

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
January 20, 2011  
9:00 a.m.\*  
Kuhio Park Terrace, Resource Center  
1475 Linapuni Street  
Honolulu, Hawaii 96819**

**AGENDA**

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

**II. 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.

**III. FOR INFORMATION/DISCUSSION**

A. Kuhio Park Terrace Site Tour

\*Tour will be approximately one hour and will adjourn immediately. No decisions will be made on the tour.

**HAWAII PUBLIC HOUSING AUTHORITY  
NOTICE OF MEETING  
REGULAR BOARD OF DIRECTORS MEETING  
January 20, 2011  
10:15 a.m.  
1002 North School Street, Building E  
Honolulu, Hawaii 96817**

**AGENDA**

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

**II. CONSENT AGENDA**

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

**A. Approval of Minutes**

Regular Meeting, December 16, 2010  
Executive Session, December 16, 2010

**B. Executive Director and Staff Reports**

**III. PUBLIC TESTIMONY**

Public testimony on any agenda item shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes.

**IV. DECISION MAKING**

- A. Motion: To Authorize the Executive Director to Take All Steps Necessary, Including Legal Action to Obtain Reasonable Reimbursements from the Board of Water Supply for Damages Caused by the Rock Fall at Kalihi Valley Homes**

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 reimbursements from the Board of Water Supply for damages caused by the rock fall at Kalihi Valley Homes

- B. Motion: To Adopt Board Resolution No.41, the Hawaii Public Housing Authority's Statement of Non-Recourse at Kuhio Park Terrace and Kalihi Valley Homes Against the United States Department of Housing and Urban Development**

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Statement of Non-Recourse Against the United States Department of Housing and Urban Development

## V. REPORTS

- A. Report of the Finance Task Force on the financial audit as requested by the Chair at the December 16, 2010 meeting
- B. Executive Director and Staff Reports: December 2010/January 2011 Status Report
  - 1. Accomplishments/Highlights for the month of December 2010
    - a. Met with the Interim Director of the Department of Human Services, Ms. Patricia McManaman and Deputy Director Pankaj Bhanot to discuss the HPHA and the challenges and opportunities.
    - b. Hosted Assistant Secretary HUD PIH, Sandra Henriquez, Region IX HUD Administrator Ophelia Basgal, and Advisor to the Assistant Secretary, Jennifer Jones at Kuhio Park Terrace and the HUD local field office attended.
    - c. Central Maintenance personnel lead continues to work on the Lanakila parcel on the Big Island.
    - d. Continue to participate in weekly conference calls with the lenders and a second one comprised of all the working groups for the KPT redevelopment project. Submitted Rental Term Sheet (RTS) to HUD. Submitted demo/dispo. application to HUD for KPT project.
    - d. See CMS section for MWH update on hot water situation.
    - e. Participated in Senate WAM briefing presented by DHS.
    - f. Issued RFI for Project Based Section 8 Vouchers and had several interested parties.
    - g. Issued RFP for Project Based Section 8 Vouchers and held informational session on January 10<sup>th</sup>.
    - h. Addressing improper discharge of water into storm drains at Kauhale Ohana
  - 2. Planned Activities – Highlights for the months of December 2010/January 2011
    - a. Participate in weekly Michael's Development conference calls and continue to produce due diligence items
    - b. Continue to interview candidates to fill open positions
    - c. Issue RFP for Owner's Representative
    - d. Begin budget restatement process for Board review and approval
    - e. Complete all field work for single audit requirements
    - f. Continue to work on Applications process and waitlist issues with end result being refinement of the process and/or overhaul by end of 1Q2011

- g. Contract for assessment of compliance with fair housing and ADA rules
- 3. Trends/Issues
  - a. Re-establishment of the Resident Services Section
  - b. Financial and single audit of the HPHA by KMH, LLP
  - c. Discussions with the new administration regarding furloughs
- 4. Potential Risks
  - a. Status and delays to the elevator modernization project
  - b. Department of Health investigation of illegal discharge into storm drains
  - c. HPHA budget for the 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
  - g. Personnel Office

## VI. FOR INFORMATION/DISCUSSION

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

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

- B. For Discussion: Update and Status of the Mixed Finance Redevelopment at Kuhio Park Terrace (KPT) and Kuhio Homes with the Michaels Development Company; and HPHA's Administrative Budget for the Redevelopment at Kuhio Park Terrace
- C. For Discussion: Proposed Changes to the Hawaii Public Housing Authority's Five Year and Annual Plan for Fiscal Year July 1, 2011 to June 30, 2012
- D. For Discussion: Update on the Sale of Banyan Street Manor, 1122 Banyan Street, Honolulu, Oahu, Hawaii and identified as Tax Map Key No. (1) 1-7-031-029

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Sale of Banyan Street Manor, 1122 Banyan Street, Honolulu, Oahu

- E. For Discussion: Policy Discussion on Agency Goals, Financial Outlook, Performance Standards, Asset Management and Energy Performance Contracting

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 Energy Performance Contracting

- F. For Discussion: Master Plan/Schedule for Demolition and Modernization at Lanakila Homes, Hilo, Hawaii

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, DECEMBER 16, 2010  
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII**

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Thursday, December 16, 2010 at 9:08 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 Rene Berthiaume  
Director Sherrilee Dodson  
Director Roger Godfrey  
Director Matilda Yoshioka

Denise Wise Executive Director  
Krislen Chun Deputy Attorney General

**EXCUSED:** Director Sam Aiona  
Director Clarissa Hosino  
Director Carol Ignacio

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

**OTHERS:** Stacie Brach Interstate Realty Management  
Greg Carrol Michaels Development Corporation  
Darrell Chun Hawaii Army National Guard  
Pamela Divine Hawaii Army National Guard  
Augafa Ene Mayor Wright Homes resident

Desiree Kihano  
Jennifer Kishimori  
Fetu Kolio  
David Moakley  
Monika Mordasini  
Donald Nitta  
Tricia Oftana  
Alan Sarhan  
Kimberly Schreiber  
June Talia

Palolo Valley Homes resident  
CatFriends  
Mayor Wright Homes resident  
Ameresco  
Michaels Development Corporation  
Neighborhood Board #14  
Senior Analyst, Office of the Auditor  
Senior Bills Researcher, State Senate  
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 Dodson to approve the minutes of the Regular Board of Directors Meeting held on November 18, 2010 and it was seconded by Director Beaver.

The minutes were unanimously approved.

**Public Testimony:**

Mr. Fetu Kolio, Mayor Wright's Home resident, stated he was not aware of the status of the hot water fix.

The Chair informed Mr. Kolio that this is a priority and immediate action was taken and there is a status report on page 54 of the Board report.

Ms. June Talia, Kuhio Park Terrace resident, wished everyone a Merry Christmas.

**For Action:**

Chairperson Thompson deferred Decision Making item A.

**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.**

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

Ms. Wise introduced Mr. Nicholas Birck, the new Planner for the HPHA. Staff stated this "For Action" is requesting a motion from the Board to go to public hearing for the Annual PHA Plan.

This is an annual occurrence and the hearings have been typically held in March. This is a mandatory requirement of the Department of Housing and Urban Development (HUD) and is due to them by April 15, 2011.

In reviewing the items that the HPHA will be requesting comment on the Board was referred to Section 6.0.

Discussion ensued and the Chair asked staff if the Board approved the action to go to Public Hearing would that preclude the Board from making comments on what is being proposed at the January Board meeting? This was being asked as the Board wanted more time to review the proposed items, yet, understood the notification requirements. Staff stated it would not preclude the Board from making comments not only at the January Board meeting but also through the entire process, as the final comments must be presented to the Board prior to submission to HUD

The motion was unanimously carried.

**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.**

**Director Yoshioka moved and Director Beaver seconded.**

Staff reported that the HPHA owns the property but the building is owned by the DOD and the project is part of the Homeless Branch. The Department of Defense (DOD) is requesting right of entry onto the property to do upgrades to the building.

Ms. Chun reported the DOD has federal funds to renovate the building and install a fence and Board discussion ensued. The memorandum agreement is for a five year term.

The Chair asked why the HPHA had not transferred all the properties that were tied to the Homeless Branch, given that all programs were transferred to BESSED. Staff responded that the HPHA is in the process of transferring the properties to the correct state department as BESSD could not hold properties.

The motion was unanimously carried.

**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.**

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

submit a disposition/demolition plan to HUD. Although the HPHA will not be demolishing units per se, in the first phase, there will a need to replace 223 public housing units. One hundred forty eight units will be Sec 8 units, 58 units will be tax credit units and 17 units on the ground floor will be used for service providers to provide services to the residents of KPT. Therefore, the HPHA will be requesting that the 223 units be restored to the HPHA through the disposition/demolition plan. This will bring the first phase of the KPT project to 555 total units.

The Board asked staff to clarify how the KPT households may be impacted by the loss of the 223 public housing units. Staff responded by stating that the project is being done in phases and when the entire project is completed all households will be housed. The first phase, which includes the towers only, will have a net loss of 17 units. These units are ground floor units and will be placed in service not as residential but for service providers. This will provide a central location for KPT households to access services. The balance of the units or the 555 total will be 349 will remain public housing units; 148 units will be project based section 8 units and 58 units will be tax credit units. All 3 programs are very similar in nature when it comes to eligibility requirements and certification reviews. Staff further detailed that there may be some shuffling units as families will be placed in appropriate sized units if they are over housed or under housed and that one key requirement for all households is that they must be in good standing. Staff is currently working on a relocation plan which takes into account the "hotel style" relocation as presented by the Michaels' Company.

Discussion ensued and staff was asked why the ground floor units were vacant and staff responded it was due to sewer issues.

The Board asked staff the status of the RFP for the Owner's Represented that was proposed. Staff responded that funding was being identified and it was projected that the RFP would be released in January.

The Board requested a tour of KPT. The Chair asked staff to present times for a future tour by the Board.

The motion was unanimously carried.

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

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

The Board recognized the contributions of Mr. Sarhan during his tenure as Chief Planner for the HPHA. It was acknowledged that Mr. Sarhan was a strong team member of the OED staff and that he will be missed; however, the Board wished him well in his new role. The motion was unanimously carried.

Chairperson Thompson called a recess at 9:49 a.m. and reconvened at 9:59 a.m.

**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.**

**Director Beaver moved and Director Berthiaume seconded.**

Staff explained that the Administrative Plan is specific to the Section 8 program whereas, the PHA Plan is specific to Public Housing. In either plan document, when changes are significant and have either program impact, it is necessary to take those recommended impacts for a public hearing. Not unlike what the Board just approved for the PHA Plan.

The changes currently before the Board for the Administrative Plan are administrative in nature and are not substantive changes to the program and the changes are for one section of the Administrative Plan. As a result, a public hearing is not needed because the changes are considered not material but rather are clarifying in nature. The update was reviewed by Reno & Cavanaugh PLLC.

The motion was unanimously carried.

**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.**

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

Staff explained that Department of Land and Natural Resources (DLNR) is requesting an easement for access to service utilities at Waimanalo.

The motion was unanimously carried.

**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.**

**Director Beaver moved and Director Berthiaume seconded.**

Discussion ensued and a brief overview was provided by Staff. The sale of the parcel is a carry forward item from the previous year. The HPHA had secured a realtor and placed the parcel on the market for sale and had also found an interested buyer. During the transaction period the realtor the HPHA had engaged was lost in a tragic accident. When the parcel went before the legislature for approval the sale was stopped by the Representative. Both these events brought the transaction to a standstill.

The Board asked staff if there was still an interested buyer and staff responded there was and the HPHA had recent contact with the interested buyer.

The Board asked staff if the HPHA would need to hold another public hearing on the sale and staff responded yes. Given the lapse of time it would be prudent to conduct another public hearing and include the Representative as well.

The motion was unanimously carried.

**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.**

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

**Motion: To go into executive session at 10:16 a.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related 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**

**Director Beaver moved and Director Berthiaume seconded.**

The motion was unanimously carried.

**The Board reconvened from Executive Session at 10:34 a.m.**

The main motion was unanimously carried.

**Discussion:**

**Executive Director's Report:**

Staff reported that Mr. Sogawa was approved by HUD as the t Contracts and Procurement Officer. Previously Mr. Sogawa had been in an "acting" capacity for the last two years. This is a positive step for the HPHA.

The Board requested of staff the timing of the HPHA audits. Staff responded the financial and single audit field work is being wrapped up this week and that the Board will be provided a timeline at the next Board meeting.

Chairperson Thompson requested that the Finance Task Force review the audit and report back to the Board in January or February.

Staff provided the Board with a power point presentation to recap the achievements and milestones of the projects funded through the American Reinvestment and Recovery Act (ARRA) grant. .

The HPHA received \$16.2 mm and the following deadlines were required to meet or the funds could be recaptured by HUD:

- 100% obligated by March 17, 2010
- 60% expended by March 17, 2011
- 100% expended by March 17, 2012

The funds were allocated to 8 construction projects on Oahu, Maui, Hawaii Island, administrative fees and construction management contracts.

The projects and the funds were allocated in the following manner:

<b>Project</b>	<b>Repairs</b>	<b>Amount</b>
Hale Hauoli	Roofing, solar lights, flooring, new cabinets	\$1.8 mm
Kahekili, Maui	Repairing windows	\$5.1 mm
Kaimalino and Kealakehe	Basketball courts lights, stairwell railings, site improvements, lighting, and ADA parking	\$1.9 mm
Kalanihuiua	Door in lobby, fixing windows, and roofing	\$200,000
Makani Kai Hale	Repair to the roofing, painting, and window	\$1.4 mm
Makua Alii	New rails, cabinets, and bathroom	\$2 mm
Kalakaua Homes	Roofing	\$790,000
<b>Total</b>	<b>Total does not include Administrative fees and Construction Management Contracts</b>	<b>\$13,190,000</b>

Staff summarized of the \$16,245,443 that all the funds were obligated in the deadlines provided and to date, \$7,608,521 or 46.83% has been expended and 100 jobs have been created. The above is for repairs only.

The CMS staff thanked Ms. Arashiro, the AG's office, HUD, Mr. Mark Buflo, Mr. Sarhan, consultants, contractors, and the Board for their support as this feat could not have been accomplished unless there was a strong team.

Ms. Wise thanked Ms. Choi for her knowledge, guidance, and leadership on the ARRA project and the accomplishments to date.

Staff reported that there was a meeting with the Environmental Protection Agency (EPA) to discuss the progress on the closing of the large capacity cesspools project. It was reported that the EPA was pleased that there was finally movement on the project and that, unless extraordinary circumstances presented themselves, the HPHA should be able to meet the

March 1, 2011 deadline for these to be closed. This project is under close watch of the EPA as the HPHA had not moved on the project for 2 years and the deadline was fast approaching and non-compliance carries heavy fines.

The staff presented a power point presentation of the clean-up efforts at Lanakila Homes on the Big Island. It was reported to the Board that the HPHA deployed 8 central management staff to board up, repair and replace the fence and cut the overgrown vegetation at the Lanakila Homes. The Board was told that several people and the police had stopped and thanked the crew for cleaning up the site.

The Board reviewed the Property Management and Maintenance Services Branch (PMMSB) and Construction Management Services (CMS).

The Board reviewed the Construction Management Services Branch (CMS) and staff advised the Board that the CIP funds needs to obligated by June 30, 2011. The cesspools may be delayed because of the rain but the work should be completed by the March 1, 2011 deadline.

Chairperson Thompson called a recess at 11:39 a.m. and reconvened at 11:54 a.m.

The Board reviewed the Fiscal Management Office (FMO), Contract and Procurement Office (CPO), and Personnel reports.

**Motion:** To go into executive session at 11:58 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 *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).

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

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:05 p.m.

Chairperson Thompson reported that the Board discussed the KPT settlement agreement.

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

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

The motion was unanimously carried.

The meeting adjourned at 12:06 p.m.

**MINUTES CERTIFICATION**

Minutes Prepared by:

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

JAN 20 2011  
Date

Approved by the HPHA Board of Directors at their Regular Meeting on  
January 20, 2011

Matilda Yoshoka  
Matilda Yoshoka  
Director/Board Secretary

JAN 20 2011  
Date

RESOLUTION NO. 41

HAWAI'I PUBLIC HOUSING AUTHORITY  
STATE OF HAWAII

RESOLUTION ADOPTING THE STATEMENT OF NON-RECOURSE AGAINST  
THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT (HUD)

The Board of Directors of the HAWAI'I PUBLIC HOUSING AUTHORITY (HPHA) adopts this Resolution No. 41, in accordance with the recitals as follows:

WHEREAS, on December 18, 2008, a class action lawsuit was filed in the United States District Court for Hawaii ("District Court"), Case No. 08-00578 JMS-LEK (the "Federal Action"), *McMillon, et al. v State of Hawai'i, et al.* against the State of Hawai'i (State), the Hawai'i Public Housing Authority (HPHA), Urban Management, Inc. (Urban), and Realty Laua, LLC (Realty), alleging *inter alia*, discrimination in violation of the Americans with Disabilities Act ("ADA"), Section 504 of the Rehabilitation Act of 1973 ("Section 504") and the Fair Housing Act Amendments regarding physical access for persons with disabilities at Kuhio Park Terrace (KPT) and Kuhio Homes and the failure to provide reasonable accommodations;

WHEREAS, also on December 18, 2008, a class action was filed in the Circuit Court of the First Circuit for the State of Hawaii (the "Circuit Court"), Civil No. 08-1-2608-12 (the "State Lawsuit"), *Faletogo, et al v. State of Hawai'i, et al.*, against the same Defendants, alleging, *inter alia*, breach of the implied warranty of habitability, breach of lease, breach of the management contract – third party beneficiary, unfair trade practices prohibited by HRS § 480-2, and medical monitoring;

WHEREAS, On October 29, 2009, the District Court entered an Order certifying the following class in the Federal Action:

All present and future residents of KPT and Kuhio Homes who are eligible for public housing, who have mobility impairments or other disabling medical conditions that constitute "disabilities" or "handicaps" under federal disability nondiscrimination laws, and who are being denied access to the facilities, programs, services, and/or activities of the Defendants, and/or discriminated against, because of the architectural barriers and/or hazardous conditions described in the Complaint.

WHEREAS, the State and HPHA have stipulated with the Plaintiffs in the State Lawsuit to the following definition for the class in the State Lawsuit: All current and future residents of Kuhio Park Terrace.

WHEREAS, the Federal Action and the State Lawsuit are collectively referred to herein as the "Lawsuits" have been vigorously prosecuted and defended;

WHEREAS, the State Defendants have denied any and all liability to the Named Plaintiffs and to the Class Members in the Lawsuits, and deny that they have violated any laws, including without limitation, Title II of the ADA, Section 504 and the FHAA, pertaining to access for persons with disabilities and the failure to make reasonable accommodation and deny that they have breached any contractual obligations with respect to the Named Plaintiffs and Class Members and that they have committed any unfair trade practices;

WHEREAS, on February 18, 2010, the Attorney General, State of Hawai'i, the Honorable Mark J. Bennett, and Plaintiffs counsel, agreed to settle the Lawsuits against the State and HPHA in the interest of the parties herein to resolve these matters and to avoid further costs, expense and time as a result of continued litigation and, without admitting liability of any kind;

WHEREAS, as part of the consideration for the settlement of the Lawsuits, the Attorney General sought and obtained a Settlement Amount of \$610,000, inclusive of all fees, costs and alleged damages, in General Fund Appropriation with no provisos or conditions for recourse, from the 2010 Hawai'i State Legislature;

WHEREAS, also as part of the consideration for settlement of the Lawsuits, the Attorney General agreed to assign to Plaintiffs all of the State's and HPHA's claims, cross-claims, causes of action and defenses against Urban and Realty;

WHEREAS, pursuant to the U.S. Department of Housing and Urban Development's (HUD) Litigation Handbook, 1530.1, Rev. 5, chapter 5 at 5.3 HPHA is required to obtain approval from HUD Counsel of any settlement involving a HUD subsidized housing project;

WHEREAS, on September 20, 2010, the Attorney General requested HUD Counsel approval of the settlement of the Lawsuits (Attachment 1);

WHEREAS, on November 23, 2010, HUD Assistant Regional Counsel, Enrico M. Allis, requested the following as contingent for HUD Counsel approval of the settlement: 1) sufficient assurance that no reimbursement, off-set or warranty for any part of the Settlement Amount with Plaintiffs would be sought against HUD; 2) that HPHA as well as Plaintiffs fully release HUD from any liability pertaining to the causes of action in the Lawsuits; and 3) sufficient assurance that HPHA will implement the settlement and comply with all fair housing and disability laws, rules and regulations (Attachment 2);

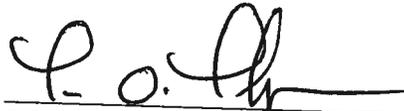
WHEREAS, HPHA's deputy attorneys general have opined that any present claims by HPHA against HUD for liability in the Lawsuits, including reimbursement of the Settlement Amount, have either been waived, are moot or would be estopped against HPHA as HUD was never a party in the Lawsuits, and further, the Settlement Agreement requires HPHA to comply with all fair housing and disability laws, rules and regulations;

WHEREAS, notwithstanding this, HPHA has been advised to adopt this Resolution in order to obtain HUD Counsel approval of the settlement;

NOW, THEREFORE, BE IT RESOLVED, to the full extent authorized by law, HPHA will not seek any recourse against HUD for any of the Settlement provisions, and will not seek any liability against HUD for any of the claims alleged in the Lawsuits;

BE IT FURTHER RESOLVED, that HPHA hereby reaffirms its commitment and obligation to comply with all terms of the Settlement Agreement, including compliance with all laws, rules and regulations relating to fair housing and the rights of the disabled.

Adopted and dated this 20<sup>th</sup> day of January, 2011.

  
\_\_\_\_\_  
TRAVIS O. THOMPSON  
Chairperson

## FINANCE TASK FORCE REPORT – NOTES

### For January Board Meeting

- 0 Meeting was held with representatives of KMH, led by Wils Choy, on annual audit and single audit.
  1. Results of audit are not significantly different from previous year. (This is to be expected, since last year's results were received in March of the current fiscal year)
  2. Complete assurance that there was no possibility of fraud, or misappropriation of HPHA funds.
  3. Audit will be completed on schedule, with all major funds currently complete, and things generally wrapped up by 1<sup>st</sup>/2<sup>nd</sup> week of February.
  4. Inputs are due to DAGS on March 31, and to the Feds.
  5. Good news (per auditors) is that we have an ED who understands financials. And, we have Clarence Allen, who is providing real leadership.
  
- 0 Task Force members reviewed the HPHA Ground Lease Agreement; and the Master Development Agreement relative to the KPT Redevelopment Project.
  1. Eric, who attended by telephone, asked critical, knowledgeable questions about both agreements. He was subsequently provided a copy of both for his review.
  2. We also received comments on the general issues involved from our outside legal counsel, generally recommending that the documents specifically spell out the business terms relative to pre-development and development phases.

3. Additional comments and discussion will be covered in item VI. B. on the agenda

## 0 Financial Reporting

1. Task force reviewed financial report formats, and made comments. The results of these comments are included on pages 59 through 64.
2. It should be noted that reports are an evolving process, and if Board members have additional suggestions of improving the reports, or simplifying the reports, please provide them to the Chair, or the Exec. Director

End of task force report. (FTF included TOT, Roger, and Eric)

2-14-2011

## Executive Director's December/January 2011 Board Status Report

### Accomplishments:

- Met with the Interim Director of the Department of Human Services, Ms. Patricia McManaman and Deputy Director Punkaj Bhanot to discuss the HPHA and the challenges and opportunities.
- Hosted Assistant Secretary HUD PIH, Sandra Henriquez, Region IX HUD Administrator Ophelia Basgal, and Advisor to the Assistant Secretary, Jennifer Jones at Kuhio Park Terrace and the HUD local field office attended. Chairperson Thompson provided opening remarks and a brief overview of the HPHA and the KPT redevelopment project was highlighted. A tour of KPT was provided.
- A team of Central Maintenance personnel lead by Paul Pasion continues to work on the Lanakila parcel on the Big Island. Work commenced on 11/29 and will end on 1/20/11. Staff boarded the vacant units, cleared the shrubs and overgrown vegetation, removed the debris and repaired the fence surrounding the property. They have received very positive comments for the work that is taking place by the community and tenants.
- Continue to participate in weekly conference calls with the lenders and a second one comprised of all the working groups for the KPT redevelopment project. Submitted Rental Term Sheet (RTS) to HUD. This document was needed as it begins the HUD submission cycle. The purpose of the document is to describe the project and explain the various financing components.
- Kuhio Park Terrace/Kuhio Homes Redevelopment
  - 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.
  - The KPT redevelopment project is considered a mixed-finance transaction. As such there are several documents or HUD Evidentiaries that must be submitted. One of those documents is the Rental Term Sheet (RTS). The Term Sheet includes a description of the program and specific business terms and is the basis of the Mixed-Finance Proposal. The Term Sheet plus additional submissions covering the areas specified by the regulations at 24 CFR 941.606 (the Expanded Rental Term Sheet) constitutes the Mixed-Finance Proposal.
  - There is a Project Review Panel whose purpose is reviewing Term Sheets submitted by PHAs for each mixed-finance transaction. The Project Review Panel, similar to a bank loan committee, is a sitting body that meets regularly to perform timely review of mixed-finance projects.
  - The Project Review Panel will approve, with or without modifications, the Term Sheet. A decision will be made on each Term Sheet at the meeting in which it is first presented. The KPT Term Sheet passed with flying colors. There are still other documents to submit and this represents a go-forward by HUD.
  - Submitted demo/dispo. application to HUD for KPT project. This application is necessary as the HPHA is informing HUD and requesting approval to dispose of a portion of the development. A PHA may decide to demolish or dispose of an entire development, or a portion of a development, for a variety of reasons, including:
    - Leasing the development to another entity, or transferring the title of the development via a sales contract, may be determined to be more cost-effective or efficient way for the development to be used for low-income or mixed-income housing, because that party will

have access to funds not available to the PHA. (Note that a lease of more than one year is considered to be a disposition by HUD.)

- The PHA has otherwise determined that the disposition is appropriate for reasons that are consistent with its goals of the PHA and its PHA Plan and that are otherwise consistent with the U.S. Housing Act of 1937.
- See CMS section for MWH update on hot water situation.
- Participated in Senate WAM briefing presented by DHS. Several questions were asked of the HPHA and follow-up materials are being prepared.
- Issued RFI for Project Based Section 8 Vouchers and had several interested parties.
- Issued RFP for Project Based Section 8 Vouchers and held informational session on January 10<sup>th</sup>.
- Held resident meeting at Kauhala Ohana to discuss private washing machine and improper discharge of water into storm drains.

### **Planned Activities for January/February:**

- 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 Owner's Representative
- 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 end of 1Q2011
- Continue to review documents for KPT redevelopment project, e.g., demo/dispo application, Section 8 documents, Master Development Agreement, Regulatory and Operating Agreement, etc...
- Complete review and selection of consultant to conduct assessment of compliance with fair housing and ADA rules

### **Trends/Issues:**

- 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.

**Potential Risks:**

- Elevator modernization project has been stalled since the Notice to Proceed (NTP) was issued in July 2010. The awarded contractor, Okada Trucking, had sub-contracted with 2 contractors one for the modernization and the second for the maintenance. Okada requested to replace the sub-contractor for the modernization work and they are now requesting to replace the sub-contractor for the maintenance work. Okada is nonresponsive to staff requests for updates to project schedules and for other information regarding the project. The last project schedule received from the contractor projected the contract taking 6 months longer than initially contracted. The non-responsiveness and continued delays have placed this key project in jeopardy. The HPHA is assessing its options up to and including cancelling the contract as the second sub-contractor change is considered a material change.
- The Department of Health, DOH, received a complaint that residents from Kauhala Ohana were discharging their washing machine water into drain inlets within the property. The drain inlets empty into Puha Stream. It appears that there are several units where the tenants put their own washers by the front door. The washers are draining via garden hose into the nearby drain inlet. The DOH issued a violation to the HPHA and the HPHA had until January 10<sup>th</sup> to respond to the violation notice. If not corrected, the HPHA as the property owner, could face up to a \$25,000 a day fine per incident and the residents using the machines could also be fined. This property is managed by a property management firm and the HPHA held a meeting with them. The property manager confirmed that he had allowed the residents to use their washing machines.  
A meeting was held with the residents on January 5 to discuss alternatives. A representative from DOH was also present and he explained the effects and impacts of the washing machines on the environment and the fines.
- 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, as this project is consuming a majority of staff time.

**PMMSB Status Report  
January 2011**

**Accomplishments:**

- As of December 31, 2010, rent collections for HPHA State properties was 109.49% (an increase over 94.53% in November, and 98.38% in October) and the total tenant occupancy rate was 94.44% (a slight increase over 93.74% in November, and 93.4% in October). Average rent collection for 2010 was 106.96% and occupancy was 92.45%.
- As of December 31, 2010, rent collections for HPHA Federal properties were 100.29% (a slight increase over 93.03% in November, and 93.37% in October) and the total tenant occupancy rate was 92.25% (a slight decrease over 92.34% in November, and 92.55% in October). Average rent collection for 2010 was 104.35% and occupancy was 92.97%.

(Brought on three (3) specialist, Diane Johns, Phyllis Ono, Gianna Guitron and Joanna Chaves acting to do AMP oversight)

- **AMP 34 (Kalakaua)**

1. The small elevator at Makua Alii was shut down on 10/15/10 due to worn axle and bearings the repair was completed on 12/10/10.
2. Management met with HPD and tenant complainant about construction noise. Noise generated compliant with law. Management met with the consultants, (SSFm Inspector and Hi Tec foreman) regarding safety hazards due to trajectory of falling concrete. Hi Tec constructed covered walkway as protection. Management staff to set up construction barriers due to falling concrete hazards at the South/East end of building. The contract is through August 2011.
3. Pacific Power Products completed quarterly maintenance service to Makua Alii, Paoaklalani and Kalakaua Homes generators.
4. Lanakila Meals on Wheels Congregate Dining Site at Paoaklalani. Contact with Dining Site Manager Supervisor to prepare room for painting, strip and waxing, and general cleaning scheduled from 1/10/11-1/21/11. Dining site manager declined offer of an alternate site for congregate dining activities and opted to distribute boxed lunches from the Paoakalani lobby.
5. Formation of AMP 34 Resident Association. Residents are in process of submitting nominations for officers. How long has it been without an association?

6. Kalakaua Mid Rise building newly installed low roof over lobby leaked and flooded the lobby. Tory Roofing recaulked around storm drain.
7. Tenant Activities. 60 members of the Oahu Civic Orchestra performed a Christmas concert for 65 residents. Hui Malama volunteer resident patrol assisted with the parking lot. Residents decorated Christmas trees donated by Lions Club. Members of Hui Malama attended HPD 3<sup>rd</sup> Annual No Na Kupuna Senior Safety Conference and Appreciation Day. Resident Korean War Vets hosted a dinner attended by 50 residents.

■ **AMP 35 (Kalaniihuia)**

1. Continued to follow up on repeated bedbug infestation cases, 1 at Punchbowl Homes and 1 at Pumehana. Had Diversified Exterminators do steam treatment of these 2 repeated cases since already chemically treated more than 3 times in the last 6 months. Also had them steam treat 4 vacant units, 2 at Punchbowl Homes, 2 at Pumehana, vacated by tenants who had serious bedbug infestations, to properly ensure we did all we could before placing a new tenant in these units. Recently found a mattress company that sells mattress covers that kills bedbugs already inside and keeps bedbugs out of mattresses and box springs is willing to offer our tenants discounted prices so we will look into this.
2. Filled 6 units with new applicants. Conducted 13 unit showings and 4 declined unit offers, 6 to be placed when units ready in January and February 2011.

■ **AMP 37 (Hilo)**

1. Eviction action started on 4 families due to household members breaking into newly renovated units.
2. Painted building exteriors at Lanakila homes.
3. Voting process to elect Resident Association members at Hale Aloha O Puna.
4. Installed gutters at the Lanakila Office building and the Community Center.

■ **AMP 38 (Kauai)**

1. REAC inspection held 12/13 -14, 2010. Maintenance staff will be working on required repairs from the inspection. Staff anticipates the report to indicate few EH&S findings but many outstanding repairs, due to our staff shortage.
2. Assisted tenant association Xmas activities at 1064 and 1086.

5. Completed the 6 month transition period/requirements to convert the electric accounts from HPHA to the Eleele residents. All HPHA accounts were disconnected on 1/3/11.

■ **AMP 50 (Palolo)**

1. (2) Contacts with President of the Resident Association. Association hosted community service work to clear overgrown vegetation and create a community garden. Green waste disposal bin emptied twice and work is ongoing. Management will schedule to install a hose bib in the garden, till soil and purchase concrete walking blocks.
2. Electrical Outage at Buildings 1 and 2. During heavy rainfall, water leaked into a roof top weather pipe containing cable to the building 2's main electrical breaker which, caused a semi power outage for 2 days. Contacted HECO to report smoking transformer and HECO replaced a transformer serving buildings 1 and 2 and 7 and 8. Power was restored to buildings 7 and 8. HECO did not restore power to buildings 1 and 2 due to repairs scheduled by Diamond Head Electric to replace shorted cable to the main breaker. Electrical power was restored and Diamond Head Electric caulked weather pipe.
3. Removed bulky items to deter trash fires over the New Years Celebrations.

**Planned Activities:**

■ **AMP 34 (Kalakaua)**

1. Complete (6) units renovations and placements
2. Trim overgrown monkey pods, shower trees and structural testing of Norfolk pine at Makua Alii and overgrown trees at Paoakalani. Overdue tree trimming due to liability concern.
3. Installation of electronic lobby door at parking lot lobby entrance at Makua Alii.

■ **AMP 37 (Hilo)**

1. Install speed bumps at Punahale Homes and Kauhale O Hanakahi.
2. Paint Community Center interior.
3. Paint exterior of Kauhale O Hanakahi.

■ **AMP 38 (Kauai)**

1. Plan to interview for the vacant BMWI and BMH positions for West Kauai.
2. Renovation work on the 1bedroom units at Kekaha Haaheo, to enable AMP to transfer tenants who are occupying inappropriate size units and receiving a large utility reimbursement.

■ **AMP 44 (Waianae)**

1. Community Beautification Project – paint units, graffiti removal, bulky item removal, landscaping, etc. To assist those required by HUD to complete 8 hours a month of community service.
2. Community meeting tentatively scheduled for February 2011. To relay the importance of reporting damages to the dwelling unit, supervising household members and guests and to find out what concerns the residents have that need to be addressed.

■ **AMP 46 (Kamuela)**

1. REAC inspection tentatively re-scheduled for January 25 & 26. The inspections have cancelled and re-scheduled 4 times.

**Trends/Issues**

REAC scores were very low and awaiting final scores. AMPs will be producing corrective action plans in order to raise scores in 2011. These inspections were conducting by HUD REAC employees rather than contracted inspection firms as in the past. Due to the time spent on the inspections the HUD REAC staff stated they will be reviewing the prior year's inspection to see who the contractor was that performed the inspections because they did not believe that thorough inspections could be completed in the short time that was allotted.

■ **AMP 38 (Kauai)**

1. Understaffing issues – Staff is recruiting.
2. More vehicles are needed for Kauai. We do not have enough vehicles to transport staff/materials/equipment to the various 11 housing properties.

■ **AMP 44 (Waianae)**

1. Management has several large projects to complete: exterior painting of units, water and termite damage, bed bug concerns and patch paving at several parking lots.

■ **AMP 45 (Windward)**

1. DOH found washing machines at Kauhale Ohana being discharged into storm drains. All machines were removed. Management and HPHA staff will meet with residents on January 6, 2011 to discuss re-opening the laundry room.

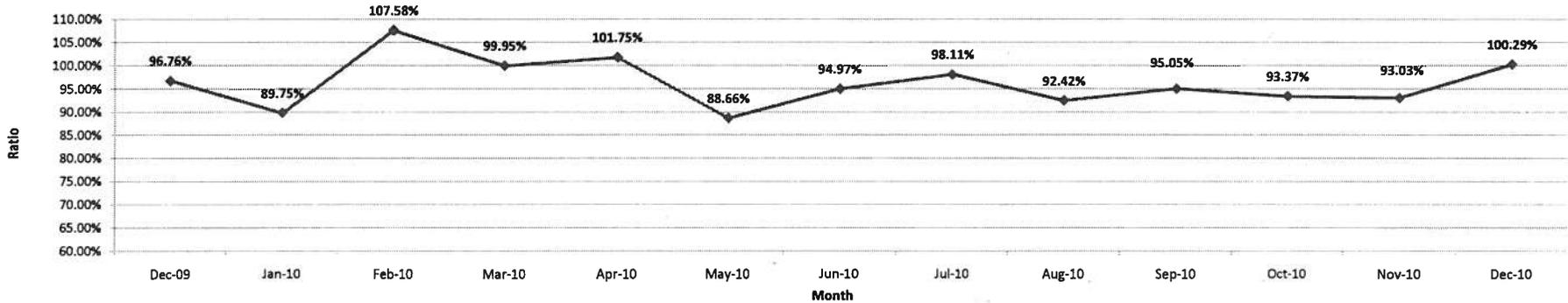
FEDERAL PUBLIC HOUSING

Rent Collection from December 2009 to December 2010

	Dec-09			Jan-10			Feb-10			Mar-10			Apr-10			May-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$114,069.72	\$119,412.98	104.68%	\$116,704.72	\$100,450.20	86.07%	\$114,112.72	\$123,818.28	108.51%	\$111,742.56	\$116,961.95	104.67%	\$114,516.69	\$122,029.78	106.56%	\$113,063.10	\$106,671.27	94.35%
Kauai	\$76,423.00	\$75,161.64	98.35%	\$76,185.00	\$65,796.55	86.36%	\$79,317.00	\$78,818.84	99.37%	\$78,569.00	\$73,688.81	93.79%	\$75,812.00	\$74,505.00	98.28%	\$77,802.00	\$64,010.35	82.27%
Mauai	\$41,265.00	\$42,481.46	102.95%	\$41,683.00	\$37,016.56	88.80%	\$39,286.00	\$40,224.33	102.39%	\$39,522.00	\$41,955.64	106.16%	\$42,734.00	\$43,717.38	102.30%	\$42,283.00	\$35,857.47	84.80%
Oahu	\$1,120,641.22	\$1,071,584.35	95.62%	\$1,121,888.75	\$1,014,179.21	90.40%	\$1,123,281.42	\$1,215,939.13	108.25%	\$1,120,869.72	\$1,117,474.18	99.70%	\$1,128,670.65	\$1,145,247.82	101.47%	\$1,119,480.19	\$992,672.38	88.67%
<b>Total</b>	<b>\$1,392,398.94</b>	<b>\$1,308,640.43</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>99.96%</b>	<b>\$1,361,733.34</b>	<b>\$1,385,489.98</b>	<b>101.75%</b>	<b>\$1,352,628.29</b>	<b>\$1,199,211.47</b>	<b>88.66%</b>

	Jun-10			Jul-10			Aug-10			Sep-10			Oct-10			Nov-10			Dec-10		
	Charges	Collected	Ratio																		
Hawaii	\$112,822.92	\$106,468.00	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%	\$119,818.00	\$121,417.37	101.33%
Kauai	\$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%	\$86,291.00	\$80,138.98	92.87%
Mauai	\$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%	\$40,468.00	\$39,643.97	97.96%
Oahu	\$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%	\$1,130,424.71	\$1,139,769.79	100.83%
<b>Total</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>\$1,381,852.06</b>	<b>\$1,277,098.46</b>	<b>92.42%</b>	<b>\$1,382,250.59</b>	<b>\$1,323,348.37</b>	<b>95.05%</b>	<b>\$1,377,436.95</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>	<b>\$1,377,001.71</b>	<b>\$1,380,970.11</b>	<b>100.29%</b>

Rent Collection Rate



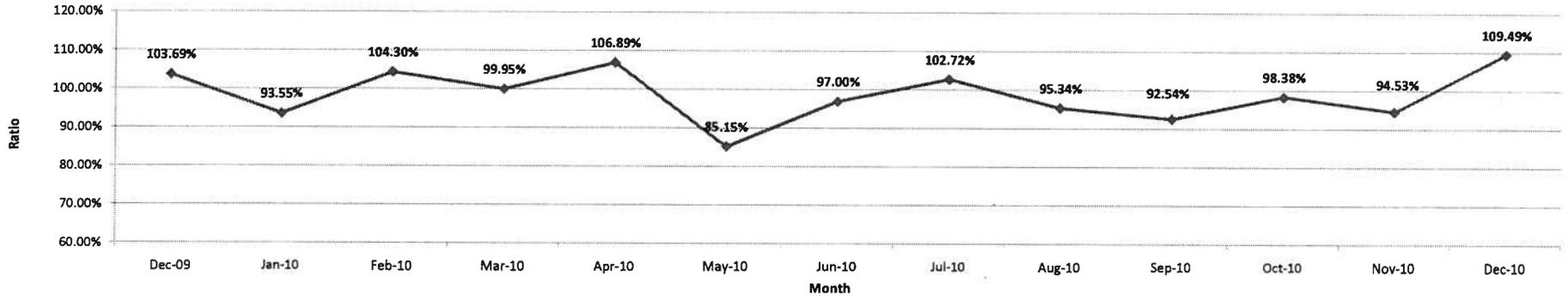
STATE PUBLIC HOUSING

Rent Collection from December 2009 to December 2010

	Dec-09			Jan-10			Feb-10			Mar-10			Apr-10			May-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,209.00	\$ 8,815.49	107.39%	\$ 8,716.00	\$ 8,408.62	96.47%	\$ 8,882.00	\$ 7,628.00	85.88%	\$ 8,153.00	\$ 7,563.00	92.76%	\$ 8,103.00	\$ 8,259.00	101.93%	\$ 8,678.00	\$ 8,289.30	95.52%
Kauai	\$ 5,380.00	\$ 4,518.00	83.98%	\$ 5,639.00	\$ 4,493.00	79.68%	\$ 5,297.00	\$ 4,164.11	78.61%	\$ 5,297.00	\$ 5,077.00	95.85%	\$ 5,198.00	\$ 4,418.00	84.99%	\$ 5,599.00	\$ 3,679.00	65.71%
Maui	\$ 5,235.00	\$ 5,065.00	96.75%	\$ 5,195.00	\$ 4,667.00	89.84%	\$ 5,379.00	\$ 7,157.00	133.05%	\$ 5,851.00	\$ 6,231.00	106.49%	\$ 5,777.00	\$ 5,390.00	93.30%	\$ 5,993.00	\$ 4,659.00	77.74%
Oahu	\$ 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%	\$ 225,633.00	\$ 243,720.60	107.92%	\$ 224,782.00	\$ 192,029.45	85.43%
<b>Total</b>	<b>\$ 247,047.00</b>	<b>\$ 256,161.43</b>	<b>103.69%</b>	<b>\$ 249,401.00</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>\$ 246,339.38</b>	<b>99.85%</b>	<b>\$ 244,911.00</b>	<b>\$ 261,787.60</b>	<b>106.89%</b>	<b>\$ 245,052.00</b>	<b>\$ 208,656.75</b>	<b>85.15%</b>

	Jun-10			Jul-10			Aug-10			Sep-10			Oct-10			Nov-10			Dec-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 9,146.00	\$ 7,517.70	82.20%
Kauai	\$ 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%	\$ 5,598.00	\$ 4,875.00	87.10%
Maui	\$ 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%	\$ 5,999.00	\$ 4,646.00	77.45%
Oahu	\$ 224,870.00	\$ 219,304.48	97.53%	\$ 226,317.00	\$ 234,719.62	103.71%	\$ 226,190.00	\$ 218,001.22	96.38%	\$ 227,459.00	\$ 209,854.08	92.26%	\$ 227,374.00	\$ 225,048.63	98.98%	\$ 227,636.00	\$ 216,122.73	94.94%	\$ 228,626.00	\$ 256,002.35	111.97%
<b>Total</b>	<b>\$ 244,697.00</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>\$ 248,751.76</b>	<b>\$ 235,149.88</b>	<b>94.53%</b>	<b>\$ 249,369.00</b>	<b>\$ 273,042.05</b>	<b>109.49%</b>

Rent Collection Rate



**Federal LIPH  
HPHA Island Overview Report  
January 2011**

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	61	89.68%	8	3	1	Average Income	20	0.20%	9.06	4.12
Kauai	319	295	24	92.48%	0	0	0	Low Income (80%)	22	0.22%	3.19	1.97
Maui	196	130	64	66.33%	10	9	2	Very Low Inc. (50%)	272	2.76%	3.00	1.98
Oahu	4,122	3,868	231	93.84%	13	4	23	Extremely Low Inc. (30%)	9,531	96.81%	2.55	1.76
<b>Total</b>	<b>5,238</b>	<b>4,832</b>	<b>380</b>	<b>92.25%</b>	<b>31</b>	<b>16</b>	<b>26</b>		<b>9,845</b>	<b>100.00%</b>	<b>2.58</b>	<b>1.77</b>

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	54	\$ 26,638.00	20	\$ 18,915.16	\$ 119,818.00	\$ 121,417.37	101.33%
Kauai	44	\$ 31,988.91	27	\$ 71,214.79	\$ 86,291.00	\$ 80,138.98	92.87%
Maui	15	\$ 4,444.00	3	\$ 1,701.50	\$ 40,468.00	\$ 39,643.97	97.96%
Oahu	547	\$ 251,085.30	188	\$ 223,931.51	\$ 1,130,424.71	\$ 1,139,769.79	100.83%
<b>Total</b>	<b>660</b>	<b>\$ 314,156.21</b>	<b>238</b>	<b>\$ 315,762.96</b>	<b>\$ 1,377,001.71</b>	<b>\$ 1,380,970.11</b>	<b>100.29%</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  
January 2011**

AMP	Occupancy*						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
30P-Aiea	362	351	11	96.96%	1	1	0
31P-KVH	373	322	49	86.33%	0	0	2
32P-MWH	363	349	14	96.14%	0	0	0
33P-Kam/Kaamanu	371	360	9	97.04%	0	0	2
34P-Kalakaua	581	557	23	95.87%	1	1	1
35P-Kalanihua	587	556	30	94.72%	3	0	1
37P-Hilo	300	260	40	86.67%	3	2	0
38P-Kauai	319	295	24	92.48%	0	0	0
39P-Maui	196	130	64	66.33%	10	9	2
40P-KPT	738	699	32	94.72%	1	0	7
43P-Kona	200	196	4	98.00%	4	1	0
44P-Leeward Oahu	258	232	20	89.92%	3	1	6
45P-Windward Oahu	225	217	6	96.44%	4	1	2
46P-Kamuela	101	83	17	82.18%	1	0	1
49P-Central Oahu	149	116	33	77.85%	0	0	0
50P-Palolo	115	109	4	94.78%	0	0	2
<b>Total</b>	<b>5,238</b>	<b>4,832</b>	<b>380</b>	<b>92.25%</b>	<b>31</b>	<b>16</b>	<b>26</b>

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	56	30,392.70	14	17,938.70	\$ 140,147.00	137,071.87	97.81%
31P-KVH	49	24,996.33	18	18,604.28	\$ 93,404.00	92,886.63	99.45%
32P-MWH	41	17,179.55	14	19,533.53	\$ 107,963.23	109,259.84	101.20%
33P-Kam/Kaamanu	48	20,481.66	16	27,290.01	\$ 91,194.98	93,648.09	102.69%
34P-Kalakaua	11	3,864.38	5	6,185.38	\$ 134,569.14	157,863.32	117.31%
35P-Kalanihua	30	10,146.12	9	9,752.36	\$ 136,311.48	157,142.73	115.28%
37P-Hilo	12	4,608.00	6	12,176.16	\$ 61,995.00	68,596.42	110.65%
38P-Kauai	44	31,988.91	27	71,214.79	\$ 86,291.00	80,138.98	92.87%
39P-Maui	15	4,444.00	3	1,701.50	\$ 40,468.00	39,643.97	97.96%
40P-KPT	185	93,353.72	43	39,515.17	\$ 253,253.00	214,800.22	84.82%
43P-Kona	32	17,897.00	12	6,300.00	\$ 41,899.00	36,777.02	87.78%
44P-Leeward Oahu	67	29,059.35	48	61,320.04	\$ 50,690.00	49,338.33	97.33%
45P-Windward Oahu	32	10,646.31	11	4,831.30	\$ 63,639.00	68,152.58	107.09%
46P-Kamuela	10	4,133.00	2	439.00	\$ 15,924.00	16,043.93	100.75%
49P-Central Oahu	15	5,028.24	3	1,299.38	\$ 34,615.00	35,135.00	101.50%
50P-Palolo	13	5,936.94	7	17,661.36	\$ 24,637.88	24,471.18	99.32%
<b>Total</b>	<b>660</b>	<b>\$ 314,156.21</b>	<b>238</b>	<b>\$ 315,762.96</b>	<b>\$ 1,377,001.71</b>	<b>\$ 1,380,970.11</b>	<b>100.29%</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  
January 2011**

Island	Occupancy*							LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	30	25	53.57%	2	0	1	Average Income	16	0.21%	8.59	4.29
Kauai	26	26	0	100.00%	0	0	0	Low Income (80%)	8	0.11%	2.50	1.75
Maui	32	28	4	87.50%	0	0	0	Very Low Inc. (50%)	155	2.05%	3.01	1.96
Oahu	749	731	14	97.60%	5	0	4	Extremely Low Inc. (30%)	7,369	97.63%	2.43	1.66
<b>Total</b>	<b>863</b>	<b>815</b>	<b>43</b>	<b>94.44%</b>	<b>7</b>	<b>0</b>	<b>5</b>		<b>7,548</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	9	\$ 3,002.30	9	\$ 14,606.17	\$ 9,146.00	\$ 7,517.70	82.20%
Kauai	3	\$ 1,881.80	3	\$ 8,861.46	\$ 5,598.00	\$ 4,876.00	87.10%
Maui	8	\$ 2,353.00	19	\$ 13,621.53	\$ 5,999.00	\$ 4,646.00	77.45%
Oahu	34	\$ 21,926.39	58	\$ 257,560.70	\$ 228,626.00	\$ 256,002.35	111.97%
<b>Total</b>	<b>54</b>	<b>\$ 29,163.49</b>	<b>89</b>	<b>\$ 294,649.86</b>	<b>\$ 249,369.00</b>	<b>\$ 273,042.05</b>	<b>109.49%</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).

**State LIPH  
HPHA Project Overview Report  
January 2011**

Project	Occupancy *						Units Rent Ready
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	
2201-Hauiki	46	45	1	97.83%	0	0	0
2202-Puahala Homes	128	115	11	89.84%	2	0	2
2204-Kawailehua	26	26	0	100.00%	0	0	0
2205-Kahale Mua	32	28	4	87.50%	0	0	0
2206-Lokahi	30	17	12	56.67%	2	0	1
2207-Ke Kumu Elua	26	13	13	50.00%	0	0	0
2401-Hale Po'ai	206	205	1	99.51%	1	0	0
2402-La'iola	108	106	1	98.15%	1	0	1
2403-Kamalu-Ho'olulu	220	220	0	100.00%	1	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	1
<b>Total</b>	<b>863</b>	<b>815</b>	<b>43</b>	<b>94.44%</b>	<b>7</b>	<b>0</b>	<b>5</b>

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	7	\$ 4,808.94	14	\$ 146,882.88	\$ 18,731.00	\$ 19,000.90	101.44%
2202-Puahala Homes	24	\$ 16,406.45	31	\$ 106,402.90	\$ 44,232.00	\$ 40,090.45	90.64%
2204-Kawailehua	3	\$ 1,881.80	3	\$ 8,861.46	\$ 5,598.00	\$ 4,876.00	87.10%
2205-Kahale Mua	8	\$ 2,353.00	19	\$ 13,621.53	\$ 5,999.00	\$ 4,646.00	77.45%
2206-Lokahi	1	\$ 258.00	2	\$ 12,591.50	\$ 5,412.00	\$ 4,443.70	82.11%
2207-Ke Kumu Elua	8	\$ 2,744.30	7	\$ 2,014.67	\$ 3,734.00	\$ 3,074.00	82.32%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,043.00	\$ 70,841.00	124.19%
2402-La'iola	1	\$ 224.00	7	\$ 1,986.52	\$ 34,442.00	\$ 38,556.00	111.94%
2403-Kamalu-Ho'olulu	2	\$ 487.00	1	\$ 4.40	\$ 63,300.00	\$ 75,523.00	119.31%
2404-Halia Hale	54	\$ 29,163.49	1	\$ 89.00	\$ 10,878.00	\$ 11,991.00	110.23%
<b>Total</b>	<b>108</b>	<b>\$ 58,326.98</b>	<b>89</b>	<b>\$ 294,738.86</b>	<b>\$ 249,369.00</b>	<b>\$ 273,042.05</b>	<b>109.49%</b>

\* Occupancy also counts Scheduled for Modernization Units.

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

**CAPITAL FUND PROGRAM - 718**

**PROJECT STATUS REPORT**

January 1, 2011

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	8/9/2010	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	8/9/2010	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	12/13/2010	est. 7/14/2010	est. 7/2010	est. 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	8/9/2010	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	8/9/2010	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.

03 Note: Expenditure deadline is June 12, 2012.

**CAPITAL FUND PROGRAM - 719**

**PROJECT STATUS REPORT**

January 1, 2011

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
Hale Hookipa, Nani Olu Reroofing	\$ 23,830.00								
Kaahumanu Homes Reroofing	\$ 2,018,300.00	5/4/2010	5/26/2010	N/A	6/7/2010	8/9/2010	7/27/2010	8/9/2010	7/29/2011
Kalakaua Homes ADA & 504 Int. & Ext. , Ext. Paint & Misc Repairs	\$ 350,000.00	est. 12/15/2010	est. 02/18/2011	est. 01/8/2011	est.03/18/2011	est.5/15/2011	est.4/1/8/2011	est. 6/15/2011	est. 03/15/2012
Kauhale O'Hanakahi, Repair of Septic Tank	\$ 3,000.00								
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	\$ 20,000.00	6/23/2010 (HePS)	7/7/2010	N/A	est. 1/2011	est. 1/2011	est. 1/2011	est. 1/2011	est. 2/2011
Makua Alii Structural & Spall Repair 2nd Phase	\$ 2,000,000.00	Waiting for completed design documents.							
PHA-Wide Type C Units	\$ 3,600,000.00	In-Design							
Puuwai Momi Electrical System Repairs	\$ 178,750.00								
Puuwai Momi Electrical System Repairs I & II	\$ 34,709.00								
SUB-TOTAL	\$ 9,040,919.00								

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
Hale Hookipa, Kaimalino, Nani Olu, Noelani & Paoakalani Reroofing	\$ 88,749.00		6/19/2006	6/26/2006	6/29/2006	7/19/2006	3/11/2011	3/11/2011
Kalihi Valley Homes Site & Dwelling Improvements, Phase IVB (Master Plan)	\$ 150,000.00	In process to select consultant.						
Palolo Valley Homes Physical Improvements	\$ 1,553.00	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	\$ 840,302.00							

\*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
PHA Wide CMS Support Services Tech Salaries	\$ 200,000.00						
SUB-TOTAL	\$ 294,159.00						
Operations	\$ 2,416,486.00						
Management Improvements	\$ 500,000.00						
Administration	\$ 1,252,618.00						
Audit	\$ 21,820.00						
SUB-TOTAL	\$ 4,190,924.00						
<b>TOTAL</b>	<b>\$ 14,366,304.00</b>						
<b>TOTAL GRANT</b>	<b>\$ 14,366,304.00</b>						

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## 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	\$2,310,096		\$10,116,791.00	\$6,128,652.00	62.27%
12/2010	\$1,424,652		\$11,541,443.00	\$4,704,000.00	71.04%
1/2011		\$1,741,067	\$13,282,510.00	\$2,962,933.00	81.76%
2/2011		\$1,133,008	\$14,415,518.00	\$1,829,925.00	88.74%
3/2011		\$1,004,683	\$15,420,201.00	\$825,242.00	94.92%
4/2011		\$429,237	\$15,849,438.00	\$396,005.00	97.56%
5/2011		\$201,242	\$16,050,680.00	\$194,763.00	98.80%
6/2011		\$49,634	\$16,100,314.00	\$145,129.00	99.11%
7/2011		\$27,645	\$16,127,959.00	\$117,484.00	99.28%
8/2011		\$28,186	\$16,156,145.00	\$89,298.00	99.45%
9/2011		\$89,298	\$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 Alii (Const.Mgt.)	KVH	Kaimalino/ Kealakehe	Hale Hauoli	Makani Kai Hale	Makua Alii (Const.)	Kalakaua	Kahekili Terrace	Kalanihua	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	\$2,310,096		\$2,310,096	\$27,645		\$34,612	\$210,000	\$264,047	\$465,323	\$181,469	\$1,127,000		
DEC	\$1,424,652		\$1,424,652	\$27,645		\$136,898	\$280,000	\$234,000	\$125,000	\$79,739	\$541,370		
JAN '11		\$1,741,067	\$1,741,067	\$27,645	\$8,678		\$295,000	\$329,744	\$150,000		\$930,000		
FEB		\$1,133,008	\$1,133,008	\$27,645			\$290,000		\$150,000		\$665,363		
MAR		\$1,004,683	\$1,004,683	\$27,645			\$290,000		\$125,000		\$562,038		
APR		\$429,237	\$429,237	\$27,645			\$265,000		\$90,000		\$46,592		
MAY		\$201,242	\$201,242	\$27,645			\$88,597		\$85,000				
JUN		\$49,634	\$49,634	\$27,645					\$21,989				
JUL		\$27,645	\$27,645	\$27,645									
AUG		\$28,186	\$28,186	\$27,645									\$541
SEPT		\$89,298	\$89,298	\$22,141					\$67,157				
	\$11,541,443	\$4,704,000	\$16,245,443	\$409,171	\$1,563,593	\$1,915,750	\$1,798,597	\$1,629,267	\$2,090,130	\$780,553	\$5,259,289	\$196,865	\$602,229

Total Value of Work In Place to Date	\$10,116,791	\$138,225	\$1,554,915	\$1,778,852	\$290,000	\$1,065,523	\$1,275,984	\$700,814	\$2,513,926	\$196,865	\$601,688
% Work In Place to Date	62%	34%	101%	93%	16%	65%	61%	90%	48%	100%	100%
60% amount needed	\$ 9,747,266	\$ 245,503	\$ 938,156	\$ 1,149,450	\$ 1,079,158	\$ 977,560	\$ 1,254,078	#####	#####	\$ 118,119	\$ 361,337
Total Value When 60% Complete	\$10,116,791	\$248,805	\$1,020,284	\$1,250,784	\$1,155,000	\$801,476	\$1,473,706	\$519,345	\$2,662,099	\$187,742	\$602,229

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

Current Date: 1/12/2011 8:00

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 Aii - Construction Mgt. Service (SSFMI International, Inc.)	CMS 08-39-SA02	N/A	\$409,171.00				\$55,290.00	\$82,935.00		\$138,225.00	33.78%
Kalihi Valley Homes - Site & Dwelling Improvements, Phase 4A (Rainforest G Construction, LLC)	CMS 09-15-CO01	10/26/2009	\$1,563,593.00			\$525,000.00	\$1,024,966.00	\$4,949.00		\$1,554,915.00	99.44%
Kaimalino & Kealakehe - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/2010	\$1,915,750.00			\$547,988.92	\$915,892.18	\$314,970.15		\$1,778,851.25	92.85%
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	\$1,629,267.00				\$97,806.05	\$914,441.75		\$1,012,247.80	62.13%
Makua Aii - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/2010	\$2,090,130.00				\$590,989.39	\$684,994.43		\$1,275,983.82	61.05%
Kalakaua Homes - Reroofing (Tory's Roofing & Waterproofing, Inc.)	CMS 10-10	5/20/2010	\$780,553.00					\$700,813.82		\$700,813.82	89.78%
Kahekili Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/2010	\$5,259,289.00					\$2,388,927.77		\$2,388,927.77	45.42%
Kalaniihuia - 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	\$602,228.00		\$601,688.00					\$601,688.00	99.91%
<b>Total Amount:</b>			\$16,245,443.00	\$0.00	\$601,688.00	\$1,072,988.92	\$2,705,273.62	\$5,259,444.22	\$0.00	\$9,639,394.76	59.34%
<b>Budget Balance:</b>				\$16,245,443.00	\$15,643,755.00	\$14,570,766.08	\$11,865,492.46	\$6,606,048.24	\$6,606,048.24		
<b>Percentage Expended:</b>				0.00%	3.70%	6.60%	16.65%	32.37%			

**NOTE:** HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 59.34% is actual expenditures made based on eLOCCS input and check cut by FMO as of January 4, 2010.

**AMERICAN RECOVERY AND REINVESTMENT ACT  
PROJECT STATUS REPORT  
January 1, 2011**

PROJECT	CONTRACT AMOUNT	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONSTRUCTION CONFERENCE	CONSTRUCTION START DATE	CONSTRUCTION COMPLETION
Hale Hauoli	\$ 1,798,597.00	11/17/2009	12/29/2009	2/9/2010	2/23/2010	9/7/2010	3/18/2010	10/4/2010	4/25/2011
Kahekili Terrace	\$ 5,259,289.00	1/11/2010	2/4/2010	2/23/2010	3/11/2010	6/28/2010	4/20/2010	6/28/2010	4/29/2011
Kaimalino & Kealakehe	\$ 1,915,750.00	6/15/2009	7/16/2009	1/7/2010	1/7/2010	2/1/2010	1/28/2010	2/1/2010	11/29/2010
Kalakaua	\$ 780,553.00	1/12/2010	2/9/2010	2/26/2010	3/11/2010	5/20/2010	3/22/2010	6/1/2010	9/28/2010
Kalanihuia	\$ 196,865.00	12/4/2009	1/7/2010	2/26/2010	3/11/2010	4/19/2010	4/1/2010	4/19/2010	10/14/2010
Kalihi Valley Homes	\$ 1,563,593.00	5/19/2009	7/12/2009	8/13/2009	9/12/2009	10/26/2009	9/18/2009	10/26/2009	est. 2/9/2011 (Will be delayed due to rock wall repair.)
Makani Kai Hale I & II	\$ 1,629,267.00	1/11/2010	2/4/2010	2/25/2010	3/4/2010	6/4/2010	4/20/2010	6/4/2010	4/1/2011
Makua Alii	\$ 2,090,130.00	12/18/2009	1/12/2010	2/16/2010	3/11/2010	4/26/2010	4/21/2010	4/26/2010	9/18/2011
Makua Alii Construction Management	\$ 409,171.00	N/A	N/A	2/9/2010	3/9/2010	N/A	N/A	N/A	N/A
<b>Sub-Total</b>	<b>\$ 15,643,215.00</b>								
Administration	\$ 602,228.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Sub-Total</b>	<b>\$ 602,228.00</b>								
<b>TOTAL</b>	<b>\$ 16,245,443.00</b>								

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

**CIP Fund B-07-413-K (Design)  
PROJECT STATUS REPORT  
January 1, 2011**

PROJECT	ADVERTISE - SPO-PNS	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	DESIGN CONTRACT START DATE	DESIGN DOC. 60% COMPLETION	DESIGN COMPLETION DATE	DESIGN CONTRACT 100% COMPLETION*
Elevator Modernization of 16 at Various Oahu Locations (CMS 08-20)		5/1/2008	6/2/2008	6/2/2008	6/2/2008	7/13/2009	1/3/2015	3/1/2015
Elevator Modernization Phase II: 10 at Various Sites	N/A	5/1/2008	6/2/2008	6/2/2008	1/20/2011	3/1/2011	1/1/2015	3/1/2015
KPT, Elevator, Phase I: Modernization of 6 Elevators & Assessment at Various State Sites (CMS 07-16)		7/3/2007	7/11/2007	8/16/2007	7/11/2007	10/14/2007	1/10/2013	est. 8/15/2011

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

**CIP Fund B-07-414-K (Construction)  
PROJECT STATUS REPORT  
January 1, 2011**

PROJECT	ADVERTISE - INVITATION FOR BID	BID OPENING	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
KPT, Phase I: Modernization of Six Elevators (CMS 09-02)	2/7/2008	3/17/2008	1/22/2009	3/12/2009	3/17/2009	3/11/2009	3/19/2009	3/18/2011
KPT, Renovation to Air Conditioning System at Elevator Machine Rooms (CMS 09-03)	11/7/2008	12/18/2008	2/23/2009	4/23/2009	4/29/2009	5/4/2009	5/18/2009	7/1/2009
Salt Lake Apartment Elevator Renovation (1) Plus Install 1 New Elevator	3/1/2011	4/1/2011	5/1/2011	6/1/2011	7/1/2011	7/1/2011	7/1/2011	3/1/2012

**CIP Fund B-07-415-K (Design)  
PROJECT STATUS REPORT  
January 1, 2011**

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 Hauoli at Honokaa, Painting, Reroofing & Renovation	8/28/2006	4/1/2008	5/26/2008	6/16/2008	6/16/2008	9/2/2009	11/12/2009	8/12/2011
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
Hauiki Replace Four Termite Damaged Poles and Two Transformers	7/23/2010	Consultant selection complete, approval needed to award contract.						
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.						
Kahekili Terrace Physical Improvements	6/3/2008	4/30/2008	6/18/2008	6/25/2008	6/25/2008	6/23/2009	12/20/2009	5/29/2011
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 Community Center	Specifications book with CPO.							
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
KPT, Sewer Repairs/Abatement Phase I	2/20/2007	4/7/2008	6/6/2008	6/13/2008	6/16/2008		6/16/2009	12/20/2010
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
Lokahi LCCC Evaluation of Existing Tanks, Island of Hawaii	7/23/2010	Consultant selection complete, approval needed to award contract.						
Makani Kai Hale Physical Improvements	5/31/2007	4/30/2008	6/17/2008	6/25/2008	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	2/9/2009	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	10/24/2011

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**CIP Fund B-07-416-K**  
**PROJECT STATUS REPORT**  
**January 1, 2011**

PROJECT (CONSTRUCTION)	ADVERTISE - INVITATION FOR BID	BID OPENING	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Elevator Modernization of 16 at Various Oahu Locations	7/7/2009	10/29/2009	3/18/2010	5/3/2010	7/26/2010	4/5/2010	7/26/2010	7/15/2012
Hale Po'ai Building Improvements		3/31/2010	9/20/2010	Contractor pulled out, proceeding with 2nd low bidder. Contract being reviewed by AG.				
Hauiki Replace Four Termite Damaged Poles and Two Transformers	Design needed to be able to proceed with construction.							
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 Cott., 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
Hoolulu and Kamalu Emergency Call System Repair	2/25/2009	4/9/2009	8/10/2009	9/14/2009	3/15/2010	3/9/2010	3/15/2010	3/15/2011
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 Community Center	Specifications are complete and being reviewed.							
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Admin. Bldg.	Design needed to be able to proceed with construction.							
Kealakehe LCCC Sewer Line tie in fr. Bldgs to Existing Sewer Lines	Design needed to be able to proceed with construction.							
KPT Structural Repairs	Emergency PO # 11K00630 dated 10/7/2010							12/29/2010
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.
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							
KPT, Security Cameras (Elevator Camera)	6/10/2009	7/23/2009	8/18/2009	9/28/2009	3/18/2010	3/2/2010	3/18/2010	7/16/2010
KPT, Sewer Repairs (Design)	2/20/2007	N/A	4/7/2008	6/6/2008	6/16/2008	N/A	N/A	12/20/2010
Kupuna Home O'Waiialua, Sewage Treatment Plant Improvements	12/15/2009	1/21/2010	6/15/2010	6/30/2010	8/10/2010	8/2/2010	8/16/2010	8/15/2011
La'iola Upgrade Fire Alarm System	1/22/2009	3/6/2009	4/8/2009	5/15/2009	8/7/2009	6/1/2009	8/10/2009	9/15/2009
Lanakila Homes, Demo of 31 Bldgs. Phase IIIB and IV	Consultant selection in progress.							
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
Mayor Wright Homes Reroofing	1/19/2010	2/11/2010	5/13/2010	5/25/2010	8/9/2010	8/3/2010	8/9/2010	1/6/2011
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
Wahiawa Terrace Reroof	1/19/2010	2/11/2010	5/13/2010	5/25/2010	8/9/2010	8/3/2010	8/9/2010	1/6/2011

NAR

**CIP Fund B-08-400-K (Design)  
PROJECT STATUS REPORT  
January 1, 2011**

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*
Modernization of 16 Elevators at Various Oahu Locations (CMS 08-20)		5/1/2008	6/2/2008	6/2/2008	6/2/2008	7/13/2009	1/3/2015	3/1/2015
Salk Lake Apartment Elevator Renovation Plus Install 1 New Elevator	N/A	5/1/2008	6/2/2008	6/2/2008	1/1/2011	3/1/2011	1/1/2015	3/1/2015

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

**CIP Fund B-08-401-K (Construction)  
PROJECT STATUS REPORT  
January 1, 2011**

PROJECT	ADVERTISE - INVITATION FOR BID	BID OPENING	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Modernization of 16 Elevators at Various Oahu Locations (CMS 10-13)	7/10/2009	10/29/2009	3/18/2010	5/3/2010	7/26/10		7/26/2010	7/15/2012
Elevator Modernization Phase III: 10 at Various Sites	4/1/2011	5/1/2011	5/1/2011	6/1/2011	6/1/2011	7/1/2011	7/1/2011	7/1/2012
KPT, Installation of New Security Camera System for Elevators	2/1/2011	3/1/2011	4/1/2011	5/1/2011	6/1/2011	6/1/2011	6/1/2011	12/1/2011
Salt Lake Apartment Elevator Renovation Plus Install 1 New Elevator	3/1/2011	4/1/2011	5/1/2011	6/1/2011	6/1/2011	7/1/2011	7/1/2011	3/1/2012

**CIP Fund B-08-402-K (Design)  
PROJECT STATUS REPORT  
January 1, 2011**

PROJECT	ADVERTISE - SPO-PNS	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	DESIGN CONTRACT START DATE	DESIGN DOC. 60% COMPLETION	DESIGN COMPLETION DATE	DESIGN CONTRACT 100% COMPLETION*	
ADA Compliance for Various Federal Projects (CMS 10-05)	6/3/2008	10/15/2009	1/19/2001	2/8/2010	2/16/2010		2/5/2012		
ADA/UFAS Compliance - 4 Projects (CMS 10-03)	6/3/2008	9/18/2009	1/11/2010	5/11/2010	5/12/2010	3/31/2011	5/1/2011	6/28/2012	
Hale Aloha O'Puna ADA Units & Roof	Consultant selection is in progress.								
Hale Hoolulu Repaint, Reroof, Emergency Call System; Prepare Tank Enclosure, Hale Nana Kai O'Kea Phy. Improvement; Kalaheo (CMS 10-22)	6/3/2008	6/7/2010	6/24/2010	8/3/2010	8/3/2010	1/6/2011	3/14/2011	11/30/2012	
Hauiki Replace Four Termite Damaged Poles & Two Transformers	7/23/2010	Consultant selection completed on 12/30/2010.							
Hui O Hanamaulu Physical Improvements	6/3/2008	9/25/2009	est. 1/10/2011	est. 1/11/2011	est. 1/11/2011	est. 2/18/2011	est. 3/25/2011	est. 12/12/2013	
Kalakaua Homes ADA & Miscellaneous Repairs (CMS 09-18)	6/3/2008	9/25/2009	10/13/2009	10/19/2009	10/22/2009	10/15/2010	10/25/2011	12/15/2010	
Kalihi Valley Homes Emergency Design for Collapsed Rock Wall (PO# 11K00304)	N/A	N/A	7/23/2010	N/A	7/23/2010	9/15/2010	10/12/2010		
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building	12/14/2009	Consultant selection is in progress.							
Kawaiaehua (State) Improvements (CMS 10-06)	6/3/2008	9/18/2009	2/9/2010	3/24/2010	3/29/2010	9/17/2010	1/31/2011	4/27/2013	
PHA Wide Type C Units - Group A	12/14/2009	3/10/2010	4/29/2010	5/11/2010	5/12/2010		9/3/2012		
PHA Wide Type C Units - Group B	12/14/2009	9/7/2010	10/14/2010	11/10/10	11/1/2010		2/3/2013		
School Street Building "A" Hazardous Materials Abatement	Consultant selection is in progress.								

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

**CIP Fund B-08-403-K (Construction)  
PROJECT STATUS REPORT  
January 1, 2011**

PROJECT	ADVERTISE - INVITATION FOR BID	BID OPENING	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Hale Hoolulu Repaint, Reroof, Emergency Call System; Prepare Tank Enclosure, Hale Nana Kai O'Kea Phy. Improvement (Projected Dates)	3/16/2011	4/11/2011	4/15/2011	5/15/2011	6/1/2011	7/1/2011	7/15/2011	5/1/2012
Hauiki Replace 4 Termite Damaged Poles & 2 Transformers	Consultant selection in progress.							
Hui O Hanamaulu Physical Improvements	est. 4/11/2011	est. 5/11/2011	est. 5/14/2011	est. 6/8/2011	est. 8/12/2011	est. 8/1/2011	est. 8/12/2011	est. 8/12/2012
Kahale Mua (State) Site & Building Modernization	Consultant selection in progress.							
Kalaheo Homes Physical Improvements	3/16/2011	4/11/2011	4/15/2011	5/15/2011	6/1/2011	7/1/2011	7/15/2011	5/1/2012
Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint and Miscellaneous Repairs	Project is still in design phase.							
Kalihi Valley Homes Emergency Construction for Collapsed Rock Wall	Emergency procurement in permitting.							
Kauaiokalani Reroof	Waiting on S(P) designs can be completed.							
Kawailehua (State) Improvements (Projected Dates)	2/4/2011	2/28/2011	3/28/2011	4/28/2011	5/16/2011	6/1/2011	6/15/2011	6/15/2012
KPT, Sewer Repair - Phase I (CMS 10-24)	2/8/2010	3/9/2010	6/15/2010	7/26/2010	8/24/2010	8/12/2010	8/25/2010	12/23/2010
Lanakila Homes, Demo of 31 Buildings Phase IIIB and IV	Consultant selection in progress.							

**Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/31/2010**

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS													
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A Phase 2	Family	3	1981	27	271	16	3		\$3,970,469	FY08 Elevator CIP	Sep-07	Jul-09	Completed 5/2010
Phase 3		1	1964	44							Sep-07	Nov-09	Completed 11/2010
Phase 1		2	1964	44							Sep-07	May-10	May-11
Kuhio Park Terrace B Phase 1	Family	4	1964	44	298	16	3				Sep-07	Jul-09	completed, 5/10
Phase 2		5	1964	44							Sep-07	Nov-09	completed, 12/14/10
Phase 3		6	1981	27							Sep-07	May-10	Dec-11
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2				\$460,733	FY09 Elevator CIP	Aug-08
		2	1983	25					Aug-08	7/26/2011			10/17/2011
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		\$460,733	FY09 Elevator CIP	Aug-08	3/22/2011	6/27/2011
		2	1967	41							Aug-08	6/28/2011	8/29/2011
Kalanihuia Phase 2	Elderly	1	1968	40	151	15	2		\$471,204	FY09 Elevator CIP	Aug-08	8/30/2011	12/12/2011
		2	1968	40							Aug-08	12/13/2011	2/20/2012
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		\$445,026	FY09 Elevator CIP	Aug-08	10/18/2011	1/23/2012
		2	1970	38							Aug-08	1/24/2012	4/2/2012
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		\$465,968	FY09 Elevator CIP	Aug-08	2/21/2012	5/28/2012
		2	1972	36							Aug-08	5/29/2012	7/30/2012
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		\$371,728	FY09 Elevator CIP	Aug-08	4/3/2012	6/25/2012
		2	1961	47							Aug-08	6/26/2012	8/27/2012

050

**Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/31/2010**

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS													
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Makamae Phase 4	Elderly	1	1971	37	124	4	2		\$261,780	FY09 Elevator CIP	Aug-08	8/28/2012	10/29/2012
		2	1971	37							Aug-08	10/30/2012	12/24/2012
Willikina Apts Phase 4	Family	1	1977	31	119	9	2		\$424,712	FY09 Elevator CIP	Aug-08	7/31/2012	10/22/2012
		2	1977	31							Aug-08	10/23/2012	1/17/2013
Salt Lake Apts	Family	1	1970	38	28	8	1		\$1,000,000	B-08-401-K			
Hale Poai	Elderly	1	1989	19	206	7		2	\$320,000	Full Modernization not required, only installation of safety related items. Funding dependent on bids for major modernization listed above.			
		2	1989	19									
Halia Hale	Elderly	1	1995	13	41	5		1	\$255,000				
Laiola	Elderly	1	1991	17	108	6		2	\$220,000				
		2	1991	17									
Kulaokahua	Homeless	1	1992	16	30	3		1	\$60,000				
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	\$245,000				
		2	1994	14									
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$240,000				
		2	1993	15									
Banyan St Manor	Family	1	1977	31	55	3							
	TOTAL	34			2,518	181	23	10	\$9,672,353				
Average age of elevators				31									

Project Status Report  
December 31, 2010  
16 Elevator Modernization Project

**Completed Activities**

- Nothing new to report.

**Planned Activities**

- Elevator Consulting Services (ECS):
  - Execute CO1, \$7,975 for additional inspection services at Makua Alii/Kalakaua Homes modernizations. ECS to use their local office to do inspections. Change order being finalized.
  - Execute CO2, \$52,650 to design the main line feed at all modernization projects. The current electrical lines may be undersized for the peak current demand from the new elevator system. ECS to check if existing lines are properly sized. If not, they will prepare bid docs for a line upgrade. Internal Office Memorandum (IOM) to approve the CO is being circulated.
  - ECS will be submitting a proposal to design the a/c systems at the elevator machine rooms at all modernization projects.
- Okada Trucking:
  - On November 16, 2010, Okada requests to have Elevator Services (ES) replace Pacific Elevators on the modernizations. Earlier, the HPHA approved Okada's request for ES to replace Pacific on the maintenance work.
    - This is the final opportunity for the HPHA to replace Okada on this project. We can argue that Okada has substantially changed their team, reject their request, and remove them from the job.
    - If we accept Okada's request, then we'll have to accept a project delay along with the change in subcontractors.
      - The Makua Alii modernization was scheduled to start in November 2010. In September, the HPHA requested a postponement, moving Makua Alii to the back of the schedule (to prevent conflicts with ongoing construction). Okada was asked to submit a revised schedule. Okada responded two months later, stating that postponement will cost \$740,000. HPHA rejects the proposal, we are back to the original mod sequence.
      - Okada submits their updated schedule on January 4, 2011. It assumes ES will take over the mod. Makua Alii is projected to start in late March 2011. Their overall schedule shows a January 2013 completion, 6 months beyond the current contract expiration date.
      - Okada emails a copy of the letter requesting ES to take over the mod work from Pacific (1/4/2011). The letter is dated December 31, 2010, the hard copy has not yet been received by the HPHA (1/4/2011).

- Replacing Okada will entail the following:
  - Financial Settlement: Our contract doesn't cover this, but some kind of settlement will be expected.
    - Okada has ordered the material for the Makua Alii and Kalakaua Homes modernizations. HPHA can decide to allow them to finish this work. It can also decide to stop this work, and reimburse Okada for the work performed and materials ordered and returned.
  - Rebid the Contract: Besides Okada, the project attracted 3 other bidders. The second lowest bidder was Thyssen at \$4,148,113, about \$468,000 higher than Okada.
    - It will take about 6-8 months to rebid and award the contract. ECS will probably ask for extra fees to review the revised bid documents, and to handle a second bid and bid review.
  - The Attorney General must be informed immediately.

### **Trends/Issues**

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

### **Risks**

There is concern about Okada's ability to perform as required. The existing contract has been reviewed by HPHA's Procurement Office and it was determined that unless Okada Trucking is in breach, they must be allowed to perform. The HPHA will perform additional inspections to monitor their modernization work. Okada has taken months when responding to requests for proposals, information, or updated their scheduling. They are currently requesting permission to have Elevator Services take over the modernization work from Pacific Elevators.

**Construction Management Branch  
Status Report for Large Capacity Cesspool Conversions (LCCC) Statewide  
January 5, 2011**

**Completed Activities**

- Construction for the Kauai projects has progressed such that  
88 cesspools have been backfilled in Kekaha and,  
15 cesspools have been determined to be non-existent  
31 septic tanks been installed in Kekaha  
5 cesspools have been converted into seepage pits in Kalaheo  
4 septic tanks have been installed in Kalaheo
- Quarterly report ending December 15, 2010 was submitted to the EPA for the Kauai projects and a letter is being drafted to report possible delay for the Kilauea site.
- Okahara & Associates was selected as a Consultant to the remaining projects in the Big Island.

**Planned Activities**

- A letter is being prepared to alert the EPA of a possible delay in Kauai due to unusually heavy rainfall. This has also been reported to the EPA in the 4<sup>th</sup> quarterly report to the agency, and verbally reported at a meeting with David Albright, the EPA manager for this region.
- Once approved, negotiations will be initiated with the selected Consultant to prepare the bid documents to—a) connect Kealekehe to the sewer main; b) replace and re-install three (3) IWS systems in Lokahi, and c) connect Hale Haouli to the sewer main and backfill its existing cesspools. The connection to the sewer main is contingent on the completion of the County of Hawaii's sewer main which is expected in August 2011.
- A request for easement through HHFDC property will be initiated to allow the connection of Kealekehe to the sewer main.
- Because of the DOH-mandated monitoring and maintenance of all the sewer systems which will not be served by the County sewer main, the CMS branch is in the process of creating a data system that could track all IWS (for septic tanks) and UIC (for seepage pits) permits for all affected properties.

- The maintenance/monitoring specifications and cost estimates for annual maintenance are being developed to assist the property managers establish quarterly routines and determine budgets for the DOH requirements.
- The transfer of responsibility for Lai'lani, Hawaii Montessori and Jack Hall properties will be formalized with the HHFDC, as well as Halaula, Ka'u, Waimea, Honokaa, Hana and Wakiu Teachers Cottages to the DOE.

### **Risks**

- Out of the 110 cesspools noted in the bid documents, two (2) cesspools located in Kilauea still need to be reconstructed to serve as seepage pits to two (2) septic tanks. The recent deluge of rainfall has created 16 rain-outs days for the Contractor which may cause delay for the project.

**Construction Management Branch  
Status Report for Mayor Wright Homes: Upgrades to Hot Water System  
January 5, 2011**

**Completed Activities**

- As of the end of 2010, 14 systems, out of the 80 solar systems now serving Mayor Wright Homes, have been retrofitted with gas powered tankless water heaters.
- The latest system to be retrofitted was in Building 6 (2 systems installed on 12/30/2010).
- \$76,973.83 has been billed or P.O. issued as of the end of 2010 for the installation of the tankless hot water systems for Building 15, 17 & 18 & 6.

**Planned Activities**

- AMP will continue with solar system maintenance repairs as needed until the solar hot water storage tanks completely fail.
- Additional installation of the tankless units will continue as the need for each building is identified.
- Approval being sought to initiate contract negotiation with the Consultant selected to assist in providing long term solutions and facilitate retrofitting of the entire system.
- Out of the \$250,000 funds allocated, \$173,000 is available for the remaining buildings and for consultant fees.

**Trends/Issues**

- The solar system continues to have failures due to its advanced age. These are being addressed as they fail.
- Lawyers for Equal Justice, a Hawaii non-profit corporation, has requested information concerning statistics and practices of the agency relating to Mayor Wright Homes, particularly issues related to the solar hot water systems.

**Risks**

- Lack of adequate funding will delay the required improvements.

## HPHA - FMO Office Status Report

### Accomplishments

- Capability of producing balance sheet and income statements by funds
- Revised schedule for Asset Management Fees( Federal & State)
- Rotation of duties between staff
- HPHA budget 2011 completed and entered in general ledger system
- Completed 80% of audit schedules and delivered to auditors. FLRP constitute the 20% which is being currently audited.
- Reconciled 2009 cash balances for FLRP and booked to general ledger
- G/L closed to synchronize Board Reporting and month end financials
- 

### Planned Activities for Next Month

- Producing balance sheets and profit and loss statements for the Board Report(Once approved)
- Monthly reconciliation and review of each AMP balance sheet accounts
- FDS Submission 2010
- 1099 processing
- Emphasys training in report writing(tentative)
- Monthly time line and deadline for accountants and clerks duties

### Trends/Issues

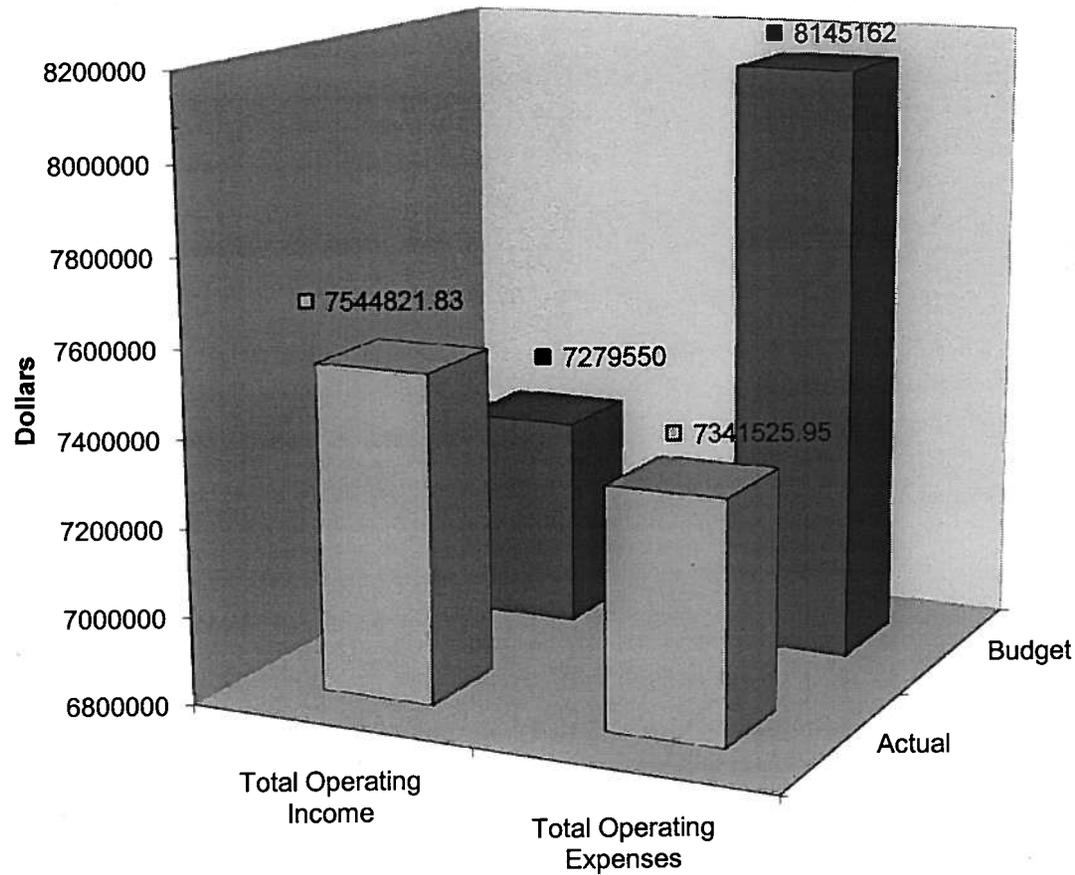
- Loss of Jodie Abe is a significant reduction in staff.
- Not able to fill positions in a timely manner is a significant drawback to the department.
- Will be able to provide reconcilable financial statements which should significantly reduce audit fees
- More prepared for annual audits
- Furlough days continue to have a negative impact on getting work done in a timely manner
- Simplifying the various steps that is needed to complete certain processes such as reducing the number of accumulated interfund transactions by settling accounts monthly

### Potential Risks

- Not filling positions and losing current staff will reduce the capability of the department to produce quality deliverables and the potential of increasing audit fees
- Staff loss also deflates the remaining staff moral and increase the workload on the department

- Increasing the attractiveness to potential workers by hiring, training and paying competitive salaries so that the department is not seen as a last resort for workers

HPHA Actual VS Budget November 30, 2010



	Total Operating Income	Total Operating Expenses
Actual	7544821.83	7341525.95
Budget	7279550	8145162

**HAWAII PUBLIC HOUSING AUTHORITY**  
**AGENCY TOTAL**  
**ACTUAL VS BUDGET COMPARISON**  
**For The Five Months Ending November 30, 2010**  
**(Amounts in Full Dollars)**

MONTH OF NOVEMBER			
Actual	Budget	Variance	
		Amount	%
\$ 1,563,057	\$ 1,556,894	\$ 6,163	-
5,459,615	5,281,427	178,188	0.03
282,627	-	282,627	-
-	-	-	-
-	87,458	(87,458)	(1.00)
239,522	353,771	(114,249)	(0.32)
<b>7,544,821</b>	<b>7,279,550</b>	<b>265,271</b>	<b>0.04</b>
808,294	1,271,176	462,882	0.36
-	4,080	4,080	1.00
220,010	256,903	36,893	0.14
47,354	51,636	4,282	0.08
3,653,881	3,617,175	(36,706)	(0.01)
5,380	38,520	33,140	0.86
1,206,850	1,032,208	(174,642)	(0.17)
1,238,795	1,263,879	25,084	0.02
71,251	200,286	129,035	0.64
94,625	90,004	(4,621)	(0.05)
(4,915)	319,295	324,210	1.02
<b>7,341,525</b>	<b>8,145,162</b>	<b>803,637</b>	<b>0.10</b>
<b>\$ 203,296</b>	<b>\$ (865,612)</b>	<b>\$ 1,068,908</b>	<b>1.23</b>

YEAR TO DATE NOVEMBER									
Actual	Budget	Variance		Prior Year	Variance				
		Amount	%		Amount	%			
<b>REVENUES</b>									
7,776,476	7,784,470	\$ (7,994)	-	7,726,370	\$ 50,106	0.01			
27,452,116	25,795,175	1,656,941	0.06	28,997,621	(1,545,505)	(0.05)			
1,570,278	-	1,570,278	-	-	1,570,278	-			
488,013	-	488,013	-	-	488,013	-			
-	1,049,250	(1,049,250)	(1.00)	-	-	-			
1,400,172	1,768,855	(368,683)	(0.21)	3,969,228	(2,569,056)	(0.65)			
<b>38,687,055</b>	<b>36,397,750</b>	<b>2,289,305</b>	<b>0.06</b>	<b>40,693,219</b>	<b>(2,006,164)</b>	<b>(0.05)</b>			
<b>EXPENSES</b>									
3,691,384	6,355,880	2,664,496	0.42	4,475,967	784,583	0.18			
-	20,400	20,400	1.00	-	-	-			
1,475,034	1,284,515	(190,519)	(0.15)	1,456,769	(18,265)	(0.01)			
313,074	258,180	(54,894)	(0.21)	292,406	(20,668)	(0.07)			
18,498,196	18,085,875	(412,321)	(0.02)	18,257,497	(240,699)	(0.01)			
223,897	192,600	(31,297)	(0.16)	349,024	125,127	0.36			
5,669,139	5,161,040	(508,099)	(0.10)	4,545,643	(1,123,496)	(0.25)			
5,650,568	6,319,395	668,827	0.11	6,177,355	526,787	0.09			
389,611	1,001,430	611,819	0.61	329,047	(60,564)	(0.18)			
461,914	450,020	(11,894)	(0.03)	563,149	101,235	0.18			
2,365,363	1,596,475	(768,888)	(0.48)	5,069,043	2,703,680	0.53			
<b>38,738,180</b>	<b>40,725,810</b>	<b>1,987,630</b>	<b>0.05</b>	<b>41,515,900</b>	<b>2,777,720</b>	<b>0.07</b>			
<b>\$ (51,125)</b>	<b>\$ (4,328,060)</b>	<b>\$ 4,276,935</b>	<b>0.99</b>	<b>\$ (822,681)</b>	<b>\$ 771,556</b>	<b>0.9</b>			



**HAWAII PUBLIC HOUSING AUTHORITY  
FEDERAL LOW RENT PROGRAM BY AMPS  
ACTUAL VS BUDGET COMPARISON  
For The Five Months Ending November 30, 2010  
(Amounts in Full Dollars)**

**MONTH OF NOVEMBER**

	Actual	Budget	Variance	
			Amount	%
\$ 171,481	\$ 265,593	\$ (94,112)	(0.35)	
235,810	198,107	37,703	0.19	
295,665	253,593	42,072	0.17	
246,807	206,067	40,740	0.20	
321,592	310,570	11,022	0.04	
299,146	327,143	(27,997)	(0.09)	
130,338	121,880	8,458	0.07	
257,566	197,614	59,952	0.30	
55,479	87,241	(31,762)	(0.36)	
540,948	567,648	(26,700)	(0.05)	
129,707	103,349	26,358	0.26	
186,221	131,976	54,245	0.41	
68,191	115,015	(46,824)	(0.41)	
54,971	44,028	10,943	0.25	
87,724	83,268	4,456	0.05	
102,257	75,734	26,523	0.35	
<b>\$ 3,183,903</b>	<b>\$ 3,088,826</b>	<b>\$ 95,077</b>	<b>0.03</b>	

**YEAR TO DATE NOVEMBER**

	Actual	Budget	Variance		Prior Year	Variance	
			Amount	%		Amount	%
Asset Management Project - 30	\$ 1,225,912	\$ 1,327,965	\$ (102,053)	(0.08)	\$ 1,661,220	\$ (435,308)	(0.26)
Asset Management Project - 31	1,069,230	990,535	78,695	0.08	1,380,430	(311,200)	(0.23)
Asset Management Project - 32	1,318,113	1,267,965	50,148	0.04	1,368,629	(50,516)	(0.04)
Asset Management Project - 33	991,080	1,030,335	(39,255)	(0.04)	1,193,195	(202,115)	(0.17)
Asset Management Project - 34	1,560,743	1,552,855	7,888	0.01	1,756,453	(195,710)	(0.11)
Asset Management Project - 35	1,619,740	1,635,715	(15,975)	(0.01)	1,894,916	(275,176)	(0.15)
Asset Management Project - 37	777,024	609,400	167,624	0.28	1,050,577	(273,553)	(0.26)
Asset Management Project - 38	1,070,629	988,070	82,559	0.08	1,020,269	50,360	0.05
Asset Management Project - 39	454,638	436,205	18,433	0.04	660,728	(206,090)	(0.31)
Asset Management Project - 40	2,751,278	2,838,230	(86,952)	(0.03)	3,129,821	(378,543)	(0.12)
Asset Management Project - 43	560,453	516,745	43,708	0.08	624,607	(64,154)	(0.10)
Asset Management Project - 44	772,120	659,885	112,235	0.17	739,811	32,309	0.04
Asset Management Project - 45	522,323	575,075	(52,752)	(0.09)	822,412	(300,089)	(0.36)
Asset Management Project - 46	251,499	220,140	31,359	0.14	310,883	(59,384)	(0.19)
Asset Management Project - 49	421,369	416,340	5,029	0.01	538,088	(116,719)	(0.22)
Asset Management Project - 50	398,133	378,670	19,463	0.05	425,334	(27,201)	(0.06)
<b>Total Revenues</b>	<b>\$ 15,764,284</b>	<b>\$ 15,444,130</b>	<b>\$ 320,154</b>	<b>0.02</b>	<b>\$ 18,577,373</b>	<b>\$ (2,813,089)</b>	<b>(0.15)</b>

\$ (146,784)	\$ (35,113)	\$ (111,671)	(3.18)
76,743	(15,624)	92,367	5.91
126,188	38,379	87,809	2.29
93,425	(2,911)	96,336	33.09
129,178	50,901	78,277	1.54
76,661	3,317	73,344	22.11
22,865	(31,217)	54,082	1.73
70,389	25,784	44,605	1.73
(41,220)	(78,825)	37,605	0.48
(106,095)	(13,027)	(93,068)	7.14
11,153	(7,963)	19,116	2.40
126,871	(311)	127,182	408.95
5,651	(5,623)	11,274	2.00
11,877	(22,603)	34,480	1.53
10,682	8,759	1,923	0.22
46,855	12,615	34,240	2.71
<b>\$ 514,439</b>	<b>\$ (73,462)</b>	<b>\$ 587,901</b>	<b>8.00</b>

**NET INCOME(LOSS)**

Asset Management Project - 30	\$ (219,968)	\$ (175,565)	\$ (44,403)	(0.25)	\$ (12,743)	\$ (207,225)	(16.26)
Asset Management Project - 31	(8,977)	(78,120)	69,143	0.89	(85,771)	76,794	0.90
Asset Management Project - 32	402,872	191,895	210,977	1.10	380,096	22,776	0.06
Asset Management Project - 33	97,459	(14,555)	112,014	7.70	107,410	(9,951)	(0.09)
Asset Management Project - 34	332,941	254,505	78,436	0.31	410,215	(77,274)	(0.19)
Asset Management Project - 35	284,659	16,585	268,074	16.16	405,247	(120,588)	(0.30)
Asset Management Project - 37	(85,763)	(156,085)	70,322	0.45	(238,073)	152,310	0.64
Asset Management Project - 38	373,189	128,920	244,269	1.89	299,163	74,026	0.25
Asset Management Project - 39	(111,696)	(394,125)	282,429	0.72	70,800	(182,496)	(2.58)
Asset Management Project - 40	(456,007)	(65,135)	(390,872)	(6.00)	696,487	(1,152,494)	(1.65)
Asset Management Project - 43	(86,282)	(39,815)	(46,467)	(1.17)	(17,121)	(69,161)	(4.04)
Asset Management Project - 44	75,423	(1,555)	76,978	49.50	(249,773)	325,196	1.30
Asset Management Project - 45	(77,209)	(28,115)	(49,094)	(1.75)	110,153	(187,362)	(1.70)
Asset Management Project - 46	(46,237)	(113,015)	66,778	0.59	(32,575)	(13,662)	(0.42)
Asset Management Project - 49	20,386	43,795	(23,409)	(0.53)	60,304	(39,918)	(0.66)
Asset Management Project - 50	156,619	63,075	93,544	1.48	112,118	44,501	0.40
<b>Total Net Income(Loss)</b>	<b>\$ 651,409</b>	<b>\$ (367,310)</b>	<b>\$ 1,018,719</b>	<b>2.77</b>	<b>\$ 2,015,937</b>	<b>\$ (1,364,528)</b>	<b>(0.68)</b>

**STATE LOW RENT  
ACTUAL VS BUDGET COMPARISON  
For The Five Months Ending November 30, 2010  
(Amounts in Full Dollars)**

<u>MONTH OF NOVEMBER</u>					<u>YEAR TO DATE NOVEMBER</u>						
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>			<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>Prior Year</u>	<u>Variance</u>	
		<u>Amount</u>	<u>%</u>				<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>
<b>REVENUES</b>											
\$ 80,897	\$ 70,888	\$ 10,009	0.14	Dewelling Rental Income	\$ 403,896	354,440	\$ 49,456	0.14	\$ 399,925	\$ 3,971	0.01
-	-	-	-	HUD Operating Subsidies	-	-	-	-	-	-	-
-	-	-	-	Management Fees	-	-	-	-	-	-	-
-	-	-	-	Bookkeeping Fees	-	-	-	-	-	-	-
-	-	-	-	Asset Management Fees	-	-	-	-	-	-	-
-	-	-	-	Capital Fund Admin Fee	-	-	-	-	-	-	-
-	-	-	-	CMSS Front Line Service Fee	-	-	-	-	-	-	-
-	-	-	-	ARRA Funds Admin Fee	-	-	-	-	-	-	-
-	-	-	-	COCC Fee Income	-	-	-	-	-	-	-
-	-	-	-	General Fund	-	-	-	-	-	-	-
-	-	-	-	Grant Income	-	-	-	-	-	-	-
3,063	-	3,063	-	Other Income	20,130	-	20,130	-	14,262	5,868	0.41
<b>83,960</b>	<b>70,888</b>	<b>13,072</b>	<b>0.18</b>	<b>Total Revenues</b>	<b>424,026</b>	<b>354,440</b>	<b>69,586</b>	<b>0.20</b>	<b>414,187</b>	<b>9,839</b>	<b>0.02</b>
<b>EXPENSES</b>											
19,316	31,568	12,252	0.39	Administrative	96,624	157,840	61,216	0.39	82,782	(13,842)	(0.17)
-	-	-	-	Asset Management Fees	-	-	-	-	-	-	-
14,252	10,788	(3,464)	(0.32)	Management Fees	67,969	53,940	(14,029)	(0.26)	59,032	(8,937)	(0.15)
1,733	1,581	(152)	(0.10)	Bookkeeping Fees	8,678	7,905	(773)	(0.10)	8,663	(15)	-
-	-	-	-	Housing Assistance Payments	-	-	-	-	-	-	-
-	-	-	-	Tenant Services	-	-	-	-	-	-	-
48,716	52,345	3,629	0.07	Utilities	273,716	261,725	(11,991)	(0.05)	284,466	10,750	0.04
41,952	49,696	7,744	-	Maintenance	240,917	248,480	7,563	-	219,030	(21,887)	(0.10)
-	-	-	-	Protective Services	-	-	-	-	-	-	-
2,525	2,884	359	0.12	Insurance	12,624	14,420	1,796	0.12	18,502	5,878	0.32
-	195	195	-	General Expenses	68,074	975	(67,099)	-	161,071	92,997	0.58
<b>128,494</b>	<b>149,057</b>	<b>20,563</b>	<b>0.14</b>	<b>Total Expenses</b>	<b>768,602</b>	<b>745,285</b>	<b>(23,317)</b>	<b>(0.03)</b>	<b>833,546</b>	<b>64,944</b>	<b>0.08</b>
<b>\$ (44,534)</b>	<b>\$ (78,169)</b>	<b>\$ 33,635</b>	<b>0.43</b>	<b>Net Income(Loss)</b>	<b>\$ (344,576)</b>	<b>\$ (390,845)</b>	<b>\$ 46,269</b>	<b>0.12</b>	<b>\$ (419,359)</b>	<b>\$ 74,783</b>	<b>0.18</b>

**STATE ELDERLY PROGRAM**  
**ACTUAL VS BUDGET COMPARISON**  
For The Five Months Ending November 30, 2010  
(Amounts in Full Dollars)

<u>MONTH OF NOVEMBER</u>					<u>YEAR TO DATE NOVEMBER</u>							
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>			<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>Prior Year</u>	<u>Variance</u>		
		<u>Amount</u>	<u>%</u>				<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>	
<b>REVENUES</b>												
\$ 165,586	\$ 149,664	\$ 15,922	0.11	Dewelling Rental Income	\$ 824,439	\$ 748,320	\$ 76,119	0.10	\$ 816,402	\$ 8,037	0.01	
-	-	-	-	HUD Operating Subsidies	-	-	-	-	-	-	-	
-	-	-	-	Management Fees	-	-	-	-	-	-	-	
-	-	-	-	Bookkeeping Fees	-	-	-	-	-	-	-	
-	-	-	-	Asset Management Fees	-	-	-	-	-	-	-	
-	-	-	-	Capital Fund Admin Fee	-	-	-	-	-	-	-	
-	-	-	-	CMSS Front Line Service Fee	-	-	-	-	-	-	-	
-	-	-	-	ARRA Funds Admin Fee	-	-	-	-	-	-	-	
-	-	-	-	COCC Fee Income	-	-	-	-	-	-	-	
-	-	-	-	General Fund	-	-	-	-	-	-	-	
-	-	-	-	Grant Income	-	-	-	-	-	-	-	
3,841	4,647	(806)	(0.17)	Other Income	24,460	23,235	1,225	0.05	25,424	(964)	(0.04)	
<b>169,427</b>	<b>154,311</b>	<b>15,116</b>	<b>0.10</b>	<b>Total Revenues</b>	<b>848,899</b>	<b>771,555</b>	<b>77,344</b>	<b>0.10</b>	<b>841,826</b>	<b>7,073</b>	<b>0.01</b>	
<b>EXPENSES</b>												
26,696	71,826	45,130	0.63	Administrative	64,348	359,130	294,782	0.82	6,857	(57,491)	(8.38)	
-	-	-	-	Asset Management Fees	-	-	-	-	-	-	-	
11,892	26,651	14,759	0.55	Management Fees	143,749	133,255	(10,494)	(0.08)	145,255	1,506	0.01	
1,538	3,496	1,958	0.56	Bookkeeping Fees	18,585	17,480	(1,105)	(0.06)	21,315	2,730	0.13	
-	-	-	-	Housing Assistance Payments	-	-	-	-	-	-	-	
-	-	-	-	Tenant Services	-	-	-	-	-	-	-	
102,098	83,780	(18,318)	(0.22)	Utilities	438,625	418,900	(19,725)	(0.05)	415,255	(23,370)	(0.06)	
107,571	42,584	(64,987)	-	Maintenance	276,924	212,920	(64,004)	-	405,479	128,555	0.32	
-	2,180	2,180	1.00	Protective Services	-	10,900	10,900	1.00	129	129	1.00	
10,232	9,396	(836)	(0.09)	Insurance	50,230	46,980	(3,250)	(0.07)	64,006	13,776	0.22	
-	1,531	1,531	-	General Expenses	230,835	7,655	(223,180)	-	574,946	344,111	0.60	
<b>260,027</b>	<b>241,444</b>	<b>(18,583)</b>	<b>(0.08)</b>	<b>Total Expenses</b>	<b>1,223,296</b>	<b>1,207,220</b>	<b>(16,076)</b>	<b>(0.01)</b>	<b>1,633,242</b>	<b>409,946</b>	<b>0.25</b>	
<b>\$ (90,600)</b>	<b>\$ (87,133)</b>	<b>\$ (3,467)</b>	<b>(0.04)</b>	<b>Net Income(Loss)</b>	<b>\$ (374,397)</b>	<b>\$ (435,665)</b>	<b>\$ 61,268</b>	<b>0.14</b>	<b>\$ (791,416)</b>	<b>\$ 417,019</b>	<b>0.53</b>	

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

Solicitations Issued in December 2010:

Solicitation No.	Title	Due Date
RFI-PMB-2010-19	Request for Information to Obtain Recommendations on the Issuance of Section 8 Project Based Housing Choice Voucher Program	December 28, 2010

Contracts Executed in December 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
ASO 09-02-SA02	Express Services Inc dba Colorado Express Services dba Express Employment Professionals Extension of Time of 69 days to Provide Temporary Accounting Services to Assist the Fiscal Management Office End Date: March 31, 2011	n/a	\$303,631.36
CMS 10-29	O&M Enterprises Provide Operational and Preventive Maintenance Services for the Sewage Treatment Pump Station at Wahiawa Terrace (AMP 49) on the Island of Oahu July 16, 2010 to July 15, 2013		\$24,660.00
CMS 09-15-SA04	Rainforest G Construction Additional Labor and Materials for Site and Dwelling Improvements at Kalihi Valley Homes (AMP 31) on the Island of Oahu Completion Date: January 23, 2011	\$3,583.07	\$4,647,676.00
CMS 10-15-SA02	Helbert Hastert & Fee Planners, Inc. Additional Planning Services to Conduct and Prepare Environmental Reviews for 70 Federally Subsidized Public Housing Complexes Statewide End Date: September 8, 2011	\$10,032.00	\$241,290.00
PMB 10-06	All Tree Services, Inc. Furnish Tree Trimming Services at Mayor Wright Homes (AMP 32), Kamehameha Homes (AMP 33), Kaahumanu Homes (AMP 33), Waimaha-Sunflower (AMP 44), Koolau Village (AMP 45), Hookipa Kahaluu (AMP 45), Kauhale Nani (AMP 49), Wahiawa Terrace (AMP 49) and Kupuna Home O Waiialua (AMP 49) December 30, 2010 to June 28, 2011		\$76,854.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
PMB 09-09-SA03	EAH, Inc. Increase the Scope of Services to Process Approximately 150 Annual Tenant Re- Certifications for Banyan Street Manor End Date: January 31, 2011 or upon completion of the sale, whichever happens sooner	\$22,050.00	\$536,927.09

**Hearings Office  
Status Report for December 2010**

**Accomplishments**

- HPHA Board Report-December 30, 2010.
- AMP Monthly Report.
- Eviction Cases Heard for December 2010- 0 cases.
- From July 2010 through November 2010, we heard 85 cases and evicted 30 families.
- Review and Respond to Reasonable Accommodation Requests.
- Review and Respond to Pending Compliance Matters such as Settlement Agreements Relating to the Language Assistance Services Policy, Reasonable Accommodation Requests, and Other Pending Discrimination Complaints.

**Planned Activities for Next Month**

- Review Referrals for Statutory Compliance.
- Continue to Schedule and Conduct Statewide Eviction Hearings with Required Quorum and Due Process Requirements.
- Continue to Prepare Findings of Facts, Conclusions of Law, and Order of Eviction.
- Statutory Compliance of Legal Documents: The Notice of Hearing and the Writ of Possession.

**Trends/Issues**

- There are three (3) eviction referrals on hold pending the completion of Tenant's request for a grievance hearing. There are two (2) potential grievance officer applicants. Hearings will assist Earl Nakaya with grievance officer training once applicants have been approved by the Residents Advisory Board.
- Hearings office continues to recruit new members and residents to sit on the Statewide Eviction Boards.

**Potential Risks**

Legal actions or claims by Legal Aid Society, Hawaii Civil Rights Commission, and the US Department of Housing and Urban Development against HPHA for violations of federal and state laws and regulations.

Failure of HPHA staff and AMP Managers to provide the required service and prepare the required documentation as required under federal and state laws and regulations which may result in additional legal costs and legal damage awards against HPHA.

**HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS**

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

**Fiscal Year 2011**

REFERRALS									
		REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 10	20	12	8	10	4	2	0	4	16
Aug 10	15	11	4	6	0	0	0	9	6
Sept 10	14	10	4	4	7	0	0	3	11
Oct 10	15	11	4	3	3	1	4	4	11
Nov 10	21	18	3	7	7	1	2	4	17
Dec 10	0	0	0	0	0	0	0	0	0
<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>

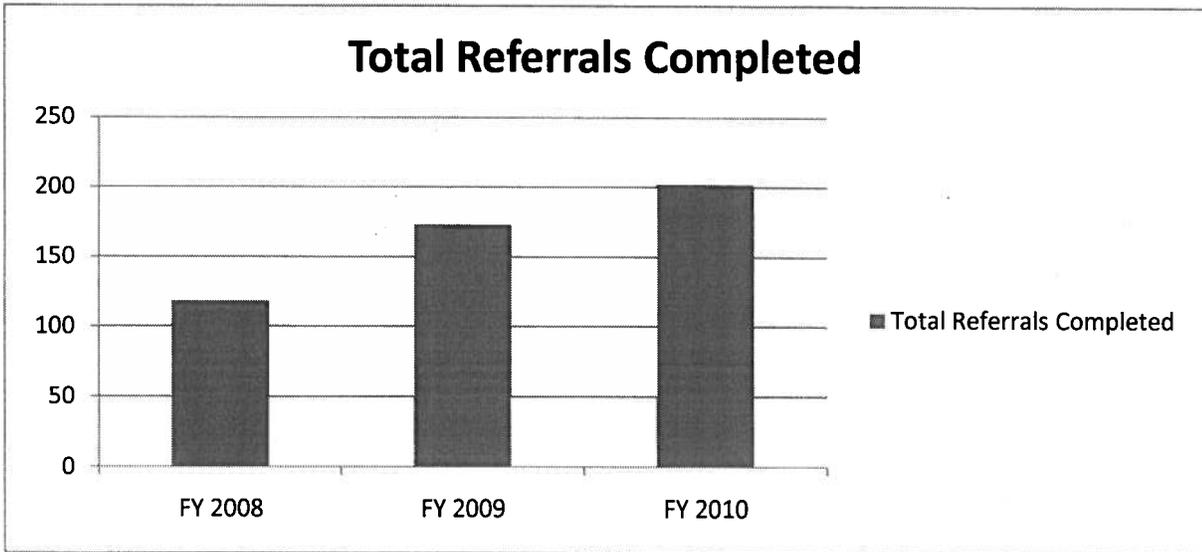
**Total # of Cases Heard for the Month of December 2010:  
(Oahu & Neighbor Islands)**

Decisions Rendered:	Rent Violations	Other Violations
Eviction		
Evict w/cond		
10-day cure		
Dismissal		
Continued		
<b>Total</b>	<hr/>	

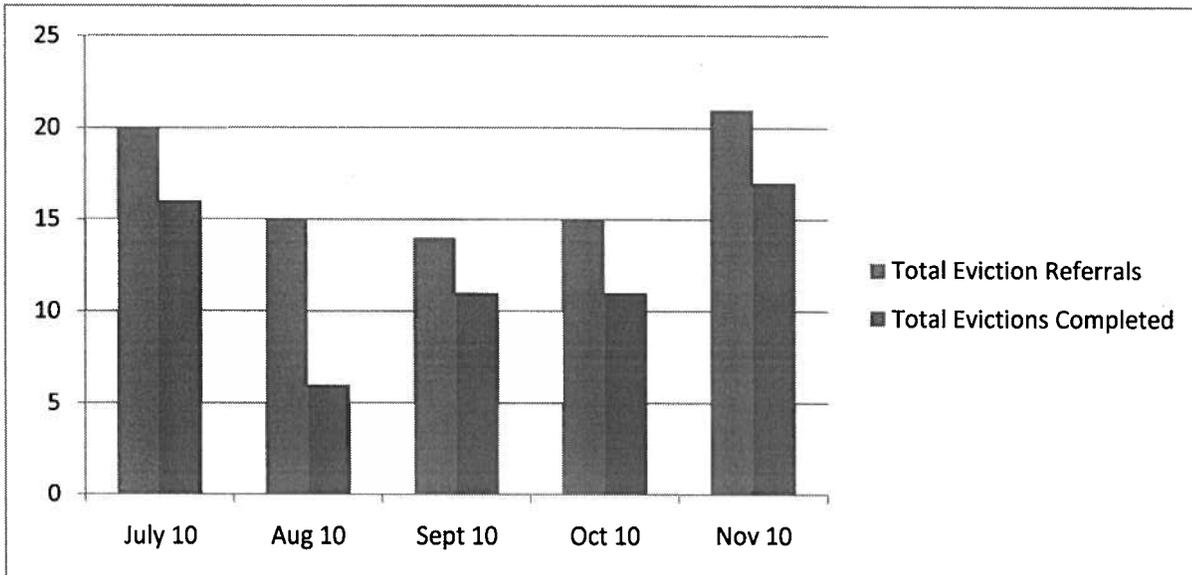
Delinquent balances for rent cases ordered evicted for month of December 2010:

Total

### Fiscal Years 2008-2010



### Current Fiscal Year 2011 (By Month)



**Information Technology Office Status Report  
December 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  
December Status Report**

**Accomplishments:**

Recruitment:

- Interviews held, results/ start date/job offers pending:
  1. Engineer (Buildings) IV #8635 (pending start date)
  2. Contracts and Procurement Officer #100882 (pending start date)
  3. Resident Services Program Specialist #105632(start 12/16/10)
  4. Resident Services Program Specialist #111874 (pending start date)
  5. Building Maintenance Worker II #6635, MU 9 (start 12/23/10)
  6. Public Housing Specialist I #9647, Section 8 (start 1/10/11)
  7. Public Housing Specialist I #35416, Section 8 (start 1/10/11)
  8. Housing Compliance & Evaluation Specialist #100917 (start 1/13/11)
  9. Secretary II #41333, PMMSB Office (start 1/18/11)
  
- Continuous recruitment through HPHA website, Star Advertiser and/or NEOGOV
  1. Property Management Specialist (exempt)
  2. Building Maintenance Helper
  3. Building Maintenance Worker I (Kauai & Maui)
  4. Public Housing Supervisor VI and IV
  5. State Housing Development Administrator
  6. Information Technology Specialist IV

Safety/Workers Compensation:

- Received six workers compensation injury reports. Four injuries are reportable no lost time; one injury remained on workers compensation. One reported documented of an incident that occurred in September 2009.
- Personnel continue to monitor all injuries greater than 4 months and will work with managers and DHRD claims to return employees to light duty in accordance to physician's certification.

Labor Relations:

- A written warning & a written reprimand were issued.
- UPW filed a grievance over T/A pay due to the 2009 – 2010 furloughs of HGEA members.

Training:

- Staff attended the following trainings:
  1. Workplace Violence Training Program (WVP)
  2. Editing and Amending Awards in HePS, Workshop No. Heps 281
  3. Contract Administration, Workshop No. 135
  4. Overview of Procurement Practices Chapter 103D #170

**Planned Activities**

Recruitment:

- Goal – continue to recruit and fill essential positions.
- Interviews scheduled for January:
  1. Building Maintenance Worker I # 8756
  2. Building Maintenance Helper # 10541

### 3. Housing Contract Specialist # 117689

- Advertisement (Exempt):
  1. Chief Compliance Officer #103020
  2. Tenant Services Manager # 100892
  3. Program Specialist & Tenant Services # 103030
  4. Property Management Coordinator II # 100986

#### Safety/Workers Compensation:

- Safety meeting scheduled for mid January.
- Personnel staff to provide training to safety members and managers in completing all workers compensation forms timely and accurately.

#### Performance Management/Labor Relations:

- Continue to work with managers in providing guidance for documenting substandard performance and insubordination.

#### Position Classification:

- Work with DHS Classification and AMP managers relating to Building Maintenance Worker I duties and responsibilities for types of electric work performing at the worksite.



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

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
<b>COMPLIANCE OFFICE</b>						
103020	EX	N	T	Chief Compliance Officer	SRNA	Pending recruitment.
100917	EX	N	T	Housing Compliance & Evaluation Spclt	SRNA	Start date 1/13/11.
102190	EX	N	P	Housing Compliance & Evaluation Spclt	SRNA	No action; cost savings.
<b>FISCAL MANAGEMENT OFFICE</b>						
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
96908K	CS	N	T	Office Assistant III	SR08	No action; cost savings.
7994	CS	W	P	Account Clerk V	SR15	No action; cost savings.
<b>HOUSING INFORMATION OFFICE</b>						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
<b>PROCUREMENT OFFICE</b>						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Recommendation made, pending DHS concurrence.
117689	EX	N	T	Housing Contact Specialist	SRNA	Pending interviews.
<b>CONSTRUCTION MANAGEMENT SECTION</b>						
25649	CS	N	P	State Housing Development Admr	EM 07	Received eligible listing and pending interviews.
8774	CS	N	P	Engineer VI	SR28	No action; cost savings.
8635	CS	N	P	Engineer IV	SR24	Recommendation made; pending start date.
105633	EX	W	T	Housing Warranty & Inspection Supr.	SRNA	State funded unable to fill.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	Still pending Gov's approval to fill. Position not federally funded
102676	CS	W	T	Engineer IV	SR24	No action; cost savings.
101326	EX	W	T	Housing Development Specialist III	SRNA	Employee retired 12/31/10
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
48707	CS	N	T	Office Assistant III	SR08	No action; cost savings.
<b>INFORMATION TECHNOLOGY OFFICE</b>						
106429	CS	N	T	Information Technology Specialist IV	SR22	Open continuous recruitment.
<b>PLANNING AND EVALUATION OFFICE</b>						
102034	EX	N	T	Housing Planner (Supervisor)	SRNA	Pending Gov's approval to fill

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

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
98902K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
<b>PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH</b>						
8751	CS	N	P	Public Hsg Supervisor VI	SR26	No recommendations; open continuous recruitment
96904K	EX	N	T	Hsg Maintenance Manager	SRNA	No action; cost savings.
41333	CS	N	P	Secretary II	SR 14	To start on 1/18/10
<b>PMMSB-APPLICATION SERVICES UNIT</b>						
117850	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.
41255	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
<b>PMMSB - ASSET MANAGEMENT PROJECT 30 (MU 1)</b>						
6307	CS	N	P	Public Housing Supervisor IV	SR22	No action; cost savings.
5951	CS	N	P	Carpenter I	BC09	No action; cost savings.
6171	CS	N	P	Account Clerk II	SR08	Manager may request to fill.
105749	TA	N	T	Social Service Aide I	SRNA	Manager may request to fill.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105746	TA	N	T	General Laborer I	SRNA	No action; cost savings.
<b>PMMSB - ASSET MANAGEMENT PROJECT 31 (MU 2)</b>						
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
9729	CS	N	P	General Laborer II	BC03	No action; cost savings.
111470	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
105752	TA	N	T	Janitor II	SRNA	No action; cost savings.
<b>PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)</b>						
5035	CS	N	P	Public Housing Supvr IV	SR22	Manager may request to fill.
6788	CS	N	P	Truck Driver	BC06	No action; cost savings.
2804	CS	N	P	Bldg. Maint. Wkr I	BC09	Employee retired 12/31/10
6681	CS	N	P	General Laborer II	BC03	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
<b>PMMSB - ASSET MANAGEMENT PROJECT 34 (MU 4)</b>						
6693	CS	N	P	Public Hsg Supvr IV	SR22	Pending Gov's approval
8832	CS	N	P	Gen Constr & Maint Supvr I	F110	Manager may request to fill.

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

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
8636	CS	N	P	Painter I	BC09	No action; cost savings.
8836	CS	N	P	Bldg. Maint. Wkr I	BC09	Employee discharged 12/14/10.
8919	CS	N	P	General Laborer I	BC02	No action; cost savings.
101127	TA	N	T	Social Service Aide I	SRNA	Manager may request to fill.
<b>PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)</b>						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	Manager may request to fill.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill
41483	CS	N	P	Carpenter I	BC09	No action; cost savings.
10907	CS	N	P	Painter I	BC09	Employee retired 12/31/10
5856	CS	W	P	Office Assistant IV	SR10	State funded unable to fill
41073	CS	N	P	Social Services Assistant IV	SR11	Manager may request to fill.
41539	CS	N	P	Social Services Assistant IV	SR11	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
<b>PMMSB - ASSET MANAGEMENT PROJECT 37 (MU 7)</b>						
15721	CS	N	P	Building Maint Worker I	BC09	No action; cost savings.
101122	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
101133	TA	N	T	Clerk I	SRNA	Manager may request to fill.
<b>PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)</b>						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Completed interviews and no selection made; continuous recruitment.
119285	CS	N	T	Public Housing Supervisor III	SR20	Manager may request to fill.
119260	CS	N	P	Public Housing Specialist II	SR18	No action; cost savings.
8756	CS	N	P	Bldg Maint Wkr I	BC09	Interviews to be scheduled
17576	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
10541	CS	N	P	Bldg Maint Helper	BC05	Interviews to be scheduled
102242	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
102241	TA	N	T	THP General Laborer I	SRNA	Employee resigned 12/1/10
<b>PMMSB - ASSET MANAGEMENT PROJECT 39 (MU 9)</b>						
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Open continuous recruitment
6731	CS	N	P	Bldg. Maint. Wkr I	BC09	Employee promoted eff. 12/23/10 to BMW II.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.

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

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	CURRENT Position Title	SR	Status
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
<b>PMMSB - CENTRAL MAINTENANCE SERVICES SECTION</b>						
8045	CS	N	P	Plumber I	BC10	Employee resigned 12/11/10
<b>PMMSB - PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)</b>						
100986	EX	N	T	Property Management Coordinator II	SRNA	Pending interview date.
102048	EX	W	P	Property Management Specialist	SRNA	No action; cost savings.
107932	EX	N	T	Property Management Specialist	SRNA	Advertised on HPHA website; recruitment closes 12/15/10.
<b>PMMSB - RESIDENT SERVICES SECTION</b>						
100892	EX	N	T	Tenant Services Manager	SRNA	Received Gov's approval 12/3/10.
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	Employee started 12/16/10
103030	EX	N	T	Program Specialist & Tenant Services	SRNA	Applicant declined; Pending HPHA advertisement.
111874	EX	N	T	Resident Services Pgm Specialist	SRNA	Recommendation made; pending start date.
103043	TA	N	T	Social Service Aide I	SRNA	Pending recommendation.
<b>SECTION 8 SUBSIDY PROGRAM BRANCH</b>						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Open continuous recruitment
<b>S8SPB - INSPECTION SECTION</b>						
101214	CS	N	T	Housing Quality Standards Inspector III	SR17	Pending request to fill from the manager.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	No action; cost savings.
100895	EX	N	T	Research & Couns Assistant	SRNA	No action; cost savings.
<b>S8SPB - RENT SUBSIDY SECTION 1</b>						
9647	CS	N	P	Public Hsg Spclt I	SR 16	To start on 1/11/11
42526	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
101131	TA	N	T	Clerk I	SRNA	No action; cost savings.
<b>S8SPB - RENT SUBSIDY SECTION 2</b>						

077

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

<b>Pos. No.</b>	<b>CS EX TA</b>	<b>Funding Source</b>	<b>Type of Pos. P/T</b>	<b>CURRENT Position Title</b>	<b>SR</b>	<b>Status</b>
111419	CS	N	P	Office Assistant IV	SR10	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt I	SR 16	To start on 1/10/11.
101132	TA	N	T	Clerk I	SRNA	Pending recommendation.

078

**DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
December 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	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		0	3	3	1	2	66.67%	1	1
		0	3	3	1	2	66.67%	1	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	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	4	3	42.86%	1	2
	DSS	1	2	3	2	1	33.33%	0	1
		13	11	24	14	10	41.67%	3	7
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	1	0
	Insp Unit	6	1	7	4	3	42.86%	0	3
	Rent Sub Sec 1	10	0	10	9	1	10.00%	0	1
	Rent Sub Sec 2	8	0	8	7	1	12.50%	0	1
		26	1	27	21	6	22.22%	1	5
Property Management & Maint. Services Branch	PMMSB	1	2	3	2	1	33.33%	0	1
	MGT SEC	2	0	2	1	1	50.00%	1	0
	APP	7	0	7	5	2	28.57%	0	2
	RSS	2	8	10	6	4	40.00%	2	2
	PMCS	0	5	5	2	3	60.00%	2	1
	CMSS	19	0	19	18	1	5.26%	0	1
	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	28	4	12.50%	0	4
	Kalakaua - AMP 34	27	0	27	22	5	18.52%	0	5
	Kalanihuia - AMP 35	26	0	26	19	7	26.92%	0	7
	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	178	43	19.46%	10	33
<b>TOTAL</b>		<b>278</b>	<b>47</b>	<b>325</b>	<b>255</b>	<b>70</b>	<b>21.54%</b>	<b>18</b>	<b>52</b>

## FOR INFORMATION/DISCUSSION ITEM A

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).

To be discussed at meeting. There will be no handouts for this item.

**Hawaii Public Housing Authority**

Visit by U.S. Department of Housing and Urban Development  
January 11, 2011 1:30 pm  
Site Visit to Kuhio Park Terrace/Kuhio Homes

Assistant Secretary Sandra Henriquez  
Advisor to the Asst. Secretary Jennifer Jones  
Region IX Administrator Ophelia Basgal



Rep. Joey Manahan exchanges business cards with HUD staff.



(L to R): Jenifer Jones, Ava Goldman, Sandra Henriquez, Ophelia Basgal, Rep. Joey Manahan



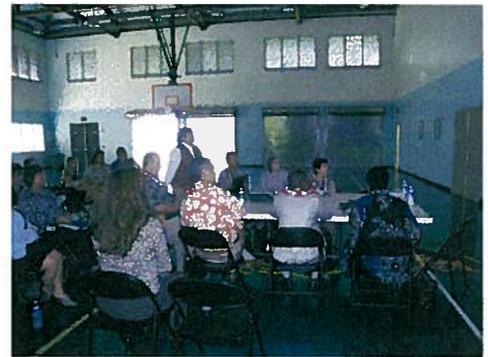
(L to R): Denise Wise, Ophelia Basgal, Travis Thompson



Gordon Furutani (HUD), Travis Thompson, Barbara Arashiro



Stacie Brach (IRM), Mark Chandler (HUD)



Denise Wise presenting background on HPHA's capital needs and the redevelopment at KPT



Ava Goldman discusses the KPT Conceptual Master Plan



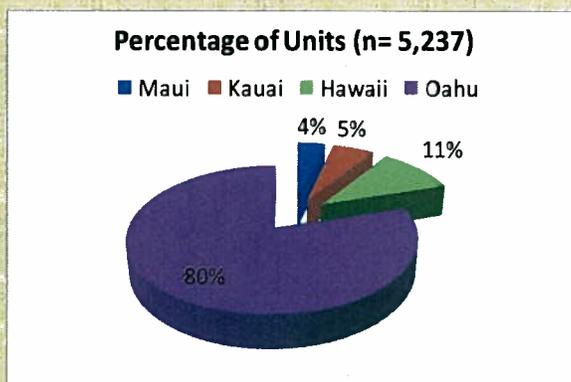
Denise Wise, A/S Sandra Henriquez, Jennifer Jones

# Hawaii Public Housing Authority

## Federal Low Income Public Housing Program

January 2011

### Public Housing Sites by Island



### Capital Needs/Priorities

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

### Capital Funding Needs

- Over \$350M in capital needs, not including deferred maintenance
- Initial draft list was reduced down from \$197M based on the priorities to \$76M
- Planning Process: Comments received from Property Management, Construction Management, Planning Office, Contract & Procurement Office, and the Fiscal Office

### Kuhio Park Terrace

- This project is the largest HPHA project, at 614 total units. Built in 1964, it was partially renovated in 1994. A combination of deferred maintenance and tenant abuse has resulted in a very deteriorated property.
- HPHA is currently working on the sale of the towers at KPT to the Michaels Development Company. HPHA will retain the land in the sale.

### Kuhio Park Terrace: Capital Repairs

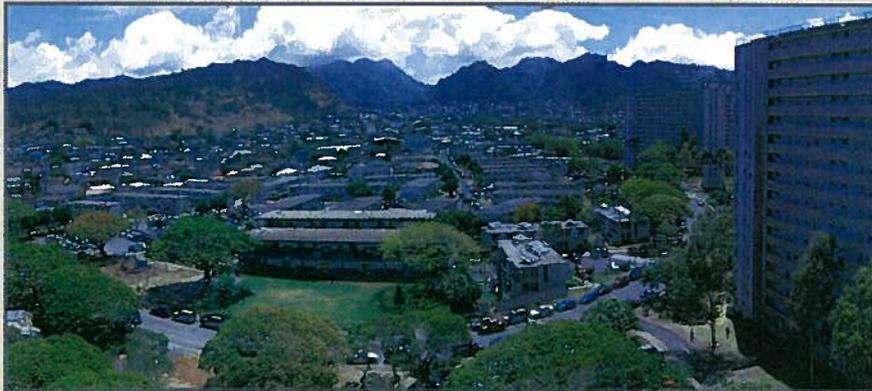


**Completed Repairs/Work in Progress**

- ▶ Modernization of Elevators (4 of 6 completed)
- ▶ Fire Alarm system installed
- ▶ Replacement of Boilers/Circulating Pumps
- ▶ Security Cameras
- ▶ New Telephone Cabinets and Conduits
  
- ▶ Reroofing in progress
- ▶ Upgrade of Trash Chutes
- ▶ Repair to Dry Standpipes
- ▶ Installation of crosswalks
- ▶ Hazmat Abatement

Hawaii Public Housing Authority

**The Revitalization of  
Kuhio Park Terrace and Kuhio Homes**



**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY

CONCEPTUAL MASTER PLAN VISION

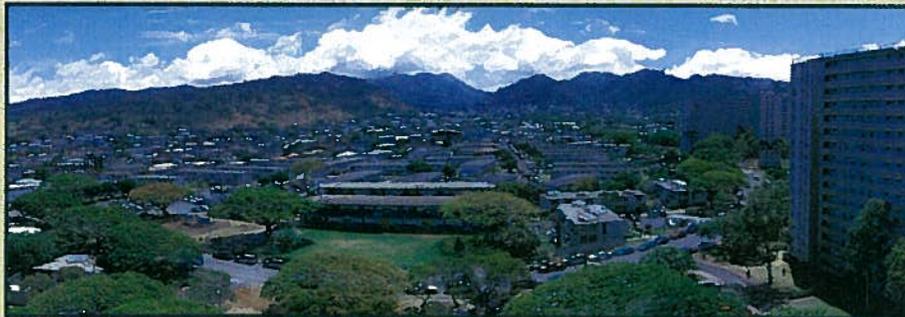


*Our approach to our planning strategy is to capitalize upon the unique connectivity of the existing neighborhood linkages, creating a new community lifestyle to ensure sustainability for the future.*

**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY



EXISTING CONTEXTUAL SITE CONDITIONS

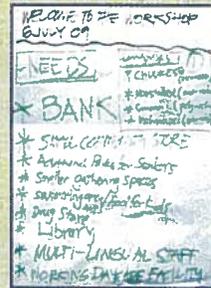


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THE MICHAELS DEVELOPMENT COMPANY

**RESIDENTS SHARE THEIR THOUGHTS:**

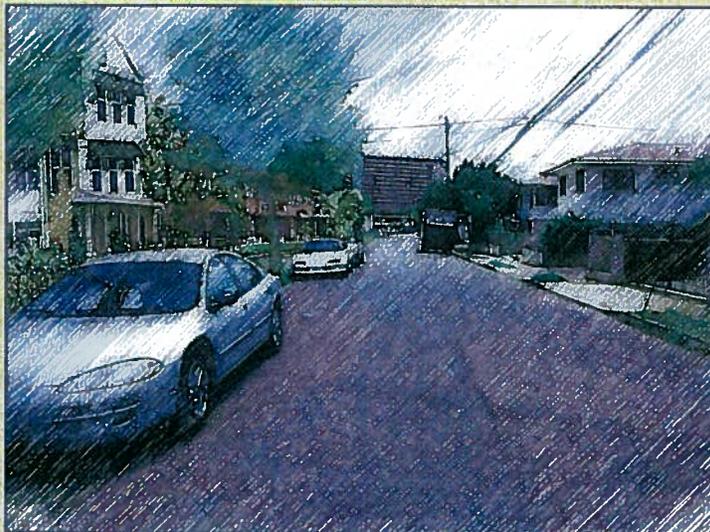
**COMMUNITY MEETING – JULY 6, 2009:**

- Smaller neighborhood parks
- Gathering spaces
- Library
- Bank
- Community store
- Pharmacy
- Working Daycare
- Pedestrian Community
- Increased security
- Working elevators
- Maintaining community church
- Community garden space
- Improved laundry facilities
- Additional parking
- Improved utilities and sewer
- Cleaner trash areas



**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY

**SITE CONNECTIONS**



View down Ahonui Street showing Kuhio Homes and adjacent neighborhood

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THE MICHAELS DEVELOPMENT COMPANY

Michael  
Willis  
Architects



**URBAN PLANNING GOALS**



- **Interconnected network of streets and spaces linking buildings to open spaces**
- **Clustered parking areas**
- **Paved cross walks to slow traffic speed**
- **Walkable neighborhoods**

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**SUSTAINABLE STRATEGIES**

- **Utilize prevailing winds**
- **Natural light and ventilation**
- **Green building techniques and materials**
- **Augment Solar Hot Water Heating**
- **Photovoltaics**
- **Low impact, indigenous landscaping**



**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY

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**CONCEPTUAL PLAN = 1,024 UNITS**

ELEMENT	# of Units	Phases
TOWER RENOVATION	555	1
RENOVATED CITY CENTER	80	3
MIXED INCOME COMMUNITY	40	1
KPT HOMES	223	5
KUHIO VILLAGES	126	3
<b>TOTAL PHASES</b>	<b>1024</b>	<b>11</b>

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THE MICHAELS DEVELOPMENT COMPANY

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**KUHIO PARK TOWERS**

UNIT MIX	
1 BR	45
2 BR	315
3 BR	205
<b>Total</b>	<b>555</b>

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THE MICHAELS DEVELOPMENT COMPANY

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**TOWER RENOVATION: Sources & Uses**

PERMANENT DEBT	\$ 36,275,000
FEDERAL TAX CREDIT EQUITY	\$ 37,833,360
STATE TAX CREDIT EQUITY	\$ 7,844,595
TAX CREDIT FEE REBATE	\$ 181,134
HPIIA SELLERS NOTE	\$ 43,541,057
INTERIM INCOME	\$ 3,171,181
<b>TOTAL PERMANENT SOURCES</b>	<b>\$ 128,846,327</b>
ACQUISITION	\$ 46,704,000
HARD COSTS	45,983,644
SOFT COSTS	32,248,910
RESERVES AND ESCROWS	3,909,773
<b>TOTAL DEVELOPMENT USES</b>	<b>\$ 128,846,327</b>
<b>CONSTRUCTION BONDS</b>	<b>\$ 66,000,000</b>

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THE MICHAELS DEVELOPMENT COMPANY

**EXTERIOR IMPROVEMENT: FACADE**

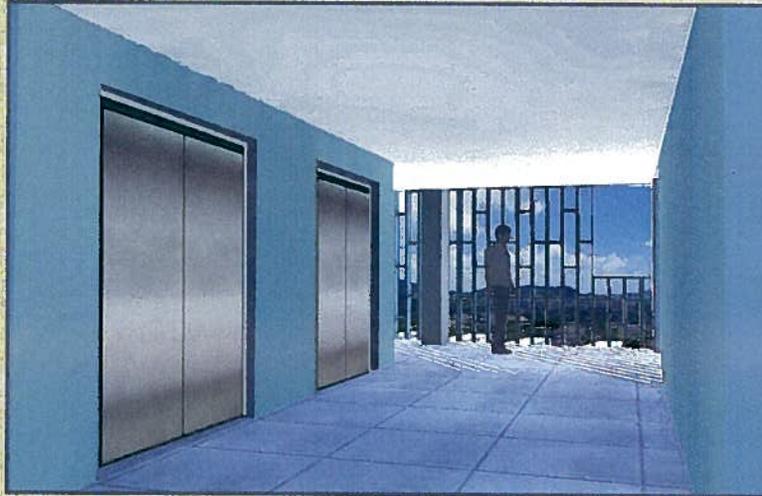


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Willis  
Architects



NEW ELEVATOR LOBBIES

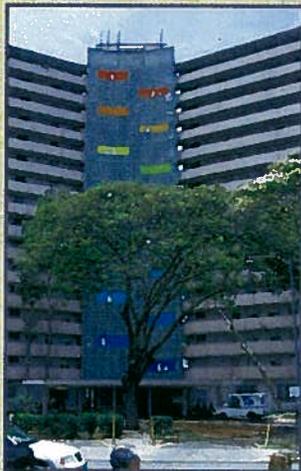


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EXTERIOR IMPROVEMENT: SCREENS



*Option #1*  
**Open Up Current Screen**



*Option #2*  
**New Polynesian Style Screen**

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**EXTERIOR IMPROVEMENT: FRONT ENTRY**



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**NEW COMMON AREA SPACE**

**New Neighborhood Services,  
Management Offices,  
Community Space, and Retail**



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THE MICHAELS DEVELOPMENT COMPANY

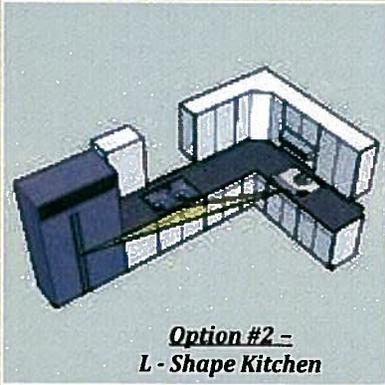
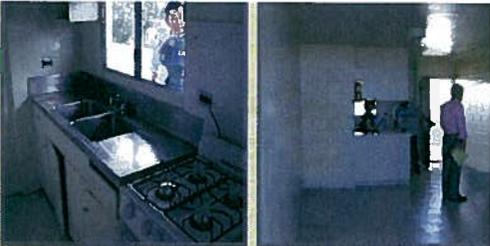
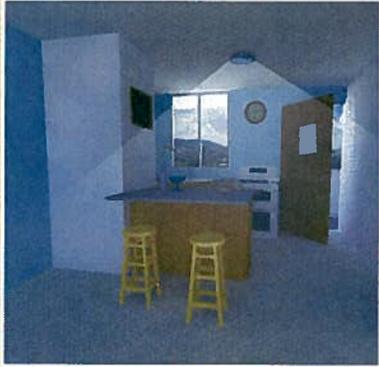
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**Existing** →

**NEW KITCHEN**

*Option #1 -  
Expanded Kitchen*



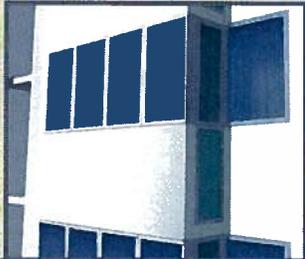
*Option #2 -  
L - Shape Kitchen*

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**ENCLOSED LANAIS**



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**NEW LIVING AREA**

**EXISTING**

**PROPOSED**

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THE MICHAELS DEVELOPMENT COMPANY

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**MASTER PLAN - SOURCES & USES**

PERMANENT DEBT	\$	45,841,000
FEDERAL TAX CREDIT EQUITY	\$	198,237,219
STATE TAX CREDIT EQUITY	\$	34,578,571
TAX CREDIT FEE REBATE	\$	1,036,793
PHLB AHP LOAN	\$	4,499,287
ENERGY CREDITS	\$	1,496,945
HPHA SELLERS NOTE	\$	43,541,057
INTERIM INCOME	\$	3,171,181
<b>TOTAL PERMANENT SOURCES</b>	<b>\$</b>	<b>332,402,053</b>

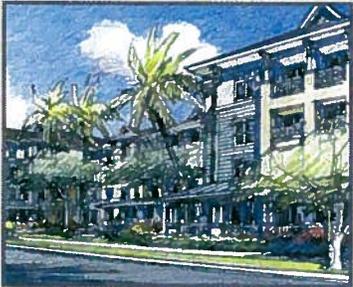
ACQUISITION	\$	46,704,000
HARD COSTS		197,137,244
SOFT COSTS		82,326,084
RESERVES AND ESCROWS		6,234,725
<b>TOTAL DEVELOPMENT USES</b>	<b>\$</b>	<b>332,402,053</b>

**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY

**SENIOR MID RISE**



UNIT MIX	
1 BR	64
2 BR	16
<b>Total</b>	<b>80</b>



**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY

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**NEW MIXED INCOME: 40 UNITS**

PERMANENT DEBT	\$ 2,805,000
FEDERAL TAX CREDIT EQUITY	\$ 9,659,473
STATE TAX CREDIT EQUITY	\$ 1,609,912
FHLB AHP LOAN	\$ 372,000
ENERGY CREDITS	\$ 246,945
TAX CREDIT FEE REBATE	\$ 51,527
<b>TOTAL PERMANENT SOURCES</b>	<b>\$ 14,744,858</b>
<b>ACQUISITION</b>	
HARD COSTS	\$ 10,886,250
SOFT COSTS	3,752,741
RESERVES AND ESCROWS	105,867
<b>TOTAL DEVELOPMENT USES</b>	<b>\$ 14,744,858</b>
<b>CONSTRUCTION LOAN</b>	<b>\$ 8,500,000</b>

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THE MICHAELS DEVELOPMENT COMPANY

**MIXED INCOME COMMUNITY**



UNIT MIX	
1 BR	12
2 BR	6
3 BR	11
4 BR	11
<b>Total</b>	<b>40</b>

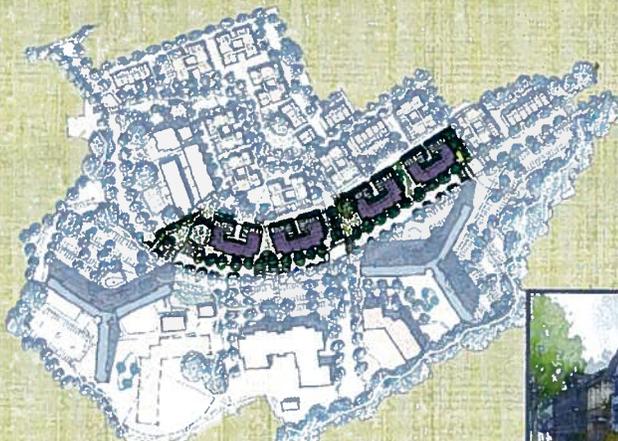


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**KPT HOMES COMMUNITY**



UNIT MIX	
2 BR	20
3 BR	134
4 BR	57
5 BR	12
<b>Total</b>	<b>223</b>



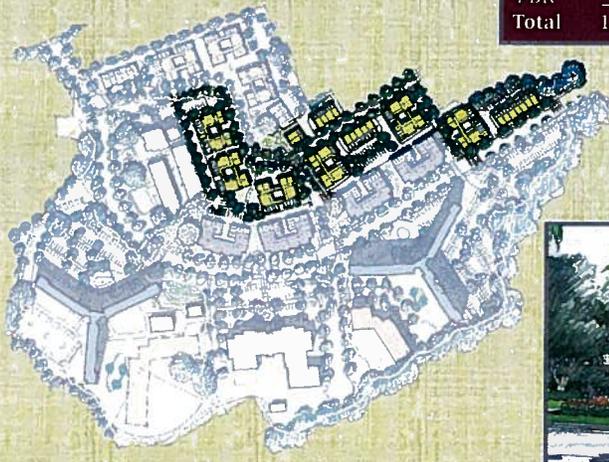
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**KUHIO HOMES COMMUNITY**

UNIT MIX	
2 BR	42
3 BR	42
4 BR	42
<b>Total</b>	<b>126</b>





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**SITE SECTIONS**

Building profiles continue to decline gradually from the towers.



**At the edges of the development, building density is appropriate in scale to the surrounding community.**

**Redirected building orientation can help soften the edges between a public housing site and its surroundings**



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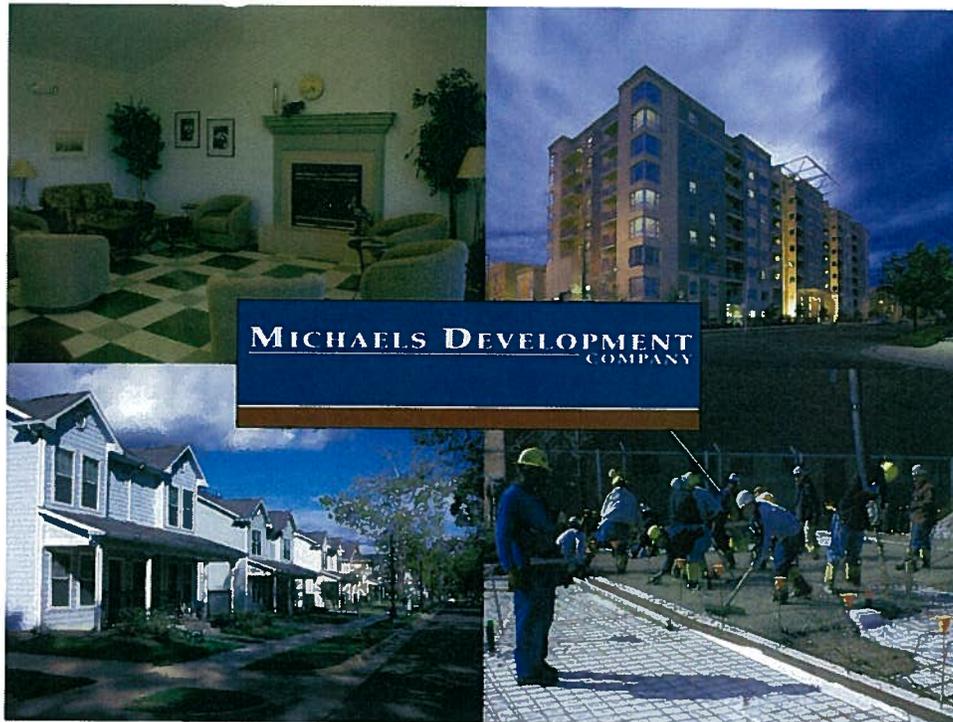



## BUILDING COMMUNITIES TOGETHER

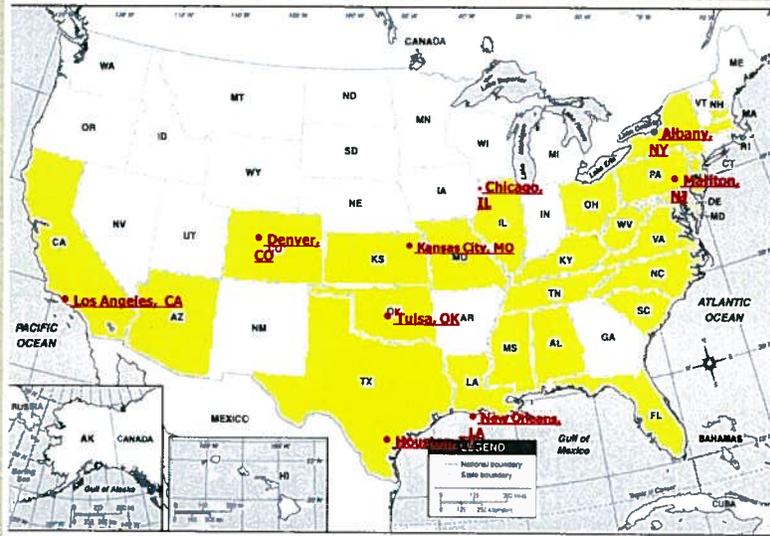
- Hawaii Public Housing Authority
- Michaels Development Company
- Vitus Group
- Interstate Realty Management Company



**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY



MDC's GROWTH SINCE 1973

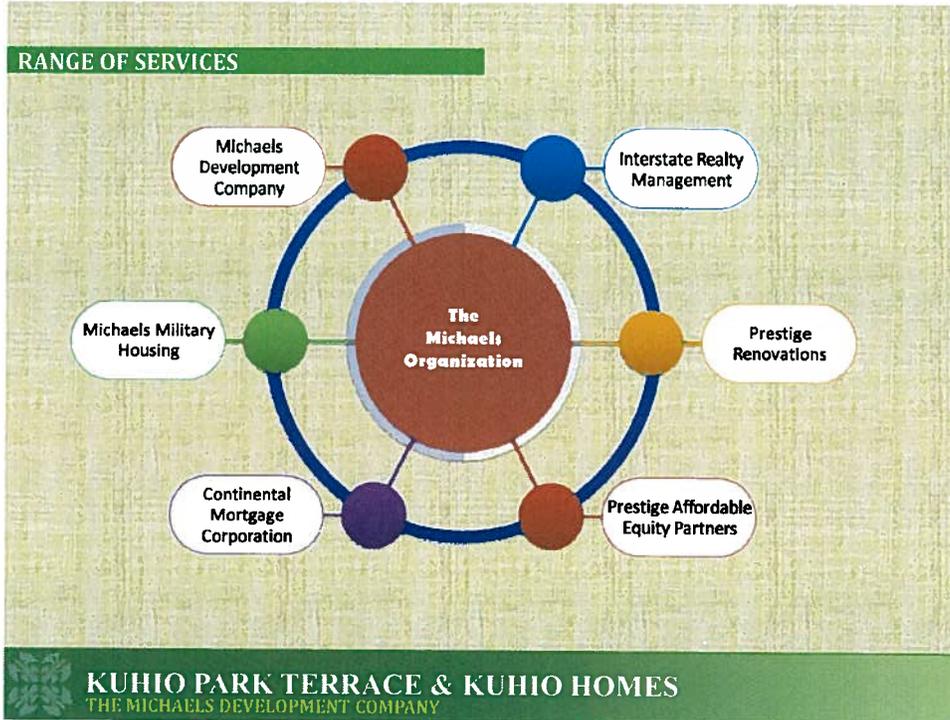


We have developed communities in 27 states, the Virgin Islands and Washington, D.C.

MIXED FINANCE COMMUNITIES

- |                          |                         |
|--------------------------|-------------------------|
| <i>Albany, NY</i>        | <i>Meridian, MS</i>     |
| <i>Atlantic City, NJ</i> | <i>New Haven, CT</i>    |
| <i>Camden, NJ</i>        | <i>New Orleans, LA</i>  |
| <i>Chicago, IL</i>       | <i>Philadelphia, PA</i> |
| <i>Franklin, TN</i>      | <i>Sarasota, FL</i>     |
| <i>Kansas City, MO</i>   | <i>Tampa, FL</i>        |
| <i>Tulsa, OK</i>         | <i>Wilmington, DE</i>   |

**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY



**PROJECT SPECIFIC EXPERIENCE**

Over the years, the Michaels Development Company has gained experience in virtually every aspect of mixed-income and affordable housing development.

In addition to over 4,800 units completed in the past five years, Michaels has more than 1,000 units currently under construction and another 6,300 units in the development pipeline.

*Almost 9,000 of these units are located in HOPE VI and similarly mixed-income, mixed tenure and mixed-finance communities.*

**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY

MDC - PROJECT EXPERIENCE

**LEGENDS SOUTH**  
**HOPE VI PROJECT - CHICAGO, IL**

*One of the largest  
revitalization efforts ever  
undertaken by the City of  
Chicago!*

Original Superblock - 4,321 units spanning over 2 Miles



Three-Phased Redevelopment Plan

2,388 mixed-income units:

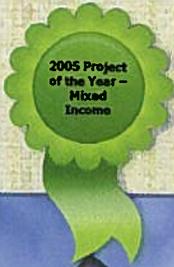
- > 794 public housing
- > 666 LIHTC
- > 434 market-rate rental
- > 494 affordable homeownership

7 Different Funding Sources

*With 2,388 units and development costs totaling an estimated \$583 million, it is the most extensive public housing redevelopment program ever undertaken in the United States!!!*

MDC - PROJECT EXPERIENCE

**WESTHAVEN PARK**  
**HOPE VI PROJECT - CHICAGO, IL**



755 Mixed-Income Units

- 466 rental units, 271 reserved as public housing, 83 affordable and 112 market rate units
- 89 homeownership units, 47 reserved for moderate-income buyers and 242 will be unrestricted by income.

7 Different Funding Sources = \$185 Million



*During construction, special care was taken to minimize the need for even the temporary relocation of current residents. Vacant properties are being developed first. As these new units come on-line, the residents of existing housing will move in. The apartments previously occupied by these residents will then be demolished, and construction of the remaining units will begin.*

**MDC - PROJECT EXPERIENCE**

**LAFAYETTE GARDENS**

**HOPE VI PROJECT – JERSEY CITY, NJ**



**500 UNITS – MIXED INCOME** (PHA, LIHTC, & State Subsidized Units)

**Governor's Award for Excellence**

In recognition of Michaels diligence in working with neighbors to design a well-accepted development.

**MDC - PROJECT EXPERIENCE**

**WARDMAN COURT**

**HISTORIC PRESERVATION – WASHINGTON, DC**

**288 Mixed-Income Units**

- 152 rental apartments for incomes under 60% of AMI
- 76 units converted into for-sale condominiums for incomes between 80% - 115% of AMI



**6 Different Funding Sources = \$36.5 Million**

- With the assistance of our property managers, the original residents have secured Section 8 Certificates allowing them pay rents they can afford.
- All of the condominium units were sold, over a six week period, prior to the start of construction.
- Michaels kept our promise to those residents who were concerned about being displaced, undertaking gut rehabilitation, one building at a time, so that residents could remain in place.

Hawaii Public Housing Authority

IM ARCHITECTS HAWAII

PACIFIC HOUSING ADVISORS

Michael Willis Architects

MICHAELS DEVELOPMENT COMPANY

**KUHIO PARK TERRACE & KUHIO HOMES**  
THE MICHAELS DEVELOPMENT COMPANY

## FOR INFORMATION

**SUBJECT:** Policy and Strategy Changes Contained in the Public Housing Agency Annual Plan for the Period July 1, 2011 through June 30, 2012.

### I. BACKGROUND

- A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). All public housing agencies administering federal public housing and Section 8 tenant-based (housing choice voucher) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, Capital Fund Program, and Section 8 Housing Choice Voucher assistance monies.
- B. The PHA 5-Year plan states the mission of serving the needs of low-income and very low-income families, and how the PHA will address those needs for a five-year period. The 2011-2012 Annual Plan updates the 2009-2014 5-Year Plan, and details the operations and management of federal public housing and Section 8 tenant-based assistance programs.
- C. The Hawaii Public Housing Authority (HPHA) will be submitting information for all required Plan components using a HUD-developed outline for the plans.
- D. HPHA must electronically submit the new plan and attachments to the local Honolulu HUD office for their review and subsequent approval no later than April 15, 2011.

### II. DISCUSSION

The PHA Annual Plan acts as a planning document and application for funding for HPHA and HUD, and as an informational document for tenants and other interested parties. As such, the plan changes over time in response

to changing circumstances. The draft 2011-2012 plan notes the following changes/updates in HPHA policies, activities, and goals:

- A. HPHA is investigating ways to improve our ability to provide appropriate housing for grandparents raising minor grandchildren.
- B. HPHA is planning to hold public hearings on administrative rule changes that would improve security protocols and enforcement strategies based on lessons learned from the Kalihi Valley Homes Curfew.
- C. A New Resident Orientation program will be implemented for all new public housing residents to provide training and education on procedures, policies, and important topics related to living in public housing.
- D. HPHA is investigating changes to Community Center policies.
- E. The Executive Director is examining the need to close the public housing wait list, except for elderly housing. HPHA staff is also currently working with residents to revise or eliminate wait list preferences that result in years of waiting for wait list families.
- F. Staff is investigating possible strategies to streamline grievance procedures in certain circumstances.
- G. HPHA has been asked to participate in a HUD study of the best way to help the homeless back to long term self-sufficiency, requiring the dedication of 40 public housing units and several VASH vouchers
- H. Demolition of Lanakila Homes will be completed and HPHA staff will work to create a new master plan for redevelopment of the site. Staff will update the 2010-2011 plan to remove the rehabilitation of the 6 remaining units.

Attachment: Draft HPHA Annual Plan for 2011-2012  
RAB Comments and HPHA Response

Prepared by: Nicholas Birck, HPHA Planner     NB



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<b>Public Housing Authority (PHA) 5-Year and Annual Plan</b>		<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
<b>1.0</b>	<b>PHA Information</b> PHA Name: Hawaii Public Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 07/01/2011 PHA Code: HI001		
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 5331 Number of HCV units: 3058 total authorized (1773 funded)		
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only		
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)		
<b>5.0</b>	Items 5.1 and 5.2 are completed only at the 5-Year Plan update; this is an Annual Plan only. The existing 5-Year PHA Plan may be viewed on the internet at <a href="http://www.hpha.hawaii.gov/housingplans/2009PHAPlan/index.htm">http://www.hpha.hawaii.gov/housingplans/2009PHAPlan/index.htm</a> or in person at the Hawaii Public Housing Authority office at 1002 N. School St, Building E, Honolulu, HI, 96817.		
<b>6.0 (a)</b>	<b>PHA Plan Update</b> The following items are additions and changes to the PHA Plan: <ol style="list-style-type: none"><li><b>Grandparent Housing:</b> 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.</li><li><b>Mixed Finance Redevelopment:</b> 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. See Section 7.0 for additional information on this project. During renovation of the KPT high-rise towers, 17 units will be temporarily removed from the public housing inventory and 17 replacement housing vouchers will be sought from HUD in order to maintain the current number of assisted families. The 17 public housing units will be brought back into service in later phases of the project when the low rise buildings are replaced with mid-rise buildings.</li><li><b>Security Protocols and Enforcement Strategies:</b> 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 the rules, which will be developed in discussion with residents and the public prior to being finalized.</li><li><b>New Resident Orientation:</b> 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.</li><li><b>Community Centers:</b> HPHA will review and revise its policies regarding use of community rooms, centers and other public spaces on public housing property.</li><li><b>Public Housing Wait List:</b> There are over 9,000 families currently on the wait list. HPHA will close the public housing wait list, except for elderly housing, until it has been substantially reduced. For KPT, there will be a site-based waiting list to accommodate families moving back to refurbished units as they are completed.</li></ol>		



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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



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<p>6.0 (b) Cont</p>	<ul 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></ul>
<p>7.0</p>	<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><p>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.</p></li><li>• <b>Homeownership Programs:</b><ul 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></ul></li><li>• <b>Project-based Vouchers.</b><ul 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></ul></li></ul>



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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 Capital Improvements:**  
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.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** 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.  
  
SEE ATTACHED

**8.2 Capital Fund Program Five-Year Action Plan.** 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.  
  
SEE ATTACHED

**9.0 Housing Needs of Families in the Jurisdiction.**

<b>Housing Needs of Families on the Public Housing Waiting List as of October, 2010</b>		
<b>Total Families on Waiting List = 9,566</b>	<b># of families</b>	<b>% of total families</b>
<b>Income Levels</b>		
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%
<b>Ethnic Distribution</b>		
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%
<b>Bedrooms Needed</b>		
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%



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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



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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**	\$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%	6%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,268	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,687	9%	13%	13%	22%	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	54,644	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,961	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%	—



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Housing Needs of Families in the Jurisdiction.(continued)

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

9.0

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$884	
	1997	272,234	\$1,430	\$1,399	\$1,335	\$928	\$923
	2003	292,003	\$1,548	\$1,850	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
Maui	1992	34,266	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,664	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,346	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,258	\$1,253
Hawaii	1992	39,789	\$851	\$691	\$579	\$556	
	1997	46,271	\$954	\$1,069	\$840	\$697	\$844
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
Kauai	1992*	18,981	\$726	\$773	\$612	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$880
	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	\$863	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,286	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,346

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

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.0%	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	34,266	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	18.0%	19.8%	16.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	46,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	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%	18.8%	18.0%	13.3%
	2006	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

Includes both rent and mortgage payments.



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9.0 Housing Needs 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-Anahou	\$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.



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**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.



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<p>10.0</p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals:</p> <ul style="list-style-type: none"><li>• 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.</li><li>• Resident Monitors: vacant positions in the Property Management Branch are being filled and the Resident Monitor program will be implemented during the year.</li><li>• 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.</li><li>• Self-Sufficiency Programs: HPHA is adding two positions to the Resident Services section to provide additional self-sufficiency services for residents.</li><li>• 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.</li></ul> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>
<p>11.0</p>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>



**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.



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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.



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**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.

LINDA LINGLE  
GOVERNOR



DENISE M. WISE  
EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
DEPARTMENT OF HUMAN SERVICES  
HAWAII PUBLIC HOUSING AUTHORITY  
1002 NORTH SCHOOL STREET  
POST OFFICE BOX 17907  
HONOLULU, HAWAII 96817  
FAX: (808) 832-4679

BARBARA E. ARASHIRO  
EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO:  
10-CO-46

October 6, 2010

Mr. Rix Maurer III, Director  
City and County of Honolulu  
Budget and Finance Department  
530 South King Street, Room 208  
Honolulu, Hawaii 96813

Re: Request for Amendment of Ground Lease for Banyan Street Manor Low-Income Housing Project

Dear Mr. Maurer:

The Hawaii Public Housing Authority (HPHA), as successor-in-interest to Hawaii Housing Finance and Development Corporation (HHFDC), is the current leasehold owner of Banyan Street Manor, a 55-unit low-income housing rental project located at 1122 Banyan Street, Honolulu, Hawaii, designated as Tax Map Key No. (1) 1-7-031-029 (Project). The HPHA is writing to respectfully request that the City, as fee owner of the land underlying the Project, agree to amend the Ground Lease so that the buildings and improvements can be substantially renovated and continue to remain as a rent restricted project benefitting low-income families in Honolulu.

To provide you some background, the City and County of Honolulu's (City's) Honolulu Redevelopment Agency, as lessor, entered into that certain Lease dated October 5, 1973 and recorded at the State of Hawaii Bureau of Conveyances (Bureau) in Liber 11466 at Page 97, with Hei Wai Wong (Original Developer) as lessee, as amended by the Modification Agreement dated October 8, 1976, recorded at the Bureau in Liber 11735 at Page 458 (collectively, Ground Lease). By mesne assignments and operation of law, the Original Developer's interest in the Ground Lease was assigned to and is controlled and operated by the HPHA. We have included a copy of the Ground Lease with this letter for your convenience.

The HPHA is requesting three types of amendments to the Ground Lease: (1) an extension of the term of the Ground Lease, (2) a correction of the property description, and (3) the addition of mortgagee provisions required by Freddie Mac for financing purposes. Each of these requested amendments, and the reasons for the amendments, are explained further below.

1. Term Extension. The original term of the Ground Lease was for fifty-five (55) years, and that term is currently set to expire in approximately eighteen (18) years, on October 5, 2028. From its inception, the Project has been developed and operated as a rental housing project for qualified low-income families and residents of the City. Typical tenants in the Project earn less than 60% of the area median income, making this Project one that services some of Honolulu's families most in need of affordable and safe housing. Due to its advanced age, the Project is currently in need of significant rehabilitation if it is to remain operating as an affordable housing project. Financing for such rehabilitation will require a remaining Ground Lease term in excess of sixty-five (65) years.

Accordingly, in order to finance necessary improvements and continue to keep the Project operating as an affordable housing project for a maximum period of time, the HPHA respectfully requests that the City agree to extend the Ground Lease term for an additional period of forty-eight (48) years beyond the current expiration date. This would provide an amended term that will run until October 5, 2076. Revised Ordinances of Honolulu (ROH) Section 28-4.1 provides that the City Council can authorize the leasing of property for a period longer than five (5) years when deemed necessary in the public interest. In Honolulu, where cost of living is extremely high and the availability of housing for low-income tenants is severely limited, we believe it is not only in the public's best interest, but absolutely critical to current and future tenants, to upgrade this Project and continue to operate it as an affordable housing project for as long as possible. Continuation of the Project's affordable housing use is consistent with the surrounding urban residential uses and the needs of area residents. In addition, this request does not trigger any public bid requirements since ROH Section 28-3.1(10) authorizes you, as the director of budget and fiscal services, to award contracts to lease City property without calling for public bids when the real property and improvements are leased for the use of any political or governmental subdivision of the state government, such as the HPHA.

2. Correction to Property Description. The property description attached to the Ground Lease, which was signed in 1973, describes the land underlying the Project as being two parcels, Lot A (20,917 square feet) and Lot B (12,248 square feet), with a total square footage of 33,165. However, we have recently discovered that in 1976 the City consolidated Lots A and B into one parcel. In addition, there was also a change to the northeast boundary of the adjoining parcel through a Judgment Confirming Title filed on June 5, 1979 in the First Circuit Court, which also affected the total square footage of the property, slightly reducing it by twelve (12) square feet to 33,153 square feet. Based on a recently completed ALTA survey, we now have an updated property description with metes and bounds reflecting the parcel consolidation, boundary change and square footage change. For financing and accuracy purposes, the property description should be corrected.

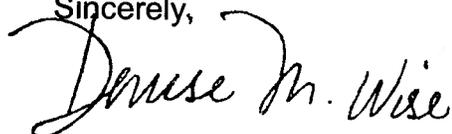
Mr. Rix Mauer  
October 7, 2010  
Page 3 of 3

3. Mortgagee Provisions. Financing for the Project is intended to be provided using a combination of low-income housing tax credits and bonds issued by the State, and made in accordance with Freddie Mac's underwriting requirements. Because the Ground Lease was drafted over thirty (30) years ago, it needs to be updated to include mortgagee provisions meeting current Freddie Mac guidelines. These provisions are very standard in commercial loan transactions, and include things such as providing a mortgagee notice of defaults, and the right to cure such defaults and/or exercise other standard lender remedies. These remedies apply only to the Ground Lease and are not intended to materially or adversely affect the City's rights as fee owner.

We will forward shortly for your review a draft First Amendment of Ground Lease which can be used to amend the Ground Lease to extend the term, amend the property description and include Freddie Mac required mortgagee provisions. In the meantime, we would be grateful if you could begin efforts to process our request so that we can accommodate a November 2010 financial closing for the Project.

We greatly appreciate your anticipated cooperation and assistance in making necessary amendments to the Ground Lease that will allow the Project to obtain rehabilitation financing, and remain dedicated to low-income tenant use for the maximum time allowed. Your help will assure a continuing benefit to many of Honolulu's families that are most in need of affordable housing. Please feel free to contact me at 832-4694 if you would like to discuss this matter further. Thank you.

Sincerely,



Denise M. Wise  
Executive Director

Enclosures

LAND COURT

REGULAR SYSTEM

RETURN BY MAIL  PICK-UP  TO:

TMK No. (1) 1-7-031-029

No. of Pages: \_\_

### SUBLEASE

This Sublease is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2011 (“**Effective Date**”), by and between **HAWAII PUBLIC HOUSING AUTHORITY**, a public body and body politic of the State of Hawaii, successor-in-interest to Housing and Community Development Corporation of Hawaii, whose address is 1002 North School Street, Honolulu, Hawaii 96817 (“**Sublessor**”), and **BANYAN HOUSING LP**, a Hawaii limited partnership, whose address is 116 Hekili Street, Kailua, Hawaii 96734 (“**Sublessee**”).

### **RECITALS**

1. Sublessor is the current lessee under that certain Lease dated October 5, 1973 originally made between the Honolulu Redevelopment Agency (“**HRA**”), as lessor, and Hei Wai Wong, as lessee, recorded at the Bureau of Conveyances of the State of Hawaii (“**Bureau**”) in Liber 11466 at Page 97, as affected by that certain Agreement between said lessor and lessee dated October 5, 1973, recorded at the Bureau in Liber 11366 at Page 189 (“**Agreement**”), and as amended by Modification Agreement dated October 8, 1976, recorded at the Bureau in Liber 11735 at Page 458, Second Amendment to Lease dated \_\_\_\_\_, 2011, recorded at the Bureau as Document No. \_\_\_\_\_ (“**Second Amendment**”), and as may be further amended or modified (collectively, the “**Master Lease**”).

2. The Master Lease affects certain real property described thereunder (the "Premises"), which Premises is situated at 1122 Banyan Street, Honolulu, Hawaii and more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements thereon, including, without limitation, that certain 55-unit affordable rental housing project more commonly known as Banyan Street Manor (the "Project").

3. Pursuant to operation of law and as evidenced by that certain instrument dated December 24, 1975, and recorded at the Bureau in Liber 11175 at Page 325, the City and County of Honolulu ("City" or "Master Lessor") is the successor-in-interest to HRA, and is the current lessor under the Master Lease.

4. Pursuant to that certain Assumption of Lease and Consent dated November 24, 1998, recorded at the Bureau as Document No. 99-065331, the lessee's interest under the Master Lease was assigned to Housing Community Development Corporation of Hawaii, a public body and body corporate and politic of the State of Hawaii ("HCDCH"). Subsequently, pursuant to operation of law, HCDCH was split into two agencies, Hawaii Housing Finance and Development Corporation ("HHFDC") and HPHA, and the various assets of HCDCH were assigned to either HHFDC or HPHA. Pursuant to Act 180 (2006), Section 22, HCDCH transferred to HPHA all contracts relating to HPHA's functions to develop and maintain public housing. The Master Lease was one of the contracts transferred to HPHA via Act 180 (2006). The City and HPHA have affirmed their interests as lessor and lessee, respectively, under the Master Lease as evidenced by the Second Amendment described above.

5. Sublessee desires to purchase the Project from Sublessor and sublease the Premises, and Sublessor has agreed to sell the Project to Sublessee and sublease the Premises, upon the terms, covenants and conditions herein set forth.

6. The City has consented to this Sublease and such consent is confirmed by the City's execution of that certain Consent, Estoppel Certificate and Nondisturbance Agreement made by the City in favor of Sublessee and recorded at the Bureau contemporaneously herewith ("**Consent and Nondisturbance Agreement**").

### **AGREEMENT**

In consideration One Dollar (\$1.00), the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Sublease.** Sublessor hereby leases and demises to Sublessee, and Sublessee hereby hires and takes from Sublessor, the Premises, together with all of the estate, right, title and interest of Sublessor in and to the Premises, the Project and all buildings, improvements, rights, appurtenances, hereditaments, easements, rights-of-way, reversions and remainders thereunto belonging or appertaining or used, occupied and enjoyed in connection with the Master Lease and the Premises; all rights of Sublessor to any adjoining strips or gores of property and any land lying within the bed

of any adjoining street, highway, or waterway; and any other rights or privileges appurtenant to such real property or used in connection therewith including, without limitation the right of access to the Premises and Project.

2. Term. The term of this Sublease (together with any extensions thereof as provided herein, the "**Term**") shall commence on the Effective Date and shall terminate at 11:59 p.m. (Hawaii Standard Time) on **October 5, 2048**.

3. Option to Extend Term. It is understood and agreed that the Term is intended to expire substantially contemporaneously with the term under the Master Lease. In the event Sublessor and the City agree to an extension of the term under the Master Lease, Sublessee shall have the right, but not the obligation, to extend the Term of this Sublease for an equal period of time by giving written notice of such extension to Sublessor. The rent payable by Sublessee during the applicable option term shall be equal to the rent payable by Sublessor to the City under the Master Lease during such extended term.

4. Rent. During the initial Term of this Sublease (*i.e.*, from Effective Date through October 5, 2048), Sublessee shall pay to Sublessor, as rent under this Sublease, an amount equal to **\$1.00** per year. The rent for the entire Term shall be payable in advance within ten (10) business days following the Effective Date.

5. Real Property Taxes. During the Term of this Sublease, Sublessee shall pay to Sublessor on a monthly basis (or on such other basis, *e.g.*, annually, semi-annually, or quarterly, as elected by Sublessor), as additional rent, all real property taxes for the Premises. For purposes herein, the term "real property taxes" shall include all taxes, general and special assessments (including public and private improvement district assessments and similar charges) and other governmental charges applicable to the land demised under the Master Lease and any improvements thereon, excluding, however, any franchise, estate, inheritance, succession, net income and excess profits taxes imposed upon Sublessor. Any tax or excise on rents or any other tax, however, described, levied against Sublessor on account of real property taxes payable by Sublessor under the Master Lease shall be deemed included in the term "real property taxes". With respect to any assessment which may be paid in annual or other installments, only the amount due thereon during any lease year shall be included in the term "real property taxes" for such lease year. It is understood and agreed, however, that the parties shall cooperate and seek an exemption from real property taxes for the Premises and Project due to the Project's use and operation as an affordable housing project.

6. General Excise Tax. Sublessee shall also pay to Sublessor, any and all general excise tax imposed by the State of Hawaii ("**GET**") on all rent and other charges payable by Sublessee under this Sublease. It is understood and agreed, however, that the parties shall cooperate and seek an exemption from GET for the Premises and Project due to the Project's use and operation as an affordable housing project.

7. Use. Sublessee covenants and agrees to use the Premises for (a) affordable rental housing; and (b) any other lawful purposes not prohibited under the Master Lease, and for no other purpose, and otherwise in accordance with the terms and conditions of the Master Lease and this Sublease.

8. Master Lease. Sublessee and this Sublease shall be subject in all respects to the terms of, and the rights of the Master Lessor under, the Master Lease. Except as otherwise expressly provided herein, the covenants, agreements, terms, provisions and conditions of the Master Lease, insofar as they relate to the Premises and insofar as they are not inconsistent with the terms of this Sublease, are made a part of and incorporated into this Sublease as if recited herein in full, and the rights and obligations of the "Lessor" and the "Lessee" under the Master Lease insofar as they relate to Sublessee's use or occupancy of the Premises shall be deemed the rights and obligations of Sublessor and Sublessee respectively hereunder and shall be binding upon and inure to the benefit of Sublessor and Sublessee respectively. As between the parties hereto only, in the event of a conflict between the terms of the Master Lease and the terms of this Sublease, the terms of this Sublease shall control. Sublessee agrees that whenever the Master Lease imposes any duties or obligations upon "Lessee", including, but not limited to, obligations to provide insurance coverages and evidence thereof, and to indemnify, defend and hold the Master Lessor harmless from any claims arising from the use or occupancy of the Premises, Sublessee shall be severally bound with Sublessor on such obligation to the Master Lessor where any such obligations arise out of Sublessee's use or occupancy of the Premises and only to the extent that such obligation relates to the Premises.

9. Insurance and Indemnities. The same insurance and indemnity obligations of Sublessor under the Master Lease shall apply to Sublessee hereunder, with respect to the Premises, all at Sublessee's sole cost and expense; except, however, in addition to the requirements set forth in the Master Lease regarding the same, (a) each insurance policy to be carried by Sublessee to meet such requirements of the Master Lease and requiring the Master Lessor to be named as an additional insured, shall be modified such that Mater Lessor and Sublessor shall be named as additional insureds; and (b) each and every indemnity provision under the Master Sublease in favor of Sublessor that applies to Sublessee pursuant to this Sublease shall be deemed to run in favor of Master Lessor and Sublessor.

10. Master Lessor's Performance Under Master Sublease.

A. The same obligations of Master Lessor under the Master Lease shall apply to Sublessor hereunder. Except as otherwise expressly provided herein, Sublessor shall perform its covenants and obligations under the Master Lease which do not require for their performance possession of the Premises and which are not otherwise to be performed hereunder by Sublessee on behalf of Sublessor. Sublessor, with respect to the obligations of Master Lessor under the Master Lease, shall use Sublessor's good faith and commercially reasonable efforts to cause Master Lessor to perform such obligations for the benefit of Sublessee. Sublessee and Sublessor further covenant not to take any action or do or perform any act or fail to perform any act which

would result in the failure or breach of any of the covenants, agreements, terms, provisions or conditions of the Master Lease relating to Sublessee's use or occupancy of the Premises on the part of the "Lessee" thereunder.

B. Whenever the consent of Master Lessor shall be required by, or Master Lessor shall fail to perform its obligations under, the Master Lease, Sublessor agrees to use commercially reasonable efforts and, if necessary, take appropriate legal action to obtain such consent and/or performance on behalf of Sublessee at Sublessor's cost (except that, if such consent is required as a result of Sublessee's use or occupancy of the Premises in a manner inconsistent with this Sublease, then the cost thereof shall be borne by Sublessee). In the event Sublessor is unable to obtain such consent or performance by Master Lessor, Sublessee shall have the right to be assigned upon demand, and have the right to pursue, any and all remedies available against the Master Lessor under the Master Lease or at law.

C. Sublessor represents and warrants to Sublessee that the Master Lease is in full force and effect, that Sublessor duly owns and holds the rights of the lessee under the Master Lease and has good right to sublease the Premises to Sublessee, that all obligations of both Master Lessor and Sublessor thereunder have been satisfied, and Sublessor has neither given nor received a notice of default pursuant to the Master Lease and there exists no event which, with the giving of notice or passage of time, would constitute a default.

D. Sublessor covenants: (a) not to voluntarily terminate or default under the Master Lease, (b) not to modify or waive any provision under the Master Lease or make any elections, exercise any rights or give any consent or approval under the Master Lease, in any such case as to adversely affect Sublessee's rights hereunder, (c) to take all actions reasonably necessary to preserve and cure any defaults of Sublessor under the Master Lease, and (d) to immediately provide Sublessee copies of any notices of default received in connection with the Master Lease.

11. Variations from Master Lease. The following covenants, agreements, terms, provisions and conditions of the Master Lease are hereby modified or excluded herefrom:

A. Notwithstanding anything to the contrary set forth in the Master Lease, the Term of this Sublease and the rent payable under this Sublease shall be as set forth in Sections 2 and 4 above.

B. The parties hereto represent and warrant to each other that neither party dealt with any broker or finder in connection with the consummation of this Sublease and each party agrees to indemnify, hold and save the other party harmless from and against any and all claims for brokerage commissions or finder's fees arising out of either of their acts in connection with this Sublease. The provisions of this Section 11.B shall survive the expiration or earlier termination of this Sublease.

C. Any notice which may or shall be given by either party hereunder shall be either delivered personally or sent by certified mail, return receipt requested, or sent by a nationally recognized courier service, addressed to Sublessee and to Sublessor at the addresses set forth on the first page hereof, or to such other address as may have been designated in a notice given in accordance with the provisions of this Section 11.C.

D. All amounts payable hereunder by Sublessee shall be payable to Sublessor; provided, however, the parties may mutually agree to have Sublessee make payments under Sections 5 and 6 directly to the applicable taxing authority.

E. Sublessee is purchasing the Project and subleasing the Premises in an "AS-IS, WHERE-IS and WITH ALL FAULTS" CONDITION, pursuant to that certain Purchase Agreement and Escrow Instructions dated January 28, 2010 between Sublessor and Sublessee, as may be amended.

F. Notwithstanding anything else contained herein, Sublessee shall have the right to exercise any options or rights contained in the Master Lease, if any, if Sublessor fails to exercise such options or rights within ten (10) business days following Sublessee's written request.

G. Sublessee shall be deemed in default of this Sublease only if Sublessee fails to perform any of its obligations under this Sublease within thirty (30) days after receipt of written notice thereof; provided, however, if such default is not reasonably capable of being cured within such time period, such time period shall be extended so long as Sublessee has commenced to cure such default within such time period and diligently prosecutes such cure until completion.

H. Sublessee shall be responsible for its own utilities and janitorial services for the Premises. Sublessee shall also be responsible for all maintenance, repair and replacements as to the Premises to the extent Sublessor is obligated to perform the same under the Master Lease.

12. Indemnity. Each party hereby agrees to protect, defend, indemnify and hold the other party, its managers, members, employees and agents, jointly and severally, harmless from and against any and all liabilities, claims, expenses, losses and damages, including, without limitation, reasonable attorneys' fees and disbursements, which may at any time be asserted against such other party by any person by reason of the negligence or willful misconduct of such other party or respective agents, contractors, licensees or invitees.

13. Cancellation of Master Lease; Attornment. In the event of the cancellation or termination of the Master Lease for any reason whatsoever or of the involuntary surrender of the Master Lease by operation of law prior to the expiration date of this Sublease, Sublessee agrees to make full and complete attornment to the Master Lessor under the Master Lease for the balance of the term of this Sublease and upon the then executory terms hereof at the option of the Master Lessor at any time during

Sublessee's occupancy of the Premises, which attornment shall be evidenced by an agreement in form and substance reasonably satisfactory to the Master Lessor and Sublessee. Sublessee agrees to execute and deliver such an agreement at any time within ten (10) business days after request of the Master Lessor and presentation of a form of such agreement acceptable to Sublessee, and upon execution thereof, Sublessee waives the provisions of any law now or hereafter in effect which may give Sublessee any right of election to terminate this Sublease or to surrender possession of the Premises in the event any proceeding is brought by the Master Lessor under the Master Lease to terminate the Master Lease.

14. Estoppel Certificates. Each party hereto shall at any time and from time to time as requested by the other party upon not less than ten (10) days prior written notice, execute, acknowledge and deliver to the other party, a statement in writing certifying that this Sublease is unmodified and in full force and effect (or if there have been modifications that the same is in full force and effect as modified and stating the modifications, if any) certifying the dates to which rent and any other charges have been paid and stating whether or not, to the knowledge of the person signing the certificate, that the other party is not in default beyond any applicable grace period provided herein in performance of any of its obligations under this Sublease, and if so, specifying each such default of which the signer may have knowledge, it being intended that any such statement delivered pursuant hereto may be relied upon by others with whom the party requesting such certificate may be dealing. Sublessor's statement shall also include the same certifications as they relate to the Master Lease.

15. Assignment and Subletting. Subject to all of the rights of the Master Lessor under the Master Lease and the restrictions contained in the Master Lease, and except as otherwise provided herein, Sublessee shall not voluntarily or involuntarily assign this Sublease without the prior written consent of Sublessor, which consent shall not be unreasonably withheld or delayed or conditioned upon the payment of any sum. In no event shall any such assignment by Sublessee release Sublessee from any obligation or liability hereunder unless otherwise agreed by Sublessor. Notwithstanding the foregoing or anything else in this Sublease to the contrary, however, Sublessee shall have the right, without the further consent of the Sublessor, to mortgage or pledge the Sublessee's interest in this Sublease to a lender providing financing or refinancing for the Project or Premises.

16. Protection of Mortgagee. Notwithstanding anything in this Sublease to the contrary, the following provisions will apply:

A. This Sublease shall not be amended, altered, modified or rescinded by Sublessor and Sublessee, prior to the expiration of the term of any mortgage authorized under Section 15 of the Sublease, without the prior written consent of the mortgagee. If such a mortgage is in effect, this Sublease may be terminated only in accordance with the provisions of this Section 16.

B. Sublessor shall serve Sublessee with written notice of any notice of default with respect to the provisions of this Sublease (including any monetary default) and, at the same time serve a copy of such notice upon the mortgagee, by registered mail, addressed to it at the address shown in the mortgage or such other address as the mortgagee shall inform Sublessor. No notice by Sublessor to Sublessee shall be deemed to have been duly given hereunder, and Sublessor is not entitled to exercise its remedies for any default, unless and until a copy thereof has been so served upon the mortgagee. Further, Sublessor shall forward copies of any notice it sends to Sublessee, other than rent and other periodic billing notices, to the mortgagee.

C. If Sublessee is in default hereunder, and Sublessee has not cured such default within the time period provided, the mortgagee shall have the right (but shall not be obligated) to remedy such default or to cause the same to be remedied within the time period described in this Subsection 16.C, and Sublessor shall accept such performance by or at the instigation of the mortgagee as if the same had been done by Sublessee. The mortgagee shall have one hundred twenty (120) days from the time the mortgagee receives written notice from Sublessor that Sublessee has not cured such default within the time period provided for Sublessee to cure such default. The mortgagee shall be deemed to have cured any default on the part of Sublessee in the performance of work required to be performed, or acts to be done or conditions to be remedied, shall be deemed to exist, if in good faith, steps have been commenced promptly by Sublessee, the mortgagee or on behalf of the mortgagee, to rectify the same and are prosecuted to completion with diligence and continuity. For purposes of the immediately preceding sentence, the mortgagee's initiation of any action to obtain possession and to foreclose the mortgagee's interest in and to the Sublease shall be deemed to be "commencement" of cure. If there is a default that can be cured by the mortgagee only by obtaining possession, the mortgagee shall be entitled (but not required) to institute proceedings within the one hundred twenty (120) day period to obtain possession and then be afforded the opportunity to cure such default, as are then reasonably capable of being cured, after obtaining possession. If there is a default that the mortgagee cannot reasonably cure and the mortgagee has diligently exercised its rights and remedies and cured any curable defaults within the applicable cure period, Sublessor must waive the default. Sublessor will not terminate the Sublease as a result of status or other Sublessee defaults that are not capable of being cured by the mortgagee, provided that the mortgagee continues to pay rent to Sublessor.

D. In the event of any default of Sublessee hereunder (including those relating to bankruptcy or insolvency) other than a default in the payment of money or a default reasonably susceptible of being cured by the payment of money, the Sublessor shall not take any action to effect a termination of this Sublease or any modification thereof or agreement relating thereto, whether by service of a notice of termination or otherwise, due to such default, without allowing the mortgagee (or a receiver appointed at the mortgagee's request or an independent contractor to the mortgagee) a reasonable time within which to either (a) obtain possession of the premises and the interests of Sublessee under this Sublease and cure the default, where the default is reasonably susceptible of being cured after obtaining such possession by the mortgagee, receiver or independent contractor, (b) obtain relief from any bankruptcy

stay in Sublessee's bankruptcy, (c) obtain the appointment of a receiver, (d) institute and complete foreclosure proceedings or otherwise sell or acquire Sublessee's interest in the premises and in this Sublease, or (e) secure other remedies necessary to enable the mortgagee to cure the default, and any such default shall be considered as having been waived by Sublessor upon the completion of foreclosure or such sale or acquisition of Sublessee's interest. The foreclosing mortgagee and purchasers at a foreclosure sale or transferee who receive an assignment in lieu of foreclosure shall be automatically released from such default under the Sublease.

E. The mortgagee shall not become personally liable under the agreements, terms, covenants or conditions of this Sublease, unless and until such time as the mortgagee becomes, and then only for so long as it remains, the owner of the leasehold estate or the tenant under a new Sublease as provided below. Any liability of the mortgagee and its assigns to Sublessor shall be limited to the value of the mortgagee's interest in the leasehold interest and fee interest. Upon transfer of title to the leasehold estate to the mortgagee or purchaser at a foreclosure sale or by deed in lieu of foreclosure (or granting of a new Sublease as provided below), the mortgagee or new Sublessee shall succeed to all rights of Sublessee including, without limitation, rights, if any, to extend the term or purchase the premises without the joinder of Sublessee.

F. If for any reason (including but not limited to rejection or deemed rejection in bankruptcy, the mortgagee's inability to cure a default, merger of title or attempted surrender by Sublessee) this Sublease or of any succeeding sublease made pursuant to the provisions of this Section 16.F is terminated prior to its stated expiration date, Sublessor will enter into a new sublease with the mortgagee, or, if there is more than one mortgage, then with the mortgagee entitled under Section 16.F(ii), for the remainder of the Sublease Term, effective as of the date of such termination, at the rent and upon the covenants, agreements, terms, provisions and limitations contained in this Sublease. The new sublease issued in accordance with this Section 16.F shall have the same relative priority in time and rights as this Sublease. Sublessor shall issue the new sublease, provided:

(i) the mortgagee makes written request upon Sublessor for such new sublease within forty (40) days from the date of such termination; and

(ii) if the mortgagee makes a written request upon Sublessor in accordance with the provisions of Section 16.F(i), the new sublease shall be delivered to the mortgagee requesting such new sublease whose mortgage is prior in lien, and the written request of the mortgagee whose mortgage is subordinate in lien shall be void and of no force or effect.

G. Upon the execution and delivery of such new sublease in accordance with the provisions of Section 16.F, all sub-subleases and other agreements with sub-sublessees or others which theretofore may have been assigned and transferred to Sublessor shall thereupon be assigned and transferred without recourse by Sublessor to the mortgagee, as the new sublessee.

H. No merger of the fee interest with the leasehold interest under any circumstances (whether voluntary or involuntary or effected by the Sublessor or Sublessee) will result in the termination of the Sublease, any modification or other agreement relating thereto or an extinguishment of any leasehold mortgage.

I. The mortgagee may request an estoppel certificate related to the Sublease from Sublessor at any time. Upon the mortgagee's written request, Sublessor will supply the mortgagee with an estoppel certificate providing, among other things:

- (i) A confirmation that Sublessor consents to the mortgagee's leasehold mortgage;
- (ii) Identifying the terms of the Sublease;
- (iii) Identifying all of the documents that evidence the Sublease;
- (iv) Certifying that there have been no unapproved changes or modifications to the Sublease;
- (v) Certifying that this Sublease is in full force and effect;
- (vi) Certifying that there are no known or pending defaults and no conditions existing, which but for the passage of time or the giving of notice would result in a default under the Sublease;
- (vii) Certifying the date through which rent has been paid; and
- (viii) Certifying any other provision necessary to satisfy any requirement not already contained in the Sublease.

J. Sublessor is prohibited from subsequently mortgaging its leasehold or fee interest in the Premises unless such mortgage is expressly subordinated to Sublessee's leasehold interest in the Premises. Sublessee is prohibited from subordinating its leasehold interest in the Premises and its interests in sub-subleases and sub-subrents to any subsequent mortgage of the leasehold or fee interest in the Premises by the Sublessor.

K. Sublessee may not exercise the following rights, as applicable, without the prior, express written consent of the mortgagee:

- (i) Right of Sublessee to treat the Sublease as terminated in the event of the Sublessor's bankruptcy under Section 365(h)(A)(i) of Chapter 11 of the U.S. Bankruptcy Code or any successor statute; and
- (ii) Right of the Sublessee to amend, modify, restate, terminate, surrender or cancel the Sublease.

The mortgagee, at its option, may consider the Sublessee's exercise of any of the above rights without the mortgagee's prior express written consent as void.

17. Further Modification for Leasehold Mortgage Purposes. If a mortgagee requires any modifications of the Sublease, then Sublessor shall, at Sublessee's or the mortgagee's request, promptly execute and deliver to Sublessee such instruments in recordable form effecting such modifications as may be approved by Sublessor's executive director, in his or her reasonable discretion, provided Sublessor (a) shall have a reasonable opportunity to review the requested revisions, (b) Sublessee reimburses Sublessor for any reasonable cost incurred in connection with such amendment, (c) such amendment does not materially decrease Sublessor's rights or materially increase Sublessor's obligations, and (d) if the request is made by the mortgagee, such modification shall become effective and be recorded simultaneously with the recording of the mortgage in favor of such mortgagee.

18. Regulatory Agreement. Notwithstanding anything in the Master Lease to the contrary, all covenants, conditions and restrictions regarding the income qualifications of and rents chargeable to tenants of the Project shall be governed solely by the covenants, conditions and restrictions set forth in that certain Regulatory Agreement for Insured Multi-Family Housing Projects dated October 14, 1976, recorded at the Bureau as Document No. 90-178890 or any similar replacement or later recorded regulatory agreement or any other agreement concerning U.S. Department of Housing and Urban Development's Section 8 housing assistance payment contracts (collectively, the "Regulatory Agreement"). Any inconsistencies between the Regulatory Agreement and the Master Lease or any prior recorded Regulatory Agreement shall be governed solely by the last recorded Regulatory Agreement.

19. Option to Assume Sublessor's Rights. Sublessee shall have the right and option to acquire and be assigned, at no additional cost, Sublessor's leasehold interest and/or to exercise Sublessor's purchase option for the Premises by giving written notice thereof ("**Intent Notice**") to Sublessor at any time during the Term. In the event Sublessee gives its Interest Notice to Sublessor as provided herein, Sublessor shall, in good faith, fully cooperate with Sublessee and take all actions reasonably necessary to request and obtain the consent of Master Lessor to the assignment of the Master Lease to Sublessee and/or to exercise Sublessor's purchase option for the Premises.

20. Recordation. This Sublease, or a memorandum hereof, shall be recorded upon the Effective Date or soon thereafter as reasonably practicable.

21. Severability. If any term or provision of this Sublease or the application thereof to any person or circumstances shall, to any extent, be invalid and unenforceable, the remainder of this Sublease or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term or provision of this Sublease shall be valid and be enforced to the fullest extent permitted by law.

22. Entire Agreement; Waiver. This Sublease contains the entire agreement between the parties hereto and shall be binding upon and inure to the benefit of their respective heirs, representatives, successors and permitted assigns. Any agreement hereinafter made shall be ineffective to change, modify, waive, release, discharge, terminate or effect an abandonment hereof, in whole or in part, unless such agreement is in writing and signed by the parties hereto.

23. Negation of Partnership. Nothing contained herein shall create between the parties hereto, or be relied upon by others as creating, any relationship of partnership, association, joint venture, or otherwise. The sole relationship of the parties hereto shall be that of Sublessor and Sublessee.

24. Captions and Definitions. Captions to the sections in this Sublease are included for convenience only and are not intended and shall not be deemed to modify or explain any of the terms of this Sublease.

25. Further Assurances. The parties hereto agree that each of them, upon the request of the other party, shall execute and deliver, in recordable form if necessary, such further documents, instruments or agreements and shall take such further action that may be necessary or appropriate to effectuate the purposes of this Sublease.

26. Governing Law. This Sublease shall be governed by and in all respects construed in accordance with the laws of the State of Hawaii.

27. Attorneys' Fees. If either party commences litigation against the other for the specific performance of this Agreement, for damages for breach hereof or otherwise for enforcement of any remedy hereunder, the parties hereto agree that the prevailing party shall be entitled to recover from the other party such costs and reasonable attorneys' fees as may have been incurred.

28. Counterparts. This Sublease may be executed in counterparts, each of which shall be fully effective and all of which together shall constitute one and the same instrument.

29. Consent of Master Lessor. The parties hereto agree to cooperate and obtain from the City and record the Consent and Nondisturbance Agreement upon the Effective Date or as soon thereafter as reasonably practicable.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Sublease to be executed as of the day and year first above written.

Approved as to form and legality:

**HAWAII PUBLIC HOUSING AUTHORITY**

\_\_\_\_\_  
Deputy Attorney General

By \_\_\_\_\_  
Denise M. Wise  
Its Executive Director

“Sublessor”

**BANYAN HOUSING LP**, a Hawaii limited partnership

By \_\_\_\_\_  
Name \_\_\_\_\_  
Its \_\_\_\_\_

“Lessee”

STATE OF HAWAII )  
 ) SS  
CITY AND COUNTY OF HONOLULU )

On this \_\_\_\_ day of \_\_\_\_\_, 2011, before me personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

\_\_\_\_\_  
Notary Public, State of Hawaii

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

(Stamp or Seal)

Date: _____	# of Pages: _____
Name: _____	_____ Circuit
Doc. Description: _____	
_____	
_____	
(Stamp or Seal)	
Notary Signature	
<b>NOTARY CERTIFICATION</b>	

STATE OF HAWAII )  
 ) SS  
CITY AND COUNTY OF HONOLULU )

On this \_\_\_\_ day of \_\_\_\_\_, 2011, before me personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

\_\_\_\_\_  
Notary Public, State of Hawaii

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

(Stamp or Seal)

Date: _____	# of Pages: _____	
Name: _____		Circuit _____
Doc. Description: _____		
		(Stamp or Seal)
Notary Signature		
<b>NOTARY CERTIFICATION</b>		

### Exhibit A

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent Grant Number 2096, Apana 1 to Kekauohanui and Royal Patent Number 4485, Land Commission Award Number 104 Fort Land Apana 1 to M. Kekuanaoa,) situate, lying and being at Kuhimana, Kapalama, City and County of Honolulu, Island of Oahu, State of Hawaii and thus bounded and described:

Beginning at the north corner of this Lot and on the southerly side of Palama Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KALAEPOHAKU" being 2,655.63 feet south and 1,347.36 feet west, thence running by azimuths measured clockwise from true South:

- |    |      |     |     |        |   |
|----|------|-----|-----|--------|---|
| 1. | 321° | 36' | 50" | 19.76  | feet along a portion of Royal Patent Grant Number 2096, Apana 1 to Kekauohanui;   |
| 2. | 325° | 40' |     | 99.49  | feet along L. C. Aw. 1225 to Kihei;   |
| 3. | 234° | 25' |     | 25.51  | feet along same;  |
| 4. | 320° | 38' |     | 165.75 | feet along Lot 57-A being a portion of L. C. Aw. 1225 to Kihei;   |
| 5. | 55°  | 40' |     | 140.05 | feet along the northerly side of Banyan Street;   |
| 6. | 145° | 40' |     | 271.29 | feet along remainder of L. C. Aw. 104 F. L. Apana 4 to M. Kekuanaoa and Grant 2096, Apana 1 to Kekauohanui;                           |
| 7. | 228° | 28' |     | 99.39  | feet along the southerly side of Palama Street, to the point of beginning and containing an area of 33,153 square feet, more or less. |

**End of Exhibit A**

## **FOR INFORMATION/DISCUSSION ITEM E**

Policy Discussion on Various Issues, including Agency Goals, Financial Outlook, Performance Standards, Asset Management and Energy Performance Contracting

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 Energy Performance Contracting

Policy Discussion at the request of the Chair. There will be no handouts.

**Lanakila Homes Phasing Plan**  
Hilo, Island of Hawaii

Phase I	Demolition of 88 units in 44 buildings Construction of 80 units in 20 buildings	Date of Completion: January 8, 2000
Phase IIa	Demolition of 28 units in 14 buildings Construction of 28 units in 7 buildings	Date of Completion: April 26, 2005
Phase IIb	Demolition of 20 units in 20 buildings Construction of 20 units in 5 buildings	Date of Completion: November 1, 2005
Phase IIIa	Demolition of 22 units in 11 buildings Construction of 20 units in 5 buildings	Date of Completion: January 2011 (est.) Pre-Final Inspection: January 11, 2011
Cleaning/Securing Phase IIIb & IV	CMSS crew used to remove vegetation, secure the buildings and install fencing	Start of Work: December 6, 2010
Demolition of Phase IIIb & IV	Demolition of 62 units in 31 buildings Receipt of Fee Proposal Execute Supplemental Contract Start of Design Bid Opening Start of Construction End of Construction	Proposed Dates: December 6, 2010 Under CPO review February 2011 June 2011 July 2011 September 2011
Phase IIIb	Construction of 30 units in 8 buildings Receipt of Fee Proposal Execute Supplemental Contract Start of Design Bid Opening Start of Construction End of Construction	Proposed Dates: January 2011 February 2011 April 2011 November 2011 December 2011 December 2012

Phase IVa	Construction of 28 units in 7 buildings Start of Design Bid Opening Start of Construction End of Construction	Proposed Dates: October 2011 May 2012 June 2012 June 2013
Phase IVb	Construction of 24 units in 6 buildings Start of Design Bid Opening Start of Construction End of Construction	Proposed Dates: March 2012 October 2012 November 2012 November 2013

This is a preliminary schedule and is subject to the availability of state and federal funds.



Amp	PROJECT TITLE	Contractor	Engineer	CMS #	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	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	Elevator Improvement s, S/W-Con	L/S CIP-Non-Routine R&W/Renov, S/W-Des	L/S CIP-Non-Routine R&W/Renov, S/W-Con	Elevator Improvement s, S/W-Des	Elevator Improvement s, S/W-Con	L/S CIP-Non-Routine R&W/Renov, S/W-Des	L/S CIP-Non-Routine R&W/Renov, S/W-Con	Kaloko Housing Program, HI-Pin	
					717	718		719	720	-09-SP-HI-025	-09-SP-HI-025	09LQ0U8	09LQ0HS	721	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-08-404-K	
31	Kalihi Valley Homes Master Plan (Design)	For Planning Purposes Only	Lisa Izumi					150,000																
31	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)	Pacific Architects Inc.	Wayne Nakamu	CMS-01-08		20,056																		
31	Kalihi Valley Homes Phase IIIb Site and Dwelling Improvements (Const)	Index Builders Inc.	Lisa Izumi	CMS-08-30	165,016																			
31	Kalihi Valley Homes Reconstruct Kalena Drive (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Bui	For Planning Purposes Only	Lisa Izumi					350,000	450,000															
34	Kalakaua Homes Roof Improvements (Design)	Architects Hawaii, Ltd.	Sahar Ibrahim	CMS-09-18													331,836					34,000		
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)	Rainforest G. Construction	Lisa Izumi	CMS-09-15	3,084,084		1,567,032			380,000														
35	Kalaniihaha Reroofing and Elevator Lobby Improvements (Design)	WTN Architecture	M. Kawamura	CMS-09-17													53,187							
37	Lanakila, Demo of 31 Buildings, Phase IIIB and IV (Design)	For Planning Purposes Only	M. Kawamura														227,375							
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	GYA Architects, Inc.	Glenn Sunakodj	CMS-03-06	11,352																			
33	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and	For Planning Purposes Only	Lisa Izumi																					
45	Kauhale O'Hanakahi, Repair of Septic Tank (Const)	For Planning Purposes Only	Miles Okimura					3,000																
44	Kauioakalani Reroof (Const)	For Planning Purposes Only	Miles Okimura																					
44	Kauioakalani Reroof, Paint Interior Repairs Including Termites (Const)	For Planning Purposes Only	Miles Okimura																					
38	Kawaiaehua (Federal) Exterior Improvements (Const)	For Planning Purposes Only	Rose Churma											2,000,000										
37	Lokahi, Electrical Work, Poles, Transformers - HELCO/PO (Design)	HELCO	M. Kawamura														57,918							
38	Kawaiaehua (State) Improvements (Const)	For Planning Purposes Only	Rose Churma																					
38	Kawaiaehua (State) Improvements (Design)	Richard Matsunaga & Assoc	Rose Churma	CMS-10-06																		206,454		
46	Ke Kumu Ekolu and Noleani Repair of Vacant Units (Const)	For Planning Purposes Only	Sahar Ibrahim																					
46	Ke Kumu Ekolu Painting of Vacant Units (Const)	For Planning Purposes Only	Sahar Ibrahim																					
46	Ke Kumu Ekolu Roofing & Interior Repairs (Const)	For Planning Purposes Only	Sahar Ibrahim																					
37	Lokahi, HazMat Abatement and Interior Renovation, Electrical Work, Poles, T	CDS International	M. Kawamura	CMS-08-21-SC01													25,511							
38	LCCC for Federal and State Projects on the Islands of Kauai (Const)	Koga Engineering & Constri	Rose Churma	CMS-10-26								241,075	481,100											
40	KPT, Bathrooms ADA Compliant (Const)	For Planning Purposes Only	Miles Okimura																					
40	KPT, Bathrooms ADA Compliant (Design)	For Planning Purposes Only	Miles Okimura																					
40	KPT, Boilers 3 years maintenance	Starr & Co.	Sahar Ibrahim	867,																				
40	KPT, Dry Standpipe Improvements (Const)	For Planning Purposes Only	Miles Okimura																					
40	KPT, Dry Standpipe Improvements (Design)	For Planning Purposes Only	Miles Okimura																					
39	Kahale Mua Federal Site & Reroof (Const)	For Planning Purposes Only	Richard Speer																					
40	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Variou	Elevator Consulting Service	Miles Okimura	CMS-07-16-SC01													247,979							
40	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Kone, Inc.	Sahar Ibrahim	CMS-09-02																				
40	KPT, Environmental Encapsulation of Termite Treatment Contaminated Groun	For Planning Purposes Only																						
40	KPT, Fire Alarm System (Both)	American Electric Co.	Miles Okimura	CMS-08-35	328,531																			
40	KPT, Fire Alarm System Design (Both)	American Electric Co.	Miles Okimura	CMS-07-08																				
40	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)	Bivens's Electric dba West	Marcel Audant	CMS-07-02						12,330														
40	KPT, Installation of New Security Camera System for Elevators (Const)	Security System Hawaii, Inc	Miles Okimura																					
40	KPT, Redevelopment of KPT and Kuhio Homes (Const)	Micheals Development Co.																						
40	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	For Planning Purposes Only						31,500																
40	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of	For Planning Purposes Only																						
40	KPT, Reroofing Tower A (Const)	For Planning Purposes Only																						
40	KPT, Reroofing Tower B (Const)	Beachside Roofing LLC	Richard Speer	CMS-10-18			781,591																	
40	KPT, Rezoning and Subdivision (Design)	For Planning Purposes Only																						
40	KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (	For Planning Purposes Only																						
39	Kahale Mua State Site & Bldg Mod (Const)	For Planning Purposes Only	Richard Speer																					
40	KPT, Security Cameras (Not Elevator Cams) (Const)	Diebold	Miles Okimura	CMS-10-02			660,028																	
40	KPT, Sewer Repair Phase I (Const)	Bauske Environmental, Inc.	Sahar Ibrahim	CMS-10-24																				
40	KPT, Sewer Repair Phase II (Const)	For Planning Purposes Only																						
40	KPT, Sewer Repair Phase III (Const)	For Planning Purposes Only																						
40	KPT, Sewer Repairs (Design)	Okahara & Associates	Marcel Audant	CMS-08-24																				
40	KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)	Bauske Environmental, Inc.	Sahar Ibrahim	PO#11K00176																				
37	Lokahi, HazMat Abatement and Interior Renovation, Electrical Work, Poles, T	CDS International	M. Kawamura	CMS-08-21-SC02													17,329							
40	KPT, Security Cameras (Elevator Cams) (Const)	For Planning Purposes Only	Miles Okimura																					
40	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)	For Planning Purposes Only																						
40	KPT, Upgrade Trash Chutes (Const)	Ikaika Builders, Inc.	Marcel Audant	CMS-09-05			1,260,573																	
49	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance	O&M Enterprises	M. Kawamura	CMS-07-10																				
40	KPT, Structural Repairs at KPT (Const)	Nuprecon, LP	Sahar Ibrahim	PO# 11K00630 (\$117,918), PO#11K00827 (\$11,651)																				
37	Lokahi, LCCC Evaluation of Existing Tanks (Design)																							



Amp	PROJECT TITLE	Contractor	Engineer	CMS #	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS FULLY OBLIGATED	FEDERAL CFP FUNDS Obligation Deadline 9-15-2011	FEDERAL CFP FUNDS Obligation Deadline 6-23-2012	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant	PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)	Elevator Improvement s, S/W-Des	Elevator Improvement s, S/W-Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Con	Elevator Improvement s, S/W-Des	Elevator Improvement s, S/W-Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Con	Kakoa Housing Program, HI-Pln		
					717	718		719	720	-09-SP-HI-025	-09-SP-HI-025	09LQ0U8	09LQ0HS	721	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-08-404-K	
34	Paoakalani (Design)	For Planning Purposes Only	Sahar Ibrahim																					
PHA	PHA Wide CMS Support Services Technical Salaries	HPHA	Various				221,820	200,000																
FLIPH	PHA Wide Type C Units Federal Units Only (Const)	For Planning Purposes Only	Lisa Izumi				3,600,000																	
PHA	PHA Wide Type C Units Group A (Design)	Mitsunaga & Associates, Inc	Lisa Izumi	CMS-10-14																		251,541		
PHA	PHA Wide Type C Units Group B (Design)	GYA Architects, Inc.	Lisa Izumi	CMS-10-27																		443,707		
SLIPH	Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)	Architects Hawaii, Ltd.	Marcel Audant	CMS-06-11																				
39	Piilani Homes Physical Improvements (Const)	For Planning Purposes Only	Richard Speer																					
39	Piilani Homes Physical Improvements (Design)	For Planning Purposes Only	Richard Speer																					
37	Pomaikai ADA Units and Modernization (Const)	For Planning Purposes Only	M. Kawamura																					
49	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	The Limtiaco Consulting Gr	M. Kawamura	CMS-08-22-SC01												66,521								
31	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Const)	For Planning Purposes Only	Lisa Izumi																					
31	Puahala Homes IB Abatement and Modernization Buildings 4,5,6 (Design)	Paul Louie & Associates, Inc	Lisa Izumi																					
31	Puahala Homes II, III & IV Abatement and Modernization (Construction)	For Planning Purposes Only	Lisa Izumi																					
31	Puahala Homes II, III & IV Abatement and Modernization (Design)	For Planning Purposes Only	Lisa Izumi																					
31	Puahala Homes Site Improvements (Const)	Global Specialty Contractor	Lisa Izumi	CMS-10-21																				
LIPH	Elevator Modernization of 16 at Various Oahu Locations (Design)	Elevator Consulting Service	Miles Okimura	CMS-08-20										352,383		52,650			35,028					
35	Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trast	For Planning Purposes Only	Sahar Ibrahim																					
35	Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trast	For Planning Purposes Only	Sahar Ibrahim																					
37	Punahele, Replace Water Lines and Installation of Backflow Preventor (Const)	For Planning Purposes Only	M. Kawamura																					
37	Punahele, Replace Water Lines and Installation of Backflow Preventor (Design)	For Planning Purposes Only	M. Kawamura																					
35	Punchbowl Homes (CFP LIST) (Const)	For Planning Purposes Only																						
35	Punchbowl Homes (CFP LIST) (Design)	For Planning Purposes Only																						
30	Puuwai Momi Electrical System Repairs (Const)	Hawaiian Electric	Miles Okimura	PO# 09K01211			178,750																	
30	Puuwai Momi W. Heater & Roof Impr. (Const)	For Planning Purposes Only																						
30	Puuwai Momi W. Heater & Roof Impr. (Design)	For Planning Purposes Only																						
30	Puuwai Momi, Electrical System Repairs (Const) I & II	Integrated Construction	Miles Okimura	CMS-09-14	2,134,851		34,709																	
LIPH	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	Rose Churma	CMS-08-14-SC03																		87,327		
LIPH	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani	Okahara & Associates	M. Kawamura	CMS-06-04-SC02																		92,144		
30	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)	For Planning Purposes Only	Miles Okimura																					
LIPH	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani	Okahara & Associates	M. Kawamura	CMS-06-04-SC05											218,229					1,225,552				
30	Salt Lake Apartments Bldg Improvements (Const)	For Planning Purposes Only	Miles Okimura																					
30	Salt Lake Apartments Bldg Improvements (Design)	For Planning Purposes Only	Miles Okimura																					
COCC	School St Bldg A Hazmat Abatement (Const)	For Planning Purposes Only	M. Kawamura																					
COCC	School St Bldg A Hazmat Abatement (Design)	Lou Chan & Associates	M. Kawamura																					
COCC	School Street Building E Emergency Roof Leak Repair (Const)	LeakMaster	Richard Speer																			192,000		
COCC	School Street Renovations, Building M (Both)	William Scotsman, Inc.	Miles Okimura	CMS-07-09																				
49	Wahiawa Sewage Lift Station Preventive Maintenance Contract (3 Years)	Doonwood Engineering, Inc	M. Kawamura	CMS-10-29																				
49	Wahiawa Terrace, Electrical (Const)	For Planning Purposes Only	M. Kawamura																					
49	Nani O Puna & Hale O Puna LCCC (Const)	Site Engineering, Inc.	M. Kawamura	CMS-08-03-SC03																				
49	Wahiawa Terrace, Sewage Lift Station (Const)	O&M Enterprises	M. Kawamura	CMS-07-11																				
49	Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heater	Doonwood Engineering, Inc	M. Kawamura	CMS-09-08																				
49	Wahiawa Terrace, Weatherproofing, Painting (Const)	For Planning Purposes Only	M. Kawamura																					
49	Wahiawa Terrace, Weatherproofing, Painting (Design)	For Planning Purposes Only	M. Kawamura																					
BLI 1406 Operations (may not exceed 20% of Grant)					2,578,479	2,522,747	2,416,486	2,477,847					2,477,847											
BLI 1408 Management Improvements					226,069	430,270	500,000	300,000					500,000											
BLI 1410 Administration (may not exceed 10% of Grant)					1,289,239	1,261,373	601,688	1,249,723	1,238,924				1,238,924											
BLI 1411 Audit																								
BLI 1435.1 Relocation Costs						7,259																		
BLI 1502 Contingency (may not exceed 8% of Grant)							388,500						991,139											
<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																						
Transfer Funds from B-07-414-K to B-07-413-K Con to Des		For Planning Purposes Only																						
Transfer Funds from B-08-400-K to B-08-401-K Des to Con		For Planning Purposes Only																						
Transfer Funds from B-08-403-K to B-08-402-K Con to Des		For Planning Purposes Only																						
Transfer Funds from B-09-409-K to B-09-410-K Con to Des		For Planning Purposes Only																						
APPROPRIATION					12,892,393	12,613,733	16,245,443	12,526,177	12,389,235	380,000	475,000	241,075	481,100	12,389,235	750,000	4,250,000	2,000,000	18,000,000	410,000	6,000,000	1,000,000	9,000,000	1,000	
ALLOTMENT																								
EXPENDED/BUDGET					12,892,393	12,613,733	16,245,443	12,526,177	12,389,235	380,000	475,000	241,075	481,100	12,389,235	800,361	4,139,142	3,903,079	16,006,921	185,028	6,224,972	3,633,645	6,366,355	1,000	
BALANCES					0	0	0	0	0	0	0	0	0	0	0	55,993	285,568	207,177	0	(0)	(0)	77,020	1,000	

PROJECT TITLE	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	General Fund Operating HMS-220	Totals	PROJECT TITLE
<b>Project Title</b>							<b>Project Title</b>
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, K.						0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, K.
ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, K.						0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kauioakalani, K.
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 (Const)						173,217	Elevator Maintenance Service for Various Federal-Funded Projects (Const)
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)					4,568	114,168	Elevator Maintenance Service for Various State-Funded Projects (Const)
Elevator Maintenance Service for Various State-Funded Projects (Const)						107,681	Elevator Maintenance Service for Various State-Funded Projects (Const)
Elevator Maintenance Service for Various State-Funded Projects (Const)						111,988	Elevator Maintenance Service for Various State-Funded Projects (Const)
Kalihi Valley Homes Community Center (Const)						50,000	Kalihi Valley Homes Community Center (Const)
Puuwai Momi, Electrical System Repairs (Design)						179,813	Puuwai Momi, Electrical System Repairs (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)						241,290	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Federal)
Generator Maintenance Services at Various Oahu Projects (Const)						118,108	Generator Maintenance Services at Various Oahu Projects (Const)
Halaala & Ka'u Teacher's Cottages and Lokahi LCCC (Const)						752,949	Halaala & Ka'u Teacher's Cottages and Lokahi LCCC (Const)
Hale Aloha O' Puna ADA Units & Roof (Const)		1,400,000				2,400,000	Hale Aloha O' Puna ADA Units & Roof (Const)
Hale Aloha O' Puna ADA Units & Roof (Design)						140,000	Hale Aloha O' Puna ADA Units & Roof (Design)
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)						1,834,890	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)
Puuwai Momi, Electrical System Repairs (Design)						50,000	Puuwai Momi, Electrical System Repairs (Design)
Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Const)				100,000		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			20,000	Hale Hauoli, Connect Inactive Sewer Lines to County Sewer System (Design)
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization						3,000,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization						300,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization
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)					69,642	2,348,871	Hale Hookipa, Nani Olu, Reroofing (Const)
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure						647,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure						195,218	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure
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				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)
Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous				610,000		2,240,000	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)						236,172	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)
Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water fountain						65,000	Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, water fountain
Hauiki Upgrade Electrical Distribution System, Replace Four Termite Damaged						0	Hauiki Upgrade Electrical Distribution System, Replace Four Termite Damaged
Hauiki Upgrade Electrical Distribution System, Replace Four Termite Damaged						100,000	Hauiki Upgrade Electrical Distribution System, Replace Four Termite Damaged
Lanakila Homes, Fair Housing Renovations (Const)				150,000		1,959,169	Lanakila Homes, Fair Housing Renovations (Const)
Lokahi, HazMat Abatement and Interior Renovation (Const)						2,783,408	Lokahi HazMat Abatement and Interior Renovation (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)
Kalihi Valley Homes Community Center (Design)						28,000	Kalihi Valley Homes Community Center (Design)
Kaahumanu Homes, Reroofing (Const)						2,300,613	Kaahumanu Homes, Reroofing (Const)
Kaahumanu Homes, Reroofing and Additional Work for Abatement (Design)			58,000			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)
Lokahi, HazMat Abatement and Interior Renovation (Const)						7,564	Lokahi HazMat Abatement and Interior Renovation (Const)
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buildings					33,400	200,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Buildings
Kahale Mua Federal Site Renovation of Existing Units (Const)						0	Kahale Mua Federal Site Renovation of Existing Units (Const)
Kahale Mua Federal Site Renovation of Existing Units (Design)						0	Kahale Mua Federal Site Renovation of Existing Units (Design)
Lokahi, HazMat Abatement and Interior Renovation (Const)						424,126	Lokahi HazMat Abatement and Interior Renovation (Const)
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)						651,971	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)
Kahekili Terrace Physical Improvements (Const)						5,216,492	Kahekili Terrace Physical Improvements (Const)
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)						13,848	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Design)
Kahekili Terrace Tent Furnigation and Soil Treatment (Const)						138,547	Kahekili Terrace Tent Furnigation and Soil Treatment (Const)
Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant						1,202,758	Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant
Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)						0	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)
Kaimalino and Kealakehe Reroofing (Const)						1,915,750	Kaimalino and Kealakehe Reroofing (Const)
Lokahi, HazMat Abatement and Interior Renovation (Const)					6,818	23,244	Lokahi HazMat Abatement and Interior Renovation (Const)
Kalaheo Homes Physical Improvements (Design)						195,218	Kalaheo Homes Physical Improvements (Design)
Kalaheo Homes Physical Improvements (Const)						1,360,000	Kalaheo Homes Physical Improvements (Const)
Kalakaua Homes Roof Improvements (Const)						780,553	Kalakaua Homes Roof Improvements (Const)
Puahala Homes Site Improvements (Design)			45,000			250,420	Puahala Homes Site Improvements (Design)
Kalaniihaha Reroofing and Elevator Lobby Improvements (Const)						200,509	Kalaniihaha Reroofing and Elevator Lobby Improvements (Const)
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, K.						214,781	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, K.
LCCC for Federal and State Projects on the Islands of Kauai (Const)						703,691	LCCC for Federal and State Projects on the Islands of Kauai (Const)
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 Design for Collapsed Rock Wall (Design)						109,834	Kalihi Valley Homes Emergency Design for Collapsed Rock Wall (Design)

PROJECT TITLE	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	General Fund Operating HMS-220	Totals	PROJECT TITLE
<b>Project Title</b>							<b>Project Title</b>
Kalihi Valley Homes Master Plan (Design)						150,000	Kalihi Valley Homes Master Plan (Design)
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)						0	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)
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 IIb Site and Dwelling Improvements (Const)						5,920,516	Kalihi Valley Homes Phase IIb 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 Building						800,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building
Kalakaua Homes Roof Improvements (Design)					27,259	556,562	Kalakaua Homes Roof Improvements (Design)
Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)						5,031,116	Kalihi Valley Homes Site and Dwelling Improvement Phase IVA (Const)
Kalanihua Reroofing and Elevator Lobby Improvements (Design)						53,187	Kalanihua Reroofing and Elevator Lobby Improvements (Design)
Lanakila, Demo of 31 Buildings, Phase IIIB and IV (Design)						472,268	Lanakila, Demo of 31 Buildings, Phase IIIB and IV (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)						0	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (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 Rod						0	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Rod
Kauhale O'Hanakahi, Repair of Septic Tank (Const)						3,000	Kauhale O'Hanakahi, Repair of Septic Tank (Const)
Kauioakalani Reroof (Const)						378,000	Kauioakalani Reroof (Const)
Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)						0	Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)
Kawaiehua (Federal) Exterior Improvements (Const)						2,000,000	Kawaiehua (Federal) Exterior Improvements (Const)
Lokahi, Electrical Work, Poles, Transformers - HELCO/PO (Design)						65,218	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)
Kawaiehua (State) Improvements (Const)						1,200,000	Kawaiehua (State) Improvements (Const)
Kawaiehua (State) Improvements (Design)						206,454	Kawaiehua (State) Improvements (Design)
Ke Kumu Ekolu and Interior Repair of Vacant Units (Const)						0	Ke Kumu Ekolu and Interior 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)
Lokahi, HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tra						25,511	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tra
LCCC for Federal and State Projects on the Islands of Kauai (Const)						1,632,000	LCCC for Federal and State Projects on the Islands of Kauai (Const)
KPT, Bathrooms ADA Compliant (Const)						0	KPT, Bathrooms ADA Compliant (Const)
KPT, Bathrooms ADA Compliant (Design)						0	KPT, Bathrooms ADA Compliant (Design)
KPT, Boilers 3 years maintenance						5,997	KPT, Boilers 3 years maintenance
KPT, Dry Standpipe Improvements (Const)						0	KPT, Dry Standpipe Improvements (Const)
KPT, Dry Standpipe Improvements (Design)			35,000		35,000	70,000	KPT, Dry Standpipe Improvements (Design)
Kahale Mua Federal Site & Reroof (Const)						300,000	Kahale Mua Federal Site & Reroof (Const)
KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various						964,221	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various
KPT, Elevator, Phase I: Modernization of Six Elevators (Const)					2,334	3,972,803	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)
KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground						0	KPT, Environmental Encapsulation of Termite Treatment Contaminated Ground
KPT, Fire Alarm System (Both)						1,578,918	KPT, Fire Alarm System (Both)
KPT, Fire Alarm System Design (Both)						19,400	KPT, Fire Alarm System Design (Both)
KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)						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	KPT, Installation of New Security Camera System for Elevators (Const)
KPT, Redevelopment of KPT and Kuhio Homes (Const)						2,000,000	KPT, Redevelopment of KPT and Kuhio Homes (Const)
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of T						31,500	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of T
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of T						0	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patching of T
KPT, Reroofing Tower A (Const)						0	KPT, Reroofing Tower A (Const)
KPT, Reroofing Tower B (Const)						781,591	KPT, Reroofing Tower B (Const)
KPT, Rezoning and Subdivision (Design)						0	KPT, Rezoning and Subdivision (Design)
KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (C						0	KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvement (C
Kahale Mua State Site & Bldg Mod (Const)						4,200,000	Kahale Mua State Site & Bldg Mod (Const)
KPT, Security Cameras (Not Elevator Cams) (Const)						660,028	KPT, Security Cameras (Not Elevator Cams) (Const)
KPT, Sewer Repair Phase I (Const)			192,073			253,428	KPT, Sewer Repair Phase I (Const)
KPT, Sewer Repair Phase II (Const)						1,000,000	KPT, Sewer Repair Phase II (Const)
KPT, Sewer Repair Phase III (Const)						0	KPT, Sewer Repair Phase III (Const)
KPT, Sewer Repairs (Design)						148,510	KPT, Sewer Repairs (Design)
KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)						5,980	KPT, Elevator Abatement for cars 1,2,4,5 position indicators (Const)
Lokahi, HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tra						17,329	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Tra
KPT, Security Cameras (Elevator Cams) (Const)						75,000	KPT, Security Cameras (Elevator Cams) (Const)
KPT, UFAS/ADAAG Renovations to Parking Lot (Design)						0	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)
KPT, Upgrade Trash Chutes (Const)						1,298,017	KPT, Upgrade Trash Chutes (Const)
Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (C					36,204	144,850	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (C
KPT, Structural Repairs at KPT (Const)					9,442	139,011	KPT, Structural Repairs at KPT (Const)
Lokahi LCCC Evaluation of Existing Tanks (Design)						50,000	Lokahi LCCC Evaluation of Existing Tanks (Design)
Pomaiakali ADA Units and Modernization (Design)						255,000	Pomaiakali ADA Units and Modernization (Design)
Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)						4,332	Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)
La'ioia Upgrade Fire Alarm System (Design)						0	La'ioia Upgrade Fire Alarm System (Design)
KPT, Structural, Spall, and Trash Chute Repair and Maintenance (Const)						85,431	KPT, Structural, Spall, and Trash Chute Repair and Maintenance (Const)
La'ioia, Upgrade Fire Alarm System (Design)						36,307	La'ioia, Upgrade Fire Alarm System (Design)
Lailani and Kealakehe LCCC (Const)						2,904,302	Lailani and Kealakehe LCCC (Const)
Laiola, Tree Trimming Along California Avenue (Const)					30,000	30,000	Laiola, Tree Trimming Along California Avenue (Const)

PROJECT TITLE	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	General Fund Operating HMS-220	Totals	PROJECT TITLE
Project Title	B-09-409-K	B-09-410-K	B-10-403-K	B-10-404-K	G-11-020-K	Totals	Project Title
Lanakila Homes, Demo of 31 Buildings Phase IIIB and IV (Const)		112,259		37,000		1,512,787	Lanakila Homes, Demo of 31 Buildings Phase IIIB and IV (Const)
Hale Po'ai Building Improvements (Const)						1,639,445	Hale Po'ai Building Improvements (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
Hui O Hanamaulu Physical Improvements (Design)						127,525	Hui O Hanamaulu Physical Improvements (Design)
Hoolulu and Kamalu Emergency Call System Repair (Const)						531,207	Hoolulu and Kamalu Emergency Call System Repair (Const)
La'ioia, Upgrade Fire Alarm System (Const)						185,723	La'ioia, Upgrade Fire Alarm System (Const)
Kealahke LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines. Se						370,000	Kealahke LCCC Sewer Line Tie In From Buildings to Existing Sewer Lines. Se
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Desig						284,750	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Desig)
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Desig						0	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Desig)
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Desig						0	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Desig)
Kawaiaehua (Federal) Exterior Improvements (Design)	264,607					303,998	Kawaiaehua (Federal) Exterior Improvements (Design)
Kahale Mua Federal Site & Reroof (Design)						50,000	Kahale Mua Federal Site & Reroof (Design)
Kahale Mua State Site & Bldg Mod (Design)						550,982	Kahale Mua State Site & Bldg Mod (Design)
Kahekili Terrace Physical Improvements (Design)			30,000			465,863	Kahekili Terrace Physical Improvements (Design)
Noelani II, Fill Sink Hole (Const)						20,000	Noelani II, Evaluate and fill sink hole (Const)
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)						942,081	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
Lokahi, HazMat Abatement and Interior Renovation (Design)						372,896	Lokahi HazMat Abatement and Interior Renovation (Design)
Makani Kai Hale Physical Improvements (Design)						159,037	Makani Kai Hale Physical Improvements (Design)
Makani Kai Hale Physical Improvements (Design)						2,243	Makani Kai Hale Physical Improvements (Design)
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)
KPT, Structural Repairs at KPT (Design)						30,000	KPT, Structural Repairs at KPT (Design)
Lokahi, LCCC Replacement of Existing Tanks (Const)						0	Lokahi LCCC Replacement of Existing Tanks (Const)
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)
Lokahi, Replace Electric Poles and Transformers HELCO Will Assume Own						0	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Own
Main II Type "C" Unit Repairs (Const)						0	Main 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)						1,629,228	Makani Kai Hale Physical Improvements (Const)
Hale Po'ai Building Improvements (Design)						362,322	Hale Po'ai Building Improvements (Design)
Makani Kai Hale Physical Improvements (Design)						0	Makani Kai Hale Physical Improvements (Design)
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)						260,932	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)
Makua Alii Exterior Painting (Const)						0	Makua Alii Exterior Painting (Const)
Makua Alii Structural and Spall Repairs 1st Phase (Const)						2,090,130	Makua Alii Structural and Spall Repairs 1st Phase (Const)
Makua Alii Structural and Spall Repairs 2nd Phase (Const)						2,000,000	Makua Alii Structural and Spall Repairs 2nd Phase (Const)
Makua Alii Structural Investigation and Repairs (Design)						832,506	Makua Alii Structural Investigation and Repairs (Design)
Makua Alii Upgrade and Replace Existing Booster Pump System (Const)						63,979	Makua Alii 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)
Ke Kumu Ekolu Roofing & Interior Repairs (Design)			130,000			180,000	Ke Kumu Ekolu Roofing & Interior Repairs (Design)
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)
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)						262,107	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)
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
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
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
Wahiawa Terrace, Re-roof (Const)						636,277	Wahiawa Terrace, Re-roof (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)
Elevator Modernization of 16 at Various Oahu Locations (Const)						3,725,203	Elevator Modernization of 16 at Various Oahu Locations (Const)
LCCC for Federal and State Projects on the Islands of Maui (Const)						219,383	LCCC for Federal and State Projects on the Islands of Maui (Const)
Pahala ADA Units and Modernization (Const)						1,000,000	Pahala ADA Units and Modernization (Const)
Pahala ADA Units and Modernization (Design)			100,000			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)						0	Pahala Rehabilitate 24 Units of Elderly Housing (Const)
Pahala Rehabilitate 24 Units of Elderly Housing (Design)						0	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)						2,952,451	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 (Design)

PROJECT TITLE	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	General Fund Operating HMS-220	Totals	PROJECT TITLE
Project Title	B-09-409-K	B-09-410-K	B-10-403-K	B-10-404-K	G-11-020-K	Totals	Project Title
Paoakalani (Design)						0	Paoakalani (Const)
<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 Federal Units Only (Const)						3,600,000	PHA Wide Type C Units (Const)
PHA Wide Type C Units Group A (Design)						251,541	PHA Wide Type C Units Group A (Design)
PHA Wide Type C Units Group B (Design)						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)						1,400,000	Piilani Homes Physical Improvements (Const)
Piilani Homes Physical Improvements (Design)			140,000			140,000	Piilani Homes Physical Improvements (Design)
Pomaikai ADA Units and Modernization (Const)						0	Pomaikai ADA Units and Modernization (Const)
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)						66,521	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (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		15,000		2,615,000	Puahala Homes Site Improvements (Const)
Elevator Modernization of 16 at Various Oahu Locations (Design)						453,646	Elevator Modernization of 16 at Various Oahu Locations (Design)
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash				200,000		200,000	Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash			30,000			30,000	Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs, Trash
Punahele, Replace Water Lines and Installation of Backflow Preventor (Const)						0	Punahele, Replace Water Lines and Installation of Backflow Preventor (Const)
Punahele, Replace Water Lines and Installation of Backflow Preventor (Design)						0	Punahele, 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
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)						87,327	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I ar						720,252	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I ar
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (C						1,443,781	Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (C
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I ar						37,100	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I ar
Salt Lake Apartments Bldg Improvements (Const)						2,500,000	Salt Lake Apartments Bldg Improvements (Const)
Salt Lake Apartments Bldg Improvements (Design)	450,000					450,000	Salt Lake Apartments Bldg Improvements (Design)
School St Bldg A Hazmat Abatement (Const)			1,600,000			1,600,000	School St Bldg A Hazmat Abatement (Const)
School St Bldg A Hazmat Abatement (Design)						192,000	School St Bldg A Hazmat Abatement (Design)
School Street Building E Emergency Roof Leak Repair (Const)					3,000	3,000	School Street Building E Emergency Roof Leak Repair (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)
Nani O Puna & Hale O Puna LCCC (Const)						7,696	Nani O Puna & Hale O Puna LCCC (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	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)						12,662,327	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						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						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						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						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)	88,000	(88,000)		0	Transfer Funds from B-09-409-K to B-09-410-K Con to Des
Transfer Funds from B-10-403-K to B-10-404-K Des to Con						0	Transfer Funds from B-10-403-K to B-10-404-K Des to Con
APPROPRIATION	500,000	7,413,000	500,000	4,000,000	4,414,556	310,273,886	APPROPRIATION
ALLOTMENT	1,326,334	6,586,666	588,000	3,912,000	4,414,556	310,273,886	ALLOTMENT
EXPENDED/BUDGET	1,314,607	6,584,332	588,000	3,912,000	282,872	178,618,931	EXPENDED/BUDGET
BALANCES	11,727	2,334	0	0	4,131,684	131,654,955	BALANCES

# **Hawaii Public Housing Authority**

## **Federal Low Income Public Housing Program**

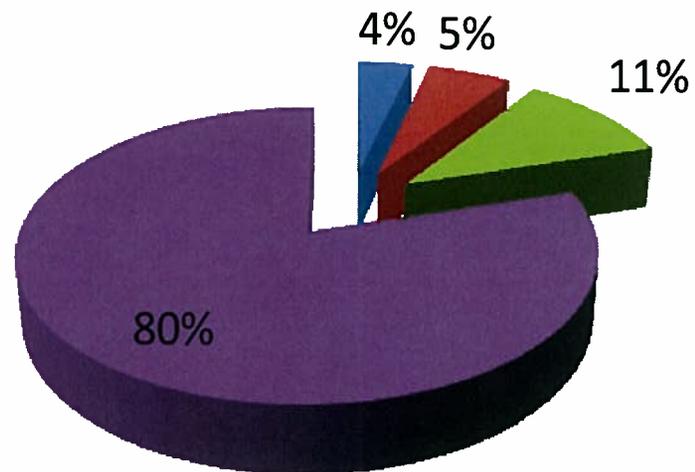
January 2011



# Public Housing Sites by Island

Percentage of Units (n= 5,237)

■ Maui ■ Kauai ■ Hawaii ■ Oahu



## Capital Needs/Priorities

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



## Capital Funding Needs

- Over \$350M in capital needs, not including deferred maintenance
- Initial draft list was reduced down from \$197M based on the priorities to \$76M
- Planning Process: Comments received from Property Management, Construction Management, Planning Office, Contract & Procurement Office, and the Fiscal Office



## Kuhio Park Terrace

- This project is the largest HPHA project, at 614 total units. Built in 1964, it was partially renovated in 1994. A combination of deferred maintenance and tenant abuse has resulted in a very deteriorated property.
- HPHA is currently working on the sale of the towers at KPT to the Michaels Development Company. HPHA will retain the land in the sale.

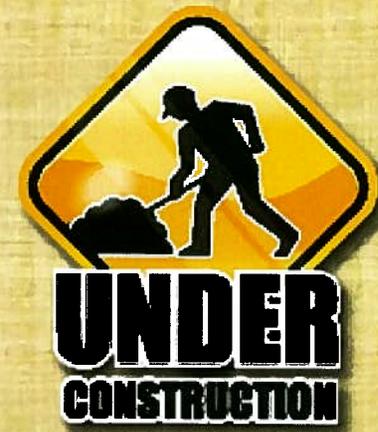


# Kuhio Park Terrace: Capital Repairs



## Completed Repairs/Work in Progress

- ▶ Modernization of Elevators (4 of 6 completed)
- ▶ Fire Alarm system installed
- ▶ Replacement of Boilers/Circulating Pumps
- ▶ Security Cameras
- ▶ New Telephone Cabinets and Conduits
  
- ▶ Reroofing in progress
- ▶ Upgrade of Trash Chutes
- ▶ Repair to Dry Standpipes
- ▶ Installation of crosswalks
- ▶ Hazmat Abatement

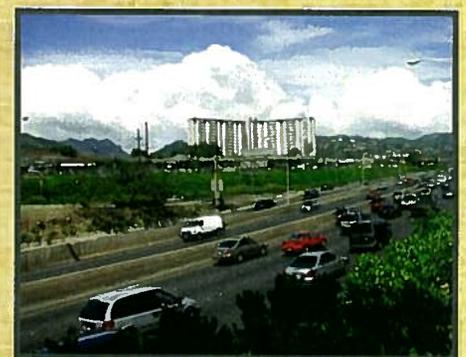
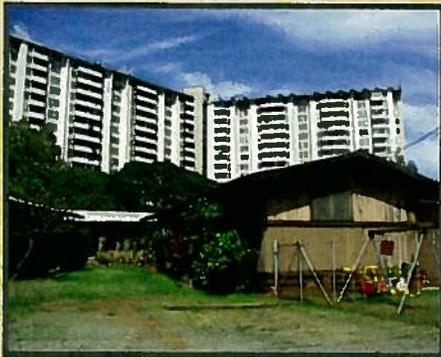
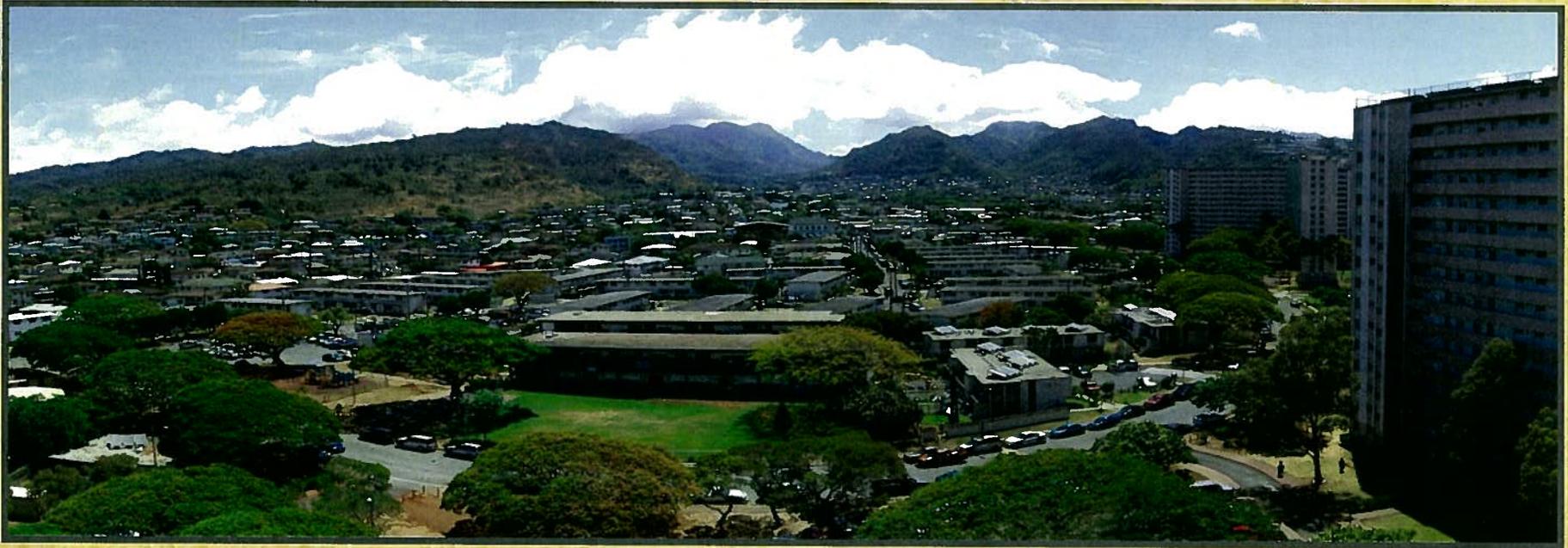


# **The Revitalization of Kuhio Park Terrace and Kuhio Homes**



**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY

## EXISTING CONTEXTUAL SITE CONDITIONS

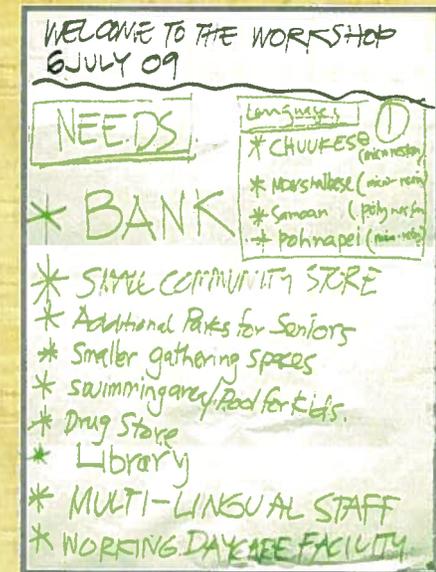
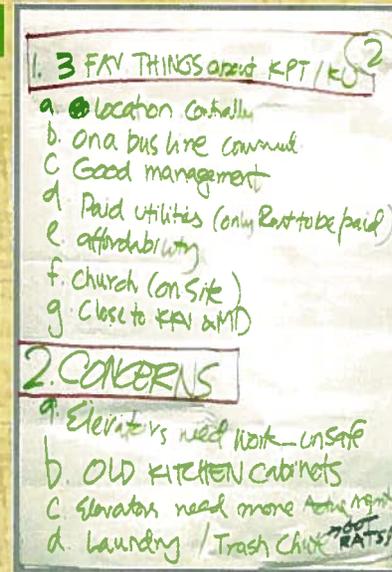


**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY

## RESIDENTS SHARE THEIR THOUGHTS:

### COMMUNITY MEETING – JULY 6, 2009:

- Smaller neighborhood parks
- Gathering spaces
- Library
- Bank
- Community store
- Pharmacy
- Working Daycare
- Pedestrian Community
- Increased security
- Working elevators
- Maintaining community church
- Community garden space
- Improved laundry facilities
- Additional parking
- Improved utilities and sewer
- Cleaner trash areas



## CONCEPTUAL MASTER PLAN VISION



*Our approach to our planning strategy is to capitalize upon the unique connectivity of the existing neighborhood linkages, creating a new community lifestyle to ensure sustainability for the future.*



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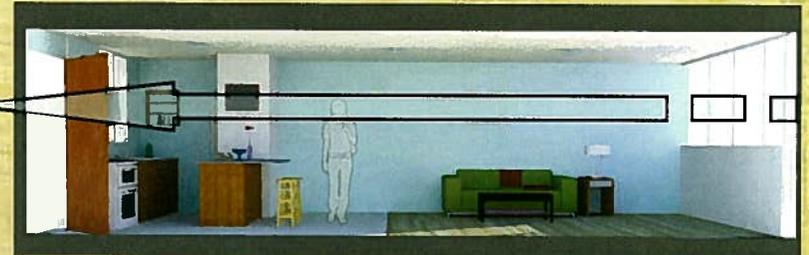
## URBAN PLANNING GOALS

- **Walkable neighborhoods**
- **Interconnected network of streets and spaces linking buildings to open spaces**
- **Clustered parking areas**
- **Paved cross walks to slow traffic speed**



## SUSTAINABLE STRATEGIES

- **Utilize prevailing winds**
- **Natural light and ventilation**
- **Green building techniques and materials**
- **Solar Hot Water Heating**
- **Low impact, indigenous landscaping**



## BLENDING INTO COMMUNITY

**Building profiles continue to decline gradually from the towers.**



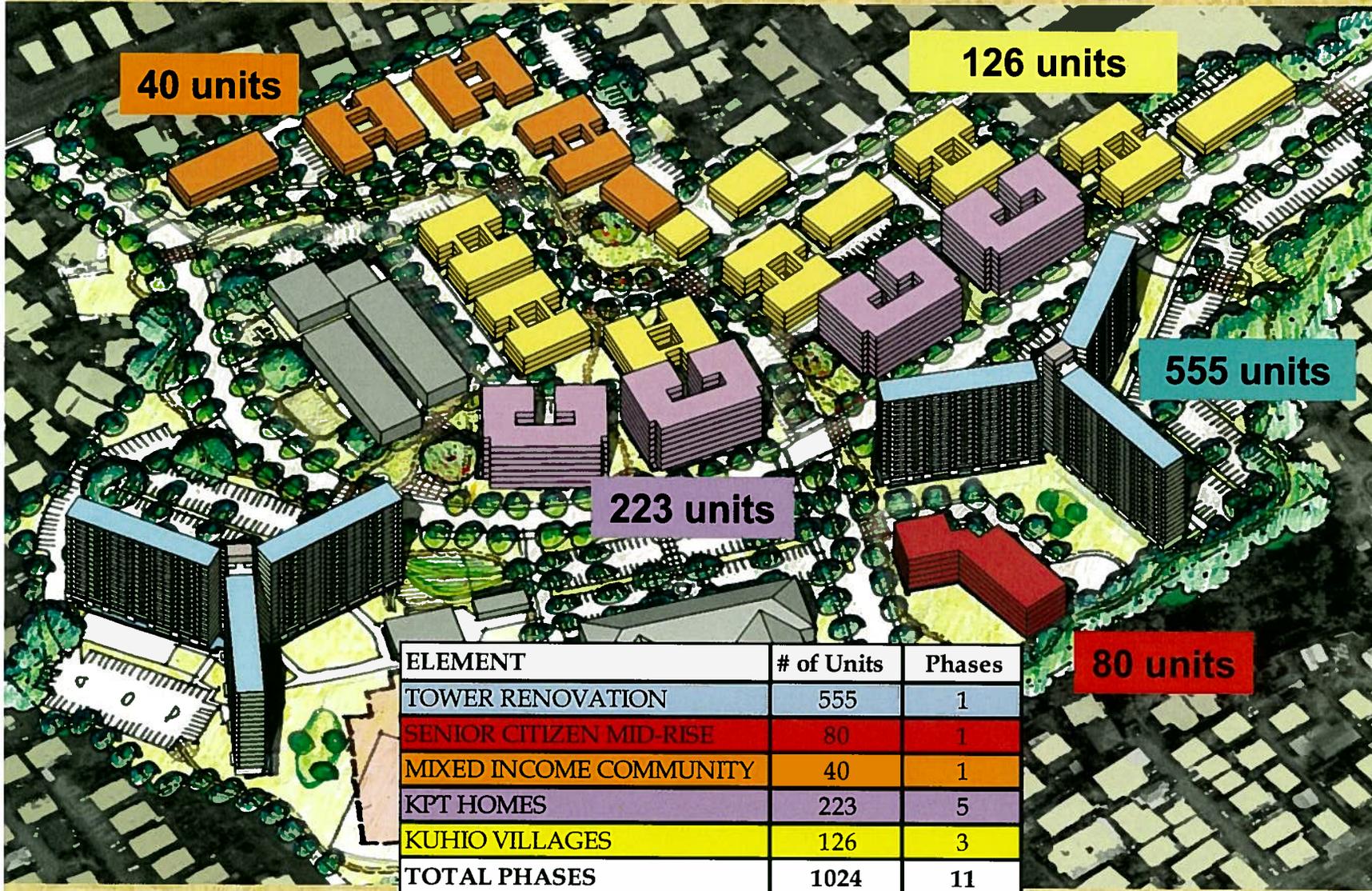
**At the edges of the development, building density is appropriate in scale to the surrounding community.**

**Redirected building orientation can help soften the edges between a public housing site and its surroundings**



**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY

**CONCEPTUAL PLAN = 1,024 UNITS**



**KUHIO PARK TERRACE & KUHIO HOMES**  
 HPHA & THE MICHAELS DEVELOPMENT COMPANY

## KUHIO PARK TOWERS



### UNIT MIX

1 BR	45
2 BR	315
3 BR	<u>205</u>
<b>Total</b>	<b>555</b>



**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY

## TOWER RENOVATION: Sources & Uses

PERMANENT DEBT	\$ 36,275,000
FEDERAL TAX CREDIT EQUITY	\$ 37,833,360
STATE TAX CREDIT EQUITY	\$ 7,844,595
TAX CREDIT FEE REBATE	\$ 181,134
HPHA SELLERS NOTE	\$ 43,541,057
INTERIM INCOME	\$ 3,171,181
<b>TOTAL PERMANENT SOURCES</b>	<b>\$ 128,846,327</b>

ACQUISITION	\$ 46,704,000
HARD COSTS	45,983,644
SOFT COSTS	32,248,910
RESERVES AND ESCROWS	3,909,773
<b>TOTAL DEVELOPMENT USES</b>	<b>\$ 128,846,327</b>

<b>CONSTRUCTION BONDS</b>	<b>\$ 66,000,000</b>
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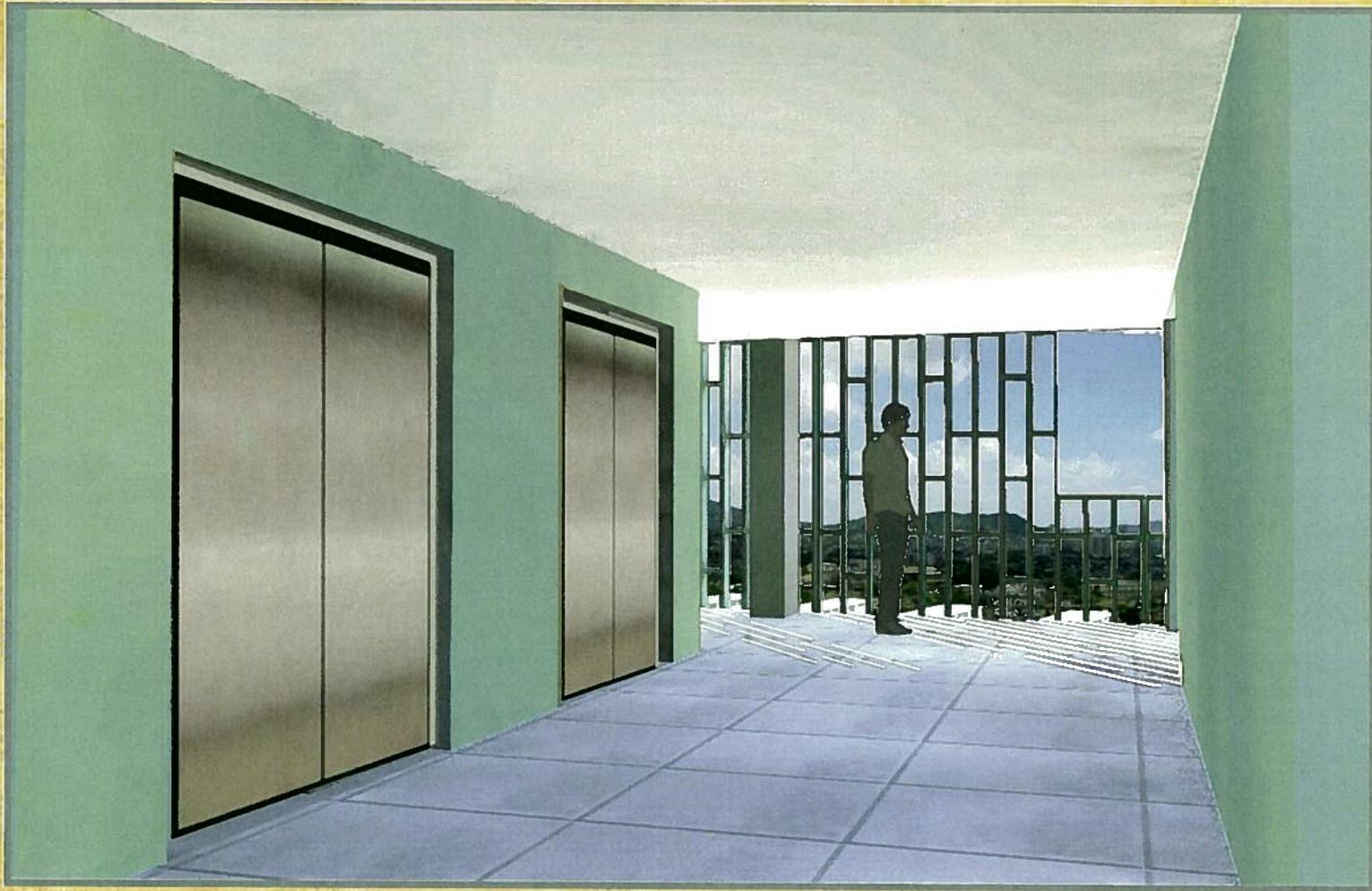


## EXTERIOR IMPROVEMENT: FACADE



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## NEW ELEVATOR LOBBIES



**KUHIO PARK TERRACE & KUHIO HOMES**  
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## EXTERIOR IMPROVEMENT: SCREENS



***Option #1***  
***Open Up Current Screen***



***Option #2***  
***New Polynesian Style Screen***



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**EXTERIOR IMPROVEMENT: FRONT ENTRY**



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# NEW COMMON AREA SPACE

**New Neighborhood Services,  
Management Offices,  
Community Space**

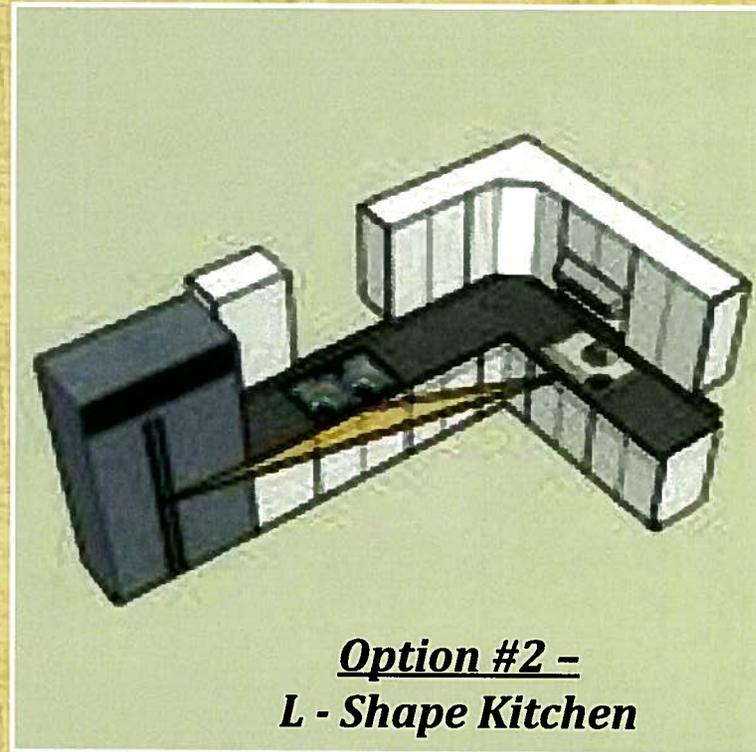
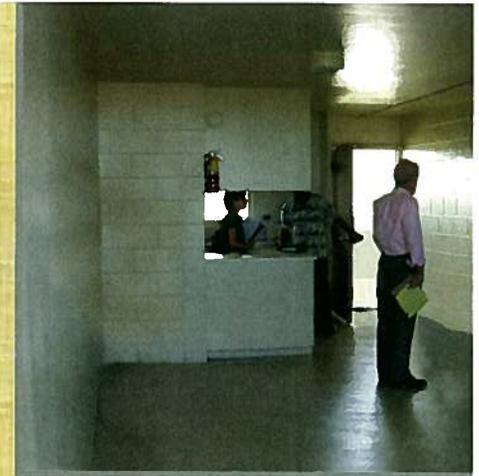
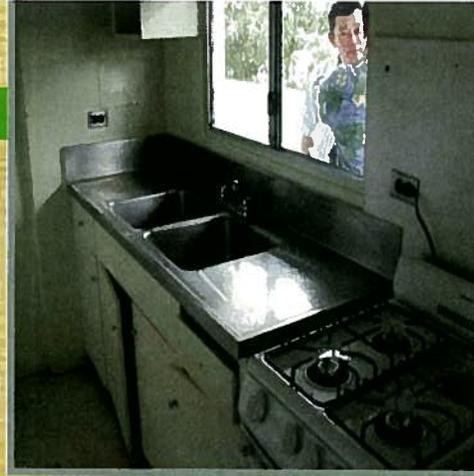
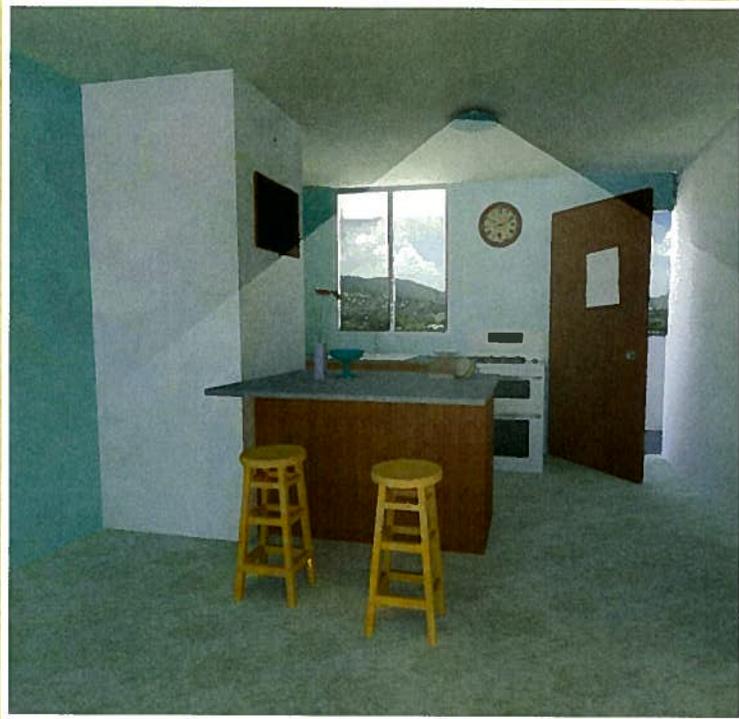


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Existing →

**NEW KITCHEN**

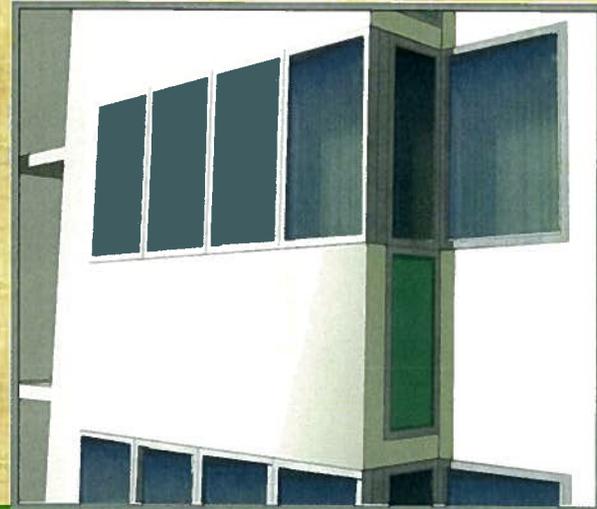
**Option #1 -  
Expanded Kitchen**



**Option #2 -  
L - Shape Kitchen**



## ENCLOSED LANAIS



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**NEW LIVING AREA**

**EXISTING**



**PROPOSED**



**KUHIO PARK TERRACE & KUHIO HOMES**  
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## SCHEDULE - KPT TOWER RENOVATION

# One Tower Three Floors at a Time



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HPHA & THE MICHAELS DEVELOPMENT COMPANY

## MASTER PLAN – SOURCES & USES

PERMANENT DEBT	\$	45,841,000
FEDERAL TAX CREDIT EQUITY	\$	198,237,219
STATE TAX CREDIT EQUITY	\$	34,578,571
TAX CREDIT FEE REBATE	\$	1,036,793
FHLB AHP LOAN	\$	4,499,287
ENERGY CREDITS	\$	1,496,945
HPHA SELLERS NOTE	\$	43,541,057
INTERIM INCOME	\$	3,171,181
<b>TOTAL PERMANENT SOURCES</b>	<b>\$</b>	<b>332,402,053</b>

ACQUISITION	\$	46,704,000
HARD COSTS		197,137,244
SOFT COSTS		82,326,084
RESERVES AND ESCROWS		6,234,725
<b>TOTAL DEVELOPMENT USES</b>		<b>\$332,402,053</b>



**KUHIO PARK TERRACE & KUHIO HOMES**  
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## SENIOR MID RISE



### UNIT MIX

1 BR	64
2 BR	<u>16</u>
<b>Total</b>	<b>80</b>



**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY

Michael  
Willis  
Architects



M  
VE  
PACIFIC

## MIXED INCOME COMMUNITY



### UNIT MIX

1 BR	12
2 BR	6
3 BR	11
4 BR	<u>11</u>
<b>Total</b>	<b>40</b>



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## KPT HOMES COMMUNITY



### UNIT MIX

2 BR	20
3 BR	134
4 BR	57
5 BR	12
<b>Total</b>	<b>223</b>



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## KUHIO HOMES COMMUNITY

### UNIT MIX

2 BR	42
3 BR	42
4 BR	42
<b>Total</b>	<b>126</b>



**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY

## MIXED INCOME COMMUNITY



### UNIT MIX

1 BR	12
2 BR	6
3 BR	11
4 BR	<u>11</u>
<b>Total</b>	<b>40</b>



**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY

# **BUILDING COMMUNITIES TOGETHER**

- **Hawaii Public Housing Authority**
- **Michaels Development Company**
- **Vitus Group**
- **Interstate Realty Management Company**



**KUHIO PARK TERRACE & KUHIO HOMES**  
HPHA & THE MICHAELS DEVELOPMENT COMPANY



Hawaii Public Housing Authority



Michael Willis Architects



MICHAELS DEVELOPMENT COMPANY



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HPHA & THE MICHAELS DEVELOPMENT COMPANY