	Richard Speer	7/15/2009	5/1/2010	Open																
Kaahumanu Homes, Reroofing (Const)	Arita-Poulson General Contracting	C	F	Richard Speer	8/9/2010	12/7/2010	Open					178,173	104,140										
Kaahumanu Homes, Reroofing and Additional Work for Abatement (Design)		D	S	Richard Speer			Open																
Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)	For Planning Purposes Only	C	F	Richard Speer			Open	800,000															
Kahale Mua Federal Site & Reroof (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/31/2010	Open																
Kahale Mua Federal Site & Reroof (Design)	Riecke Sunland Kona Architects	D	S	Richard Speer	7/15/2009	5/31/2010	Open																
Kahale Mua Federal Site Renovation of Existing Units (Const)	For Planning Purposes Only	C	F	Richard Speer			Open	400,000															
Kahale Mua Federal Site Renovation of Existing Units (Design)	For Planning Purposes Only	D	F	Richard Speer			Open	40,000															
Kahale Mua State Site & Bldg Mod (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/31/2010	Open																
Kahale Mua State Site & Bldg Mod (Design)	Riecke Sunland Kona Architects	D	S	Richard Speer	7/15/2009	5/31/2010	Open																
Kahekii Terrace Physical Improvements (Const)	F&H Construction	C	F	Richard Speer	11/1/2009	12/1/2010	Open				5,259,289												
Kahekii Terrace Physical Improvements (Design)	Allana, Buick and Bers Inc.	D	S	Richard Speer	6/25/2008	12/1/2010	Open																
Kahekii Terrace Tent Fumigation and Soil Treatment (Const)	Sandwich Isle Pest Solutions	C	S	Richard Speer	7/30/2009		Open																
Kahekii Terrace, David Malo Circle, Makaniki Hale and Pili Hale Homes vacant (Const)	Artistic Builders Corporation	C	S	Richard Speer	6/29/2009		Open																
Kahekii Terrace: Roof & Solar Repairs, Ph 2 (Const)	For Planning Purposes Only	C	S				Open	3,000,000															
Kaimalino and Kealakehe Reroofing (Const)	Coastal Construction Inc.	C	F	Miles Okimura	2/1/2010	2/29/2010	Open				1,915,750												
Kalaheo Homes Physical Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	12/1/2010	Open																
Kalaheo Homes Physical Improvements (Design)	Group 70	D	S	Rose Churma	7/15/2009	12/1/2010	Open																
Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open	2,000,0															

PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	Start	End	Status	Planning Budget	OTHER FUNDS		Fully Obligated ARRA	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)					Elevator Improvement s, S/W-Des B-07-413-K	
									Mis. Funds	Project Fund								719	720	3-09-SP-HI-025	3-09-SP-HI-025	09L0QU8		09L0QHS
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	For Planning Purposes Only	D	F	Lisa Izumi			Open																	
Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)	Pacific Architects Inc.	D	F	Wayne Nakamura	8/27/2001		Open																	
Kalihi Valley Homes Phase III Site and Dwelling Improvements (Const)	Index Builders Inc.	C	S/F	Lisa Izumi	6/18/2008	2/25/2009	Open																	
Kalihi Valley Homes Reconstruct Kalena Drive (Const)	For Planning Purposes Only	C	F	Lisa Izumi			Open																	
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Bui	For Planning Purposes Only	C	S	Lisa Izumi			Open	500,000																1,000,000
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Bui	For Planning Purposes Only	D	S	Lisa Izumi			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)	Rainforest G. Construction I	C	F	Lisa Izumi	8/1/2009	8/1/2010	Open				1,563,593			380,000										
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	GYA Architects, Inc.	D	S	Lisa Izumi	9/26/2008	1/3/2011	Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	GYA Architects, Inc.	D	S	Lisa Izumi	9/26/2008	1/3/2011	Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)	For Planning Purposes Only	D	F	Lisa Izumi			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)	For Planning Purposes Only	D	F	Lisa Izumi			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)	For Planning Purposes Only	C	F	Lisa Izumi			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)	For Planning Purposes Only	D	F	Lisa Izumi			Open																	
Kalihi Valley Homes Master Plan (Design)	For Planning Purposes Only	D	F	Lisa Izumi			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)	For Planning Purposes Only	C	F				Open				150,000													
Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)	For Planning Purposes Only	D	F				Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)	For Planning Purposes Only	D	F	Richard Speer			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)	For Planning Purposes Only	D	F	Richard Speer			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)	For Planning Purposes Only	D	F	Sahar Ibrahim			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)	For Planning Purposes Only	D	F	Sahar Ibrahim			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)	For Planning Purposes Only	D	F	Sahar Ibrahim			Open																	
Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)	For Planning Purposes Only	D	F	Sahar Ibrahim			Open																	
Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	GYA Architects, Inc.	D	F	Glenn Sunakoda	11/5/2003	8/31/2009	Open																	
Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and F	For Planning Purposes Only	C	S	Sahar Ibrahim			Open	925,000																
Kauhale O'Hanakahi, Repair of Septic Tank (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open					3,000												
Kauioakalani Reroof (Const)	For Planning Purposes Only	C	S	Miles Okimura			Open																	
Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open	3,500,000																
Kawaiaehua (Federal) Exterior Improvements (Const)	For Planning Purposes Only	C	F	Richard Speer	12/1/2009	5/1/2010	Open																	
Kawaiaehua (Federal) Exterior Improvements (Design)	Richard Matsunaga & Assoc	D	F	Richard Speer	7/15/2009	5/1/2010	Open																	
Kawaiaehua (State) Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/1/2010	Open																	
Kawaiaehua (State) Improvements (Design)	Richard Matsunaga & Assoc	D	S	Rose Churma	7/15/2009	5/1/2010	Open																	
Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open	318,800																
Ke Kumu Ekolu Painting of Vacant Units (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open	75,000																
Ke Kumu Ekolu Roofing & Interior Repairs (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open																	
Ke Kumu Ekolu Roofing & Interior Repairs (Design)	For Planning Purposes Only	D	S	Sahar Ibrahim			Open																	
Kealakehe LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines.	For Planning Purposes Only	C	S	Marcel Audant			Open																	
KPT, Bathrooms ADA Compliant (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open	100,000																
KPT, Bathrooms ADA Compliant (Design)	For Planning Purposes Only	D	F	Miles Okimura			Open	20,000																
KPT, Boilers 3 years maintenance	Starr & Co.	C	S	Sahar Ibrahim			Open																	
KPT, Dry Standpipe Improvements (Const)	For Planning Purposes Only	C	S	Miles Okimura			Open																	
KPT, Dry Standpipe Improvements (Design)	For Planning Purposes Only	D	S	Miles Okimura			Open																	
KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open																	
KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Variou	Elevator Consulting Service	D	S	Glenn Sunakoda	9/3/2008	4/10/2017	Open																	
KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Kone, Inc.	C	S	Sahar Ibrahim	3/19/2009	3/18/2011	Open																	247,979
KPT, Environmental Assessment of KPT Grounds for Chemical Agents (Desig	EnviroServices & Training C	D	S	Lisa Izumi			Open																	
KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground	(Const)	C	S				Open																	
KPT, Fire Alarm System (Both)	American Electric Co.	B	F	Miles Okimura	7/9/2008	11/30/2009	Open																	
KPT, Fire Alarm System Design (Both)	American Electric Co.	B	F	Miles Okimura	5/8/2007	4/15/2010	Open																	
KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)	Bivens's Electric dba West	C	F	Marcel Audant	2/9/2007		Open					12,330												
KPT, Installation of New Security Camera System for Elevators (Const)	Security System Hawaii, Inc	C	S	Miles Okimura			Open																	
KPT, Redevelopment of KPT and Kuhio Homes (Const)	Micheals Development Co.	C	S/F				Open						2,000,000											
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	For Planning Purposes Only	C	F				Open																	
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	For Planning Purposes Only	D	S				Open																	
KPT, Replace Worn Out Boilers (Const)	Starr & Co.	C	F	Sahar Ibrahim			Open																	
KPT, Reroofing Tower A (Const)	For Planning Purposes Only	C	S				Open																	
KPT, Reroofing Tower B (Const)	Beachside Roofing LLC	C	F	Richard Speer			Open																	
KPT, Rezoning and Subdivision (Design)	For Planning Purposes Only	D					Open	200,000																
KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (Const)		C	S				Open																	
KPT, Security Cameras (Elevator Cams) (Const)	For Planning Purposes Only	C	S	Miles Okimura			Open																	
KPT, Security Cameras (Not Elevator Cams) (Const)	Diebold	C	F	Miles Okimura	6/30/2009		Open																	
KPT, Sewer Repair Phase I (Const)	Bauske Environmental, Inc.	C	S	Sahar Ibrahim			Open																	
KPT, Sewer Repair Phase II (Const)	For Planning Purposes Only	C	S/F				Open	7,000,000																
KPT, Sewer Repair Phase III (Const)	For Planning Purposes Only	C					Open	8,000,000																
KPT, Sewer Repairs (Design)	Okahara & Associates	D	S	Marcel Audant	6/6/2008	12/20/2010	Open																	
KPT, Structural Repairs at KPT (Const)	Nuprecon, LP	C	S	Sahar Ibrahim			Open																	
KPT, Structural Repairs at KPT (Design)	Sato & Associates	D	S	Sahar Ibrahim			Open																	
KPT, Structural, Spall, and Trash Chute Repair and Maintenance	For Planning Purposes Only	C	S	Marcel Audant			Open																	
KPT, UFAS/ADAAG Renovations to Parking Lot (Design)	For Planning Purposes Only	D					Open																	
KPT, Upgrade Trash Chutes (Const)	Ikaika Builders, Inc.	C	F	Marcel Audant	4/30/2009	5/15/2010	Open																	
Kupuna Home O'Waiialua, Sewage Operational and Preventive Maintenance	O&M Enterprises	C	F	M. Kawamura	6/8/2007	6/14/2010	Open																	
Kupuna Home O'Waiialua, Sewage Treatment Plant Improvements (Const)	For Planning Purposes Only	C	S	M. Kawamura	10/1/2009	4/1/2010	Open	25,000																

PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	Start	End	Status	Planning Budget	OTHER FUNDS		Fully Obligated ARRA	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)					Elevator Improvement s, S/W-Des B-07-413-K
									Mis. Funds	Project Fund								721	722	723	724	725	
Laiola, Tree Trimming Along California Avenue (Const)	For Planning Purposes Only	C	S	M. Kawamura			Open					719	720	3-09-SP-HI-025-I-09-SP-HI-025	09L0QU8	09L0QHS	721	722	723	724	725		
Lanakila Homes, Demo of 31 Buildings Phase IIIB and IV (Const)	For Planning Purposes Only	C	S/F	M. Kawamura			Open																
Lanakila Homes, Fair Housing Renovations (Const)	Alan Shintani, Inc.	C	S	M. Kawamura			Open	100,000															
Lanakila Homes, Fair Housing Renovations (Design)	INK ARCH, LLC	D	S	M. Kawamura	6/6/2008	1/26/2011	Open																
Lanakila Homes, Install Gutters & Downpouts at Lanakila Admin Bldg. & Com	For Planning Purposes Only	C	O	M. Kawamura			Open			5,455													
Lanakila Homes, Phase II, III & IV (Design)	INK ARCH, LLC	D	F	M. Kawamura	10/15/2001	12/31/2012	Open	600,000															
Lanakila Homes, Physical Improvements Phase IIIA (Const)	Stan's Contracting Inc.	C	S/F	M. Kawamura	6/16/2008	9/30/2008	Open																
Lanakila Homes, Physical Improvements Phase IIIA (Energize Project) (Const)	HECO	C	S	M. Kawamura			Open																
Lanakila Homes, Renovation of Existing Buildings (Const)	For Planning Purposes Only	C		M. Kawamura			Open	7,500,000															
Lanakila Homes, Renovation of Existing Buildings (Design)	For Planning Purposes Only	D		M. Kawamura			Open	750,000															
Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installation (Const)		C		M. Kawamura			Open	150,000															
Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installation (Design)		D		M. Kawamura			Open	20,000															
LCCC for Federal and State Projects on the Islands of Kauai (Const)	Koga Engineering & Constr	C	S/F	Rose Churma	9/1/2010		Open	2,000,000								241,075	481,100						
LCCC for Federal and State Projects on the Islands of Kauai (Const)	Goodfellow Bros., Inc.	C	S	Rose Churma	9/1/2010		Open																
LCCC for Federal and State Projects on the Islands of Maui (Const)	First Quality Building & Des	C	S	Richard Speer	6/18/2009	9/15/2009	Open																
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	6/2/2008	12/21/2009	Open																
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	6/2/2008	12/21/2009	Open																
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	6/2/2008	12/21/2009	Open																
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Rose Churma	6/2/2008	12/21/2009	Open																
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani	Okahara & Associates	D	S	M. Kawamura		7/31/2009	Open																
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani	Okahara & Associates	D	S	M. Kawamura		7/31/2009	Open																
Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)	HELCO	D	S	M. Kawamura			Open																
Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	8/1/2009	7/31/2010	Open																
Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	8/1/2009	7/31/2010	Open																
Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	8/1/2009	7/31/2010	Open																
Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	8/1/2009	7/31/2010	Open																
Lokahi HazMat Abatement and Interior Renovation (Design)	CDS International	D	S	M. Kawamura	6/2/2008	2/26/2011	Open																
Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, T	CDS International	D	S	M. Kawamura	6/2/2008	2/26/2011	Open																
Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, T	CDS International	D	S	M. Kawamura	6/2/2008	2/26/2011	Open																
Lokahi LCCC Evaluation of Existing Tanks (Design)	For Planning Purposes Only	D	S	M. Kawamura			Open																
Lokahi LCCC Replacement of Existing Tanks (Const)		C		M. Kawamura			Open	100,000															
Lokahi Replace Electric Poles and Transformers HELCO Will Assume Owner	For Planning Purposes Only	C	S	M. Kawamura			Open																
Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)		C		M. Kawamura			Open	200,000															
Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)		D		M. Kawamura			Open	50,000															
Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi (Const)		C	S	M. Kawamura			Open																
Maiili II Type "C" Unit Repairs (Const)	For Planning Purposes Only	C	S				Open	11,000															
Makamae Investigation and Repairs (Design)	Wilson Okamoto Corp	D	F	Ed Morimoto	12/29/2003	3/13/2009	Open																
Makani Kai Hale Certificate of Occupancy	For Planning Purposes Only	D	F	Lisa Izumi			Open					12,000											
Makani Kai Hale Physical Improvements (Const)	Artistic Builders Corporation	C	F	Richard Speer			Open				1,629,267												
Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	6/17/2008	1/31/2010	Open																
Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	6/17/2008	1/31/2010	Open																
Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	6/17/2008	1/31/2010	Open																
Makua Aii Exterior Painting (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open	700,000															
Makua Aii Structural and Spall Repairs 1st Phase (Const)	Hi-Tec Roofing, Inc. dba Hi	C	F	Sahar Ibrahim	10/1/2009	4/1/2011	Open				2,090,130												
Makua Aii Structural and Spall Repairs 2nd Phase (Const)	For Planning Purposes Only	C	F	Sahar Ibrahim			Open					2,000,000											
Makua Aii Structural Investigation and Repairs (Design)	SSFM International, Inc.	D	F	Sahar Ibrahim	12/18/2008	11/22/2011	Open				409,171												
Makua Aii Upgrade and Replace Existing Booster Pump System (Const)	Doorwood Engineering, Inc	C	S	Sahar Ibrahim			Open																
Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)	For Planning Purposes Only	C					Open	350,000															
Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)	For Planning Purposes Only	D	F				Open																
Mayor Wright Homes Reroofing (Const)	Hi-Tec Roofing, Inc. dba Hi	C	F	Richard Speer			Open																
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B,	Mitsunaga & Associates, Inc	D	S	Richard Speer	2/9/2009	2/8/2010	Open																
Mayor Wright Modernization - Ph 1 & 2 (Design)	For Planning Purposes Only	D	F				Open																1,148,448
Mayor Wright Modernization - Ph 1 (Const)	For Planning Purposes Only	C					Open	6,000,000															
Mayor Wright Modernization - Ph 2 (Const)	For Planning Purposes Only	C					Open	6,000,000															
Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water	For Planning Purposes Only	C	S	Richard Speer			Open	7,500,000															
Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water	For Planning Purposes Only	D	S	Richard Speer			Open	30,000															
Nakolea (Homeless Shelter) CMU Wall & Stair Repairs (Const)	For Planning Purposes Only	C	S		2/8/2010	5/1/2010	Open																
Nakolea (Homeless Shelter) Design-Build Renovation (Both)	CC Engineering and Constr	B	S	Homeless	6/21/2007	12/30/2007	Open																
Nakolea and Weinberg Village Various Physical Improvements For Homeless	For Planning Purposes Only	C					Open	200,000															
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura		6/3/2009	Open																
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	6/9/2008	3/5/2009	Open																
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	5/20/2008	3/5/2009	Open																
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura		6/3/2009	Open																
Nani Olu Additional Parking (Const)	For Planning Purposes Only	C		Miles Okimura			Open	1,000,000															
Nani Olu Additional Parking (Design)	For Planning Purposes Only	D	F	Miles Okimura			Open																100,000
Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating Fr	Society Contracting, LLC	C	S/F	Ed Morimoto	5/17/2006	11/28/2006	Open																
Pahala ADA Units and Modernization (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open																
Pahala ADA Units and Modernization (Design)	For Planning Purposes Only	D	S	M. Kawamura			Open																
Pahala Elderly Housing LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	9/11/2006	6/12/2007	Open																
Pahala Rehabilitate 24 Units of Elderly Housing (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open	389,600															
Pahala Rehabilitate 24 Units of Elderly Housing (Design)																							

PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	Start	End	Status	Planning Budget	OTHER FUNDS		Fully Obligated ARRA	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 09L0QU8	US EPA Grant 09L0QHS	PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)					Elevator Improvements, S/W-Des B-07-413-K						
									Mis. Funds	Project Fund								719	720	3-09-SP-HI-025-I-08-SP-HI-025	09L0QU8	09L0QHS		721	722	723	724	725	
<b>PHA Wide CMS Support Services Technical Salaries</b>																													
PHA Wide Type C Units (Const)	For Planning Purposes Only	C	S/F	Lisa Izumi			Open					221,820	200,000																
PHA Wide Type C Units Group A (Design)	Mitsunaga & Associates, Inc	D	S	Lisa Izumi			Open					3,600,000																	
PHA Wide Type C Units Group B (Design)	GYA Architects, Inc.	D	S	Lisa Izumi			Open																						
Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)	Architects Hawaii, Ltd.	D	S	Marcel Audant	6/28/2006		Open																						
Piilani Homes Physical Improvements (Const)	For Planning Purposes Only	C	F	Richard Speer			Open													1,400,000									
Piilani Homes Physical Improvements (Design)	For Planning Purposes Only	D	S	Richard Speer			Open																						
Pomaikai ADA Units and Modernization (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open																						
Pomaikai ADA Units and Modernization (Design)	Durrant Media Five	D	F	M. Kawamura			Open					400,000																	
Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Const)	For Planning Purposes Only	C	S	Miles Okimura			Open	1,900,000																					
Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Design)	Paul Louie & Associates, Inc	D	S	Miles Okimura			Open	103,721																					
Puahala Homes II, III & IV Abatement and Modernization (Construction)	For Planning Purposes Only	C	F	Miles Okimura			Open	6,000,000																					
Puahala Homes II, III & IV Abatement and Modernization (Design)	For Planning Purposes Only	D	F	Miles Okimura			Open																						
Puahala Homes Site Improvements (Const)	Global Speciality Contractor	C	S	Lisa Izumi			Open	400,000																					
Puahala Homes Site Improvements (Design)	Kim & Shiroma Engineers	D	S	Lisa Izumi	4/10/2008	4/5/2010	Open																						
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash Chute Upgrade (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open																						
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash Chute Upgrade (Design)	For Planning Purposes Only	D	S	Sahar Ibrahim			Open																						
Punahale, Replace Water Lines and Installation of Backflow Preventor (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open	200,000																					
Punahale, Replace Water Lines and Installation of Backflow Preventor (Design)	For Planning Purposes Only	D	F	M. Kawamura			Open	50,000																					
Punchbowl Homes (CFP LIST) (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open																						
Punchbowl Homes (CFP LIST) (Design)	For Planning Purposes Only	D	F	Miles Okimura			Open																						
Puuwai Momi Electrical System Repairs (Const)	Hawaiian Electric	C	F	Miles Okimura			Open					178,750																	
Puuwai Momi W. Heater & Roof Impr. (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open	4,000,000																					
Puuwai Momi W. Heater & Roof Impr. (Design)	For Planning Purposes Only	D	F	Miles Okimura			Open	400,000																					
Puuwai Momi, Electrical System Repairs (Const) I & II	Integrated Construction	C	F	Miles Okimura	12/21/2009	10/18/2010	Open					34,709																	
Puuwai Momi, Electrical System Repairs (Design)	Ronald N. S. Ho & Associates	D	S	Miles Okimura	5/26/2008	10/5/2010	Open																						
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)	For Planning Purposes Only	C	S	Miles Okimura			Open																						
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)	For Planning Purposes Only	D	S	Miles Okimura			Open																						
Salt Lake Apartments Bldg Improvements (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open													2,500,000									
Salt Lake Apartments Bldg Improvements (Design)	For Planning Purposes Only	D	S	Miles Okimura			Open																						
School St Bldg A Hazmat Abatement (Const)	For Planning Purposes Only	C	S	M. Kawamura			Open																						
School St Bldg A Hazmat Abatement (Design)	Lou Chan & Associates	D	S	M. Kawamura			Open																						
School Street Building G Reroof (Const)	For Planning Purposes Only	C	S	M. Kawamura			Open																						
School Street Renovations, Building M (Both)	William Scotsman, Inc.	B	S	Miles Okimura	10/14/2008	4/13/2009	Open																						
Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)	Doorwood Engineering, Inc	D	S	M. Kawamura			Open																						
Wahiawa Terrace, Electrical (Const)	For Planning Purposes Only	C	F	Richard Speer			Open	100,000																					
Wahiawa Terrace, Re-roof (Const)	Hi-Tec Roofing, Inc. dba Hi	C	S/F	Richard Speer			Open																						
Wahiawa Terrace, Sewage Lift Station (Const)	O&M Enterprises	C	F	M. Kawamura	6/8/2007	6/14/2010	Open																						
Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heater	Doorwood Engineering, Inc	C	S	M. Kawamura	5/22/2009		Open																						
Wahiawa Terrace, Weatherproofing, Painting (Const)	For Planning Purposes Only	C	F	Richard Speer			Open	650,000																					
Wahiawa Terrace, Weatherproofing, Painting (Design)	For Planning Purposes Only	D	F	Richard Speer			Open	60,000																					
BLI 1406 Operations (may not exceed 20% of Grant)												2,416,486	2,477,847																
BLI 1408 Management Improvements												500,000	300,000																
BLI 1410 Administration (may not exceed 10% of Grant)												602,228	1,252,618	1,238,924															
BLI 1411 Audit																													
BLI 1495.1 Relocation Costs																													
BLI 1502 Contingency (may not exceed 8% of Grant)																													
<b>STATE PUBLIC HOUSING SUBSIDY</b>																													
Transfer Funds from B-07-416-K to B-07-415-K Con to Des	For Planning Purposes Only	B	S																										
Transfer Funds from B-07-414-K to B-07-413-K Con to Des	For Planning Purposes Only	B	S																										
Transfer Funds from B-08-400-K to B-08-401-K Des to Con	For Planning Purposes Only	B	S																		50,361								
Transfer Funds from B-08-403-K to B-08-402-K Con to Des	For Planning Purposes Only	B	S																										
Transfer Funds from B-09-409-K to B-09-410-K Con to Des	For Planning Purposes Only	B	S																										
<b>APPROPRIATION</b>												16,245,443	12,526,177	12,389,235	380,000	475,000	241,075	481,100	12,389,235	12,389,235	12,389,235	12,389,235	12,389,235	12,389,235	12,389,235	750,000			
<b>ALLOTMENT</b>																											800,361		
<b>EXPENDED/BUDGET</b>												93,469,557	2,086,418	1,383,255	16,245,443	12,526,177	12,389,235	380,000	475,000	241,075	481,100	12,389,235	12,389,235	12,389,235	12,389,235	12,389,234	800,361		
<b>BALANCES</b>												(93,469,557)	(2,086,418)	(1,383,255)	0	0	0	0	0	0	0	0	0	0	0	0	2	0	

PROJECT TITLE	L/S CIP-Non-Routine		L/S CIP-Non-Routine		Elevator Improvements		Elevator Improvements		L/S CIP-Non-Routine		L/S CIP-Non-Routine		Totals	PROJECT TITLE
	Elevator Improvements, S/W-Con	R&M/Renov, S/W-Des	R&M/Renov, S/W-Con	R&M/Renov, S/W-Des	Elevator Improvements, S/W-Con	Elevator Improvements, S/W-Des	L/S CIP-Non-Routine, S/W-Con	L/S CIP-Non-Routine, S/W-Des	LS CIP Non-Routine, S/W Des	LS CIP Non-Routine, S/W Con	LS CIP Non-Routine, S/W Des	LS CIP Non-Routine, S/W Con		
2008 Physical Needs Assessment (PNA) Federal Projects (Design)													434,253	2008 Physical Needs Assessment (PNA) Federal Projects (Design)
ADA Compliance for Koolua Village and Hale Hookipa Kahaluu (Design)													395,000	ADA Compliance for Koolua Village and Hale Hookipa Kahaluu (Design)
ADA Compliance for Various Federal Projects (Const)													5,518,324	ADA Compliance for Various Federal Projects (Const)
ADA Compliance for Various Federal Projects (Design)													0	ADA Compliance for Various Federal Projects (Design)
ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)													258,758	ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)
ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Const)													0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Const)
ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Design)													0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, Keolu (Design)
ADA/UFAS Compliance (9 projects) (Const)													0	ADA/UFAS Compliance (9 projects) (Const)
ADA/UFAS Compliance (9 projects) (Design)													795,565	ADA/UFAS Compliance (9 projects) (Design)
Barbers Point Transitional Shelter (Const)													2,968,493	Barbers Point Transitional Shelter (Const)
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)													800,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)													200,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)
Elevator Maintenance Service for Various Federal-Funded Projects (Const)													166,218	Elevator Maintenance Service for Various Federal-Funded Projects (Const)
Elevator Maintenance Service for Various Federal-Funded Projects (Design)													173,217	Elevator Maintenance Service for Various Federal-Funded Projects (Design)
Elevator Maintenance Service for Various Federal-Funded Projects (Const)													135,191	Elevator Maintenance Service for Various Federal-Funded Projects (Const)
Elevator Maintenance Service for Various State-Funded Projects (Const)													114,168	Elevator Maintenance Service for Various State-Funded Projects (Const)
Elevator Maintenance Service for Various State-Funded Projects (Design)													107,681	Elevator Maintenance Service for Various State-Funded Projects (Design)
Elevator Maintenance Service for Various State-Funded Projects (Const)													111,988	Elevator Maintenance Service for Various State-Funded Projects (Const)
Elevator Modernization of 16 at Various Oahu Locations (Const)			250,000				3,475,203						3,725,203	Elevator Modernization of 16 at Various Oahu Locations (Const)
Elevator Modernization of 16 at Various Oahu Locations (Design)							35,028						400,996	Elevator Modernization of 16 at Various Oahu Locations (Design)
Elevator Modernization Phase II: 10 at Various Sites (Design)													200,000	Elevator Modernization Phase II: 10 at Various Sites (Design)
Elevator Modernization Phase III: 10 at Various Sites (Const)													1,500,000	Elevator Modernization Phase III: 10 at Various Sites (Const)
Elevator Repair and Maintenance at Various Sites Phase III (Const)													0	Elevator Repair and Maintenance at Various Sites Phase III (Const)
Elevator Security Improvements at Various Sites Statewide (Const)													0	Elevator Security Improvements at Various Sites Statewide (Const)
Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Federal Projects) (Const)													241,290	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Federal Projects) (Const)
Generator Maintenance Services at Various Oahu Projects (Const)													118,108	Generator Maintenance Services at Various Oahu Projects (Const)
Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)													752,949	Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)
Hale Aloha O' Puna ADA Units & Roof (Const)													2,400,000	Hale Aloha O' Puna ADA Units & Roof (Const)
Hale Aloha O' Puna ADA Units & Roof (Design)							140,000						140,000	Hale Aloha O' Puna ADA Units & Roof (Design)
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)													1,798,597	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)		5,000											260,932	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)
Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Const)													100,000	Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Const)
Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Design)													20,000	Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Design)
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Const)													3,000,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Const)
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Design)													300,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Design)
Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)													666,185	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)
Hale Hookipa, Nani Olu, Reroofing (Const)													2,345,976	Hale Hookipa, Nani Olu, Reroofing (Const)
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Const)													647,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Const)
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Design)													195,218	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Design)
Hale Laulima Major Mod (Const)													4,500,000	Hale Laulima Major Mod (Const)
Hale Laulima Major Mod (Design)													900,000	Hale Laulima Major Mod (Design)
Hale Nana Kai O' Kea Physical Improvement (Const)													2,000,000	Hale Nana Kai O' Kea Physical Improvement (Const)
Hale Nana Kai O' Kea Physical Improvement (Design)													195,218	Hale Nana Kai O' Kea Physical Improvement (Design)
Hale Po'ai Building Improvements (Const)													1,564,393	Hale Po'ai Building Improvements (Const)
Hale Po'ai Building Improvements (Design)													43,908	Hale Po'ai Building Improvements (Design)
Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water fountain (Const)													65,000	Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water fountain (Const)
Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)													250,000	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Const)
Hauiki Replace Four Termite Damaged Poles and Two Transformers (Design)													30,000	Hauiki Replace Four Termite Damaged Poles and Two Transformers (Design)
Hoolulu and Kamalu Emergency Call System Repair (Const)													565,313	Hoolulu and Kamalu Emergency Call System Repair (Const)
Hoolulu and Kamalu Emergency Call System Repair (Design)													72,040	Hoolulu and Kamalu Emergency Call System Repair (Design)
Hui O Hanamaulu Physical Improvements (Const)													700,000	Hui O Hanamaulu Physical Improvements (Const)
Hui O Hanamaulu Physical Improvements (Design)													80,000	Hui O Hanamaulu Physical Improvements (Design)
Kaahumanu Homes, Reroofing (Const)													2,300,613	Kaahumanu Homes, Reroofing (Const)
Kaahumanu Homes, Reroofing and Additional Work for Abatement (Design)													58,000	Kaahumanu Homes, Reroofing and Additional Work for Abatement (Design)
Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)													0	Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)
Kahale Mua Federal Site & Reroof (Const)													300,000	Kahale Mua Federal Site & Reroof (Const)
Kahale Mua Federal Site & Reroof (Design)													50,000	Kahale Mua Federal Site & Reroof (Design)
Kahale Mua Federal Site Renovation of Existing Units (Const)													300,000	Kahale Mua Federal Site Renovation of Existing Units (Const)
Kahale Mua Federal Site Renovation of Existing Units (Design)													51,496	Kahale Mua Federal Site Renovation of Existing Units (Design)
Kahale Mua State Site & Bldg Mod (Const)													3,200,000	Kahale Mua State Site & Bldg Mod (Const)
Kahale Mua State Site & Bldg Mod (Design)													250,000	Kahale Mua State Site & Bldg Mod (Design)
Kaheki Terrace Physical Improvements (Const)													5,259,289	Kaheki Terrace Physical Improvements (Const)
Kaheki Terrace Physical Improvements (Design)													70,418	Kaheki Terrace Physical Improvements (Design)
Kaheki Terrace Tent Fumigation and Soil Treatment (Const)													138,547	Kaheki Terrace Tent Fumigation and Soil Treatment (Const)
Kaheki Terrace, David Malo Circle, Mekaniki Hale and Piilani Homes vacant (Const)													150,631	Kaheki Terrace, David Malo Circle, Mekaniki Hale and Piilani Homes vacant (Const)
Kaheki Terrace: Roof & Solar Repairs, Ph 2 (Const)													0	Kaheki Terrace: Roof & Solar Repairs, Ph 2 (Const)
Kaimalino and Kealakehe Reroofing (Const)													1,915,750	Kaimalino and Kealakehe Reroofing (Const)
Kalaheo Homes Physical Improvements (Const)													720,000	Kalaheo Homes Physical Improvements (Const)
Kalaheo Homes Physical Improvements (Design)													195,218	Kalaheo Homes Physical Improvements (Design)
Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous (Const)													2,240,000	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous (Const)
Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous (Design)													780,553	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous (Design)
Kalakaua Homes Roof Improvements (Const)													556,562	Kalakaua Homes Roof Improvements (Const)
Kalakaua Homes Roof Improvements (Design)													331,836	Kalakaua Homes Roof Improvements (Design)
Kalaniihue Reroofing and Elevator Lobby Improvements (Const)													196,865	Kalaniihue Reroofing and Elevator Lobby Improvements (Const)
Kalaniihue Reroofing and Elevator Lobby Improvements (Design)													53,187	Kalaniihue Reroofing and Elevator Lobby Improvements (Design)
Kalihi Valley Homes Community Center (Const)													50,000	Kalihi Valley Homes Community Center (Const)
Kalihi Valley Homes Community Center (Design)													28,000	Kalihi Valley Homes Community Center (Design)
Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall (Const)													1,000,000	Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall (Const)
Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall (Design)													109,834	Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall (Design)
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)													0	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)

PROJECT TITLE	L/S CIP- Elevator		L/S CIP- Non-Routine		L/S CIP- Elevator		L/S CIP- Non-Routine		LS CIP Non-Routine	LS CIP Non-Routine	Totals	PROJECT TITLE	
	Improvements, S/W-Cons	Routine	R&M/Renov, S/W-Des	Routine	Improvements, S/W-Cons	Routine	R&M/Renov, S/W-Des	Routine					
<b>Project Title</b>	<b>B-07-414-K</b>	<b>B-07-415-K</b>	<b>B-07-416-K</b>	<b>B-08-400-K</b>	<b>B-08-401-K</b>	<b>B-08-402-K</b>	<b>B-08-403-K</b>	<b>B-09-409-K</b>	<b>B-09-410-K</b>			<b>Project Title</b>	
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)											0	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	
Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)											59,016	Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)	
Kalihi Valley Homes Phase IIIb Site and Dwelling Improvements (Const)											5,920,516	Kalihi Valley Homes Phase IIIb Site and Dwelling Improvements (Const)	
Kalihi Valley Homes Reconstruct Kalena Drive (Const)											1,000,000	Kalihi Valley Homes Reconstruct Kalena Drive (Const)	
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buildings (Const)			800,000								800,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buildings (Const)	
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buildings (Design)		1,600				165,000				33,400	200,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buildings (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)											5,027,677	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)		651,971									651,971	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)		13,848									13,848	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)	
Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)											7,000,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)	
Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)											200,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)	
Kalihi Valley Homes Master Plan (Design)											0	Kalihi Valley Homes Master Plan (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)	
Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)	
Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)	
Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)	
Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)	
Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)											0	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)	
Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)											883,202	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	
Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Roof Repairs (Const)											0	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Roof Repairs (Const)	
Kauhale O'Hanakahi, Repair of Septic Tank (Const)											3,000	Kauhale O'Hanakahi, Repair of Septic Tank (Const)	
Kauioakalani Reroof (Const)								378,000			378,000	Kauioakalani Reroof (Const)	
Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)											0	Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)	
Kawailehua (Federal) Exterior Improvements (Const)											2,000,000	Kawailehua (Federal) Exterior Improvements (Const)	
Kawailehua (Federal) Exterior Improvements (Design)									264,607		264,607	Kawailehua (Federal) Exterior Improvements (Design)	
Kawailehua (State) Improvements (Const)										1,200,000	1,200,000	Kawailehua (State) Improvements (Const)	
Kawailehua (State) Improvements (Design)						206,454					206,454	Kawailehua (State) Improvements (Design)	
Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)											0	Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)	
Ke Kumu Ekolu Painting of Vacant Units (Const)											0	Ke Kumu Ekolu Painting of Vacant Units (Const)	
Ke Kumu Ekolu Roofing & Interior Repairs (Const)											1,200,000	1,200,000	Ke Kumu Ekolu Roofing & Interior Repairs (Const)
Ke Kumu Ekolu Roofing & Interior Repairs (Design)											130,000	130,000	Ke Kumu Ekolu Roofing & Interior Repairs (Design)
Kealakehe LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines. See LCC (Const)			370,000								370,000	370,000	Kealakehe LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines. See LCC (Const)
KPT, Bathrooms ADA Compliant (Const)											0	0	KPT, Bathrooms ADA Compliant (Const)
KPT, Bathrooms ADA Compliant (Design)											0	0	KPT, Bathrooms ADA Compliant (Design)
KPT, Boilers 3 years maintenance											5,997	5,997	KPT, Boilers 3 years maintenance
KPT, Dry Standpipe Improvements (Const)											0	0	KPT, Dry Standpipe Improvements (Const)
KPT, Dry Standpipe Improvements (Design)											35,000	35,000	KPT, Dry Standpipe Improvements (Design)
KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)											5,980	5,980	KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)
KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various Locations (Const)											964,221	964,221	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various Locations (Const)
KPT, Elevator, Phase I: Modernization of Six Elevators (Const)		3,864,920								2,334	3,972,803	3,972,803	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)
KPT, Environmental Assessment of KPT Grounds for Chemical Agents (Design)									11,728		11,728	11,728	KPT, Environmental Assessment of KPT Grounds for Chemical Agents (Design)
KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground (Const)											0	0	KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground (Const)
KPT, Fire Alarm System (Both)											1,578,918	1,578,918	KPT, Fire Alarm System (Both)
KPT, Fire Alarm System Design (Both)											19,400	19,400	KPT, Fire Alarm System Design (Both)
KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)											207,227	207,227	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)
KPT, Installation of New Security Camera System for Elevators (Const)											35,305	35,305	KPT, Installation of New Security Camera System for Elevators (Const)
KPT, Redevelopment of KPT and Kuhio Homes (Const)			1,000,000			24,217					3,000,000	3,000,000	KPT, Redevelopment of KPT and Kuhio Homes (Const)
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of Towers (Const)											20,000	20,000	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of Towers (Const)
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of Towers (Design)											0	0	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of Towers (Design)
KPT, Replace Worn Out Boilers (Const)											39,539	39,539	KPT, Replace Worn Out Boilers (Const)
KPT, Reroofing Tower A (Const)											1,100,000	1,100,000	KPT, Reroofing Tower A (Const)
KPT, Reroofing Tower B (Const)											781,591	781,591	KPT, Reroofing Tower B (Const)
KPT, Rezoning and Subdivision (Design)											0	0	KPT, Rezoning and Subdivision (Design)
KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (Const)											0	0	KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (Const)
KPT, Security Cameras (Elevator Cams) (Const)											75,000	75,000	KPT, Security Cameras (Elevator Cams) (Const)
KPT, Security Cameras (Not Elevator Cams) (Const)											660,028	660,028	KPT, Security Cameras (Not Elevator Cams) (Const)
KPT, Sewer Repair Phase I (Const)										61,355	253,428	253,428	KPT, Sewer Repair Phase I (Const)
KPT, Sewer Repair Phase II (Const)											1,000,000	1,000,000	KPT, Sewer Repair Phase II (Const)
KPT, Sewer Repair Phase III (Const)											0	0	KPT, Sewer Repair Phase III (Const)
KPT, Sewer Repairs (Design)											148,510	148,510	KPT, Sewer Repairs (Design)
KPT, Structural Repairs at KPT (Const)											129,569	129,569	KPT, Structural Repairs at KPT (Const)
KPT, Structural Repairs at KPT (Design)			30,000								30,000	30,000	KPT, Structural Repairs at KPT (Design)
KPT, Structural, Spall, and Trash Chute Repair and Maintenance (Const)											85,431	85,431	KPT, Structural, Spall, and Trash Chute Repair and Maintenance (Const)
KPT, UFAS/ADAAG Renovations to Parking Lot (Design)											0	0	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)
KPT, Upgrade Trash Chutes (Const)											1,298,017	1,298,017	KPT, Upgrade Trash Chutes (Const)
Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (Const)											36,204	36,204	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (Const)
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)											852,000	852,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)											15,000	15,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)											66,521	66,521	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)
Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)											4,332	4,332	Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)
La'ioia Upgrade Fire Alarm System (Design)											0	0	La'ioia Upgrade Fire Alarm System (Design)
La'ioia, Upgrade Fire Alarm System (Const)											185,723	185,723	La'ioia, Upgrade Fire Alarm System (Const)
La'ioia, Upgrade Fire Alarm System (Design)											36,307	36,307	La'ioia, Upgrade Fire Alarm System (Design)
Lailani and Kealakehe LCCC (Const)											2,904,302	2,904,302	Lailani and Kealakehe LCCC (Const)

PROJECT TITLE	L/S CIP- Elevator		L/S CIP- Non-Routine		L/S CIP- Routine		L/S CIP- Non-Routine		L/S CIP- Routine		Totals	PROJECT TITLE
	Improvements, S/W-Con	Non-Routine R&M/Renov, S/W-Des	Routine R&M/Renov, S/W-Con	Improvements, S/W-Des	Improvements, S/W-Con	Non-Routine R&M/Renov, S/W-Des	Routine R&M/Renov, S/W-Con	Improvements, S/W-Des	Routine R&M/Renov, S/W-Con			
<b>Project Title</b>	<b>B-07-414-K</b>	<b>B-07-415-K</b>	<b>B-07-416-K</b>	<b>B-08-400-K</b>	<b>B-08-401-K</b>	<b>B-08-402-K</b>	<b>B-08-403-K</b>	<b>B-09-409-K</b>	<b>B-09-410-K</b>		<b>Totals</b>	<b>Project Title</b>
Laiola, Tree Trimming Along California Avenue (Const)											30,000	Laiola, Tree Trimming Along California Avenue (Const)
Lanakila Homes, Demo of 31 Buildings Phase III B and IV (Const)			242,320			244,893		112,259			2,000,000	Lanakila Homes, Demo of 31 Buildings Phase III B and IV (Const)
Lanakila Homes, Fair Housing Renovations (Const)			1,745,349								1,895,349	Lanakila Homes, Fair Housing Renovations (Const)
Lanakila Homes, Fair Housing Renovations (Design)											273,349	Lanakila Homes, Fair Housing Renovations (Design)
Lanakila Homes, Install Gutters & Downpouts at Lanakila Admin Bldg. & Comm										545	6,000	Lanakila Homes, Install Gutters & Downpouts at Lanakila Admin Bldg. & Comm
Lanakila Homes, Phase II, III & IV (Design)											1,019,622	Lanakila Homes, Phase II, III & IV (Design)
Lanakila Homes, Physical Improvements Phase IIIA (Const)											5,946,831	Lanakila Homes, Physical Improvements Phase IIIA (Const)
Lanakila Homes, Physical Improvements Phase IIIA (Energize Project) (Const)											92,331	Lanakila Homes, Physical Improvements Phase IIIA (Energize Project) (Const)
Lanakila Homes, Renovation of Existing Buildings (Const)											0	Lanakila Homes, Renovation of Existing Buildings (Const)
Lanakila Homes, Renovation of Existing Buildings (Design)											0	Lanakila Homes, Renovation of Existing Buildings (Design)
Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installati											0	Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installati
Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installati											0	Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence Installati
LCCC for Federal and State Projects on the Islands of Kauai (Const)			1,193,332								1,915,507	LCCC for Federal and State Projects on the Islands of Kauai (Const)
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)
LCCC for Federal and State Projects on the Islands of Maui (Const)			219,383								219,383	LCCC for Federal and State Projects on the Islands of Maui (Const)
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)											284,750	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
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)
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)
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)
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani			92,144								720,252	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani			37,100								37,100	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani
Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)			57,918						7,300		65,218	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)
Lokahi HazMat Abatement and Interior Renovation (Const)			2,783,408								2,783,408	Lokahi HazMat Abatement and Interior Renovation (Const)
Lokahi HazMat Abatement and Interior Renovation (Const)			7,564								7,564	Lokahi HazMat Abatement and Interior Renovation (Const)
Lokahi HazMat Abatement and Interior Renovation (Const)			424,126								424,126	Lokahi HazMat Abatement and Interior Renovation (Const)
Lokahi HazMat Abatement and Interior Renovation (Const)			16,426								16,426	Lokahi HazMat Abatement and Interior Renovation (Const)
Lokahi HazMat Abatement and Interior Renovation (Design)											372,896	Lokahi HazMat Abatement and Interior Renovation (Design)
Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr			25,511								25,511	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr
Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr			17,329								17,329	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tr
Lokahi LCCC Evaluation of Existing Tanks (Design)			50,000								50,000	Lokahi LCCC Evaluation of Existing Tanks (Design)
Lokahi LCCC Replacement of Existing Tanks (Const)											0	Lokahi LCCC Replacement of Existing Tanks (Const)
Lokahi Replace Electric Poles and Transformers HELCO Will Assume Owner											0	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Ownersh
Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)											0	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)
Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)											0	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)
Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi (Const)								30,000			30,000	Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi (Const)
Maiili II Type "C" Unit Repairs (Const)											0	Maiili II Type "C" Unit Repairs (Const)
Makamae Investigation and Repairs (Design)											99,225	Makamae Investigation and Repairs (Design)
Makani Kai Hale Certificate of Occupancy											12,000	Makani Kai Hale Certificate of Occupancy
Makani Kai Hale Physical Improvements (Const)											1,629,267	Makani Kai Hale Physical Improvements (Const)
Makani Kai Hale Physical Improvements (Design)			4,000								159,037	Makani Kai Hale Physical Improvements (Design)
Makani Kai Hale Physical Improvements (Design)											0	Makani Kai Hale Physical Improvements (Design)
Makani Kai Hale Physical Improvements (Design)			2,243								2,243	Makani Kai Hale Physical Improvements (Design)
Makua Aalii Exterior Painting (Const)											0	Makua Aalii Exterior Painting (Const)
Makua Aalii Structural and Spall Repairs 1st Phase (Const)											2,090,130	Makua Aalii Structural and Spall Repairs 1st Phase (Const)
Makua Aalii Structural and Spall Repairs 2nd Phase (Const)											2,000,000	Makua Aalii Structural and Spall Repairs 2nd Phase (Const)
Makua Aalii Structural Investigation and Repairs (Design)											832,506	Makua Aalii Structural Investigation and Repairs (Design)
Makua Aalii Upgrade and Replace Existing Booster Pump System (Const)								20,838			63,979	Makua Aalii Upgrade and Replace Existing Booster Pump System (Const)
Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)											0	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)
Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)											0	Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)
Mayor Wright Homes Reroofing (Const)											287,340	Mayor Wright Homes Reroofing (Const)
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B. I			374,781								374,781	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B. Ka
Mayor Wright Modernization - Ph 1 & 2 (Design)											1,148,448	Mayor Wright Modernization - Ph 1 & 2 (Design)
Mayor Wright Modernization - Ph 1 (Const)											0	Mayor Wright Modernization - Ph 1 (Const)
Mayor Wright Modernization - Ph 2 (Const)											0	Mayor Wright Modernization - Ph 2 (Const)
Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water								250,000			250,000	Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water He
Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water											0	Mayor Wright Replacement of Solar Hot Water System Instant on Hot Water He
Nakolea (Homeless Shelter) CMU Wall & Stair Repairs (Const)											0	Nakolea (Homeless Shelter) CMU Wall & Stair Repairs (Const)
Nakolea (Homeless Shelter) Design-Build Renovation (Both)											1,493,510	Nakolea (Homeless Shelter) Design-Build Renovation (Both)
Nakolea and Weinberg Village Various Physical Improvements For Homeless											0	Nakolea and Weinberg Village Various Physical Improvements For Homeless (C
Nani O'Puna & Hale O'Puna LCCC (Const)			7,696								7,696	Nani O'Puna & Hale O'Puna LCCC (Const)
Nani O'Puna & Hale O'Puna LCCC (Const)											876,600	Nani O'Puna & Hale O'Puna LCCC (Const)
Nani O'Puna & Hale O'Puna LCCC (Const)											0	Nani O'Puna & Hale O'Puna LCCC (Const)
Nani O'Puna & Hale O'Puna LCCC (Const)											0	Nani O'Puna & Hale O'Puna LCCC (Const)
Nani Olu Additional Parking (Const)											0	Nani Olu Additional Parking (Const)
Nani Olu Additional Parking (Design)											100,000	Nani Olu Additional Parking (Design)
Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating Fr			70,323								546,361	Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating From
Pahala ADA Units and Modernization (Const)											1,000,000	Pahala ADA Units and Modernization (Const)
Pahala ADA Units and Modernization (Design)											100,000	Pahala ADA Units and Modernization (Design)
Pahala Elderly Housing LCCC (Const)											375,362	Pahala Elderly Housing LCCC (Const)
Pahala Rehabilitate 24 Units of Elderly Housing (Const)											300,000	Pahala Rehabilitate 24 Units of Elderly Housing (Const)
Pahala Rehabilitate 24 Units of Elderly Housing (Design)											90,000	Pahala Rehabilitate 24 Units of Elderly Housing (Design)
Palolo Valley Homes Physical Improvements (Design)											2,634,720	Palolo Valley Homes Physical Improvements (Design)
Palolo Valley Homes Physical Improvements Ph1 (Const)											2,000,000	Palolo Valley Homes Physical Improvements Ph1 (Const)
Palolo Valley Homes Physical Improvements Ph2 (Const)											3,250,000	Palolo Valley Homes Physical Improvements Ph2 (Const)
Palolo Valley Homes Physical Improvements Ph3 (Const)											3,250,000	Palolo Valley Homes Physical Improvements Ph3 (Const)
Palolo Valley Homes Physical Improvements Ph4 (Const)											3,250,000	Palolo Valley Homes Physical Improvements Ph4 (Const)
Palolo Valley Homes Security Screen Door Replacement (Const)											0	Palolo Valley Homes Security Screen Door Replacement (Const)
Paoakalani (Const)											0	Paoakalani (Const)
Paoakalani (Design)											0	Paoakalani (Design)

PROJECT TITLE	L/S CIP- Elevator		L/S CIP- Non-Routine		L/S CIP- Routine		L/S CIP- Non-Routine		L/S CIP- Routine		Totals	PROJECT TITLE		
	Improvements, S/W-Con	Non-Routine R&M/Renov, S/W-Des	Routine R&M/Renov, S/W-Con	Improvements, S/W-Des	Non-Routine R&M/Renov, S/W-Des	Routine R&M/Renov, S/W-Con	Improvements, S/W-Des	Routine R&M/Renov, S/W-Con						
<b>PHA Wide CMS Support Services Technical Salaries</b>											518,037	<b>PHA Wide CMS Support Services Technical Salaries</b>		
PHA Wide Type C Units (Const)											3,600,000	PHA Wide Type C Units (Const)		
PHA Wide Type C Units Group A (Design)							251,541				251,541	PHA Wide Type C Units Group A (Design)		
PHA Wide Type C Units Group B (Design)							443,707				443,707	PHA Wide Type C Units Group B (Design)		
Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)											280,000	Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)		
Piilani Homes Physical Improvements (Const)										140,000	1,400,000	Piilani Homes Physical Improvements (Const)		
Piilani Homes Physical Improvements (Design)											140,000	Piilani Homes Physical Improvements (Design)		
Pomaikai ADA Units and Modernization (Const)											0	Pomaikai ADA Units and Modernization (Const)		
Pomaikai ADA Units and Modernization (Design)											400,000	Pomaikai ADA Units and Modernization (Design)		
Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Const)											0	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Const)		
Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Design)											0	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Design)		
Puahala Homes II, III & IV Abatement and Modernization (Construction)											0	Puahala Homes II, III & IV Abatement and Modernization (Construction)		
Puahala Homes II, III & IV Abatement and Modernization (Design)							600,000				600,000	Puahala Homes II, III & IV Abatement and Modernization (Design)		
Puahala Homes Site Improvements (Const)									2,600,000		2,615,000	Puahala Homes Site Improvements (Const)		
Puahala Homes Site Improvements (Design)		50,000									250,420	Puahala Homes Site Improvements (Design)		
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash											200,000	Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash		
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash											30,000	Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash		
Punahale, Replace Water Lines and Installation of Backflow Preventor (Const)											0	Punahale, Replace Water Lines and Installation of Backflow Preventor (Const)		
Punahale, Replace Water Lines and Installation of Backflow Preventor (Design)											0	Punahale, Replace Water Lines and Installation of Backflow Preventor (Design)		
Punchbowl Homes (CFP LIST) (Const)											0	Punchbowl Homes (CFP LIST) (Const)		
Punchbowl Homes (CFP LIST) (Design)											0	Punchbowl Homes (CFP LIST) (Design)		
Puuwai Momi Electrical System Repairs (Const)											209,138	Puuwai Momi Electrical System Repairs (Const)		
Puuwai Momi W. Heater & Roof Impr. (Const)											0	Puuwai Momi W. Heater & Roof Impr. (Const)		
Puuwai Momi W. Heater & Roof Impr. (Design)											0	Puuwai Momi W. Heater & Roof Impr. (Design)		
Puuwai Momi, Electrical System Repairs (Const) I & II											2,169,560	Puuwai Momi, Electrical System Repairs (Const) I & II		
Puuwai Momi, Electrical System Repairs (Design)		148,774									179,813	Puuwai Momi, Electrical System Repairs (Design)		
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)	218,229				1,225,552						1,443,781	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)		
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)				150,000							150,000	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)		
Salt Lake Apartments Bldg Improvements (Const)								450,000			2,500,000	Salt Lake Apartments Bldg Improvements (Const)		
Salt Lake Apartments Bldg Improvements (Design)											450,000	Salt Lake Apartments Bldg Improvements (Design)		
School St Bldg A Hazmat Abatement (Const)											1,600,000	School St Bldg A Hazmat Abatement (Const)		
School St Bldg A Hazmat Abatement (Design)						192,000					192,000	School St Bldg A Hazmat Abatement (Design)		
School Street Building G Reroof (Const)											0	School Street Building G Reroof (Const)		
School Street Renovations, Building M (Both)											621,202	School Street Renovations, Building M (Both)		
Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)											24,660	Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)		
Wahiawa Terrace, Electrical (Const)											0	Wahiawa Terrace, Electrical (Const)		
Wahiawa Terrace, Re-roof (Const)			47,000								636,277	Wahiawa Terrace, Re-roof (Const)		
Wahiawa Terrace, Sewage Lift Station (Const)											39,626	Wahiawa Terrace, Sewage Lift Station (Const)		
Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heaters										76,105	76,105	Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heaters		
Wahiawa Terrace, Weatherproofing, Painting (Const)											0	Wahiawa Terrace, Weatherproofing, Painting (Const)		
Wahiawa Terrace, Weatherproofing, Painting (Design)											0	Wahiawa Terrace, Weatherproofing, Painting (Design)		
BLI 1406 Operations (may not exceed 20% of Grant)											24,846,293	BLI 1406 Operations (may not exceed 20% of Grant)		
BLI 1408 Management Improvements											2,927,706	BLI 1408 Management Improvements		
BLI 1410 Administration (may not exceed 10% of Grant)											12,665,762	BLI 1410 Administration (may not exceed 10% of Grant)		
BLI 1411 Audit											0	BLI 1502 Contingency (may not exceed 8% of Grant)		
BLI 1495.1 Relocation Costs											7,259	BLI 1411 Audit		
BLI 1502 Contingency (may not exceed 8% of Grant)											0	BLI 1502 Contingency (may not exceed 8% of Grant)		
<b>STATE PUBLIC HOUSING SUBSIDY</b>											3,235,832	<b>STATE PUBLIC HOUSING SUBSIDY</b>		
Transfer Funds from B-07-416-K to B-07-415-K Con to Des		969,174	(969,174)								0	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	(50,361)										0	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				(224,972)	224,972						0	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						2,468,752	(2,468,752)				0	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								826,334	(826,334)		0	Transfer Funds from B-09-409-K to B-09-410-K Con to Des		
										(12,000)	12,000	0	Transfer Funds from B-10-403-K to B-10-404-K Des to Con	
<b>APPROPRIATION</b>	4,250,000	2,000,000	18,000,000	410,000	6,000,000	1,000,000	9,000,000	500,000	7,413,000	4,414,556	500,000	4,000,000	4,414,556	<b>APPROPRIATION</b>
<b>ALLOTMENT</b>	4,139,142	2,969,174	16,940,827	185,028	6,224,972	3,468,752	6,531,248	1,326,334	6,586,666	4,414,556	488,000	4,012,000	4,414,556	<b>ALLOTMENT</b>
<b>EXPENDED/BUDGET</b>	4,083,149	2,588,416	16,744,026	185,028	6,224,972	3,468,752	6,531,248	1,326,334	6,586,666	883,254	488,000	4,012,000	233,096	<b>EXPENDED/BUDGET</b>
<b>BALANCES</b>	55,993	380,758	196,800	0	(0)	(0)	0	(0)	0	3,531,302	0	0	4,181,460	<b>BALANCES</b>

## RENO &amp; CAVANAUGH PLLC

## Memorandum

To: HPHA Board of Directors

From: Reno & Cavanaugh, PLLC

Date: December 15, 2010

RE: Section 8 Administrative Plan Modifications

---

You have asked us to review the Chapter of your Section 8 Administrative Plan on Project Based Vouchers in anticipation of your redevelopment of Kuhio Park Towers ("KPT"). You have asked us to ensure that the plan is compliant with the current statutes and regulations for the Project Based Voucher program (the "PBV program") and that the plan will allow HPHA to undertake its development plan. We have reviewed Chapter 17 of the HPHA Section 8 Administrative Plan (the "Admin Plan"), attached to this memorandum as Exhibit A is a mark up of Chapter 17 with our suggested changes, our explanations of the changes and rationales for these changes are below.

1. Section 17-II.B.

*a) Change Suggested:* Combine the sections for Rehabilitated and Newly Constructed Units and Existing Housing Units.

*Rationale:* This sections are substantively similar and including both is redundant. Combining these sections adds clarity to the plan.

*b) Change Suggested:* In the section entitled "**Solicitation and Selection of PBV Proposals**" under the heading PHA Request for Proposals for Rehabilitated and Newly Constructed Units strike the following sentences: "The PHA will publish its advertisement in the newspapers and trade journals mentioned above for at least one day per week for three consecutive weeks". Also, remove the reference to the "Star Advertiser".

*Rationale:* The existing language is more restrictive than the regulations require. Allowing a shorter time period for publishing and holding out RFPs will help HPHA to more efficiently and effectively administer its PBV Program. The advertising sources were also changed to reflect the merger of the two Honolulu daily papers.

*c) Change Suggested:* In the same section, remove the fourth selection criteria for owner proposals regarding the percentage of units in a project. Add the following items:

- Proposals for supportive housing must demonstrate the capacity, experience, and successful outcomes of the supportive services provider that indicate its ability to effectively provide sufficient supportive services. More detailed information about minimum supportive services guidelines is provided later in this Administrative Plan.
- Proposals must provide evidence of sufficient financing commitments (for construction, operations, and supportive services if applicable) to demonstrate the project's long-term viability.
- Extent to which the project evidences compliance with PBV rules and requirements.

*Rationale:* The provision with respect to the points given based on percentage of units assisted is not required by the regulations. Removing this provision will give the HPHA more flexibility to administer its PBV Program and to decide where to utilize vouchers. Adding the additional selection criteria will help ensure consistency with the other changes to this plan that allow HPHA to assist more than 25% of the units in a project.

*d) Change Suggested.* Under the heading "PHA Selection of Proposals Subject to a Previous Competition under a Federal, State or Local Housing Assistance Program" add the following sentence to the end of the first paragraph "Provided, however, that the previous competitive selection was made within the previous three years and did not include any consideration that the project would receive project based voucher assistance." Also, remove the selection criteria and revise the last sentence of the section so it reads "The PHA will evaluate each proposal on its merits using the criteria set forth in this section for newly constructed or rehabilitated units or for existing housing units, as appropriate for each proposal."

*Rational:* Adding the first sentence brings this section in line with the current regulations. Removing the selection criteria creates consistency between proposals selected by competition or through the alternative competitive process, adds clarity to the Admin Plan and makes the program easier to administer.

*e) Change Suggested:* In the **PHA Owned Units** section, under the heading "PHA Policy", revise as follows: "The PHA, PHA-affiliates, or developers engaged by the PHA to redevelop PHA property, may submit PBV proposals and be awarded vouchers under any RFP published by the PHA or be awarded vouchers if the proposed project was competitively selected under another federal, state, or local housing assistance program in accordance with 24 CFR 983.51(b)(2). Proposals submitted by the PHA, an PHA-affiliate, or developer engaged by the PHA to redevelop public housing, must conform to the submission guidelines stated in the full RFP document and shall be evaluated under the same selection criteria as all other proposals. No PHA, or PHA-affiliate, employee responsible for preparing the response to the RFP shall be involved in the evaluation or selection of proposals or the award of the vouchers."

*Rationale:* Adding this sentence makes clear that HPHA or any of HPHA's partners can apply for and receive vouchers. Adding this provision should also be helpful in pursuing HUD's approval for the selection of a PHA-owned property for project based vouchers.

2. Section 17-II.D.

*Change Suggested:* Strike the following: "**High-rise Elevator Projects for Families with Children [24 CFR 983.53(b)].**"

The PHA may use high-rise elevator building for families with children if it makes a determination that there is no practical alternative and HUD approves the PHA determination. The PHA may make this initial determination for its project-based voucher program, in whole or in part, and need not review each project on a case-by-case basis, and HUD may approve on the same basis.

PHA Policy

The PHA will use high-rise elevator projects for families with children if there is no practical alternative and HUD approves the PHA determination."

*Rationale:* The Housing and Economic Recovery Act of 2008 ("HERA") added a section to the Section 8 statute to allow PHAs to enter into HAP Contracts for units in elevator buildings without HUD approval. HUD implemented this provision through a Federal Register Notice on November 24, 2008 (73 FR 71037). Making this change brings the Admin Plan in line with the current law and removes an administrative burden for the HPHA. Moreover, this change is necessary in order to place PBVs at KPT without an additional HUD approval.

3. Section 17-II.E.

*Change Suggested:* Add the following as a new paragraph. "Pursuant to HUD Requirements, projects containing "existing housing", as defined in 24 CFR Part 983, will not be required to undergo a subsidy layering review."

*Rationale:* HERA removed subsidy layering requirements for existing housing projects. Adding the above paragraph adds clarity to the Admin Plan.

4. Section 17-II.F

a) *Change Suggested:* Replace the word "building" with the word "project" each of the times it occurs.

*Rationale:* HERA changed the PBV Program cap from a per building standard to a per project standard. This change will bring the Admin Plan in line with the current law.

*b) Change Suggested:* In the second section entitled “Exceptions to the 25 Percent per Building Cap” strike the word “not” so that the PHA Policy reads “The PHA will provide PBV assistance for excepted units”

*Rationale:* The current development plan at KPT requires approximately 26% of units to be assisted under the PBV program, changing this policy in the Admin Plan will allow HPHA to adhere to the current development plan. This change will also give HPHA greater flexibility in the administration of the PBV Program.

*c) Change Suggested:* Add the language to the Admin Plan to address the provision of supportive services, define the qualifying supportive services, and otherwise address the use of supportive services to exceed the 25% cap.

*Rationale:* This addition is necessary to meet the regulatory requirements for allowing units receiving supportive services to count as “excepted units”. This addition will give HPHA further flexibility in operating its PBV program.

*d) Change Suggested:* Revise the PHA Policy in third section entitled: “**Promoting Partially-Assisted Buildings**” to read “The PHA will not impose any further cap on the number of PBV units assisted in a project unless, at the time the PHA issues proposals for project based voucher assistance, the PHA has determined that a further cap is necessary or desired, in which case the PHA shall publish any such cap in the RFP for voucher assistance.”

*Rationale:* This change allows HPHA greater flexibility to administer its PBV program.

## 5. Section 17.II.G.

*a) Change Suggested:* Revise the PHA policy on deconcentrating poverty and expanding housing and economic opportunities to more closely track the regulations and give HPHA broader discretion.

*Rationale:* The current plan language is more restrictive than the regulations require, changing this language will allow HPHA greater flexibility in administering its PBV program.

*b) Change Suggested:* Combine the sections on site and neighborhood standards for existing housing and substantially rehabilitated or newly constructed units. Add language with respect to placing PBV assistance in areas of minority concentration.

*Rationale:* The sections for new construction and existing housing are largely redundant and combining these sections adds clarity to the plans. The language on minority concentration is in accordance with the regulations and gives HPHA’s constituents and HUD a better idea of HPHA’s policy.

6. Section 17-II.H.

*Change Suggested:* Add a sentence as follows: “The PHA shall serve as the Responsible Entity, if so approved by HUD.”

*Rationale:* This addition adds clarity to the Admin Plan.

7. Section 17-IV.B and 17-V.B

a) *Change Suggested:* In the second Sections “**Execution of the Agreement**” and “**Execution of the HAP Contract**”, revise the “PHA Policy” to read that Agreements and HAP Contracts will be executed within 30 days rather than 10 days for both existing housing and rehabilitated or newly constructed housing.

*Rationale:* The existing language is more restrictive than required by the regulations, adding more time will give HPHA more flexibility in operating the PBV program.

b) *Change Suggested:* In first sentence of the third Section “**Term of the HAP Contract**” replace “ten” with “fifteen” so that the maximum initial term for the HAP contract is 15 years.

*Rationale:* HERA changed the law so that HAP Contracts can run for up to fifteen years, this change brings the Admin Plan in line with current law and provides HPHA greater flexibility.

c) *Change Suggested:* Replace the third paragraph relating to extensions with the following: “The PHA may agree to an extension of the initial term of the HAP Contract. The HAP Contract may be extended by a renewal term of no less than one and no more than fifteen years. The PHA may enter into such extension at any time, including at the time of the execution of the initial HAP Contract, in the event the PHA determines an extension is appropriate to continue providing affordable housing for low income families. All extensions shall be subject to the conditions prescribed by HUD.”

*Rationale:* HERA changed the law so that HAP Contract extensions can run for up to fifteen years and be entered into at any time, this change brings the Admin Plan in line with current law and provides HPHA greater flexibility.

d) *Change Suggested:* Add an additional factor to the “PHA Policy” for providing HAP Contract extensions as follows: “Whether the extension is necessary to secure funding for new construction or rehabilitation”.

*Rationale:* This change gives HPHA more flexibility to grant extensions when required by financing sources for new construction and rehabilitation, as will be the case in KPT.

8. Section 17-V.F.

*Change Suggested:* Remove the section entitled “**Vacancy Payments [24 CFR 983.352(b)]**”

*Rationale:* This section is redundant with Section 17-IX.B. and removing it adds clarity to the Admin Plan.

9. Section 17-VI.C.

*Change Suggested:* Remove the following from the PHA Policy: “The PHA currently has waiting lists for the following PBV projects: Oahu Project Federal Section 8”. Add “The site based waiting lists will be listed in the PHA Annual Plan as required.”

*Rationale:* The regulations do not require the Admin Plan to list all of the site based waiting lists, rather just to state that site based waiting lists are allowed. Listing the projects in the Admin Plan is burdensome and it is easy for the Admin Plan to fall out of date. Rather this information should just be included in HPHA’s Annual Plan.

10. Section 17-VI.D

*Change Suggested:* In the third Section “**Preferences**” revise the PHA Policy to read as follows: “The PHA will provide selection preferences as required by the regulation (e.g. eligible in-place families, qualifying families for “excepted units”, mobility impaired persons for accessible units). The PHA shall also apply the local preferences as listed in Chapter 4 of this Administrative Plan. Additionally, the PHA shall consider requests from project owners for particular preferences, provided that the preferences further the goals of the PBV program. Any owner requested preference should be included in the proposal for PBV assistance.”

*Rationale:* This change gives HPHA more flexibility to work with the PBV unit project owners and to implement the PBV program.

11. Section 17.VII.C.

*Change Suggested:* Add the following to the end of the first paragraph of the second PHA Policy: “If family resides in a building that is not 100% PBV assisted, the PHA may amend the HAP Contract with the owner to substitute a non-assisted unit for the unit occupied by the wrong sized so that the total number of units originally assisted under the HAP Contract remains the same.”

*Rationale:* This change gives HPHA greater flexibility to ensure that a number of units in a given project will stay affordable and assisted.

12. Section 17-VII.D

*Change Suggested:* Strike the entire section.

*Rationale:* This section is redundant with Section 17II-F and should be removed for clarity.

13. Section 17-VIII.A.

a) *Change Suggested:* Add “PHA Policy The PHA shall not agree to rents above 100% of the published FMR regardless of whether a higher rent may be allowed by the regulations.”

*Rationale:* This sets a starting point for all rent negotiations and will help to protect HPHA’s budget authority to provide additional vouchers.

b) *Change Suggested:* Add to the Section entitled “**Rent Decrease**” the following paragraph: “Pursuant to the current law (as and when implemented by HUD), PHA may agree with the project owner that PBV rents will not be decreased below the initial contract rents. This agreement shall be made on a case-by-case basis in the event the PHA determines it is in the best interests of the PBV program. In the event the project owner and PHA agree not to decrease rents below the initial contract rents, this agreement must be included in the HAP Contract.”

*Rationale:* This change brings the Admin Plan in line with current law and gives HPHA flexibility to implement its PBV program.