

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
May 19, 2011
9:00 a.m.**

**1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, April 21, 2011
- B. Special Meeting Minutes, May 5, 2011
- C. Executive Session January 20, 2011
- D. Executive Session February 17, 2011
- E. Executive Session, March 17, 2011
- F. Executive Session, April 21, 2011

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

(The HPHA Board will take a scheduled recess at approximately 11:00 a.m. If any of the following Decision Making items are not heard prior to the scheduled recess, the HPHA Board may reconvene at approximately 2:00 p.m. at 1002 N. School Street, Building E.)

- A. Motion: To Approve the Reappointment of Ms. Jane Moana Gray, Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Solomon Kuresa, Mr. Wayne Fujikane, Ms. Sylvianne Young to the Oahu Eviction Board, Mr. James DeMello, Mr. George DeMello, Ms. Eleanor Garcia to the Hilo Eviction Board and Mr. Ross Oue to the Kona Eviction Board For a Two Year Term Expiring on July 31, 2013; and to Approve the Reappointment of Ms. Jane Moana Gray to the Hilo, Kauai, Kona and Maui Eviction Board For a Two Year Term Expiring on June 30, 2013

- B. Motion: To Approve the Appointment of Ms. Elaine Watai to the Kona Eviction Board for a Two Year Term Expiring on May 31, 2013
- C. Motion: To Authorize the Executive Director to Adopt Updated Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2011 to June 30, 2012 for the Federal Low Income Public Housing Program
- D. Motion: To Recommend Approval of the Option to Purchase the Fee Interest at 100% of Fair Market Value of the Banyan Street Manor Property as Set Forth in Section 34 of the Lease Between the City and County of Honolulu and the Hawaii Public Housing Authority

V. REPORTS

- A. Board Task Force Reports as Requested by the Board Chair at the Regular Monthly Board Meeting
 - 1. Task Force Report on Orientation for New Board Members
- B. Executive Director and Staff Reports: April/May 2011 Status Report
 - 1. Accomplishments/Highlights:
 - Update on the KPT sale
 - Large Capacity Cesspool status
 - Update on ARRA Project Expenditures
 - 2. Planned Activities – Highlights:
 - Eviction Board Training
 - Draft Language Access Policy
 - 3. Trends/Issues/Potential Risks:
 - Accepted service for Mayor Wright lawsuit

VI. FOR DISCUSSION

(Due to a scheduled recess at approximately 11:00 a.m., the following items may not be covered during the May 19, 2011 Regular Board Meeting and may be deferred until the June 16, 2011 Regular Board Meeting. No official Board action will be taken at the May 19, 2011 meeting on any of the For Discussion items posted.)

- A. For Discussion: Report by Department of Attorney General regarding compliance issues concerning the Annual Contributions Contract and the Corrective Action Order

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.

- B. For Discussion: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise in her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

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 *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise in her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

- C. For Information: Update on the Pending Action Against the Board of Water Supply for Damages from 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 pending litigation

- D. For Discussion: Report on the Status of the Hawaii Public Housing Authority's Proposed Operating Budget for Fiscal Year 2011-2012 to be Submitted to the U.S. Department of Housing and Urban Development

- E. For Information: Report on the Audited Financial Statements for Banyan Street Manor for Fiscal Year 2009-2010

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

**MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BUILDING E,
ON THURSDAY, APRIL 21, 2011
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII**

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Thursday, April 21, 2011 at 9:00 a.m.

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

PRESENT:

Chairperson Travis Thompson
Vice-Chair Eric Beaver
Director Sam Aiona
Director Rene Berthiaume
Director Sherrilee Dodson
Director Roger Godfrey
Director Clarissa Hosino
Director Carol Ignacio
Director Patricia McManaman
Director Debbie Shimizu

Denise Wise	Executive Director
Sandra Ching	Deputy Attorney General
John Wong	Deputy Attorney General

EXCUSED:

Director Matilda Yoshioka

STAFF PRESENT:

Barbara Arashiro	Executive Assistant
Clarence Allen	Fiscal Officer
Shirley Befitel	Personnel Supervisor
Nicholas Birck	Housing Planner
Joanna Chaves	Acting Public Housing Supervisor
Becky Choi	State Housing Development Administrator
Stephanie Fo	Property Management and Maintenance Services Branch Chief
Gianna Guitron	Resident Services Program Specialist
Diane Johns	Property Management Specialist
Kiriko Oishi	Compliance Officer
Phyllis Ono	Property Management Specialist
Rick Sogawa	Contract and Procurement Officer
Taryn Chikamori	Secretary to the Board

OTHERS:	Michi Chang	Kalakaua Homes resident
	Lynn Colleado	Puahala Homes resident
	William Cunningham	Ameresco
	Pamela Dodson	Parsons
	Michael Flores	U.S. Department of Housing and Urban Development
	Susan Lee Hurd	U.S. Department of Housing and Urban Development
	Desiree Kihano	Palolo Valley Homes resident
	Maria Loa	Kalakaua Homes resident
	Lois McKeon	Kalakaua Homes resident
	David Moakley	Ameresco
	Roy Nakamura	Kalakaua Homes resident
	Roy Sasaki	Kalakaua Homes resident
	Barbara Tanabe	Ameresco
	Yonemura	Kalakaua Homes resident

Proceedings:

Chairperson Thompson declared a quorum present.

The business of the Board proceeded with a motion entered by Director Beaver to approve the minutes of the regular Board of Directors Meeting held on March 17, 2011 and it was seconded by Director Ignacio.

The minutes were unanimously approved.

Directors McManaman and Shimizu arrived at 9:05 a.m.

Public Testimony:

Ms. Michi Chang, Kalakaua Homes resident, stated that there is a problem with stray dogs and feral cats. There is also a need for more security at Kalakaua Homes. The residents also want to put a piano in the meeting room.

Ms. Maria Loa, Kalakaua Homes resident, stated she went on a trip and forgot to unplug her radio and fan. She called the office and asked that staff go into her unit and unplug the radio and fan. When she returned her radio and fan were not unplugged, yet she got charged \$20.00 for the service.

Directors Aiona and Berthiaume arrived at 9:10 a.m.

Mr. Roy Nakamura, Kalakaua Homes resident, stated that management is not consistent with how they are charging resident fees. Mr. Nakamura also stated that Ms. Kamalani Rodrigues,

Deputy Manager, told residents that management didn't know that there was going to be a meeting on April 20, 2011.

Ms. Lynn Colleado, Puahala Homes resident, stated she reported to management that her neighbors have been harassing her and management has not dealt with the issue to her satisfaction. She stated she is in the process of filing for a restraining order against her neighbor. She stated Mr. Gerald Kita called a mandatory meeting with a few residents and they were informed that Major Chur, Honolulu Police Department (HPD), would be in attendance. She felt that Mr. Kita used Major Chur as a threat as he did not attend the meeting. During the meeting she believed Mr. Kita pointed his finger at the residents and she believed he was judgmental and not willing to resolve the issues in an objective manner. She stated that the Tenant Association members released confidential information about residents. She also feels that members of the Resident Association should be monitored and be in good standing.

William Cunningham, Senior Vice President of Corporate Government Relations and Communications for Amersco, gave background information about Amersco. He also reported that in November 2008 the HPHA and Amersco entered into an energy audit agreement. The energy audit produced significant energy savings opportunities for the HPHA. The energy saving is guaranteed by Amersco. Amersco understands all the activity at the HPHA which has consumed staff, but with the savings the HPHA would have the ability to hire additional staff or consultants to oversee the project.

David Moakley, Amersco, stated the energy performance contract (EPC) would encompass 64 developments, excluding Kuhio Park Terrace and Mayor Wright Homes. He stated that there would be \$70 million of energy savings opportunity. The first year savings would be \$42.7 million. There would be \$27.1 million in improvements including \$15 million in hot water improvements. There would be a \$10.7 million and a 20-year maintenance reserve.

Chairperson Thompson introduced Debbie Shimizu, Governor Abercrombie's representative on the HPHA Board of Directors

Chairperson Thompson called a recess at 9:38 a.m. and reconvened at 9:46 a.m.

For Discussion:

Mr. Michael Flores and Ms. Susan Lee-Hurd from the U.S. Department of Housing and Urban Development's (HUD) local Honolulu Field Office were introduced to the Board.

Mr. Flores opened by stating that of the 16 asset management projects (AMP), 9 AMP's had a Real Estate Assessment Center (REAC) score below 60 which is failing. The HPHA has started a corrective action plan. Mr. Flores stated that the REAC score are important because it tells HUD and HPHA if the tenants are living in decent, safe and sanitary housing. Mr. Flores acknowledged that he noted that the Board was reviewing the scores and further suggested that the Board review some of the actual inspection reports. Mr. Flores reported that the REAC scores for 2010 were significantly lower due to the exterior areas.

The Board questioned staff as to what the strategy was to address the issues and ensuring that any progress be sustained. Staff reported that they have reviewed all inspection findings and have developed a monthly monitoring program. The monitoring includes all elements of the REAC factors and also includes program compliance that includes file reviews and other key performance indicators. The monitoring reviews are further followed up with now AMP manager monthly meetings, where results are discussed and outstanding issues resolved.

Board questioned whether staff also considered the procurement process while addressing the REAC scores. Staff stated they have reviewed the procurement process impacts but had not incorporated a section that was specific to procurement. Board suggested that it become an element as recent experience suggests procurement can impact a swift resolution to issues.

Motion: To go into executive session at 10:03 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 the Annual Contributions Contract, Corrective Action Order, and Physical Inspection Scores.

Director McManaman moved and Director Ignacio seconded.

The motion was unanimously carried.

The Board reconvened from Executive Session at 11:05 a.m.

Director Aiona left at 11:05 a.m.

For Action:

Motion: To Adopt Board Resolution No. 44 Expressing Appreciation to Ms. Clarissa Hosino, Resident Representative on the Hawaii Public Housing Authority's Board of Directors.

Director Beaver moved and Director Berthiaume seconded.

Chairperson Thompson read Director Hosino's resignation letter. He also stated that it was a joy to work with Director Hosino and she had done an outstanding job in representing and working with residents in her capacity as tenant representative to the Board.

Board members expressed their appreciation to Director Hosino and her service to the Board and the residents of the HPHA.

Director Beaver read Resolution No. 44, which expressed gratitude and described her contribution to the HPHA Board of Directors.

The motion unanimously carried.

Director Hosino expressed her thanks to the Board for their support.

Motion: To Recognize the Kawailehua E Mohala O Na Pu'u Resident Association as a Duly Elected Resident Association.

Director Beaver moved and Director Dodson seconded.

Staff reported that this is a new Tenant Association Board on the island of Kauai and that all newly formed tenant associations must be recognized by the HPHA Board of Directors.

The motion was unanimously carried.

Motion: To Adopt Resolution No. 45 Authorizing the Executive Director to Execute Loan Documents for a Capital Funds Loan in an Amount Up to Three Million Nine Hundred Thousand Dollars and to Execute any and all Contracts and Required Legal Documents Related to the Mixed Finance Redevelopment Project at Kuhio Park Terrace And Kuhio Homes.

Staff asked that this item be deferred to a Special meeting because the HPHA has not received all the information.

Chairperson Thompson deferred the item and scheduled a special meeting with a tentative date of May 5, 2011.

Motion: To Adopt Board Resolution No. 46 To Rescind the February 18, 2010 Delegation of Authority to the Executive Director to Solely Undertake All Actions Necessary to Execute an Energy Services Agreement (ESA) with Ameresco; 2) To Authorize the Payment in Full of Approximately \$151,000 to Ameresco For the Completed Energy Audit Under Contract No. CMS 08-38, dated November 18, 2009; 3) To Authorize the Solicitation and Procurement of a Qualified Consultant to Assist HPHA in Implementing the Energy Conservation Measures Pursuant to the Energy Audit.

Director Beaver moved and Director Dodson seconded.

Motion: To go into executive session at 11:19 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 the Energy Service Agreement.

Director Beaver moved and Director Hosino seconded.

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:07 p.m.

Director Beaver withdrew his motion to adopt Board resolution No. 46 to rescind the February 18, 2010 delegation of authority to the Executive Director to solely undertake all actions necessary to execute an energy services agreement (ESA) with Ameresco; 2) to authorize the payment in full of approximately \$151,000 to Ameresco for the completed energy audit under contract no. CMS 08-38, dated November 18, 2009; 3) to authorize the solicitation and procurement of a qualified consultant to assist HPHA in implementing the energy conservation measures pursuant to the energy audit.

Motion: To Authorize Solicitation and Procurement of a Qualified Consultant to Assist the Hawaii Public Housing Authority in Implementing the Energy Conservation Measures Pursuant to the Energy Audit.

Director Beaver moved and Director Ignacio seconded.

The motion unanimously carried.

Chairperson Thompson encouraged the Executive Director to continue moving forward with the EPC project.

Chairperson Thompson called a recess at 12:10 p.m. and reconvened at 12:33 p.m.

Board Task Force Report:

Kalakaua Homes Task Force

Director Berthiaume reported that the Task Force met and then decided to meet with the residents at Kalakaua Homes without staff. The meeting was scheduled on April 20, 2011.

Director Berthiaume reported that Director Aiona and Director Hosino had issues arise and were unable to attend the meeting, therefore he conducted the meeting on his own. When he arrived at the site for he was surprised by management's claim that they were unaware of the meeting. One of the issues the Task Force was attempting to resolve was whether the management issues were with a large number of residents or just a few residents. There were 10 tenants who attended and it was difficult to determine the answer with such a small attendance. However the issues discussed by the tenants do not pertain to management. For example: 1) tenant factions are fighting with each other; and 2) a resident had a complaint regarding the smell of a neighbor allegedly producing crystal meth. Management did respond to the tenant's issue, but they were unable to identify the unit or where the smell was coming from. They had also called in HPD who could not make a determination either of the origin of the odors.

Director Hosino reported that task force agreed that staff should not attend the meeting with the exception at her request for Mr. Earl Nakaya, Resident Service Specialist. She clarified that the tenants who did attend were specifically invited because of their interest in participating in the tenant's association. The task force had wanted to meet with this group first because of the tenant's interest. Therefore, Mr. Nakaya was specifically requested to attend as he knew the Tenant Association nominees.

Board asked staff why the site management seemed to be unaware of the meeting as reported by Director Berthiaume and staff stated that management did know about the meeting and had questions about it. This will be reviewed further with site management.

Finance Task Force

Chairperson Thompson reported the material weakness reported in the audit was “lack of competent financial management and financial reporting standards. The audit was for fiscal year ending 2010. That since the period reported for the audit a fiscal officer has been brought and staff and that the executive director has directed the fiscal office to move forward in improving the reporting to the Board.

Executive Director’s Report:

Staff reported that there have been issues with the financial software. A meeting was held with the vendor to discuss how the software could better meet the needs of the HPHA. All offices that are and/or will be using the software were in attendance to discuss the issues with the vendor. The vendor was at the HPHA for 3 days to assess the problems and discuss further with staff. It was determined that the HPHA would receive additional training. In conjunction with FMO it was determined that the software could meet the current and future needs of the HPHA and the agency is moving forward with a conversion strategy.

Staff reported that Michaels Development held a job fair at Kuhio Park Terrace (KPT) and over 75 people attended.

The Board reviewed the consolidated balance sheet. This is a new report that still requires refinement and staff will include more detail with the next month’s report. To date the Board has been receiving financials that reflected budget to actual and now with a consolidated balance sheet the Board will receive a fuller financial picture of the agency.

Discussion:

Discussion: Update and Status of the Mixed Finance Redevelopment at Kuhio Park Terrace (KPT) and Kuhio Homes with the Michaels Development Company.

Staff reported that HUD has accepted and approved all the HUD Evidentiaries for the KPT Mixed-finance deal. Some of the lenders financing documents are still under negotiations. The Master Development Agreement (MDA) is still being negotiated as well and the expected closing date is May 12, 2011. There is also a tentative blessing on May 19, 2011. The Governor will be attending the blessing and the Board should be receiving invitations.

Discussion: Report on Oversight of Asset Management Project (AMP) Managers and Progress on Resolution of Real Estate Assessment Center (REAC) Findings.

Staff reported that a corrective action plans have been created for the short term and long term repairs. The plan will include interior and exterior repairs. The current focus is on the AMP's with a score under 60. The Board requested the report for Mayor Wright Homes.

Discussion: Report on Currently Pending Legislative Measures for the Fiscal Biennium (FY2011-2013) Impacting the Hawaii Public Housing Authority.

Staff updated the Board on Legislative actions. The staff also reported that the staff is also working with individual Legislators where necessary.

Directors McManaman and Shimizu left at 1:37 p.m.

Discussion: Update on the Pending Action Against the Board of Water Supply for Damages from the Rock Fall at Kalihi Valley Homes.

Staff reported that the HPHA is still working with the Attorney General office.

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

Director Berthiaume moved to adjourn and Director Dodson seconded.

The motion unanimously carried.

The meeting adjourned at 1:55 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Taryn T. Chikamori
Secretary to the Board/Recording Secretary

MAY 19 2011
Date

Approved by the HPHA Board of Directors at their Regular Meeting on May 19, 2011



Matilda Yoshioka
Director/Board Secretary

MAY 19 2011
Date

**MINUTES OF THE SPECIAL MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BUILDING E,
ON THURSDAY, MAY 5, 2011
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII**

The Board of Directors of the Hawaii Public Housing Authority met for their Special Meeting at 1002 N. School Street, on Thursday, May 5, 2011 at 10:00 a.m.

The meeting was called to order by Chairperson Travis Thompson and 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 Carol Ignacio
Director Patricia McManaman
Director Debbie Shimizu
Director Matilda Yoshioka

Denise Wise	Executive Director
Sandra Ching	Deputy Attorney General
Jennifer Sugita	Deputy Attorney General

EXCUSED: Director Sam Aiona

STAFF PRESENT: Barbara Arashiro	Executive Assistant
Nicholas Birck	Housing Planner
Stephanie Fo	Property Management and Maintenance Services Branch Chief
Rick Sogawa	Contract and Procurement Officer
Taryn Chikamori	Secretary to the Board

OTHERS: Donald Nitta Neighborhood Board #14

Chairperson Thompson welcomed and introduced Ms. Jennifer Sugita, Deputy Attorney General. Ms. Sandra Ching reported that Ms. Sugita previously worked at the prosecutors' office and various private agencies.

Proceedings:

Chairperson Thompson declared a quorum present.

There were no minutes submitted for approval.

Public Testimony:

There was no public testimony given.

Director McManaman and Director Shimizu arrived at 10:10 a.m.

For Action:

Motion: To Adopt Resolution No. 45 Authorizing the Executive Director to Execute Loan Documents for a Capital Funds Loan in an Amount Up to Three Million Nine Hundred Thousand Dollars and to Execute any and all Contracts and Required Legal Documents Related to the Mixed Finance Redevelopment Project at Kuhio Park Terrace And Kuhio Homes.

Director Dodson moved and Director Berthiaume seconded.

Staff reported that there are two contracts which were executed before the sale of the Kuhio Park Terrace towers. The two contracts are the elevator modernization and the repair of the trash chutes which total \$3.9 million. Construction on both contracts had started prior to the sale so the remaining balance on the elevator contract is \$706,000 and the balance on the trash chute contract is \$816,000. The elevator contract is funded with Capital Improvement Project (CIP) funds. The completion on the freight elevator repair is delayed due to the collapse of the incinerator wall and the impact on the trash chutes.

Staff reported the Hawaii Public Housing Authority (HPHA) wants to assign the two contracts to Michaels Development. Michaels Development will pay the contractor and the HPHA will reimburse Michaels Developments through invoices. The HPHA is assigning the contracts rather than terminating the contracts because the funds would be de-obligated and returned to the State if the contract is cancelled. The Attorney General's office has reviewed the assignment documents. Both contracts are almost completed.

The motion was unanimously carried.

Director Beaver arrived at 10:15 a.m.

Motion: To Adopt Board Resolution No. 47 to Accept the Hawaii Public Housing Authority's Scores Under the Public Housing Assessment System, Management Assessment Indicator for Fiscal Year Ended June 30, 2010.

Director Dodson moved and Director Beaver seconded.

Staff reported the U.S. Department of Housing and Urban Development (HUD) grades the HPHA on the Public Housing Assessment System (PHAS). One of the components of the PHAS rating system is the Management Assessment System (MASS). Within MASS there are four different categories which are: Capital, 10 point; Physical, 30 points; Financial, 40 points; and Management, 20 points, these equal a total of 100 points.

Staff reported that the MASS was due to HUD on April 30, 2011. However the HPHA missed the deadline because: 1) the HPHA received a waiver dated July 2010 staff believed the waiver was for 2010, but it was for 2009; and 2) the MASS requires a Board Resolution upon submission and this requirement surfaced after the publication of the HPHA's April 2011 Board agenda. There was not ample notice time left to amend the agenda.

Staff reported that a late submittal may result in a 0 score for the MASS.

Director Ignacio questioned the zero for emergency work orders. Ms. Fo reported that because only 2640 out of 2809 were abated within 24 hours, HPHA has earned a 0 score for that subindicator. Staff now needs to check the reasons. Sometimes the work is completed but the work orders are not closed out timely or only part of the work order was completed because parts needed to be ordered.

Chairperson Thompson asked staff to cover issues and challenges the HPHA has in a future meeting. He would also like staff to review the HUD PowerPoint with the Board.

Director McManaman asked that staff report in a future meeting why the HPHA has one finding from 2002 under Adequacy of Contract Administration that appears to be outstanding since 1998.

The motion was unanimously carried.

For Discussion:

For Discussion: Report of Department of the Attorney General regarding compliance issues related to the Annual Contributions Contract (ACC) and the Corrective Action Order dated September 10, 2002 (CAO) between the U.S. Department of Housing and Urban Development and HPHA.

Motion: To go into executive session at 10:40 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.

Director McManaman moved and Director Ignacio seconded.

The motion was unanimously carried.

RESOLUTION NO. 45

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE LOAN DOCUMENTS FOR A CAPITAL FUNDS LOAN IN AN AMOUNT UP TO THREE MILLION NINE HUNDRED THOUSAND DOLLARS AND TO EXECUTE ANY AND ALL CONTRACTS AND REQUIRED LEGAL DOCUMENTS RELATED TO THE MIXED FINANCE REDEVELOPMENT PROJECT AT KUHIO PARK TERRACE AND KUHIO HOMES

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

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

WHEREAS on December 16, 2010, the HPHA Board of Directors authorized the Executive Director to proceed with the Ground Lease and the Disposition Application to HUD for the disposition of KPT/KH Redevelopment and to further negotiate all documents in connection with such closing; and

WHEREAS, the first phase of the KPT/KH Redevelopment shall be the Kuhio Park Terrace Towers and shall consist of the rehabilitation of the existing units at the two towers at KPT/KH into 555 low income housing units, 347 of which will remain public housing units, 150 will become project based voucher units, and 58 shall be low income housing tax credit only units (the "Development"); and

WHEREAS, the HPHA prepared submissions to the U.S. Department of Housing and Urban Development (HUD) in order to proceed with the Development with Michaels and on April 7, 2011 HPHA received a conditional HUD approval to proceed to financial closing and to execute all evidentiary documents, as listed in Attachment 1 hereto (the "HUD Evidentiary Documents"); and

WHEREAS, since the execution of the prior resolutions, the Executive Director has determined that it is necessary to also loan up to \$3,900,000 in Capital Funds to KPT Towers 1, LLC, the owner entity of the first phase of the KPT/KH Redevelopment and an affiliate of Michaels, to complete work on the elevators, dry standpipes, trash chutes and environmental remediation, as more particularly described in that certain Capital Funds Loan Agreement to be executed between HPHA and KPT Towers 1, LLC (the "Capital Funds Loan"); and

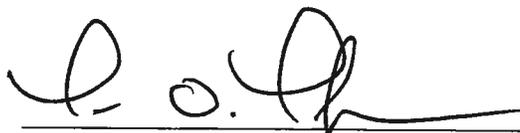
WHEREAS, HPHA now seeks this resolution to approve the Capital Funds Loan and to ratify its earlier resolution granting the Executive Director the authority to execute any and all contracts

and required legal documents related to the mixed finance closing of the Kuhio Park Terrace Towers project.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority as follows:

1. The HUD Evidentiary Documents referenced herein, and attached hereto, are hereby approved subject to review and approval of HPHA counsel; and all revisions to said HUD Evidentiary Documents as requested by HUD or as may be necessary to correct errors or to reflect final refinements of the transaction, are hereby agreed and approved; except, however, that to the extent the HUD Evidentiary Documents are revised beyond pro forma and deal-specific modifications and in a manner inconsistent with this resolution, they are to be re-submitted to the Board of Directors.
2. The Executive Director is further authorized to enter into that certain Capital Funds Loan and loan up to \$3,900,000 to KPT Towers 1, LLC as set forth in the Capital Fund Loan Documents indentified in Attachment 1.
3. The Executive Director is further authorized to execute a HAP Contract for 150 project based vouchers at the Development.
4. The Executive Director and/or her designees are hereby authorized to negotiate and execute any and all other documents and take any other actions in her judgment deemed necessary or desirable to implement the foregoing Resolutions and any and to execute all other documents or take any other actions that are in her judgment deemed necessary or desirable to effectuate the redevelopment and/or financing of the Project. The execution and delivery of such documents and performance of such actions by the Executive Director and/or her designees shall be conclusive evidence of approval by HPHA.
5. Any action by any person or persons designated and authorized so to act by the Board of Directors under this Resolution to do and perform, or cause to be done and performed, in name and on behalf of HPHA, in furtherance of the purposes hereunder is hereby approved, ratified and confirmed.
6. Resolution 33 enacted on November 18, 2010 and Resolution 38 enacted on December 16, 2010 are hereby ratified and confirmed in their entirety, except as further refined and clarified in this Resolution.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on May 5, 2011 in Honolulu, Hawaii.



Travis O. Thompson, Chairperson

RESOLUTION NO. 47

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

WHEREAS, the Board of Directors of the Hawaii Public Housing Authority, in compliance with the U.S. Department of Housing and Urban Development (HUD) management performance requirements for Fiscal Year 2009-2010, has reviewed the Public Housing Assessment System (PHAS) Management Operations Certification herein attached; and

WHEREAS, the PHAS provides policies and procedures for HUD's use in identifying Public Housing Agency management capabilities and deficiencies; and

BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approve the PHAS Management Operations Certification for FY ending June 30, 2010.

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Board of Directors of the Hawaii Public Housing Authority on May 5, 2011.

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

Travis O. Thompson, Chairperson

The Board reconvened from Executive Session at 11:54 a.m.

Chairperson Thompson reported the Board discussed the report with the Deputy Attorney General.

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

Director Dodson moved to adjourn and Director Berthiaume seconded.

The motion was unanimously carried.

The meeting adjourned at 11:55 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

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

MAY 19 2011
Date

Approved by the HPHA Board of Directors at their Regular Meeting on May 19, 2011

Matilda Yoshika
Matilda Yoshika
Director/Board Secretary

MAY 19 2011
Date

FOR ACTION

SUBJECT: To Approve the Reappointment of Ms. Jane Moana Gray, Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Solomon Kuresa, Mr. Wayne Fujikane, Ms. Sylvianne Young to the Oahu Eviction Board, Mr. James DeMello, Mr. George DeMello, Ms. Eleanor Garcia to the Hilo Eviction Board and Mr. Ross Oue to the Kona Eviction Board For a Two Year Term Expiring on July 31, 2013. To Approve the Reappointment of Ms. Jane Moana Gray to the Hilo, Kauai, Kona and Maui Eviction Board For a Two Year Term Expiring on June 30, 2013.

I. FACTS

- A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.
- B. Pursuant to Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board shall consist of not fewer than three members, one of which shall be a resident of public housing.
- C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. There are currently ten (10) Oahu board members. Hilo has six (6) board members, Kauai has four (4) board members, Kona has three (3) board members and Maui has three (3) board members. There are currently no vacancies.
- E. Ms. Jane Moana Gray is a resident of Honolulu, Hawaii. She was previously employed as a tutor and currently is retired and serves as an active member with the Lanakila Senior Center and the Hale Po'ai public housing project that she resides in. Ms. Gray also serves as a floating board member for the Neighbor Island Eviction Boards. Ms. Gray has expressed a willingness to serve as a member of the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards for an additional two-year term.

- F. Ms. Radiant Chase is a resident of Honolulu, Hawaii. She is currently employed as a property manager and real estate broker with Kapolei Realty, Inc. Ms. Chase provides a great service to the eviction board and has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- G. Mr. Earl Mente is a resident of Honolulu, Hawaii. He is the owner/broker of Earl Mente Realtors. Mr. Mente has served as the Chairman for the Oahu Board B for many years and brings a wealth of property management and real estate experience to the eviction hearings. Mr. Mente has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- H. Ms. Joyce Nakamura is a resident of Honolulu, Hawaii. She is currently a real estate broker with Properties Unlimited and serves on other Housing Boards and committees. She has an extensive housing background and serves as a great resource to the eviction hearings. Ms. Nakamura has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- I. Mr. Solomon Kuresa is a resident of Kalihi Valley Homes. He is a minister and coordinates citizen patrol community policing at Kalihi Valley Homes. Mr. Kuresa's experience as a minister and public housing resident is a valuable asset to the eviction board. He has also expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- J. Mr. Wayne Fujikane is a resident of Honolulu, Hawaii. He retired from the Department of Commerce and Consumer Affairs as a Consumer Education Specialist with strong expertise in the Landlord Tenant Code. His knowledge and experience provides a valuable resource to the board and he has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- K. Ms. Sylvianne Young is a resident of Honolulu, Hawaii, and owner/broker of Young Properties, Inc. She has an extensive real estate and property management experience and currently serves as Chairperson for the Oahu Eviction Board. Ms. Young has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- L. Mr. James DeMello is a resident of Hilo, Hawaii. He is currently with the University of Hawaii at Hilo as the Coordinator of Student Employment Services. He has an extensive background working in the area of education and counseling programs. He is currently the Chairman for the Hilo Eviction Board and has expressed a willingness to serve as a member of the Hilo Eviction Board for an additional two year term.

- M. Mr. George DeMello is a resident of Hilo, Hawaii and employed with Sig Zane Designs assisting customers with apparel and merchandise purchases. Mr. DeMello is a resident of public housing and has daily experience and knowledge of public housing issues and concerns facing the tenants. Mr. DeMello is a valuable asset to the Board and has expressed a willingness to serve as a member of the Hilo Eviction Board for an additional two-year term.
- N. Mr. Ross Oue is a resident of Kona, Hawaii. He is a Certified Public Accountant with his own company specializing in small business accounting, tax preparation and payroll. Mr. Oue is the Chairman for the Kona Eviction Board and sits on other Boards such as the Humane Society and Kona Hongwanji Mission. His experience provides a valuable service to the Kona Eviction Board and he has expressed a willingness to serve as member of the Kona Eviction Board for an additional two-year term.
- O. Ms. Eleanor Garcia is a resident of Hilo, Hawaii and a tenant of public housing. She has been a long time member of the Hilo Eviction Board and continues to provide valuable insight and input to the daily issues facing the tenants. Ms. Garcia has expressed a willingness to serve as a member of the Hilo Eviction Board for an additional two-year term.

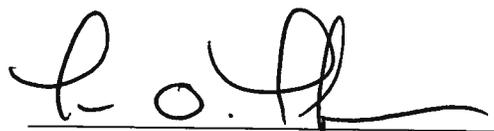
II. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the Reappointment of Ms. Jane Moana Gray, Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Solomon Kuresa, Mr. Wayne Fujikane, Ms. Slyvianne Young to the Oahu Eviction Board, Mr. James DeMello, Mr. George DeMello, Ms. Eleanor Garcia to the Hilo Eviction Board and Mr. Ross Oue to the Kona Eviction Board For a Two Year Term Expiring on July 31, 2013. To Approve the Reappointment of Ms. Jane Moana Gray to the Hilo, Kauai, Kona and Maui Eviction Board For a Two Year Term Expiring on June 30, 2013.

Prepared by: Renee Blondin-Nip, Hearings Officer _____

Attachment: Resumes

Adopted:



Travis O. Thompson
Chairperson

May 19, 2011

FOR ACTION

SUBJECT: To Approve the Appointment of Ms. Elaine Watai to the Kona Eviction Board For a Two Year Term Expiring on May 31, 2013.

I. **FACTS**

- A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.
- B. Pursuant to Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board shall consist of not fewer than three members, one of which shall be a resident of public housing.
- C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. There are currently ten (10) Oahu board members. Hilo has six (6) board members, Kauai has four (4) board members, Kona has three (3) board members and Maui has three (3) board members. There are currently no vacancies.
- E. Ms. Elaine Watai is a resident of Kona, Hawaii and is the supervisor of the Youth ATOD Prevention Program at Alu Like Inc. She serves on various community and church organizations representing the interests of the community relating to crime, hunger and the youth at risk. Her experience in the community will provide a valuable service and resource to the eviction board. Ms. Watai has expressed a willingness to serve as a member of the Kona Eviction Board for a two-year term.

II. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the Appointment of Ms. Elaine Watai to the Kona Eviction Board For a Two Year Term Expiring on May 31, 2013.

Prepared by: Renee Blondin-Nip, Hearings Officer _____

Attachment: Resume

Adopted:

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

Travis O Thompson
Chairperson

May 19, 2010

FOR ACTION

SUBJECT: To Authorize the Executive Director to Adopt Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2011 to June 30, 2012 for the Federal Low Income Public Housing Program

I. FACTS

- A. Under the provisions of the U.S. Housing Act of 1937, to keep assisted housing affordable for lower-income households, as specified in 24 C.F.R. § 5.628, the resident's share of rent in federally assisted public housing cannot be more than 30% of adjusted monthly income towards the total costs of housing. Where the tenant pays separately for utilities, the housing authority must provide a "utility allowance" so that the sum of the rent the tenant pays plus the cost of a reasonable amount of utility service does not exceed 30% of the household's adjusted monthly income. In interpreting the federal housing law, U.S. Department of Housing and Urban Development (HUD) has defined the total resident payment for "rent" to include both shelter and the costs for reasonable amounts of utilities.
- B. Such allowances are estimates of the expenses associated with different types of utilities and their uses. The utilities for which allowances may be provided include electricity, natural gas, propane, fuel oil, wood or coal, and water and sewage service, as well as garbage collection. The functions, or end-uses, covered by an allowance may include space heating, water heating, cooling, refrigeration, lighting, or appliances. Allowances are not provided for telephone service.

II. DISCUSSION

- A. Public housing provides "utility allowances" to tenants who pay their own utility bills in order to moderate the burden of having to pay for rent and utilities. The underlying theory of a utility allowance is that when utilities are not included in rent there is more of a housing burden than a tenant whose rent includes utilities (assuming the two rents are the same). A utility allowance provides compensation to a tenant who pays utility bills out of his or own pocket. Further, if the tenant's income is so low that the utility allowance exceeds the amount of the rent due from the tenant, the

housing authority must pay the difference directly to the tenant, or pay it to the utility on behalf of the tenant.

- B. The HPHA contracts with National Facility Consultants (NFC) to determine the utility allowance rate adjustments for each island. All of the allowances are updated using current rates obtained from utility providers. NFC obtains utility usage information from the utility company for the prior year.
- C. The allowance amounts must be published. A public comment period of 60 days is required. All residents who receive the utility allowance must be notified 30 days prior to implementation.

III. RECOMMENDATION

Allow the Executive Director to take all necessary actions to implement updated utility allowance rates for fiscal year 2011-2012.

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

Adopted:



Travis O. Thompson
Chair

**For Action
Attachment**

Subject: To Authorize the Executive Director to Adopt Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2011 to June 2012 for the Federal Low Income Housing Program

Attached please find a copy of the public notice of the proposed schedule of utility allowances beginning August 1, 2011. Under HUD's rules, the resident's share of rent in federally assisted public housing cannot be more than 30% of adjusted monthly income towards the total cost of housing.

Where the tenant pays separately for utilities, the HPHA provides a utility allowance. Below is an example of how the change in utility allowance may affect a tenant with a gross income of \$700.

Gross Income	\$ 700
Less allowable deductions (e.g., medical costs, children)	< \$320>
<u>Adjusted Income</u>	<u>\$380</u>
30% of adjusted income: amount owed for rent	\$114

Suppose the tenant is from **Kamehameha Homes** and lives in a 2 bedroom unit. The current utility allowance is \$163/month and will decrease to \$156/month under the new rates.

	<u>Current</u>	<u>Proposed</u>
Tenant rent (30% of gross)	\$114	\$114
Utility Allowance provided to the tenant	\$163	\$156
<u>HPHA issues check to the tenant:</u>	<u>\$49</u>	<u>\$42</u>

Suppose the tenant is from **Kaneohe Apartments** and lives in a 1 bedroom unit. The current utility allowance is \$109/ month and will decrease to \$108/month under the new rates.

	<u>Current</u>	<u>Proposed</u>
Tenant rent (30% of gross)	\$114	\$114
Utility Allowance provided to the tenant	\$109	\$108
<u>Tenant pays to HPHA:</u>	<u>\$ 5</u>	<u>\$ 6</u>

**NOTICE OF PUBLIC COMMENT
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES
FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES, EFFECTIVE AUGUST 1, 2011**

NOTICE IS HEREBY GIVEN that pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning August 1, 2011.

The revised rates and allowances as listed below will be made effective on **August 1, 2011**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **July 15, 2011** to the:

Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907
Honolulu, Hawaii 96817

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-4691; Neighbor Island residents may call toll free at the numbers listed below:

Kauai 274-3141, ext. 24691 Hawaii 974-4000, ext. 24691
Maui 984-2400, ext. 24691 Molokai and Lanai 1-800-468-4644, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING AUGUST 1, 2011

Note: The new utility allowances have been rounded to the next highest dollar.

Property	Decrease/Increase in Utility			Property	Decrease/Increase in Utility			Property	Decrease/Increase in Utility		
	Current Allowance	Allowance (Dollar Change)	New Utility Allowance		Current Allowance	Allowance (Dollar Change)	New Utility Allowance		Current Allowance	Allowance (Dollar Change)	New Utility Allowance
Eleele Homes				Kapaa				Makani Kai Hale			
1 bedroom	\$76	\$11	\$87	1 bedroom	\$76	\$11	\$87	3 bedroom	\$78	\$14	\$92
2 bedroom	\$84	\$12	\$96	2 bedroom	\$84	\$12	\$96	Makani Kai Hale II			
3 bedroom	\$90	\$13	\$103	3 bedroom	\$90	\$13	\$103	3 bedroom	\$78	\$14	\$92
4 bedroom	\$100	\$14	\$114	4 bedroom	\$100	\$14	\$114	Mayor Wright Homes			
Hale Lualaba				Kauhale Nani				1 bedroom	\$59	\$0	\$59
2 bedroom	\$129	\$0	\$129	1 bedroom	\$149	(\$13)	\$136	2 bedroom	\$65	\$0	\$65
3 bedroom	\$167	\$1	\$168	2 bedroom	\$172	(\$16)	\$156	3 bedroom	\$70	(\$1)	\$69
Hookipa Kahaluu				3 bedroom	\$216	(\$23)	\$193	4 bedroom	\$78	(\$1)	\$77
1 bedroom	\$109	(\$1)	\$108	Kauhale O'Hana				5 bedroom	\$82	\$0	\$82
2 bedroom	\$129	\$0	\$129	3 bedroom	\$70	(\$1)	\$69	Nanakuli Homes			
3 bedroom	\$167	\$1	\$168	Kauhale O'Hana (gas)				3 bedroom	\$106	\$0	\$106
Hui O Hanamaulu				3 bedroom	\$216	(\$23)	\$193	Nani Olu (E)			
1 bedroom	\$76	\$11	\$87	Kauhale O'Hanakahi				1 bedroom	\$156	\$10	\$166
2 bedroom	\$84	\$12	\$96	3 bedroom	\$100	\$6	\$106	Noelani I			
3 bedroom	\$90	\$13	\$103	Kau'ioakalani				1 bedroom	\$156	\$10	\$166
4 bedroom	\$100	\$14	\$114	3 bedroom	\$70	(\$1)	\$69	2 bedroom	\$186	\$13	\$199
Kaahumanu Homes				Kau'ioakalani (gas)				Noelani II			
2 bedroom	\$65	\$0	\$65	3 bedroom	\$203	(\$10)	\$193	3 bedroom	\$242	\$17	\$259
3 bedroom	\$70	(\$1)	\$69	Kawaiahua - Federal				Palolo Homes			
Ka Hale Kahaluu				3 bedroom	\$209	\$10	\$219	1 bedroom	\$123	(\$2)	\$121
1 bedroom	\$108	\$7	\$115	Kealakehe				2 bedroom	\$143	(\$2)	\$141
2 bedroom	\$117	\$7	\$124	1 bedroom	\$108	\$7	\$115	3 bedroom	\$183	(\$2)	\$181
3 bedroom	\$129	\$8	\$137	2 bedroom	\$117	\$7	\$124	4 bedroom	\$219	(\$1)	\$218
4 bedroom	\$140	\$9	\$149	3 bedroom	\$129	\$8	\$137	5 bedroom	\$253	(\$1)	\$252
Kahale Mua - Federal				Kekaha Ha'aheo				Punahale Homes			
3 bedroom	\$217	\$3	\$220	1 bedroom	\$104	\$10	\$114	2 bedroom	\$186	\$5	\$191
Kaimalino				2 bedroom	\$171	\$10	\$181	Puuwai Momi			
1 bedroom	\$84	\$5	\$89	3 bedroom	\$209	\$10	\$219	1 bedroom	\$109	(\$1)	\$108
2 bedroom	\$93	\$5	\$98	Ke Kumu 'Ekolu				2 bedroom	\$129	\$0	\$129
3 bedroom	\$100	\$6	\$106	3 bedroom	\$100	\$6	\$106	3 bedroom	\$167	\$1	\$168
4 bedroom	\$111	\$7	\$118	Koolau Village				4 bedroom	\$204	\$1	\$205
Kalaheo				1 bedroom	\$142	(\$6)	\$136	Salt Lake			
2 bedroom	\$84	\$12	\$96	2 bedroom	\$163	(\$7)	\$156	1 bedroom	\$109	\$14	\$123
3 bedroom	\$90	\$13	\$103	3 bedroom	\$203	(\$10)	\$193	Spencer House			
4 bedroom	\$100	\$14	\$114	4 bedroom	\$241	(\$12)	\$229	2 bedroom	\$65	\$0	\$65
Kalakaua Homes				Kuhio Homes				3 bedroom	\$70	(\$1)	\$69
High Rise				1 bedroom	\$59	\$0	\$59	Wahiawa Terrace			
1 bedroom	\$76	(\$1)	\$75	2 bedroom	\$65	\$0	\$65	1 bedroom	\$91	(\$3)	\$88
Kalakaua Homes				3 bedroom	\$70	(\$1)	\$69	2 bedroom	\$97	(\$3)	\$94
Low Rise				4 bedroom	\$78	(\$1)	\$77	3 bedroom	\$107	(\$4)	\$103
1 bedroom	\$76	(\$1)	\$75	5 bedroom	\$82	\$0	\$82	4 bedroom	\$114	(\$4)	\$110
2 bedroom	\$82	(\$1)	\$81	Lanakila IV				Waimaha-Sunflower			
3 bedroom	\$90	\$0	\$90	1 bedroom	\$163	\$4	\$167	Phase I			
Kalihi Valley Homes				2 bedroom	\$186	\$5	\$191	1 bedroom	\$109	(\$1)	\$108
Non-Modernized Units				3 bedroom	\$226	\$5	\$231	2 bedroom	\$129	\$0	\$129
1 bedroom	\$109	(\$1)	\$108	4 bedroom	\$265	\$6	\$271	3 bedroom	\$167	\$1	\$168
2 bedroom	\$129	\$0	\$129	Lanakila Homes I				Phase II			
3 bedroom	\$167	\$1	\$168	1 bedroom	\$163	\$4	\$167	1 bedroom	\$109	(\$1)	\$108
4 bedroom	\$204	\$1	\$205	2 bedroom	\$186	\$5	\$191	2 bedroom	\$92	(\$1)	\$91
5 bedroom	\$238	\$1	\$239	3 bedroom	\$226	\$5	\$231	Waimaha-Sunflower			
Kalihi Valley Homes				4 bedroom	\$265	\$6	\$271	Phase III			
Modernized Units				Lanakila Homes II				1 bedroom	\$82	\$0	\$82
1 bedroom	\$82	\$0	\$82	1 bedroom	\$163	\$4	\$167	2 bedroom	\$92	(\$1)	\$91
2 bedroom	\$92	(\$1)	\$91	2 bedroom	\$186	\$5	\$191	3 bedroom	\$106	\$0	\$106
3 bedroom	\$106	\$0	\$106	3 bedroom	\$226	\$5	\$231	Waimanalo Homes			
4 bedroom	\$121	\$0	\$121	4 bedroom	\$265	\$6	\$271	2 bedroom	\$163	(\$7)	\$156
5 bedroom	\$132	\$0	\$132	Lanakila Homes IIIA ADA Units				3 bedroom	\$203	(\$10)	\$193
Kamehameha Homes				1 bedroom	\$157	\$7	\$164	4 bedroom	\$241	(\$12)	\$229
1 bedroom	\$142	(\$6)	\$136	2 bedroom	\$180	\$7	\$187	Waimanalo Homes II			
2 bedroom	\$163	(\$7)	\$156	3 bedroom	\$221	\$8	\$229	2 bedroom	\$163	(\$7)	\$156
3 bedroom	\$203	(\$10)	\$193	Lanakila Homes IIIA Standard				3 bedroom	\$203	(\$10)	\$193
Kaneohe Apartments				2 bedroom	\$185	\$6	\$191	4 bedroom	\$241	(\$12)	\$229
1 bedroom	\$109	(\$1)	\$108	Maui I				Waipahu I			
2 bedroom	\$129	\$0	\$129	2 bedroom	\$92	(\$1)	\$91	2 bedroom	\$82	(\$1)	\$81
				3 bedroom	\$106	\$0	\$106	3 bedroom	\$90	\$0	\$90
				Maui II				Waipahu II			
				2 bedroom	\$92	(\$1)	\$91	2 bedroom	\$82	(\$1)	\$81
				4 bedroom	\$121	\$0	\$121	3 bedroom	\$90	\$0	\$90

ALLOWANCES FOR MEDICAL EQUIPMENT

Description	Quantity	Kauai	Oahu	Maui	Molokai	Hilo	Kona
Air conditioner, window type, 10,000 BTU	229 kwh	\$74	\$49	\$67	\$77	\$76	\$76
Oxygen concentrator, 400W	219 kwh	\$71	\$47	\$64	\$74	\$73	\$73
Nebulizer, 75W	5 kwh	\$2	\$2	\$2	\$2	\$2	\$2
Electric hospital bed, 200W	1 kwh	\$1	\$1	\$1	\$1	\$1	\$1
Alternating pressure pad, 70W	51 kwh	\$17	\$11	\$15	\$18	\$17	\$17
Low air-pressure mattress, 120W	88 kwh	\$29	\$19	\$26	\$30	\$30	\$30
Power wheelchair/ scooter, 360W	67 kwh	\$22	\$15	\$20	\$23	\$23	\$23
Feeding tube, 120w	44 kwh	\$15	\$10	\$13	\$15	\$15	\$15
CPAP machine, 30W	9 kwh	\$3	\$2	\$3	\$4	\$4	\$4
Leg Pump	3 kwh	\$1	\$1	\$1	\$1	\$1	\$1

HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Denise M. Wise
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii



Kauai

732742

Revised

NOTICE OF PUBLIC COMMENT

HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES
FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES,
EFFECTIVE AUGUST 1, 2011

NOTICE IS HEREBY GIVEN that pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning August 1, 2011.

The revised rates and allowances as listed below will be made effective on August 1, 2011.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until July 15, 2011 to the:

Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907
Honolulu, Hawaii 96817

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-4691; Neighbor Island residents may call toll free at the numbers listed below:

Kauai 274-3141, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING AUGUST 1, 2011

Note: The new utility allowances have been rounded to the next highest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Eleele Homes			
1 bedroom	\$76	\$11	\$87
2 bedroom	\$84	\$12	\$96
3 bedroom	\$90	\$13	\$103
4 bedroom	\$100	\$14	\$114
Hui O Hanamaulu			
1 bedroom	\$76	\$11	\$87
2 bedroom	\$84	\$12	\$96
3 bedroom	\$90	\$13	\$103
4 bedroom	\$100	\$14	\$114
Kalaheo			
2 bedroom	\$84	\$12	\$96
3 bedroom	\$90	\$13	\$103
4 bedroom	\$100	\$14	\$114
Kapaa			
1 bedroom	\$76	\$11	\$87
2 bedroom	\$84	\$12	\$96
3 bedroom	\$90	\$13	\$103
4 bedroom	\$100	\$14	\$114
Kawailehua - Federal			
3 bedroom	\$209	\$10	\$219
Kekaha Ha'aheo			
1 bedroom	\$104	\$10	\$114
2 bedroom	\$171	\$10	\$181
3 bedroom	\$209	\$10	\$219

ALLOWANCES FOR MEDICAL EQUIPMENT

Description	Quantity	Kauai
Air conditioner, window type, 10,000 BTU	229 kwh	\$74
Oxygen concentrator, 400W	219 kwh	\$71
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$17
Low air-pressure mattress, 120W	88 kwh	\$29
Power wheelchair/scooter, 360W	67 kwh	\$22
Feeding tube, 120w	44 kwh	\$16
CPAP machine, 30W	9 kwh	\$3
Leg Pump	3 kwh	\$1

HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Denise M. Wise
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii

May 12, 2011

342"

Kona

NOTICE OF PUBLIC COMMENT
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES
FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES,
EFFECTIVE AUGUST 1, 2011

NOTICE IS HEREBY GIVEN that pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning August 1, 2011.

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Hawaii Public Housing Authority
 Property Management and Maintenance Services Branch
 P.O. Box 17907
 Honolulu, Hawaii 96817

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-4691; Neighbor Island residents may call toll free at the numbers listed below:

Hawaii: 974-4000, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

SCHEDULE OF UTILITY ALLOWANCES BEGINNING AUGUST 1, 2011

Note: The new utility allowances have been rounded to the next highest dollar.

<u>Property</u>	<u>Current Utility Allowance</u>	<u>Decrease/Increase in Utility Allowance (Dollar Change)</u>	<u>New Utility Allowance</u>
Ka Hale Kahaluu			
1 bedroom	\$108	\$7	\$115
2 bedroom	\$117	\$7	\$124
3 bedroom	\$129	\$8	\$137
4 bedroom	\$140	\$9	\$149
Kaimalino			
1 bedroom	\$84	\$5	\$89
2 bedroom	\$93	\$5	\$98
3 bedroom	\$100	\$6	\$106
4 bedroom	\$111	\$7	\$118
Kauhale O'Hanakahi			
3 bedroom	\$100	\$6	\$106
Kealakehe			
1 bedroom	\$108	\$7	\$115
2 bedroom	\$117	\$7	\$124
3 bedroom	\$129	\$8	\$137
Lanakila IV			
1 bedroom	\$163	\$4	\$167
2 bedroom	\$186	\$5	\$191
3 bedroom	\$226	\$5	\$231
4 bedroom	\$265	\$6	\$271
Lanakila Homes I			
1 bedroom	\$163	\$4	\$167
2 bedroom	\$186	\$5	\$191
3 bedroom	\$226	\$5	\$231
4 bedroom	\$265	\$6	\$271
Lanakila Homes II			
1 bedroom	\$163	\$4	\$167
2 bedroom	\$186	\$5	\$191
3 bedroom	\$226	\$5	\$231
4 bedroom	\$265	\$6	\$271
Lanakila Homes IIIA			
ADA Units			
1 bedroom	\$157	\$7	\$164
2 bedroom	\$180	\$7	\$187
3 bedroom	\$221	\$8	\$229
Lanakila Homes IIIA			
Standard			
2 bedroom	\$185	\$6	\$191
Nani Olu (E)			
1 bedroom	\$156	\$10	\$166
Noelani I			
1 bedroom	\$156	\$10	\$166
2 bedroom	\$186	\$13	\$199
Noelani II			
3 bedroom	\$242	\$17	\$259
Punahele Homes			
2 bedroom	\$186	\$5	\$191

ALLOWANCES FOR MEDICAL EQUIPMENT

<u>Description</u>	<u>Quantity</u>	<u>Hilo</u>	<u>Kona</u>
Air conditioner, window type, 10,000 BTU	229 kwh	\$76	\$76
Oxygen concentrator, 400W	219 kwh	\$73	\$73
Nebulizer, 75W	5 kwh	\$2	\$2
Electric hospital bed, 200W	1 kwh	\$1	\$1
Alternating pressure pad, 70W	51 kwh	\$17	\$17
Low air-pressure mattress, 120W	88 kwh	\$30	\$30
Power wheelchair/ scooter, 360W	67 kwh	\$23	\$23
Feeding tube, 120w	44 kwh	\$15	\$15
CPAP machine, 30W	9 kwh	\$4	\$4
Leg Pump	3 kwh	\$1	\$1

HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Denise M. Wise
 Executive Director
 Hawaii Public Housing Authority
 Department of Human Services
 State of Hawaii



**NOTICE OF PUBLIC COMMENT
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
REVISED UTILITY RATES AND ALLOWANCES
FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE
THEIR OWN UTILITIES, EFFECTIVE AUGUST 1, 2011**

NOTICE IS HEREBY GIVEN that pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning August 1, 2011.

The revised rates and allowances as listed below will be made effective on **August 1, 2011.**

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **July 15, 2011** to the:

Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907
Honolulu, Hawaii 96817

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-4691; Neighbor Island residents may call toll free at the numbers listed below:

Maui 984-2400, ext. 24691 Molokai and Lanai 1-800-468-4644,
ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

**SCHEDULE OF UTILITY ALLOWANCES BEGINNING
AUGUST 1, 2011**

Note: The new utility allowances have been rounded to the next highest dollar.

Property	Current Utility Allowance	Decrease/ Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Kahale Mua - Federal			
3 bedroom	\$217	\$3	\$220
Makani Kai Hale			
3 bedroom	\$78	\$14	\$92
Makani Kai Hale II			
3 bedroom	\$78	\$14	\$92

ALLOWANCES FOR MEDICAL EQUIPMENT			
Description	Quantity	Maui	Molokai
Air conditioner, window type, 10,000 BTU	229 kwh	\$67	\$77
Oxygen concentrator, 400W	219 kwh	\$64	\$74
Nebulizer, 75W	5 kwh	\$2	\$2
Electric hospital bed, 200W	1 kwh	\$1	\$1
Alternating pressure pad, 70W	51 kwh	\$15	\$18
Low air-pressure mattress, 120W	88 kwh	\$26	\$30
Power wheelchair/ scooter, 360W	67 kwh	\$20	\$23
Feeding tube, 120w	44 kwh	\$13	\$15
CPAP machine, 30W	9 kwh	\$3	\$4
Leg Pump	3 kwh	\$1	\$1

HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Denise M. Wise
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii



Oahu

NOTICE OF PUBLIC COMMENT

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) REVISED UTILITY RATES AND ALLOWANCES FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES, EFFECTIVE AUGUST 1, 2011

NOTICE IS HEREBY GIVEN that pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning August 1, 2011.

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Please note that written or oral comments on the revised utility rates or allowances may be submitted until July 15, 2011 to the:

Hawaii Public Housing Authority
Property Management and Maintenance Services Branch
P.O. Box 17907, Honolulu, Hawaii 96817

SCHEDULE OF UTILITY ALLOWANCES BEGINNING AUGUST 1, 2011

Note: The new utility allowances have been rounded to the next highest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Hale Lauima			
2 bedroom	\$129	\$0	\$129
3 bedroom	\$167	\$1	\$168
Hookipa Kahaluu			
1 bedroom	\$109	(\$1)	\$108
2 bedroom	\$129	\$0	\$129
3 bedroom	\$167	\$1	\$168
Kaahumanu Homes			
2 bedroom	\$65	\$0	\$65
3 bedroom	\$70	(\$1)	\$69
Kalakaua Homes			
High Rise			
1 bedroom	\$76	(\$1)	\$75
Kalakaua Homes			
Low Rise			
1 bedroom	\$76	(\$1)	\$75
2 bedroom	\$82	(\$1)	\$81
3 bedroom	\$90	\$0	\$90
Kalihi Valley Homes			
Non-Modernized Units			
1 bedroom	\$109	(\$1)	\$108
2 bedroom	\$129	\$0	\$129
3 bedroom	\$167	\$1	\$168
4 bedroom	\$204	\$1	\$205
5 bedroom	\$238	\$1	\$239
Kalihi Valley Homes			
Modernized Units			
1 bedroom	\$82	\$0	\$82
2 bedroom	\$92	(\$1)	\$91
3 bedroom	\$106	\$0	\$106
4 bedroom	\$121	\$0	\$121
5 bedroom	\$132	\$0	\$132
Kamehameha Homes			
1 bedroom	\$142	(\$6)	\$136
2 bedroom	\$163	(\$7)	\$156
3 bedroom	\$203	(\$10)	\$193
Kaneohe Apartments			
1 bedroom	\$109	(\$1)	\$108
2 bedroom	\$129	\$0	\$129
Kauhale Nani			
1 bedroom	\$149	(\$13)	\$136
2 bedroom	\$172	(\$16)	\$156
3 bedroom	\$216	(\$23)	\$193

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Kauhale O'Hana			
3 bedroom	\$70	(\$1)	\$69
Kauhale O'Hana (gas)			
3 bedroom	\$216	(\$23)	\$193
Kau'iohalani			
3 bedroom	\$70	(\$1)	\$69
Kau'iohalani (gas)			
3 bedroom	\$203	(\$10)	\$193
Koolau Village			
1 bedroom	\$142	(\$6)	\$136
2 bedroom	\$163	(\$7)	\$156
3 bedroom	\$203	(\$10)	\$193
4 bedroom	\$241	(\$12)	\$229
Kuhio Homes			
1 bedroom	\$59	\$0	\$59
2 bedroom	\$65	\$0	\$65
3 bedroom	\$70	(\$1)	\$69
4 bedroom	\$78	(\$1)	\$77
5 bedroom	\$82	\$0	\$82
Maui I			
2 bedroom	\$92	(\$1)	\$91
3 bedroom	\$106	\$0	\$106
Maui II			
2 bedroom	\$92	(\$1)	\$91
4 bedroom	\$121	\$0	\$121
Mayor Wright Homes			
1 bedroom	\$59	\$0	\$59
2 bedroom	\$65	\$0	\$65
3 bedroom	\$70	(\$1)	\$69
4 bedroom	\$78	(\$1)	\$77
5 bedroom	\$82	\$0	\$82
Nanakuli Homes			
3 bedroom	\$106	\$0	\$106
Paloalo Homes			
1 bedroom	\$123	(\$2)	\$121
2 bedroom	\$143	(\$2)	\$141
3 bedroom	\$183	(\$2)	\$181
4 bedroom	\$219	(\$1)	\$218
5 bedroom	\$253	(\$1)	\$252
Puuwai Momi			
1 bedroom	\$109	(\$1)	\$108
2 bedroom	\$129	\$0	\$129
3 bedroom	\$167	\$1	\$168
4 bedroom	\$204	\$1	\$205

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
Salt Lake			
1 bedroom	\$109	\$14	\$123
Spencer House			
2 bedroom	\$65	\$0	\$65
3 bedroom	\$70	(\$1)	\$69
Wahiawa Terrace			
1 bedroom	\$91	(\$3)	\$88
2 bedroom	\$97	(\$3)	\$94
3 bedroom	\$107	(\$4)	\$103
4 bedroom	\$114	(\$4)	\$110
Waimaha-Sunflower			
Phase I			
1 bedroom	\$109	(\$1)	\$108
2 bedroom	\$129	\$0	\$129
3 bedroom	\$167	\$1	\$168
Waimaha-Sunflower			
Phase II			
1 bedroom	\$109	(\$1)	\$108
2 bedroom	\$92	(\$1)	\$91
Waimaha-Sunflower			
Phase III			
1 bedroom	\$82	\$0	\$82
2 bedroom	\$92	(\$1)	\$91
3 bedroom	\$106	\$0	\$106
Waimanalo Homes			
2 bedroom	\$163	(\$7)	\$156
3 bedroom	\$203	(\$10)	\$193
4 bedroom	\$241	(\$12)	\$229
Waimanalo Homes II			
2 bedroom	\$163	(\$7)	\$156
3 bedroom	\$203	(\$10)	\$193
4 bedroom	\$241	(\$12)	\$229
Waipahu I			
2 bedroom	\$82	(\$1)	\$81
3 bedroom	\$90	\$0	\$90
Waipahu II			
2 bedroom	\$82	(\$1)	\$81
3 bedroom	\$90	\$0	\$90

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Denise M. Wise
Executive Director
Hawaii Public Housing Authority
Department of Human Services
State of Hawaii

May 12, 2011 

ALLOWANCES FOR MEDICAL EQUIPMENT		
Description	Quantity	Oahu
Air conditioner, window type, 10,000 BTU	229 kwh	\$49
Oxygen concentrator, 400W	219 kwh	\$47
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$11
Low air-pressure mattress, 120W	88 kwh	\$19
Power wheelchair/ scooter, 360W	67 kwh	\$15
Feeding tube, 120w	44 kwh	\$10
CPAP machine, 30W	9 kwh	\$2
Leg Pump	3 kwh	\$1

May 19, 2011

FOR ACTION

MOTION: To Recommend Approval of the Option to Purchase the Fee Interest at 100% of Fair Market Value of the Banyan Street Manor Property as Set Forth in Section 34 of the Lease Between the City and County of Honolulu and the Hawaii Public Housing Authority (HPHA)

I. FACTS

- A. In May 2009 the Board of Directors authorized the sale of the Banyan Street Manor Apartments, located at 1122 Banyan Street, Honolulu Hawaii (Tax Map Key No. (1) 1-7-031-029
- B. In January 2011, the City and County of Honolulu ("City") informed the HPHA that it will not be extending the existing Banyan Street Manor Apartments ground lease and will not execute an Assignment of Lease.
- C. The City agreed, however, to grant a new ground lease for up to 55 years between the City and the HPHA, and allow a sublease to Banyan Housing LP, the purchaser of Banyan Street Manor Apartments.
- D. On February 17, 2011, the Board of Directors adopted Amended Resolution Nos. 34, 35 and 36 to reflect the revised structure of the Banyan Street Manor Apartments transaction, consisting of the purchase of the improvements by Banyan Housing LP; a new ground lease for up to 55 years between the HPHA and the City; and a sublease between the HPHA and Banyan Housing LP. The attached draft Lease, section 35, previously included a 75% fair market value (FMV) fee option to purchase the subject property.
- E. Thereafter, on March 16, 2011, the Honolulu City Council approved a new 55-year lease with the HPHA, which included a 100% FMV fee option to purchase the property.

II. DISCUSSION

- A. The resolution that authorized the Executive Director to execute any and all contracts and documents related to the sale of Banyan Street Manor Apartments was amended to reflect the revised structure, that the Executive Director will also be entering into a sublease for the property on

behalf of the HPHA and that the HPHA will remain the lessee with the City and County of Honolulu under the Lease.

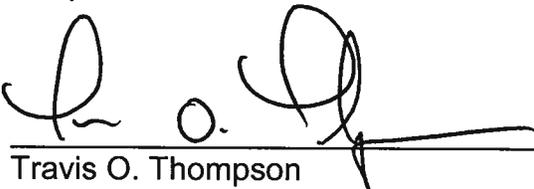
- B. On March 16, 2011, the City Council approval of a new 55-year Lease with the HPHA included in section 34 the fee purchase option at 100% of the fair market value (FMV) of the property, pending HPHA board approval. Section 19 of the Sublease reflects an option for Sublessee to assume Sublessor's rights, which would include the 100% FMV fee purchase option within the Lease.

III. RECOMMENDATION

That the Board of Directors Approve the Option to Purchase the Fee Interest at 100% of Fair Market Value of the Banyan Street Manor Property as Set Forth in Section 34 of the Lease Between the City and County of Honolulu and the Hawaii Public Housing Authority

Prepared by: Denise M. Wise, Executive Director

Adopted:



Travis O. Thompson
Chair

LAND COURT

REGULAR SYSTEM

RETURN BY MAIL PICK-UP TO:

City and County of Honolulu
Department of Community Services
715 South King Street, Suite 311
Honolulu, Hawaii 96813

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

No. of Pages: _____

LEASE

THIS LEASE ("**Lease**") is between the CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, the principal place of business and mailing address of which is Honolulu Hale, 530 South King Street, Honolulu, Hawaii 96813, ("**City**"), and HAWAII PUBLIC HOUSING AUTHORITY, a public body and body politic of the State of Hawaii, the principal place of business and mailing address of which is 1002 North School Street, Honolulu, Hawaii 96817 ("**Lessee**").

Substantially concurrently herewith, the Lessee is entering into that certain Sublease dated _____, 2011 with BANYAN HOUSING LP, a Hawaii limited partnership as sublessee ("**Sublessee**"), recorded at the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as Document Number _____ ("**Sublease**").

In consideration of the respective rights and obligations stated below, the City and Lessee agree as follows:

1. DEMISE AND DESCRIPTION OF PROPERTY. In consideration of the rent to be paid by Lessee and of the terms stated below to be performed by Lessee, the City leases to Lessee, and Lessee accepts, all of the real property located at 1122 Banyan Street, Honolulu, Hawaii 96817 (Tax Map Key No. (1) 1-7-031-029), described "as is", a description of which is in Exhibit A, which exhibit is attached to this Lease and made a part of it ("**Property**"). Certain improvements are constructed thereon, including, without limitation, a four (4) story multi-family residential building containing fifty-five (55) dwelling units, sixty-six (66) parking stalls, recreation and picnic area, central laundry facility and all other structures, driveways, sewer, water, drainage and other utility infrastructure or

improvements (collectively, the "**Improvements**"). The Property and Improvements shall be referred to herein as the "**Project**". Lessee has inspected the Property and finds the Property in good condition and accepts the Property in its present condition.

2. TERM AND RENTAL. To have and to hold the Property together with the rights, including the option to purchase as set forth in Section 34 of this Lease, easements, tenements, privileges, and appurtenances, unto Lessee for the term of fifty-five (55) years commencing on the first day of _____ 2011 ("**Commencement Date**") and expiring on the same date fifty-five (55) years from the Commencement Date, unless terminated earlier as stated below ("**Term**"). Lessee will pay the City rent of ONE and no/100 DOLLARS (\$1.00) per year for the Property. Rent for the full fifty-five (55) year term will be paid in full and in advance upon the commencement of this Lease.

3. QUIET ENJOYMENT. Upon payment of the rent and upon performance of the terms of this Lease by Lessee, Lessee shall peaceably hold and enjoy the Property for the Term without hindrance or interruption by the City or any other person or persons lawfully claiming by, through, or under the City, except as may be stated below.

4. AMENDMENTS TO FACILITATE FINANCING. This Lease and any other documents relating to the Property may be amended to comply with reasonable changes requested by a permanent lender financing the Property, if approved by the City in advance, which approval shall not be unreasonably withheld. It is expressly understood and agreed that the City reserves the right to reject any request for an amendment of this Lease if the proposed amendment will adversely affect the City's rights in the Property.

5. USE AND TRANSFER OF PROPERTY. Lessee covenants and agrees that throughout the Term of this Lease, the Property shall be used for affordable rental housing meeting the requirements set forth herein. During the Term, all dwelling units (other than one (1) manager's unit) on the Property shall be rented and occupied solely by persons or families ("**Qualified Tenant**") whose incomes do not exceed sixty percent (60%) of the median gross yearly income, adjusted for actual household size, for the City and County of Honolulu, Hawaii, as established and amended from time to time by the United States Department of Housing and Urban Development ("**HUD**") pursuant to Section 8 of the United States Housing Act of 1937, as may be amended. The term "Qualified Tenant" is more particularly identified within Exhibit B, attached, incorporated and made an integral part of this Lease. In the event such federal standards are discontinued, median gross yearly income shall be as established by the Hawaii Housing Development and Finance Corporation ("**HHFDC**") for the City and County of Honolulu, Hawaii. For purposes hereof, (i) a vacant unit which was most recently occupied by a Qualified Tenant shall be treated as rented to and occupied by a Qualified Tenant until reoccupied, other than for a temporary period of not more than thirty-one (31) days, at which time the character of such unit shall be redetermined; and (ii) a unit occupied by a tenant who at the commencement of the occupancy qualifies as a Qualified Tenant shall be treated as continuing to be a Qualified Tenant. Occupancy of a unit shall refer to the date that the Tenant has possession of the unit available to him or her and the right to occupy such unit pursuant to a fully executed lease.

City and Lessee hereby covenant and agree that the covenants set forth herein that govern the use and occupancy of the Property shall be and are covenants running with the Property for the Term and shall be binding upon all subsequent owners of the Property for such Term, and are not merely personal covenants of City and Lessee.

Lessee covenants that except as provided in this Lease, it will not sell, assign, convey, sublease, mortgage, encumber, or transfer Lessee's interest in this Lease, or relinquish possession of any portion of the Property, without the prior written consent of the City.

Lessee may, with the City's prior written consent, enter into a contract with third parties to operate and manage the Project. The services provided by an operator/manager ("**Manager**") may fully or partially fulfill the obligations of Lessee stated in this Lease but the acts of a Manager shall not relieve Lessee from its duty to fulfill its obligations stated in this Lease. Notwithstanding the foregoing, Lessee may from time to time without further consent of City, assign this Lease by way of mortgage to any bank, insurance company or other established lending institution as mortgagee, provided that Lessee shall upon execution of such mortgage promptly deliver a true copy of such mortgage to City. Subject to Section 24 of this Lease, the mortgagee of such mortgage shall be liable to perform the obligations herein imposed on Lessee only during the period such mortgagee has possession or ownership of the leasehold estate. Such mortgagee may further assign or transfer (after a foreclosure or a deed in lieu of foreclosure) to a purchaser at a foreclosure sale (other than such mortgagee) without City's consent. Notwithstanding anything to the contrary in this Lease, Lessee shall have the right to sublet units in the Project to residential tenants in the ordinary course of business, subject only to the income restrictions set forth in this Lease, any Use Agreement and any recorded declaration of restrictive covenants recorded against this Lease or the Property. Subject to said Section 24, nothing contained in such mortgage shall release or be deemed to relieve Lessee from the full and faithful performance and observance of Lessee's covenants herein contained or from any liability as determined by a court of competent jurisdiction for the nonobservance or nonperformance thereof, nor be deemed to constitute a waiver of any rights of City hereunder. The term, covenants and conditions of this Lease shall control in case of any conflict with the provisions of such mortgage.

6. PAYMENT OF TAXES AND ASSESSMENTS. Lessee shall pay or cause its Sublessee to pay, before the same become delinquent, all real property taxes and assessments for which the Property is liable during the Term, whether payable by the City or Lessee. Taxes and assessments shall be prorated between the City and Lessee as of the dates of commencement and expiration of the Term. If any assessment is made under any betterment or improvement law which is payable in installments, Lessee shall pay only such installments, together with any interest due, which are due and payable during the Term.

7. PAYMENT OF RATES AND OTHER CHARGES. During the Term, Lessee shall pay or cause its Sublessee to pay before delinquent all charges for electricity, gas,

refuse collection, telephone, sewage disposal, water, and all other utilities or services pertaining to the Property.

8. OBSERVANCE OF LAWS AND COVENANTS. Lessee shall at all times keep the Property in a reasonably clean and sanitary condition, shall observe all laws, ordinances, rules and regulations now or hereafter made by any governmental authority which are applicable to the Property and will observe all covenants and restrictions affecting the Property.

Lessee shall comply with all City, State and Federal laws, rules, and regulations and any amendments thereto including 24 Code of Federal Regulations, Part 8, relating to "Nondiscrimination Based on Handicap in Federal Assisted Programs and Activities of the Department of Housing and Urban Development".

9. REPAIR AND MAINTENANCE. Lessee or its Sublessee shall at all times during the Term, at its own expense repair, maintain, and keep the Property in good order and condition, reasonable wear and tear excepted.

10. IMPROVEMENTS REQUIRED BY LAW. Subject to Section 11 below, Lessee or its Sublessee shall build, maintain, and repair, at its sole expense, all improvements which may be required by law in connection with its use of the Property.

11. CONSTRUCTION OF IMPROVEMENTS. All Improvements shall be owned by Lessee or Sublessee as may be determined by the parties to the Sublease. Lessee shall have the unfettered right, without the further consent or approval of City, to alter, improve and modify the Improvements, and to otherwise remodel, reconstruct, demolish or subtract from the Improvements or construct or place on the Property, buildings or improvements or such additions to or alterations thereof as necessary. In the event that Sublessee does not substantially complete the Rehabilitation Work (as such term is defined in the Sublease), Lessee shall have the right to exercise its remedies under the Sublease (subject to the terms of the Sublease, including, but not limited to, any cure periods or mortgagee protections contained therein) and obtain a new sublessee within one hundred twenty (120) days from the date that the Lessee determines, in its sole discretion, that the Rehabilitation Work was not substantially completed. Such new sublessee shall substantially complete the Rehabilitation Work.

12. WASTE AND UNLAWFUL USE. Lessee will not make or suffer any strip, waste, or unlawful, improper, or offensive use of the Property.

13. INSPECTION. The City and its agents may enter and inspect the Property at all reasonable times during the Term. Subject to the provisions of Sections 9 and 10 above, Lessee shall, at its own expense, repair all defects in the Property within one hundred twenty (120) days after the City gives written notice thereof to Lessee, or shall, if any repair cannot reasonably be completed within one hundred twenty (120) days, commence such repair within that time period and act with diligence until the repair is completed. If Lessee shall fail to commence or complete the repairs within the period

provided above, the City may make such repairs. If the City makes such repairs, Lessee shall pay to the City the cost thereof plus interest at the rate of twelve percent (12%) per annum on demand. The City shall not be responsible to Lessee for any loss or damage that may be caused to the Property or business of Lessee by reason thereof, except for loss and damage caused by and/or resulting from any negligence or omission by the City in performing such repair.

14. AUDITS. All of Lessee's records relating to the Property will be available for examination during normal business hours by the City, HUD, and/or representatives of the Comptroller General of the United States.

15. NEITHER PARTY AGENT, JOINT VENTURER OR PARTNER OF THE OTHER. Neither party hereto shall be construed to be an agent of, or a joint venturer or partner with, the other party.

16. BOND. Before the commencement of construction of any improvement on the Property exceeding \$500,000.00 in costs, Lessee or Sublessee will obtain and deposit with the City, a good and sufficient surety bond naming the City as an additional obligee (and also naming the Lessee as an additional obligee if Sublessee is obtaining said bond), in a penal sum of not less than one hundred percent (100%) of the cost for all labor and materials to be furnished and used for such construction, with a corporate surety authorized to do business in Hawaii guaranteeing (1) the full and faithful performance and completion of the construction contract and (2) completion of the construction free and clear of all mechanics' and materialmen's liens.

17. PROPERTY INSURANCE. During the Term, Lessee or its Sublessee shall be responsible for any and all loss or damage to Lessee's personal property, including all goods, materials, supplies, tools, machinery, equipment, furnishings, or other property, and at Lessee's discretion, may insure such property. Lessee waives any right of recovery against the City for any loss or damage to Lessee's property, except for loss or damage caused by and/or resulting from any negligence or omission by City.

During the Term, the City may, at its own expense and in its sole discretion, keep all buildings now or hereafter erected on the Property, insured against loss or damage by fire with extended coverage. If there is any casualty to the Improvements normally covered by such insurance, the City shall have the sole discretion to determine whether to repair, rebuild, or replace the improvement. The City shall provide written notice to Lessee of such election, at which time Lessee shall, after payment to the City of all accrued rent and unpaid taxes and all other required payments, be relieved of any further obligation hereunder. The City waives any right of recovery against Lessee for any casualty to the Property unless caused, in whole or in part, by the Lessee.

Lessee shall report the occurrence of any loss or damage to the Property to the City as soon as practicable within forty-eight (48) hours after such occurrence.

18. LIABILITY INSURANCE. Lessee, as a sovereignty, is self-insured, and therefore Commercial General Liability insurance, including but not limited to, public liability, property damage, fire, plate glass, and business interruption insurance, is not required. Lessee shall cause its Sublessee to procure and maintain at all times during the term of this Lease any and all insurance required by applicable law, including workers compensation as well as Commercial General Liability insurance covering the project and naming the City, Lessee and the State of Hawaii as additional insureds.

19. CITY'S COSTS AND EXPENSES. Lessee shall pay to the City on demand all reasonable costs incurred by the City in enforcing any of the terms of this Lease, in remedying any breach of the terms of this Lease by Lessee, in recovering possession of the Property, in collecting any delinquent rent, taxes or other charges hereunder payable by Lessee, or in connection with any litigation commenced by or against Lessee to which the City shall be made a party without any fault on its part.

20. LIENS. Lessee or its Sublessee will keep the Property free of all liens and encumbrances arising out of its activities. Should any such lien or encumbrance attach to the Property then: (a) Lessee shall immediately notify the City of such attachment, and (b) Lessee shall pay the claim and cause the same to be satisfied and discharged of record, and if Lessee shall not pay the same and cause it to be satisfied and discharged of record promptly, City may, at its option, pay the same and any amount paid by the City shall become immediately due and payable by Lessee to City as additional rent.

21. SURRENDER. At the end of the Term, Lessee will peaceably deliver up to the City possession of the Property and all Improvements in good condition except for reasonable wear and tear, free and clear of encumbrances which were placed on the Property during the Term, which shall include, without being limited to, all claims, liens, charges or liabilities as determined by a court of competent jurisdiction.

22. CONDEMNATION. In case at any time or times during the Term, the Property or any part thereof shall be required, taken, or condemned by any authority having the power of eminent domain, then and in every such case the estate and interest of Lessee in the Property so required, taken or condemned shall at once cease and terminate. All compensation and damages payable for and attributable to the Property or portion thereof shall be payable to and be the sole property of City. All compensation and damages payable for and attributable to the Improvements shall be payable to and be the sole property of Lessee or Sublessee, whichever entity owns the Improvements.

23. TRANSFER BY CITY. City may transfer, assign, or sell this Lease, or any interest in this Lease or the Property, at any time, with prior notice to Lessee, subject to Lessee's right of first refusal as described within this Section 23. Within one hundred twenty (120) days of written notice by Lessor, Lessee shall have the right, but not the obligation, to exercise its right of first refusal. If Lessee does not elect to exercise its right of first refusal, then City may commence such transfer, assignment or sale of this Lease, and City shall be released of liability hereunder, except for any liability that shall survive the termination of this Lease as may be provided herein. Notwithstanding any transfer,

assignment or sale of this Lease by the City, Lessee does not waive the option to purchase described in Section 34 below; such option shall be preserved and maintained within the Lease until it is exercised. Lessee shall attorn to the transferee, assignee, or purchaser, and shall perform all obligations required to be performed by Lessee under this Lease after the date Lessee is notified of the transfer, assignment, or sale, as though the transferee, assignee or purchaser was the original lessor named in this Lease.

24. PROTECTION OF MORTGAGEE. Notwithstanding anything in this Lease to the contrary, the following provisions will apply:

a. This Lease shall not be amended, altered, modified or rescinded by City and Lessee, prior to the expiration of the term of any mortgage authorized under this Lease, without the prior written consent of the mortgagee. If such a mortgage is in effect, this Lease may be terminated only in accordance with the provisions of this Section 24.

b. City shall serve Lessee with written notice of any notice of default with respect to the provisions of this Lease (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 City. No notice by City to Lessee shall be deemed to have been duly given hereunder, and City is not entitled to exercise its remedies for any default, unless and until a copy thereof has been so served upon the mortgagee. Further, the City shall forward copies of any notice it sends to Lessee, other than rent and other periodic billing notices, to the mortgagee.

c. If Lessee is in default hereunder, and Lessee 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 24.c, and the City shall accept such performance by or at the instigation of the mortgagee as if the same had been done by Lessee. The mortgagee shall have one hundred twenty (120) days from the time the mortgagee receives written notice from the City that Lessee has not cured such default within the time period provided for Lessee to cure such default. The mortgagee shall be deemed to have cured any default on the part of Lessee in the performance of work required to be performed, or acts to be done or conditions to be remedied, if in good faith, steps have been commenced promptly by Lessee, 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 Lease 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, the City

must waive the default. City will not terminate the Lease as a result of status or other Lessee defaults that are not capable of being cured by the mortgagee, provided that the mortgagee continues to pay rent to the City.

d. In the event of any default of Lessee 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 City shall not take any action to effect a termination of this Lease 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 Property and the interests of Lessee under this Lease 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 Lessee's bankruptcy, (c) obtain the appointment of a receiver, (d) institute and complete foreclosure proceedings or otherwise sell or acquire Lessee's interest in the Property and in this Lease, 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 the City upon the completion of foreclosure or such sale or acquisition of Lessee'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 Lease.

e. The mortgagee shall not become personally liable under the agreements, terms, covenants or conditions of this Lease, 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 lease as provided below. Any liability of the mortgagee and its assigns to the City shall be limited to the value of the mortgagee's interest in the leasehold interest and fee interest. Upon transfer of title of the leasehold estate to the mortgagee or purchaser at a foreclosure sale or by deed in lieu of foreclosure (or granting of a new lease as provided below), the mortgagee or new lessee shall succeed to all rights of Lessee including, without limitation, rights, if any, to extend the term or purchase the Property without the joinder of Lessee.

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 Lessee) this Lease or any succeeding lease made pursuant to the provisions of this Section 24 is terminated prior to its stated expiration date, the City will enter into a new lease with the mortgagee, or, if there is more than one mortgage, then with the mortgagee entitled under Subsection 24.f(ii), for the remainder of the Term, effective as of the date of such termination, at the rent and upon the covenants, agreements, terms, provisions and limitations contained in this Lease. Sublessee shall indemnify the City from and against any claims, actions, lawsuits or proceedings directly arising out of or attributable to the City's determination of the mortgagee that is entitled to a new lease in accordance with this Section 24. The new lease issued in accordance with this Section 24.f shall have the same relative priority in time and rights as this Lease. The

City shall issue the new lease, provided:

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

(ii) if the mortgagee makes a written request upon the City in accordance with the provisions of Subsection 24.f(i), the new lease shall be delivered to the mortgagee requesting such new lease 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 lease in accordance with the provisions of Subsection 24.f, all subleases and other agreements with sub-lessees or others which theretofore may have been deemed transferred to the City shall thereupon be deemed transferred without recourse by the City to the mortgagee, as the new lessee.

h. No merger of the fee interest with the leasehold interest under any circumstances (whether voluntary or involuntary or effected by the City or Lessee) will result in the termination of the Lease, 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 Lease from the City at any time. Upon the mortgagee's written request, the City will supply the mortgagee with an estoppel certificate providing, among other things:

(i) A confirmation that the City consents to the mortgagee's leasehold mortgage;

(ii) Identifying the terms of the Lease;

(iii) Identifying all of the documents that evidence the Lease;

(iv) Certifying that there have been no unapproved changes or modifications to the Lease;

(v) Certifying that this Lease 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 Lease;

(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 Lease.

j. The City is prohibited from subsequently mortgaging its leasehold or fee interest in the Property unless such mortgage is expressly subordinated to Lessee's leasehold interest in the Property. Lessee or its Sublessee is prohibited from subordinating its leasehold interest in the Property and its interests in subleases and subrents to any subsequent mortgage of the leasehold or fee interest in the Property by the City.

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

(i) Right of Lessee to treat the Lease as terminated in the event of the City'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 Lessee to amend, modify, restate, terminate, surrender or cancel the Lease.

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

l. To the extent this Lease contains an option to renew the Lease and/or an option to purchase the fee interest in the Property, mortgagee shall have the right to receive notice of Lessee's failure to exercise such option, if such option terminates. For thirty (30) days after the date mortgagee receives such notice, mortgagee shall have the right to exercise such option itself. In the event such purchase option is exercised, the leasehold mortgage shall become a first lien on the fee interest in the Property.

m. Notwithstanding anything in this Lease to the contrary:

(i) In the event of damage, destruction or condemnation of the Improvements, this Lease shall not be terminated, and City shall not receive any insurance proceeds relating thereto until the Improvements are restored or the leasehold mortgage is paid in full;

(ii) The mortgagee shall have the right to fully participate in the adjustment of losses as to any casualty insurance proceeds; and

(iii) Payment of hazard insurance proceeds from policies procured by Lessee shall be made to the mortgagee or an independent trustee acceptable to the mortgagee and shall be used to restore the Improvements. Insurance proceeds that remain after restoration is completed shall be paid to Lessee (subject to the mortgagee's lien). Lessee's obligation to rebuild or restore the Improvements shall be limited to the amount of available insurance proceeds.

25. DEFAULT. Lessee shall be in default of its obligations under this Lease upon occurrence of any of the following events (hereinafter called "**events of default**"):

a. Failure to Pay Rent. Lessee's failure to pay rent or other charges required to be paid by Lessee under this Lease within ten (10) days of its due date; or

b. Failure to Comply. Lessee's failure to comply with any other provision of this Lease which Lessee is obligated to comply with within one hundred twenty (120) days of written notice from City to Lessee of such non-compliance, provided that if the cure cannot be completed within one hundred twenty (120) days, then so long as Lessee has commenced the action to comply and diligently prosecutes the same, Lessee shall not be in default; or

c. Abandonment. Lessee's abandonment of the Property, for a period of thirty (30) consecutive days or more; or

d. Assignment to Creditors. Lessee's assignment of this Lease for the benefit of creditors, except as allowed in Section 5 of this Lease; or

e. Writ of Execution. Lessee's interest in this Lease, or any interest in it, being taken under a writ of execution; or

f. Bankruptcy. Lessee's seeking voluntarily or the filing of an involuntary bankruptcy against Lessee, seeking the protection of the bankruptcy laws of the United States or any similar law for the relief of debtors; or

g. Breach of Covenant. Lessee's breach of any covenant, promise or representation herein contained and the continuance of such breach for a period as specified and as set forth in Section 27 of this Lease; or

h. Misrepresentation. Any material representation of Lessee contained herein or any material representation to City concerning the financial condition or credit standing of either Lessee or any party ("**Guarantor**") obligated to City under any agreement guaranteeing performance of any of the obligations of Lessee referred to herein proves to be false or misleading.

26. REMEDIES.

a. Interest and Late Payment Charge. If Lessee shall be delinquent in payment of the rent or the payment of any other charge required to be paid by Lessee under this Lease, Lessee shall pay, with each overdue payment, interest on the overdue payment at the rate of twelve percent (12%) per year. In addition to interest, Lessee shall also pay to City a late fee equal to five percent (5%) of the overdue payment to cover City's administration costs of processing such overdue payment.

b. Remedies Upon Default. Upon occurrence of any event of default, City may exercise any of the following remedies:

(i) Re-entry: Termination. City may elect to terminate this Lease,

but only by specific written notice of its election to Lessee, and may terminate the rights of Lessee to this Lease and the Property, and may reenter the Property to take possession of it;

(ii) Cure. City may but shall not be obligated to cure any event of default and to charge Lessee for the cost of affecting such cure.

c. Exercising City's Remedies. Upon City exercising any of its above-listed remedies, Lessee agrees to the following:

(i) Removal of Persons and Property. If City reenters the Property, it may remove all persons from the Property by any lawful means available. City may also remove all property of Lessee from the Property, and may enforce its right against that property, or may store the property at the expense of Lessee, or may dispose of the property if Lessee does not reclaim the property within thirty (30) days after City has reentered the Property.

(ii) No Termination. City's re-entry into the Property or its action to obtain possession of the Property shall not be deemed to constitute a termination of this Lease, or a termination of Lessee's obligation to pay rent or any other charge required to be paid by Lessee under this Lease, or a termination of any other obligation of Lessee under this Lease.

(iii) Reletting. If City elects to relet the Property to a replacement Lessee and only upon terminating this Lease, City may enter into an agreement with the replacement Lessee for such rent and on such terms as City in its sole discretion deems appropriate. City may repair or alter the Property to suit the purposes of the replacement Lessee or to enable City to relet the Property or any portion of the Property.

(iv) Application of Rent. City shall apply the rent and other payments received from the replacement Lessee, in the following order and priority: (1) to the reasonable costs incurred by City to recover possession of the Property; (2) to reasonable costs incurred by City to relet the Property, including but not limited to repairs and alterations; (3) to the unpaid rent and other payments required to be paid by Lessee under this Lease. If there shall be a surplus, City may retain such surplus to pay subsequent amounts which may have become due and payable by Lessee under this Lease prior to reletting the Property. If there shall be any surplus at the termination of this Lease, City shall pay such surplus to Lessee upon reletting the Property.

(v) Legal Action. City may initiate legal action against Lessee at any time to recover amounts owed to City under this Lease, even though such action is initiated prior to termination of this Lease or prior to a final determination of amounts owed to City by Lessee. Initiating an action pursuant to this provision shall not be deemed a termination of this Lease and shall not preclude City from initiating subsequent actions against Lessee to recover any amounts due from Lessee.

(vi) Additional Remedies. If City terminates this Lease, then in addition to any other remedy available to City, City may recover from Lessee either (1) all damage sustained by City as a result of Lessee's default as determined by a court of competent jurisdiction, and (2) the amount by which the total rent and other amounts payable for the remainder of the term of this Lease exceed the rent that City can be expected to receive for the Property for such period, together with the costs of recovering possession of the Property, the anticipated costs of reletting the Property.

(vii) Remedies Cumulative. The remedies available to the City are cumulative and not exclusive, and the exercise of any remedy by City shall not preclude its exercise of any other available remedies.

(viii) Costs. City shall be entitled to recover from Lessee reasonable costs incurred by City in enforcing any provision of this Lease by which Lessee is required to comply.

27. LESSEE'S RIGHT TO CURE. Lessee or its Sublessee shall have the right to cure any default under this Lease within the time specified, and in the absence of a time specified, then within at least ninety (90) days from Lessee's receipt of written notice of default from City.

28. SURRENDER: HOLDING OVER.

a. Surrender. Upon expiration or earlier termination of this Lease, Lessee or its Sublessee shall have the right, but not the obligation, to remove any and all Improvements, additions and fixtures from the Property. If such right is not elected, then Lessee or its Sublessee shall vacate and surrender the Property to City, together with all such improvements, additions and fixtures then on the Property in "as is" condition. Lessee shall remove all of its personal property before surrendering the Property and shall repair any damage to the Property caused thereby. Lessee's obligation to observe or perform this covenant shall survive the expiration or other termination of the term of this Lease. Personal property is defined as inventory, operating equipment or other property not affixed to the Property.

b. Failure to Restore. If Lessee fails to complete the removal and the restoration in the manner and within the time specified, City may complete such removal and restoration in which event Lessee shall reimburse City for reasonable costs incurred by City after written notice to Lessee by City of the amount due.

c. Holding Over. If Lessee remains in possession of the Property after the expiration or earlier termination of this Lease without the consent of City, Lessee shall pay City two times the Rent payable by Lessee at the expiration or earlier termination of this Lease. Acceptance of rent or other payments by City from Lessee during any holdover period shall not be deemed to create a new tenancy in favor of Lessee. City may initiate action against Lessee at any time to recover possession of the Property, and to recover all damages sustained by City as a result of Lessee's wrongful holdover as determined by a

court of competent jurisdiction.

29. DISSOLUTION OF LESSEE. In the event of the corporate dissolution of Lessee, the City may terminate this Lease.

30. HAZARDOUS SUBSTANCES. Lessee or its Sublessee shall not cause, permit, or allow the storage, use, escape, disposal or release of any hazardous substances or materials in or about the Property by Lessee, Lessee's agents, employees, contractors, invitees or licensees, except in full compliance with all hazardous materials laws. Hazardous substances and materials shall include those described in the Hazardous Materials Laws. "Hazardous Materials Laws" shall include, but not be limited to, the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601 et seq., the Resource Conservation and Recovery Act, as amended, 42 USC Section 6901 et seq., the Hazardous Materials Transportation Act, the Clean Water Act, the Clean Air Act, the Toxic Substances Control Act and the Safe Drinking Water Act, the Hawaii Environmental Response Law, Hawaii Revised Statutes Chapter 128D, as well as any similar state and local laws and ordinances and regulations now or hereafter adopted, published and/or promulgated pursuant thereto as the same may be amended from time to time. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any storage, presence or release of hazardous substances or materials, then the reasonable costs thereof shall be reimbursed by Lessee or Sublessee to the City upon demand as additional charges if such requirement applies to the Property. In addition, Lessee or Sublessee shall execute affidavits, representations and the like from time to time at the City's request concerning Lessee's or Sublessee's best knowledge and belief regarding the presence of hazardous substances or materials on the Property. In all events, Lessee shall cause its Sublessee to provide environmental indemnity to defend, indemnify and hold harmless the City, its employees, agents, successors and assigns from and against any claims, demands, actions, lawsuits, proceedings, losses, damages, liabilities, fines, penalties, judgments, awards, costs and expenses directly or indirectly arising out of or attributable to the use, generation, manufacture, treatment, handling, refining, production, processing, storage, release, threatened release, discharge, disposal, removal or presence of hazardous substances or materials on or under or about the Property by Lessee and Sublessee or attributable to Lessee and Sublessee including, but not limited to any damages, the cost of clean up or detoxification of the Property and the preparation and implementation of any closure or remedial or other required plans and all reasonable costs and expenses incurred by the City in connection with such items including, but not limited to, attorneys' fees and costs. The foregoing covenants shall survive the expiration or earlier termination of this Lease.

31. ADA COMPLIANCE. As between the City and Lessee, Lessee or its Sublessee shall be responsible for ensuring that the Property, all alterations and Improvements in the Property, and Lessee's use and occupancy of the Property complies with the requirements of the Americans with Disabilities Act of 1990 (42 U.S.C. 12181, et seq.), and all regulations promulgated thereunder, and all amendments, revisions or modifications thereto now or hereafter adopted or in effect therewith (the "ADA").

However, Lessee or its Sublessee shall not make any such alterations or improvements except in accordance with the provisions of Sections 11 and 16 of this Lease.

32. SEXUAL HARASSMENT POLICY FOR EMPLOYER HAVING A CONTRACT WITH THE CITY. All entities having a contract with the City (referred to in this Section as a “**Contractor**”) must comply with City Ordinance 93-84 on sexual harassment. All Contractors shall have and enforce a policy prohibiting sexual harassment. The Contractor’s sexual harassment policy must set forth the same or greater protection than those contained or required by the ordinance. The ordinance is applicable to the Contractor’s business and includes the following:

- a. Prohibitions against an officer’s or employee’s sexual harassment of the following:
 - (i) Another officer or employee of the employer;
 - (ii) An individual under consideration for employment with the employer; or
 - (iii) An individual doing business with the employer;
- b. A provision prohibiting a management or supervisory officer or employee from knowingly permitting a subordinate officer or employee to engage in the sexual harassment prohibited under Subdivision a of the ordinance;
- c. A prohibition against retaliation towards an officer, employee, or individual who has complained of sexual harassment, conducted an investigation of a complaint, or acted as a witness during an investigation of a complaint;
- d. A prohibition against a malicious false complaint of sexual harassment by an officer, employee, or individual;
- e. Provisions allowing an officer, employee, or individual to make a sexual harassment complaint to an appropriate management, supervisory, or personnel officer or employee;
- f. Procedures for investigating a sexual harassment complaint in an unbiased, fair, and discreet manner with appropriate safeguards to maintain confidentiality and protection from embarrassment;
- g. A provision requiring the use of the “reasonable person of the same gender standard,” to determine if sexual harassment has occurred. Under the standard, sexual harassment shall be deemed to have occurred if the alleged offender’s conduct would be considered sexual harassment from the perspective of a reasonable person of the same gender as the alleged victim. If the alleged victim is a woman, the “reasonable

person of the same gender standard” shall be equivalent to and may be called the “reasonable woman standard;”

h. Disciplinary action which may be imposed on an officer or employee who committed a prohibited act; and

(i) For a Contractor with at least five (5) employees, a provision requiring the annual viewing of a video on the sexual harassment policy by each management or supervisory officer or employee.

The policy required under this Section shall be in effect for at least the duration of the Contractor’s contract with the City. The action of the bidder or proposer in submitting its bid, proposal or signing of the contract shall constitute its pledge and acceptance of the provisions for the sexual harassment policy as required by City Ordinance 93-84. City Ordinance 93-84 is on file and available for viewing in the Purchasing Division. Contractors needing a copy must pick up the copy from the Office of the City Clerk, Room 203, City Hall, 530 South King Street, Honolulu, Hawaii, 96813.

33. MISCELLANEOUS PROVISIONS.

a. Amendment. The provisions of this Lease may be amended only by each party executing a subsequent written amendment which states each amended provision.

b. Applicable Law. The provisions of this Lease shall be interpreted in accordance with the law of the State of Hawaii as that law is construed and amended from time to time.

c. Authorization. City and Lessee mutually represent that the individuals executing this Lease are authorized to do so. Lessee further represents that there are no restrictions, agreements, or limitations on its right or ability to enter into and perform the terms of this Lease.

d. Binding Effect. Upon its execution by each party, this Lease shall become binding and enforceable according to its provisions. The rights and obligations of each party named in this Lease shall bind and inure to the benefit of each party, respectively, and the respective heirs, personal representatives, successors, and assigns of each party.

e. City’s Right to Amend. Any provision herein to the contrary notwithstanding, during the term of this Lease, the City reserves the right, at any time, to amend this Lease in order to assure compliance with all HUD, City and County of Honolulu, State of Hawaii and other federal statutes, laws and regulations. All such amendments shall be within the general scope of this Lease and comply with the requirements of Subsection 33.a of this Lease. The City shall provide all such amendments in writing to the Lessee. The Lessee agrees that it shall take any and all reasonable steps to comply with

such amendments.

f. Consent: Subsequent Agreement. If a subsequent consent required of any party by the provisions of this Lease is requested by a party, it shall not be unreasonably withheld by the party to whom the request is made.

g. Construction. Each party named in this Lease acknowledges and agrees that (i) each party is of equal bargaining strength; (ii) each party has actively participated in the negotiation and preparation of this Lease; (iii) each party has consulted with their respective legal counsel and other professional advisors as each party has deemed appropriate; (iv) each party and the party's legal counsel and advisors have reviewed this Lease; and (v) each party has agreed to be bound by the terms stated in this Lease following its review and obtaining advice.

h. Counterparts. This Lease may be executed by the parties in counterparts. The counterparts executed by the parties named in this Lease and properly acknowledged, if necessary, taken together, shall constitute a single Lease.

i. Dates. If any dates stated in this Lease fall on a Saturday, Sunday, or legal holiday, such date shall be the next following business day.

j. Defined Terms. Certain terms where they initially are used in this Lease are set off by quotation marks enclosed in parentheses and are subsequently capitalized. Those designated terms shall have the same meaning throughout this Lease, unless otherwise specifically stated or clearly inappropriate in the context.

k. Force Majeure. If any party is prevented from performing its obligations stated in this Lease by any event not within the reasonable control of that party, including, but not limited to an act of God, public enemy, or war, fire, an act or failure to act of a government entity (except on the part of the City), unavailability of materials, or actions by or against labor unions, it shall not be in default in the performance of its obligations stated in this Lease. PROVIDED, HOWEVER, any party delayed by such an event shall request an extension of time to perform its obligations stated in this Lease by notifying the party to which it is obligated within ten days following the event. If the notified party agrees that the event was the cause of the delay, the time to perform the obligations stated in this Lease shall be extended by the number of days of delay caused by the event. If the required notice is not given by the delayed party, no time extension shall be granted.

l. Gender: Number. In this Lease, the use of any gender shall include all genders and the use of any number in reference to nouns and pronouns shall include the singular or plural, as the context dictates.

m. Independent Contractor/Non-Agency. The parties acknowledge that Lessee is an independent contractor, and neither party hereto is a partner, agent and/or employee of the other.

n. Integration. This Lease contains all of the provisions of the agreement between the parties pertaining to the subject matter stated in this Lease. Each party acknowledges that no person or entity made any oral or written representations on which a party has relied as a basis to enter into the agreement stated in this Lease which is not included as a provision in it.

o. Legal Action and Fees. In the event of any controversy, claim or dispute between the parties hereto arising out of or relating to this Lease, each party shall bear its own costs, including attorney's fees.

p. No Drafter. No party shall be deemed to have drafted this Lease. No provision stated in this Lease shall be construed against any party as its drafter.

q. No Offer. The provisions stated in this Lease shall not bind any party until each party has executed it. The mere delivery of this Lease is not an offer.

r. No Obligations to Third Parties. Unless there is a provision stated in this Lease to the contrary, the execution and delivery of this Lease shall not confer rights on any person or entity except the parties or obligate the party to any person or entity except another party.

s. No Waiver. No consent or waiver, expressed or implied, by either party to or of any breach or default by the other party in the performance of its obligations hereunder, shall be valid unless in writing. No such consent or waiver shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other party of any other obligations of such party hereunder. The failure of any party to declare the other party in default shall not constitute a waiver by such party of its rights hereunder, irrespective of how long such failure continues.

t. Notice. Any notice required or permitted by the provisions of this Lease to be given by a party to any other party, shall be written and either shall be delivered personally or mailed postage prepaid by certified mail, return receipt requested, to each other party at the address and to the person designated below. No other method of notice shall be effective.

- (i) CITY AND COUNTY OF HONOLULU:
Department of Community Services
715 South King Street, Suite 311
Honolulu, Hawaii 96813
Attention: Director
- (ii) HAWAII PUBLIC HOUSING AUTHORITY
1002 North School Street
Honolulu, Hawaii 96817
Attention: Executive Director

(iii) PNC MULTIFAMILY MORTGAGE LLC
26901 Agoura Road, Suite 200
Calabasas Hills, California 91301

u. Paragraph Titles. The titles of provisions stated in this Lease are included only for the convenience of the parties. They shall not be considered in the construction of the provisions stated in this Lease.

v. Required Actions by the Parties. Each party named in this Lease agrees to execute the Lease and to diligently undertake the acts necessary to consummate the transaction contemplated by this Lease. Each party shall use its best efforts to consummate the transaction contemplated by this Lease.

w. Severability. If any provision stated in this Lease subsequently is determined to be invalid, illegal, or unenforceable, that determination shall not affect the validity, legality, or enforceability of the remaining provisions stated in this Lease unless that effect is made impossible by the absence of the omitted provision.

x. Successors and Assigns. This Lease shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto (as permitted pursuant to the provisions of this Lease).

y. Survival. Any representation stated in this Lease made by a party shall survive the termination of the agreement stated in this Lease, unless otherwise specifically stated.

z. Time is of the Essence. Time is of the essence with respect to Lessee's obligations under this Lease.

34. Option to Purchase Fee Interest. Lessee shall have the option to purchase the fee interest in the Property from the City, as provided herein. This option may be exercised at any time after the commencement of the Lease by Lessee giving the City written notice of the exercise of this option. This option will terminate upon the expiration or earlier termination of this Lease. If the Lessee delivers the City notice of the exercise of this option, the following terms shall govern Lessee's purchase:

a. Purchase Price. The purchase price shall be one hundred percent (100%) of the fair market value of the Property unencumbered by this Lease (not including any Improvements, personal property or fixtures), but taking into account any other encumbrances on the fee interest at the time of purchase, including, but not limited to declarations of restrictive covenants and use agreements as well as any affordable housing use agreement or Affordable Housing Use restrictive covenant described in Subsection 34.e below ("**Purchase Price**") as such Purchase Price is determined by mutual agreement between the City and Lessee. If, however, the parties do not agree upon the fair market value, the fair market value will be determined by appraisal as set forth in this Section 34.

b. Appraisal. If the City and Lessee are unable to agree on the fair market value of the Property, the fair market value shall be determined by three (3) qualified real estate appraisers each of whom shall be a real estate appraiser who shall be duly licensed in the State of Hawai'i and who shall be a member of the American Institute of Real Estate Appraisers ("MAI") or of the Society of Real Estate Appraisers ("SRA") or any successor to either of such organizations. To invoke appraisal, the City or Lessee shall name one (1) such appraiser and give written notice thereof to the other party to name an appraiser, and in case the second party shall fail to do so within ten (10) days after such notice of the appointment of the first appraiser, the party naming the first appraiser may apply to any person then sitting as a judge of the First Circuit Court of the State of Hawai'i for appointment of a second appraiser, and the two appraisers thus appointed in either manner shall appoint a third appraiser, and in case of their failure to do so within ten (10) days after appointment of the second appraiser, either party may have the third appraiser appointed by such judge, and the three appraisers so appointed shall proceed to determine the matter or matters in question. The City and Lessee hereby waive any legal and factual objections as to either of the first two appraisers who shall have been selected by the City and Lessee, respectively, and to otherwise disqualify such appraisers. The decision of such appraisers or a majority of them shall be final, conclusive and binding on both parties hereto, unless the same shall be modified, vacated or corrected in accordance with Chapter 658A, Hawai'i Revised Statutes, as the same may be amended from time to time. The process or method of appraisal shall be that receiving general acceptance among competent, experienced and recognized appraisers in the field of real estate valuation in the State of Hawaii. The City and Lessee each shall pay one-half (1/2) of all proper costs and expenses of such appraisal other than attorneys' and witnesses' fees which shall be paid by the party incurring them. Any such appraisal shall be conducted in accordance with the commercial rules of arbitration of the American Arbitration Association then in effect.

c. Additional Fee. In addition to the Purchase Price, Lessee shall pay to the City the sum of FIVE THOUSAND TWO HUNDRED SIXTY-ONE and 64/100 DOLLARS (\$5,261.64), which was paid by the City to the original developer for the Property as described in that certain Agreement dated October 5, 1973 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 11366 at Page 189.

d. Closing. The purchase of the fee interest shall close within sixty (60) days of the issuance of the decision of the appraisers described in Subsection 34.b. The Purchase Price shall be paid in cash. The City and Lessee each shall pay one-half (1/2) of all closing costs.

e. Affordable Housing Use. Notwithstanding the exercise of the option and the closing of the fee purchase transaction, the Property shall remain subject to a continuing requirement that it be used for affordable housing for persons whose incomes do not exceed the amount set forth in Section 5 hereof. Prior to the closing of the fee purchase transaction, if there is not already an affordable housing use agreement or restrictive covenant recorded against the fee interest, City and the Lessee shall agree upon and record a use agreement or declaration of restrictive covenants, which shall incorporate the affordable housing provisions which are contained in this Lease and which are

recorded against the Lease.

35. SUBLESSEE AND SUBLESSEE'S LIMITED PARTNER CURE. Sublessee or Sublessee's limited partner shall have a right to cure an event of default on behalf of the Lessee, as described in Section 24. A cure by any limited partner of Sublessee shall be deemed a cure by Sublessee and shall be accepted or rejected by the City as if such cure was made or tendered by the Sublessee. City shall serve Sublessee or any limited partner of Sublessee with written notice of any notice of default with respect to the provisions of this Lease (including any monetary default) at the same time as it serves a copy of such notice to Lessee and mortgagee, by registered mail, addressed to the Sublessee at 116 Hekili Street, Kailua, Hawaii 96734 and to the Sublessee's limited partner at Alliant Tax Credit 61, LLC, 21600 Oxnard Street, Suite 1200, Woodland Hills, California 91367, Attn: Brian Goldberg or such other address as the Sublessee or Sublessee's limited partner shall inform City. No notice by City to Lessee shall be deemed to have been duly given hereunder, and City is not entitled to exercise its remedies for any default, unless and until a copy thereof has been so served upon the Sublessee and Sublessee's limited partner.

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE FOLLOWS]**

THE CITY AND COUNTY OF HONOLULU and HAWAII PUBLIC HOUSING AUTHORITY have executed this Lease on _____, 20_____.

APPROVED AS TO FORM AND LEGALITY: CITY AND COUNTY OF HONOLULU

By _____
Deputy Corporation Counsel
City and County of Honolulu

By _____
Name _____
Its _____

APPROVAL RECOMMENDED:

By _____
Director of Community Services

APPROVED AS TO FORM:

HAWAII PUBLIC HOUSING AUTHORITY

By _____
Deputy Attorney General

By _____
Name _____
Its _____

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.

(Stamp or Seal)

Notary Public, State of Hawaii

Print Name: _____

My commission expires: _____

Date: _____	# of Pages: _____
Name: _____	Circuit _____
Doc. Description: _____	

(Stamp or Seal)	
Notary Signature _____	Date _____
NOTARY CERTIFICATION	

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

(Stamp or Seal)

Print Name: _____
My commission expires: _____

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

Exhibit A

Property Description

All of that certain parcel of land (being portion 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. |

Exhibit B

Qualified Tenant Definition

A "Qualified Tenant" is a member of the general public who qualifies as a Low-Income Tenant (or otherwise qualifies for occupancy of the low-income units) under the applicable election specified in Section 42(g) of the Internal Revenue Code. The Lessee or its Sublessee shall not refuse to lease to a holder of a voucher or certificate of eligibility as defined under section 8 of the United States Housing Act of 1937 because of the status of the prospective tenant as a holder of such voucher.

Executive Director's April/May 2011 Board Status Report

Accomplishments

Agency-Wide:

- Kuhio Park Terrace (KPT) mixed finance transaction closed on May 12, 2011 and the ownership of the Towers. This project began in 2008. The sale of the two KPT Towers represents the culmination of the agency's past year's work in negotiating contracts and agreements. There are still operational details in process and staff is working with all parties to ensure a smooth transition.
- HPHA will also close the transaction on Banyan Street Manor the week of May 16th. This transaction was tracking simultaneously with KPT,

Compliance Office:

- Launched a Language Access Task Force composed of representatives of various HPHA offices to discuss issues relating to the drafting and implementation of language access policy
- Provided face-to-face tutorials for in-house staff to review the steps involved in handling calls from callers with limited English proficiency (LEP)
- Updated fair housing complaint procedure and form to include language access
- Updated website to publicize HPHA's Fair Housing policy and reasonable accommodation process and forms to all applicants and tenants
- Oversaw the posting of new fair housing and non-discrimination flyers at all Central and AMP Offices

Construction Management Branch:

Large Capacity Cesspools

- A report was submitted to the Environmental Protection Agency (EPA) that summarized the status of all properties subject to the Consent Agreement/Final Order (CA/FO) statewide, including properties now under the jurisdiction of HHFDC and DOE. The report also briefly described the impact of the soil contamination in Kilauea and the distribution of responsibility and oversight among HPHA, HHFDC and DOE
- A telephone conference was held with EPA representatives April 28, 2011 to discuss the status of the CA/FO, Senior Deputy Attorney General John Wong participated on the call. In the teleconference, the EPA acknowledged that all **Group 1** sites (a total of 17 properties) have ceased using cesspools which is acceptable to them as form of compliance. The list includes the three properties in Kauai, where Hale Ho'olulu in Kilauea finally had its cesspools backfilled and abandoned last April 14 & 15

Mayor Wright Homes

- As of May 6, 2011, 71% of the buildings have been outfitted with the tankless gas backup system (or 25 of the 35 residential buildings have the system installed), either as primary or secondary source. This includes the retrofits done before March 22, 2011.
- InSynergy Engineering submitted a proposal that addressed the long term solution to the aging solar panels and water tanks. A meeting with InSynergy Engineering was held on

4/11/2011. HPHA agreed with the firm's recommendation to conduct a charette that included MWH stakeholders to finalize the long term solutions to the solar hot water challenges.

American Reinvestment and Recovery Act (ARRA)

- At end of April 2011, ARRA projects funds expended was at 78.8% with a projected completion date of all ARRA projects and funds expended as of January 2012. Deadline for all ARRA projects and 100% funds expended is March 2012.

Contracts and Procurement Office (CPO):

For Solicitations and Contracts Issued in April 2011 see the CPO Board Report:

Fiscal Office:

- Capability of producing balance sheet and income statements by funds
- Revised schedule for Asset Management Fees (Federal & State)
- HPHA budget 2011 completed and entered in general ledger system
- Reconciled 2009 cash balances for FLRP and booked to general ledger
- G/L closed to synchronize Board Reporting and month end financials
- 1099's Vendor file completed and sent to EMSS for processing
- W-2's distributed to employees
- AMPS will be provided Profit & Loss Statements and Budget balance remaining reports for December 2010.
- FDS submission was resubmitted and waiting on response as to acceptance
- Began the 2012 Budgeting Process. AMPs have been provided the 2012 Budget model with a return date not to exceed April 20, 2011.
- Budget sent to all AMPS with instructions and assumptions

Hearings Office:

- Eviction Cases Heard for April 2011-19 cases, 17 for rent, 2 for non rent
- 4 evictions for non-payment of rent on Oahu
- 2 evictions for non-rent
- All eviction cases for AMP 40 (Kuhio Park Terrace) were heard and completed

Information Technology Office (ITO):

- Worked with EMSS, the vendor that prints and mails the low income public housing rent bills each month, to incorporate a new USPS requirement for a "Mailer ID". The bar coding looks a little bit different than before, but is printed in the same location on the rent bill. Meeting these new postal regulations will allow HPHA to continue to receive discounted mailing rates on bulk mail. This new requirement goes into effect May 2011.
- Registered HPHA staff for access to the MyEmphasys website. This website contains information on various topics relating to Emphasys software, and allows end users to look up system documentation and view training videos on their own. Selected staff will also be given the right to initiate support tickets, without having to go through ITO, thereby providing faster service in resolving day to day issues with the Elite system.

Planning and Evaluation Office:

- Coordinated meeting with Representative Jo Jordan, and the Office of Hawaiian Affairs re: non-compliance with Act 178 SLH 2006

- Prepared Act 178 report, which has never been submitted (since passage in 2006), pending review by Department of Land and Natural Resources
- Coordinated testimony and information exchange regarding budget bill, HB200
- SB1394 and SB903 passed, which codify expansions of HPHA policy in development projects
- Coordinated meetings with various legislators providing background information on bills and their impacts to the HPHA
- Ongoing tracking of grant opportunities via Grants.gov, and HUD PIH Notices
- Family Self-Sufficiency Grant: Received award for 2 positions at maximum amount allowed \$126,061
- Worked on drafting recommended policy change with OED and AG office regarding communications policy in response to inquiries from Office of Ombudsman

Property Management:

- As of April 30, 2011, rent collections for HPHA State properties was 99.49% (an decrease from 100.38% in March).
- As of April 30, 2011, rent collections for HPHA Federal properties were 93.43%(a decrease from 97.95% in March 2011).
- Meet with AMP managers to discuss REAC, budget and agency objectives. Meetings will be held monthly and will include monitoring outcomes of REAC follow-up; vacancies; outstanding work orders, budget and other operational issues. The responsibilities of the meetings will rotate between AMP managers.
- Submitted MASS Certification to HUD via the secure systems website. The sub-indicator regarding the open finding for contract administration was corrected. The HPHA correctly reported that there are no open findings. The finding reported in 2007-2008 was due to the lack of a permanent procurement officer.

Personnel:

Recruitment:

Interviews held, results/ start date/job offers pending:

- Public Housing Supervisor V (Section 8). No selection.
- Public Housing Supervisor IV (AMP 30). No selection.
- Public Housing Supervisor IV (AMP 32/33). Pending recommendation.
- Public Housing Supervisor IV (AMP 34). Pending recommendation.
- Housing Quality Inspector III/Section 8 (started 4/7/11)
- Social Service Aide IVs (AMP 35). Recommendation for 2 positions.
- Building Maintenance Worker I (AMP 34). No selection.
- Building Maintenance Worker I (AMP 37). Start date 5/16/11.
- Building Maintenance Worker I (AMP 38). No selection.
- Building Maintenance Worker I (AMP 39). Pending start date.

Training:

Staff attended the following trainings:

- BU1 Non CDL Drug & Alcohol Testing Program for Employees
- Standard First Aid
- Administration Procedures for Clericals
- Workplace Violence Training Program
- HUD's New Yardstick: PHAS III for PHA's

- Webinar – Overcoming Obstacles through Health Information Exchange
- Overview of Procurement Practices for 103D
- Construction Procurement, Workshop No 130
- Overcoming Obstacles to HIE Rollouts: A Guide for State and Local Executive
- Planning RFI'S & Collaboration for Health and Human Services
- Understanding, Detecting & Preventing Anti-Trust Violations #27
- Basic of Procuring Health and Human Services
- Price and vendor List/Cooperative Contracts Workshop
- Workshop # 115: Professional Service
- Prevailing Wage, Cert. Payroll and Contracting Agency Resp.
- Serving LEP Individuals through Interpreters
- The role of Bilingual Staff
- Communications at Work
- Advanced Business Writing

Planned Activities for May/June:

Compliance Office:

- Draft written policy for language access, create poster notifying clients of their right to language access, and finalize updated complaint procedures and form that include language access provisions.
- Implement and follow through with new procedures for streamlined intake and processing of reasonable accommodation requests, prepare, and distribute an IOM to managers regarding updated procedures and forms.

Construction Management Branch:

Large Capacity Cesspools

- To maintain the positive working relationship with EPA, HPHA's CMS branch will provide consistent updates and closely track the progress of the Kealakehe project
- The Department of the Attorney General will assist in drafting the necessary documents requesting the cancellation of Executive Orders relating to the HPHA's responsibilities on the Teacher's Cottages in Maui and Hawaii counties. Issuing management and control to the Department of Education (DOE), in reference to CA/FO requirements of the EPA
- A Supplemental Contract is being issued to procure the assistance of an environmental consultant to prepare a detailed Work Plan which requires approval of the DOH. The Work Plan will include the steps to soil management in Kilauea and on how HPHA will deal with the soil contamination and work involving the top two feet layer of soil. This soil remediation may impact future construction work.

Mayor Wright Homes:

- An internal memo will be issued to seek approval for the Scope of Work and Fee Proposal for InSynergy Engineering covering the Concept Design Phase, and a schedule determined as to when the charettes will be conducted. InSynergy proposes conducting the three charettes with the Mayor Wright Homes stakeholders resulting in recommending a long term solution, and proceeding with the preparation of the bid documents for the project.

Contract and Procurement Office

Solicitation(s):

Issue Request-for-Proposals to Provide Consulting Services for the Development and Implementation of the Hawaii Public Housing Authority's Energy Performance Contract.

Contract(s)

- Award contract to conduct an assessment of the Hawaii Public Housing Authority's compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and related State and Federal laws in its Federal and State Public Housing Programs and its non-dwelling facilities.
- Award and execute contract for property management and maintenance services for Asset Management Project 46 on the Island of Hawaii.
- Award and execute contract for the affordable rental housing complex known as Ke Kumu Ekahi on the Island of Hawaii.
- Award contract(s) for refuse collection services for various State and Federal low income public housing complexes statewide.
- Award contract(s) for the provision of gas and electric ranges for various State and Federal low income public housing complexes statewide.
- Award contract for security services for Kalakaua Homes, Makua Alii, and Paoakalani under Asset Management Project 34 on the Island of Oahu.
- Execute supplemental contract with Transportation Concepts, Inc. dba Pacific Appliance Group for the provision of additional gas and electric ranges for various State low income public housing complexes statewide.
- Execute supplemental contract with Sears, Roebuck and Co. for the provision of additional refrigerators for various State low income public housing complexes statewide.

Property Management:

- PMMSB staff will prepare a Preventive Maintenance power point to assist AMPs with implementing a pm plan.
- Bankruptcy Write-off Procedures will be drafted and disseminated to all AMPs.
- Preparing PHAS and PIC submission to HUD for required reporting and subsidy calculation.
- PMMSB will create a new way to schedule vacant unit repairs to ensure units are re-occupied in a timely manner. An on-site training was provided in February. New procedures will be created and implemented.
- Emergency call out procedures will be updated to ensure that after hour emergencies are handled properly.
- Service animal guidelines will be created and implemented within 3 months.
- Tenant Monitor program – Training is currently being identified and procured.
- Resident Survey – Instrument is ready, planning needed to determine implementation, scoring and addressing findings.
- Mystery Shopper Program – PMMSB will solicit resident feedback on services or requests submitted to AMP management. Instrument is ready. Planning needed on how to implement, score and address findings.
- Orientation for Applicants – Instrument is complete. Implementation after PHA plan is approved by HUD.

Fiscal Office:

- Emphasys training ongoing
- Application for the filling of 2 vacant accountant positions ongoing
- Second cut of the 2012 Budget

- Filling vacant positions so that adequate staff are available for conversion to Elite, 2010 audit wrap up, preparation for 2011 audit and a timely budget process.
- Fixed asset reconciliation ongoing
- Provide AMPs with balance sheets.

Hearings:

- Coordinate training for all Hearing Board members with the Senior Deputy AG, John Wong on May 26, 2011 To include AMP managers. Topics are:
 - Review of Eviction Process
 - Review of Hearing Procedures
 - Review of HPHA's Reasonable Accommodation (RA) Policy, February 18, 2010
 - Disposition of RA Requests
 This is the first time comprehensive training has been provided to Hearing Officers. The Hearings Officers are volunteers.

ITO:

- The Windows 7 version of the HPHA desktop computer hard drive image will soon be completed. It has taken a while to find the right version of Host On Demand (HOD) software that would work reliably with the combination of new Windows operating system and the State's legacy (mainframe) computer systems. Access to key systems like HAWI, required to verify information on many of our tenants, would not have been possible without HOD.

Personnel:

Recruitment:

- Contract Specialists for Goods and Services and Construction Specialist.
- Public Housing Supervisor III (AMP 38). Pending DHRD to schedule.
- Public Housing Specialist I (AMP 31).
- Account Clerk II (AMP 30). Pending DHRD to schedule.
- General Construction & Maintenance Supervisor I. Pending DHRD to schedule

Safety:

- Draft Hurricane notices/packet and distribute to all HPHA offices for upcoming Hurricane season on "How to Prepare for Hurricane Season".

Planning and Evaluation Office:

- Ongoing tracking of grant opportunities Grants.gov, and HUD PIH Notices
- Beginning HAR revision processes for PMMSB
 - Coordinating with AG, Compliance and PMMSB regarding recommended medical marijuana policy
 - Continuing legislative liaison activities:
 - Monitoring bills of interest
 - Developing testimony
 - Strategic legislative practice
 - Adjournment sine die May 5, 2011: Conference committee practice preceding

Potential Risks:

Mayor Wright Homes:

- The HPHA was served with a class action lawsuit

Large Capacity Cesspools:

- **Group 2** cesspools had a March 2009 deadline. EPA pointed out that HPHA property Kealakehe is still outstanding and is not yet in compliance. However, David Albright, head of the EPA regional office in San Francisco, believes that there is no need to amend the CA/FO to amend deadline dates, as the HPHA has significantly improved its progress, communication, and reporting to the EPA.

Elevator Modernization:

- Elevators are advanced in age and in need of modernization. As further delays are experienced, the likelihood of elevator failures increases. Many of the elevators at the Federal projects serve the elderly population.

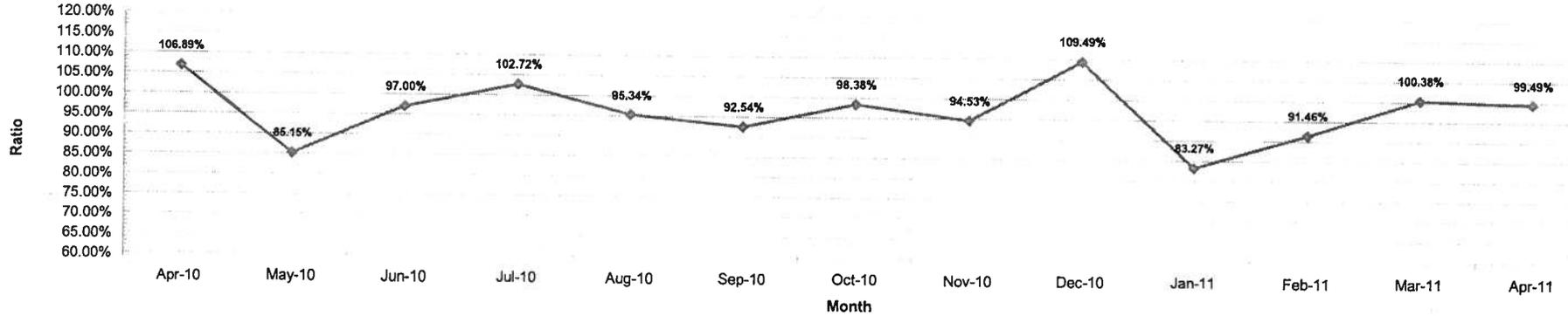
STATE PUBLIC HOUSING

Rent Collection from April 2010 to April 2011

	Apr-10			May-10			Jun-10			Jul-10			Aug-10			Sep-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,103.00	\$ 8,259.00	101.93%	\$ 8,678.00	\$ 8,289.30	95.52%	\$ 8,745.00	\$ 7,718.66	88.26%	\$ 8,850.00	\$ 7,272.17	82.17%	\$ 8,817.00	\$ 7,512.28	85.20%	\$ 9,045.00	\$ 9,438.00	104.34%
Kauai	\$ 5,198.00	\$ 4,418.00	84.99%	\$ 5,599.00	\$ 3,679.00	65.71%	\$ 5,594.00	\$ 4,927.00	88.08%	\$ 5,795.00	\$ 5,779.00	99.72%	\$ 5,795.00	\$ 4,190.00	72.30%	\$ 5,828.00	\$ 5,327.00	91.40%
Maui	\$ 5,777.00	\$ 5,390.00	93.30%	\$ 5,993.00	\$ 4,659.00	77.74%	\$ 5,488.00	\$ 5,405.00	98.49%	\$ 5,453.00	\$ 5,337.00	97.87%	\$ 5,365.00	\$ 4,990.84	93.03%	\$ 5,268.00	\$ 4,506.00	85.54%
Oahu	\$ 225,833.00	\$ 243,720.60	107.92%	\$ 224,782.00	\$ 192,029.45	85.43%	\$ 224,870.00	\$ 219,304.48	97.53%	\$ 226,317.00	\$ 234,719.62	103.71%	\$ 226,190.00	\$ 218,001.22	96.38%	\$ 227,459.00	\$ 209,854.08	92.26%
Total	\$ 244,911.00	\$ 261,787.60	106.89%	\$ 245,052.00	\$ 208,656.75	85.15%	\$ 244,697.00	\$ 237,355.14	97.00%	\$ 246,415.00	\$ 253,107.79	102.72%	\$ 246,167.00	\$ 234,694.34	95.34%	\$ 247,600.00	\$ 229,125.08	92.54%

	Oct-10			Nov-10			Dec-10			Jan-11			Feb-11			Mar-11			Apr-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 9,941.00	\$ 9,159.12	92.13%	\$ 9,528.76	\$ 8,883.15	93.22%	\$ 9,146.00	\$ 7,517.70	82.20%	\$ 9,443.00	\$ 8,858.38	93.81%	\$ 9,585.00	\$ 11,907.70	124.23%	\$ 11,813.00	\$ 10,679.30	90.40%	\$ 13,492.00	\$ 13,372.00	99.11%
Kauai	\$ 5,580.00	\$ 5,643.00	101.13%	\$ 5,498.00	\$ 4,278.00	77.81%	\$ 5,598.00	\$ 4,876.00	87.10%	\$ 5,598.00	\$ 4,564.80	81.54%	\$ 5,327.00	\$ 6,287.00	118.02%	\$ 5,368.00	\$ 4,385.00	81.69%	\$ 5,368.00	\$ 4,504.00	83.90%
Maui	\$ 5,286.00	\$ 4,309.00	81.52%	\$ 6,089.00	\$ 5,866.00	96.34%	\$ 5,999.00	\$ 4,646.00	77.45%	\$ 5,643.00	\$ 5,313.00	94.15%	\$ 5,474.00	\$ 5,139.00	93.88%	\$ 5,640.00	\$ 5,570.00	98.76%	\$ 5,562.00	\$ 3,882.00	69.80%
Oahu	\$ 227,374.00	\$ 225,048.63	98.98%	\$ 227,636.00	\$ 216,122.73	94.94%	\$ 228,626.00	\$ 256,002.35	111.97%	\$ 228,770.00	\$ 188,978.95	82.61%	\$ 230,412.00	\$ 206,035.83	89.42%	\$ 229,468.00	\$ 232,605.36	101.37%	\$ 228,396.00	\$ 229,762.40	100.60%
Total	\$ 248,181.00	\$ 244,159.75	98.38%	\$ 248,751.76	\$ 235,149.88	94.53%	\$ 249,369.00	\$ 273,042.05	109.49%	\$ 249,454.00	\$ 207,715.13	83.27%	\$ 250,798.00	\$ 229,369.53	91.46%	\$ 252,289.00	\$ 253,239.66	100.38%	\$ 252,818.00	\$ 251,520.40	99.49%

Rent Collection Rate



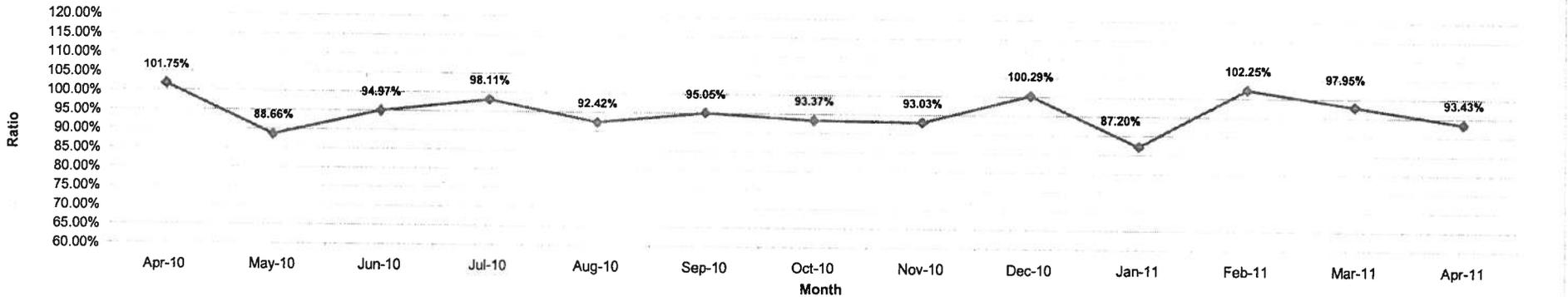
FEDERAL PUBLIC HOUSING

Rent Collection from April 2010 to April 2011

	Apr-10			May-10			Jun-10			Jul-10			Aug-10			Sep-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 114,516.69	\$ 122,029.78	106.56%	\$ 113,063.10	\$ 106,671.27	94.35%	\$ 112,822.92	\$ 108,468.00	96.14%	\$ 110,298.00	\$ 117,841.39	106.84%	\$ 123,375.00	\$ 112,668.72	91.32%	\$ 121,855.00	\$ 118,088.25	96.91%
Kauai	\$ 75,812.00	\$ 74,505.00	98.28%	\$ 77,802.00	\$ 64,010.35	82.27%	\$ 78,374.00	\$ 70,438.19	89.87%	\$ 80,235.00	\$ 72,583.50	90.46%	\$ 86,709.00	\$ 77,298.86	89.15%	\$ 87,909.00	\$ 83,078.18	94.50%
Maui	\$ 42,734.00	\$ 43,717.38	102.30%	\$ 42,283.00	\$ 35,857.47	84.80%	\$ 41,116.00	\$ 38,664.05	94.04%	\$ 42,270.00	\$ 40,957.84	96.90%	\$ 42,014.00	\$ 41,489.94	98.75%	\$ 41,934.00	\$ 41,471.17	98.90%
Oahu	\$ 1,128,670.65	\$ 1,145,247.82	101.47%	\$ 1,119,480.19	\$ 992,672.38	88.67%	\$ 1,121,497.78	\$ 1,068,095.60	95.24%	\$ 1,106,181.86	\$ 1,082,262.20	97.84%	\$ 1,129,754.08	\$ 1,045,640.94	92.55%	\$ 1,140,552.59	\$ 1,080,710.77	94.75%
Total	\$ 1,361,733.34	\$ 1,385,499.98	101.75%	\$ 1,352,828.29	\$ 1,199,211.47	88.66%	\$ 1,353,810.70	\$ 1,285,665.84	94.97%	\$ 1,338,984.86	\$ 1,313,644.93	98.11%	\$ 1,381,852.08	\$ 1,277,098.46	92.42%	\$ 1,392,250.59	\$ 1,323,348.37	95.05%

	Oct-10			Nov-10			Dec-10			Jan-11			Feb-11			Mar-11			Apr-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 120,443.00	\$ 111,022.68	92.18%	\$ 118,608.00	\$ 118,589.01	99.98%	\$ 119,818.00	\$ 121,417.37	101.33%	\$ 120,161.00	\$ 106,426.15	88.57%	\$ 118,550.70	\$ 137,139.87	115.68%	\$ 123,938.00	\$ 116,949.67	94.36%	\$ 122,543.00	\$ 121,343.89	99.02%
Kauai	\$ 87,799.00	\$ 75,384.51	85.86%	\$ 86,778.00	\$ 78,276.56	90.20%	\$ 86,291.00	\$ 80,138.98	92.87%	\$ 83,914.00	\$ 68,105.59	81.16%	\$ 83,547.00	\$ 82,100.90	98.27%	\$ 83,159.00	\$ 76,059.50	91.46%	\$ 79,632.00	\$ 68,713.39	86.29%
Maui	\$ 39,537.00	\$ 36,257.17	91.70%	\$ 40,455.00	\$ 39,564.88	97.80%	\$ 40,468.00	\$ 39,643.97	97.96%	\$ 39,164.00	\$ 36,337.62	92.78%	\$ 40,207.00	\$ 38,945.99	96.86%	\$ 38,867.00	\$ 43,430.34	111.74%	\$ 41,884.00	\$ 42,337.92	101.08%
Oahu	\$ 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%	\$ 1,128,883.46	\$ 985,566.46	87.30%	\$ 1,122,198.47	\$ 1,137,018.64	101.32%	\$ 1,119,526.49	\$ 1,101,023.44	98.35%	\$ 1,107,278.94	\$ 1,030,103.12	93.03%
Total	\$ 1,377,436.95	\$ 1,286,095.56	93.37%	\$ 1,382,788.46	\$ 1,286,423.52	93.03%	\$ 1,377,001.71	\$ 1,380,970.11	100.29%	\$ 1,372,122.46	\$ 1,196,435.82	87.20%	\$ 1,364,503.17	\$ 1,395,205.40	102.25%	\$ 1,365,490.49	\$ 1,337,462.95	97.95%	\$ 1,351,337.94	\$ 1,262,498.32	93.43%

Rent Collection Rate



**Federal LIPH
HPHA Island Overview Report
April 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	621	527	73	84.86%	8	0	21	Average Income	25	0.24%	8.57	4.05
Kauai	319	287	32	89.97%	3	0	0	Low Income (80%)	30	0.29%	3.19	1.93
Maui	196	136	59	69.39%	8	3	1	Very Low Inc. (50%)	321	3.07%	3.06	2.00
Oahu	4,122	3,841	252	93.18%	41	6	29	Extremely Low Inc. (30%)	10,080	96.40%	2.55	1.77
Total	5,258	4,791	416	91.12%	60	9	51		10,456	100.00%	2.59	1.78

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	15	\$ 3,870.48	11	\$ 8,839.00	\$ 122,543.00	\$ 121,343.89	99.02%
Kauai	33	\$ 22,570.66	25	\$ 89,275.93	\$ 79,632.00	\$ 68,713.39	86.29%
Maui	5	\$ 803.49	1	\$ 178.00	\$ 41,884.00	\$ 42,337.92	101.08%
Oahu	182	\$ 98,632.24	122	\$ 184,867.37	\$ 1,107,278.94	\$ 1,030,103.12	93.03%
Total	235	\$ 125,876.87	159	\$ 283,160.30	\$ 1,351,337.94	\$ 1,262,498.32	93.43%

* 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
April 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	345	17	95.30%	0	0	0
31P-KVH	373	317	52	84.99%	1	0	4
32P-MWH	363	351	9	96.69%	6	0	3
33P-Kam/Kaamanu	371	366	3	98.65%	2	2	2
34P-Kalakaua	581	560	19	96.39%	2	0	2
35P-Kalanihiua	587	566	20	96.42%	10	0	1
37P-Hilo	320	253	47	79.06%	2	0	20
38P-Kauai	319	287	32	89.97%	3	0	0
39P-Maui	196	136	59	69.39%	8	3	1
40P-KPT	739	670	62	90.66%	18	4	7
43P-Kona	200	190	10	95.00%	6	0	0
44P-Leeward Oahu	258	228	24	88.37%	0	0	6
45P-Windward Oahu	224	219	4	97.77%	2	0	1
46P-Kamuela	101	84	16	83.17%	0	0	1
49P-Central Oahu	149	115	34	77.18%	0	0	0
50P-Palolo	115	104	8	90.43%	0	0	3
Total	5,258	4,791	416	91.12%	60	9	51

AMP	Count of Families	Non Vacated Delinquencies**			Collection Rate		
		30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	21	12,544.69	7	10,088.00	\$ 132,836.00	121,213.45	91.25%
31P-KVH	13	8,668.00	8	14,993.37	\$ 88,421.00	84,419.98	95.48%
32P-MWH	14	4,879.55	9	19,457.97	\$ 108,286.23	101,620.12	93.84%
33P-Kam/Kaamanu	23	10,039.61	15	31,433.43	\$ 92,010.06	88,543.08	96.23%
34P-Kalakaua	5	2,750.00	5	7,301.40	\$ 131,815.04	134,012.96	101.67%
35P-Kalanihiua	11	4,260.89	5	5,454.12	\$ 141,197.51	136,159.85	96.43%
37P-Hilo	10	2,233.48	4	6,343.00	\$ 65,668.00	64,856.89	98.76%
38P-Kauai	33	22,570.66	25	89,275.93	\$ 79,632.00	68,713.39	86.29%
39P-Maui	5	803.49	1	178.00	\$ 41,884.00	42,337.92	101.08%
40P-KPT	40	22,923.11	22	15,764.41	\$ 241,861.00	204,272.34	84.46%
43P-Kona	2	1,318.00	4	1,040.00	\$ 41,278.00	40,084.00	97.11%
44P-Leeward Oahu	29	17,957.00	36	58,709.83	\$ 49,045.00	45,367.10	92.50%
45P-Windward Oahu	11	3,958.74	6	2,307.90	\$ 65,480.00	62,812.31	95.93%
46P-Kamuela	3	319.00	3	1,456.00	\$ 15,597.00	16,403.00	105.17%
49P-Central Oahu	7	6,047.79	3	2,797.00	\$ 34,938.00	29,983.00	85.82%
50P-Palolo	8	4,602.86	6	16,559.94	\$ 21,389.10	21,698.93	101.45%
Total	235	\$ 125,876.87	159	\$ 283,160.30	\$ 1,351,337.94	\$ 1,262,498.32	93.43%

* 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
April 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	42	7	75.00%	0	0	7	Average Income	18	0.23%	8.11	4.21
Kauai	26	24	2	92.31%	0	0	0	Low Income (80%)	14	0.18%	2.79	1.64
Maui	32	26	6	81.25%	0	0	0	Very Low Inc. (50%)	185	2.34%	3.09	1.98
Oahu	749	731	12	97.60%	10	3	6	Extremely Low Inc. (30%)	7,697	97.26%	2.43	1.67
Total	863	823	27	95.37%	10	3	13		7,914	100.00%	2.46	1.60

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	6	\$ 3,154.00	8	\$ 14,203.17	\$ 13,492.00	\$ 13,372.00	99.11%
Kauai	1	\$ 1,551.00	2	\$ 9,154.46	\$ 5,368.00	\$ 4,504.00	83.90%
Maui	5	\$ 1,911.00	18	\$ 13,799.53	\$ 5,562.00	\$ 3,882.00	69.80%
Oahu	22	\$ 21,679.14	52	\$ 257,548.84	\$ 228,396.00	\$ 229,762.40	100.60%
Total	34	\$ 28,295.14	80	\$ 294,706.00	\$ 252,818.00	\$ 251,520.40	99.49%

* 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
April 2011**

Project	Occupancy *						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
2201-Hauiki	46	45	1	97.83%	0	0	0
2202-Puahala Homes	128	116	7	90.63%	1	0	5
2204-Kawaiehua	26	24	2	92.31%	0	0	0
2205-Kahale Mua	32	26	6	81.25%	0	0	0
2206-Lokahi	30	25	2	83.33%	0	0	3
2207-Ke Kumu Elua	26	17	5	65.38%	0	0	4
2401-Hale Po'ai	206	204	2	99.03%	2	1	0
2402-La'iola	108	107	1	99.07%	1	0	0
2403-Kamalu-Ho'olulu	220	220	0	100.00%	5	1	0
2404-Halia Hale	41	39	1	95.12%	1	1	1
Total	863	823	27	95.37%	10	3	13

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	6	\$ 5,097.14	14	\$ 148,377.41	\$ 17,905.00	\$ 20,978.30	117.16%
2202-Puahala Homes	14	\$ 15,655.00	25	\$ 104,896.51	\$ 45,857.00	\$ 41,475.10	90.44%
2204-Kawaiehua	1	\$ 1,551.00	2	\$ 9,154.46	\$ 5,368.00	\$ 4,504.00	83.90%
2205-Kahale Mua	5	\$ 1,911.00	18	\$ 13,799.53	\$ 5,562.00	\$ 3,882.00	69.80%
2206-Lokahi	4	\$ 1,501.00	2	\$ 12,591.50	\$ 9,172.00	\$ 7,683.00	83.77%
2207-Ke Kumu Elua	2	\$ 1,653.00	6	\$ 1,611.67	\$ 4,320.00	\$ 5,689.00	131.69%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 56,528.00	\$ 60,490.00	107.01%
2402-La'iola	0	\$ -	7	\$ 1,986.52	\$ 34,318.00	\$ 34,485.00	100.49%
2403-Kamalu-Ho'olulu	2	\$ 927.00	1	\$ 4.40	\$ 62,640.00	\$ 61,461.00	98.12%
2404-Halia Hale	34	\$ 28,295.14	1	\$ 80.00	\$ 11,148.00	\$ 10,873.00	97.53%
Total	68	\$ 56,590.28	80	\$ 294,786.00	\$ 252,818.00	\$ 251,520.40	99.49%

* Occupancy also counts Scheduled for Modernization Units.

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

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 4/31/2011

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	Completed 4/2011
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	Sep-11			Oct-11
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		\$460,733	FY09 Elevator CIP	Aug-08	May-11	Sep-11
		2	1967	41							Aug-08	Jun-11	Aug-11
Kalanihua Phase 2	Elderly	1	1968	40	151	15	2		\$471,204	FY09 Elevator CIP	Aug-08	Oct-11	Feb-12
		2	1968	40							Aug-08	Feb-12	May-12
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		\$445,026	FY09 Elevator CIP	Aug-08	Dec-11	Mar-12
		2	1970	38							Aug-08	Mar-12	May-12
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		\$465,968	FY09 Elevator CIP	Aug-08	May-12	Aug-12
		2	1972	36							Aug-08	Aug-12	Oct-12
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		\$371,728	FY09 Elevator CIP	Aug-08	May-12	Aug-12
		2	1961	47							Aug-08	Aug-12	Oct-12

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 4/31/2011

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	Oct-12	Dec-12
		2	1971	37							Aug-08	Dec-12	Mar-13
Wilikina Apts Phase 4	Family	1	1977	31	119	9	2		\$424,712	FY09 Elevator CIP	Aug-08	Oct-12	Jan-13
		2	1977	31							Aug-08	Jan-13	Apr-13
Salt Lake Apts	Family	1	1970	38	28	8	1		\$1,000,000	B-08-401-K			
Hale Poi	Elderly	1	1989	19	206	7		2	\$320,000	Full Modernization not required, only installation of safety related items. Funding dependent on bids for major modernization listed above.			
		2	1989	19									
Halia Hale	Elderly	1	1995	13	41	5		1	\$255,000				
Laiola	Elderly	1	1991	17	108	6		2	\$220,000				
		2	1991	17									
Kulaokahua	Homeless	1	1992	16	30	3		1	\$60,000				
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	\$245,000				
		2	1994	14									
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$240,000				
		2	1993	15									
Banyan St Manor	Family	1	1977	31	55	3							
	TOTAL	34			2,518	181	23	10	\$9,672,353				
				Average age of elevators	31								

**AMERICAN RECOVERY AND REINVESTMENT ACT
PROJECT STATUS REPORT
May 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	\$ 1,834,890	11/17/2009	12/29/2009	2/9/2010	2/23/2010	9/7/2010	3/18/2010	10/4/2010	7/18/2011
Kahekili Terrace	\$ 5,220,136	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	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	1/12/2010	2/9/2010	2/26/2010	3/11/2010	5/20/2010	3/22/2010	6/1/2010	9/28/2010
Kalanihua	\$ 196,865	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	\$ 1,567,032	5/19/2009	7/12/2009	8/13/2009	9/12/2009	10/26/2009	9/18/2009	10/26/2009	10/1/2011
Makani Kai Hale I & II	\$ 1,629,228	1/11/2010	2/4/2010	2/25/2010	3/4/2010	6/4/2010	4/20/2010	6/4/2010	5/31/2011
Makua Alii	\$ 2,090,130	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	N/A	N/A	2/9/2010	3/9/2010	N/A	N/A	N/A	N/A
Sub-Total	\$ 15,643,755								
Administration	\$ 601,688	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sub-Total	\$ 601,688								
TOTAL	\$ 16,245,443								

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

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

Current Date:

5/13/2011 11:41

Project	Contract No.	NTP Issued	Contract Amount	Reporting Year 1				Reporting Year 2				Total	% Complete
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
				Oct-Dec 09	Jan-Mar 10	Apr-Jun 10	Jul-Sep 10	Oct-Dec 10	Jan-Mar 11	Apr-Jun 11	Jul-Sep 11		
Makua Alii - Construction Mgt. Service (SSFM International, Inc.)	CMS 08-39-SA02	N/A	\$409,171.00				\$55,290.00	\$82,935.00	\$68,615.72	\$14,470.00		\$221,310.72	54.09%
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	\$8,677.10			\$1,563,592.10	100.00%
Kaimalino & Kealakehe - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/2010	\$1,915,750.00			\$547,988.92	\$915,892.18	\$314,970.15	\$136,898.75			\$1,915,750.00	100.00%
Hale Hauoli - Reroof & Renovation (Isemoto Contracting Co., Ltd.)	CMS 10-07	9/7/2010	\$1,798,597.00						\$370,068.04			\$370,068.04	20.58%
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	\$430,200.96	\$185,779.14		\$1,628,227.90	99.94%
Makua Alii - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/2010	\$2,090,130.00				\$590,989.39	\$684,994.43	\$559,087.69	\$140,750.81		\$1,975,822.32	94.53%
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	\$514,302.01	\$735,238.11		\$3,638,467.89	69.18%
Kalanihua - Reroof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/2010	\$196,865.00				\$20,330.00	\$167,412.30	\$9,122.55			\$196,864.85	100.00%
Administration	N/A	N/A	\$602,228.00		\$601,688.00							\$601,688.00	99.91%
Total Amount:			\$16,245,443.00	\$0.00	\$601,688.00	\$1,072,988.92	\$2,705,273.62	\$5,259,444.22	\$2,096,972.82	\$1,076,238.06	\$0.00	\$12,812,605.64	78.87%
Budget Balance:				\$16,245,443.00	\$15,643,755.00	\$14,570,766.08	\$11,865,492.46	\$6,606,048.24	\$4,509,075.42	\$3,432,837.36	\$3,432,837.36		
Percentage Expended:				0.00%	3.70%	6.60%	16.65%	32.37%	12.91%	6.62%			

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 78.87% is actual expenditures made based on eLOCCS input and check cut by FMO as of April 30, 2011.

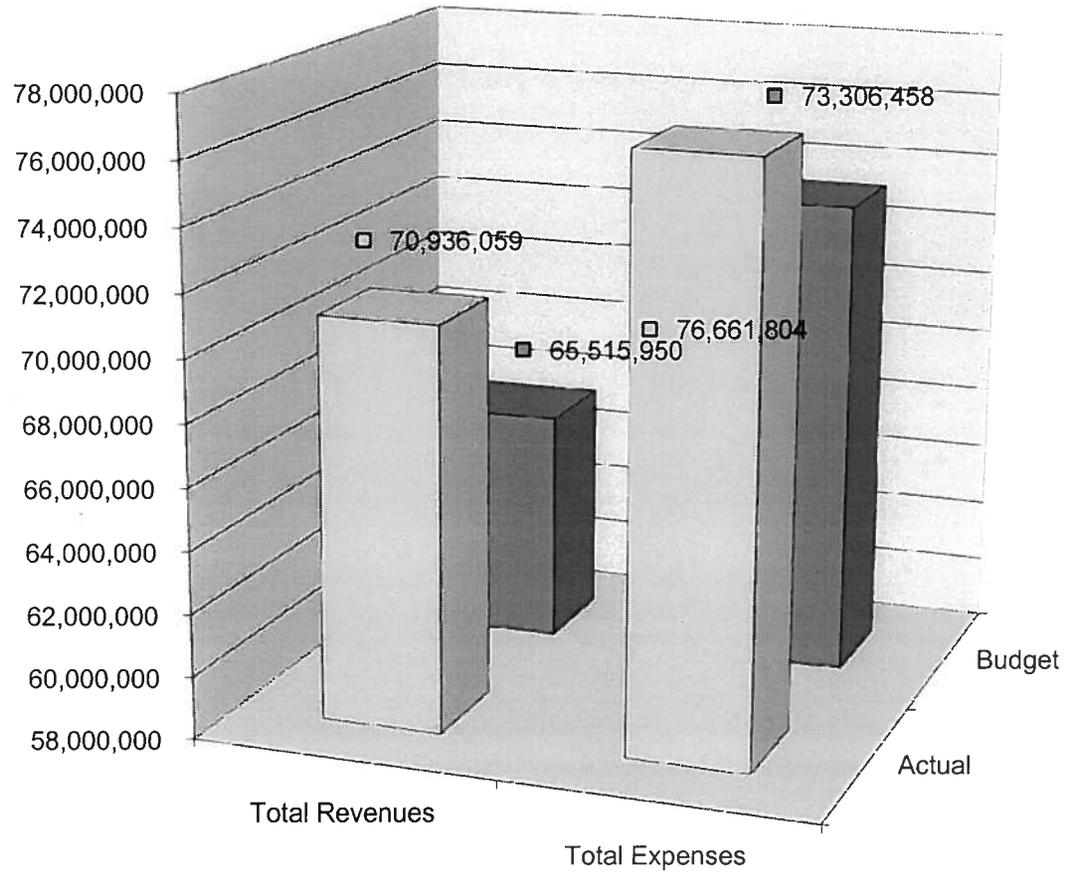
ARRA ACTUAL/PROJECTED WORK-IN-PLACE DETAIL

	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	801,688.00		801,688.00		200,000.00								601,688.00
APR	589,557.04		589,557.04		325,000.00	264,557.04							
MAY	630,992.76		630,992.76		270,283.55	283,431.88			77,277.33				
JUN	1,058,697.88		1,058,697.88		225,000.00	523,091.07		102,953.74	61,749.07		125,574.00	20,330.00	
JUL	888,528.75		888,528.75	27,645.00	300,456.00	179,703.63			277,997.82		102,726.30		
AUG	1,221,298.67		1,221,298.67	27,645.00	229,682.45	213,097.48		230,000.00	173,965.17	182,012.77	164,895.80		
SEPT	1,436,175.98		1,436,175.98	27,645.00	4,493.00	158,461.24		291,947.17	212,603.45	337,332.17	236,281.65	167,412.30	
OCT	1,090,632.75		1,090,632.75	27,645.00		121,897.00		176,575.00	7,068.00		757,447.75		
NOV	2,100,096.16		2,100,096.16	27,645.00		34,612.30		264,047.00	465,322.98	181,468.88	1,127,000.00		
DEC	1,557,385.95		1,557,385.95	27,645.00		126,898.00	319,397.36	233,915.85	228,421.00	79,738.74	541,370.00		
JAN '11	911,110.39		911,110.39	26,600.00	8,678.00	10,000.36	32,751.14	218,927.27	197,381.00		416,772.62		
FEB	677,684.31		677,684.31	14,370.72	3,439.38		17,919.54	110,861.87	133,283.00		388,686.80	9,123.00	
MAR	692,856.99		692,856.99	14,470.00				278,616.52	140,750.81		259,019.66		
APR	673,400.76		673,401.01	14,470.00				437,500.00	129,830.76		425,000.00		-333,399.75
MAY		676,066.69	676,066.69	14,470.00				290,000.00	22,536.69	19,060.00	330,000.00		
JUN		842,570.19	842,570.19	14,470.00				472,851.00	5,249.19		350,000.00		
JUL		270,305.98	270,305.98	18,056.25				140,166.52			112,083.21		
AUG		18,056.25	18,056.25	18,056.25									
SEPT		18,056.25	18,056.25	18,056.25									
OCT		\$18,056	\$18,056	18,056.25									
NOV		\$18,056.25	\$18,056	18,056.25									
DEC		18056.25	\$18,056	18,056.25									
JAN '12			\$18,056	18,056.25									
FEB			\$18,056	18,056.25									
MAR													
	\$14,330,106	\$1,879,224	\$16,245,443	409,170.72	1,567,032.38	1,915,750.00	1,989,202.08	1,651,764.59	2,129,959.58	780,552.56	5,336,857.79	196,865.30	268,288.25

Total Value of Work In Place to Date	\$14,330,107	\$235,781	\$1,567,032	\$1,915,750	\$1,086,185	\$1,629,228	\$2,105,650	\$780,553	\$4,544,775	\$196,865
% Work In Place to Date	88.21%	57.62%	100.00%	100.00%	54.60%	98.64%	98.86%	100.00%	85.16%	100.00%
60% amount needed	\$ 9,747,266	\$ 245,502	\$ 940,219	\$ 1,149,450	\$ 1,193,521	\$ 991,059	\$ 1,277,976	\$ 468,332	\$ 3,202,115	\$ 118,119

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HPHA March 31, 2011 Actual VS Budget



	Total Revenues	Total Expenses
Actual	70,936,059	76,661,804
Budget	65,515,950	73,306,458

HAWAII PUBLIC HOUSING AUTHORITY
 AGENCY TOTAL
 ACTUAL VS BUDGET COMPARISON
 For The Nine Months Ending March 31, 2011
 (Amounts in Full Dollars)

MONTH OF MARCH			
Actual	Budget	Variance	
		Amount	%
\$ 1,551,927	\$ 1,556,894	\$ (4,967)	-
5,362,569	5,159,035	203,534	0.04
680,003	-	680,003	-
-	-	-	-
-	209,850	(209,850)	(1.00)
710,071	353,771	356,300	1.01
8,304,571	7,279,550	1,025,021	0.14
857,496	1,271,176	413,680	0.33
-	4,080	4,080	1.00
311,673	256,903	(54,770)	(0.21)
53,946	51,636	(2,310)	(0.04)
3,745,731	3,617,175	(128,556)	(0.04)
317,143	38,520	(278,623)	(7.23)
1,369,346	1,032,208	(337,138)	(0.33)
1,472,672	1,263,879	(208,793)	(0.17)
92,861	200,286	107,425	0.54
78,848	90,004	11,156	0.12
953,430	319,295	(634,135)	(1.99)
9,253,147	8,145,162	(1,107,985)	(0.14)
\$ (948,576)	\$ (865,612)	\$ (82,964)	(0.10)

\$ (948,576)	\$ (865,612)	\$ (82,964)	(0.10)
1,037,399		1,037,399	-
1,162	241,280	(240,118)	(1.00)
\$ 89,985	\$ (624,332)	\$ 714,317	1.14

* Depreciation Expense has been updated through March 2011.

** No Depreciation is reflected in the 2011 budget.

YEAR TO DATE ENDING MARCH 31, 2011										
Actual	Budget	Variance		Prior Year	Variance					
		Amount	%		Amount	%				
REVENUES										
\$ 14,022,648	\$ 14,012,046	\$ 10,602	-	\$ 13,818,482	\$ 204,167	0.01				
48,941,551	46,431,315	2,510,236	0.05	52,358,058	(3,416,507)	(0.07)				
3,560,793	-	3,560,793	-	2,679,786	881,007	0.33				
730,985	-	730,985	-	663,538	67,446	0.10				
-	1,888,650	(1,888,650)	(1.00)	-	-	-				
3,680,083	3,183,939	496,144	0.16	3,701,553	(21,470)	(0.01)				
70,936,059	65,515,950	5,420,109	0.08	73,221,416	(2,285,357)	(0.03)				
EXPENSES										
7,245,305	11,440,584	4,195,279	0.37	8,261,455	1,016,151	0.12				
-	36,720	36,720	1.00	-	-	-				
2,728,039	2,312,127	(415,912)	(0.18)	2,629,472	(98,567)	(0.04)				
500,563	464,724	(35,839)	(0.08)	517,242	16,680	0.03				
33,432,725	32,554,575	(878,150)	(0.03)	32,972,321	(460,404)	(0.01)				
677,987	346,680	(331,307)	(0.96)	971,623	293,636	0.30				
10,302,584	9,289,872	(1,012,712)	(0.11)	8,976,764	(1,325,820)	(0.15)				
10,390,357	11,374,911	984,554	0.09	11,621,740	1,231,383	0.11				
542,814	1,802,574	1,259,760	0.70	873,892	331,078	0.38				
730,311	810,036	79,725	0.10	824,194	93,883	0.11				
10,111,120	2,873,655	(7,237,465)	(2.52)	9,095,998	(1,015,122)	(0.11)				
76,661,804	73,306,458	(3,355,346)	(0.05)	76,744,702	82,898	-				
\$ (5,725,745)	\$ (7,790,508)	\$ 2,064,763	0.27	\$ (3,523,286)	\$ (2,202,459)	(0.63)				

CASH BASIS:

Net Income(loss) per Above	\$ (5,725,745)	\$ (7,790,508)	\$ 2,064,763	0.27	\$ (3,523,286)	\$ (2,202,459)	(0.63)
Add back non cash items:							
Depreciation Expense	9,402,387	-	9,402,387	-	8,725,299	677,088	0.08
Bad Debt Expense	16,454	2,171,520	(2,155,066)	(0.99)	(3,568)	20,022	5.61
TOTAL CASH BASIS	\$ 3,693,095	\$ (5,618,988)	\$ 9,312,083	1.66	\$ 5,198,445	\$ (1,505,350)	(0.29)

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
For The Nine Months Ending March 31, 2011**

(Amounts in Full Dollars)

MONTH OF MARCH				YEAR TO DATE ENDING MARCH 31, 2011							
Actual	Budget	Variance		Actual	Budget	Variance		Prior Year	Variance		
		Amount	%			Amount	%		Amount	%	
				REVENUES							
\$ 1,303,583	\$ 1,336,342	\$ (32,759)	(0.02)	\$ 11,808,218	12,027,078.00	\$ (218,861)	(0.02)	\$ 11,636,884	\$ 171,333	0.01	
1,614,571	1,498,237	116,334	0.08	15,552,111	15,372,783.00	179,328	0.01	19,889,705	(4,337,595)	(0.22)	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
72,101	254,247	(182,146)	(0.72)	668,811	399,573.00	269,238	0.67	607,631	61,180	0.10	
2,990,255	3,088,826	(98,571)	(0.03)	28,029,139	27,799,434	229,705	0.01	32,134,221	(4,105,082)	(0.13)	
				EXPENSES							
348,317	399,208	50,891	0.13	2,843,674	3,592,872.00	749,198	0.21	3,070,398	226,724	0.07	
-	4,080	4,080	1.00	-	36,720.00	36,720	1.00	-	-	-	
243,642	197,293	(46,349)	(0.23)	2,140,092	1,775,637.00	(364,455)	(0.21)	2,043,326	(96,767)	(0.05)	
-	32,701	32,701	1.00	332,320	294,309.00	(38,011)	(0.13)	342,542	10,222	0.03	
-	-	-	-	-	-	-	-	-	-	-	
2,550	10,520	7,970	0.76	12,656	94,680.00	82,024	0.87	91,031	78,375	0.86	
1,202,278	888,094	(314,184)	(0.35)	8,873,888	7,992,846.00	(881,042)	(0.11)	7,666,569	(1,207,318)	(0.16)	
1,218,707	1,051,174	(167,533)	(0.16)	8,462,295	9,460,566.00	998,271	0.11	9,414,711	952,416	0.10	
91,111	197,562	106,451	0.54	537,389	1,778,058.00	1,240,669	0.70	866,442	329,054	0.38	
60,698	70,439	9,741	0.14	571,003	633,951.00	62,948	0.10	593,664	22,661	0.04	
852,239	311,217	(541,022)	(1.74)	8,445,637	2,800,953.00	(5,644,684)	(2.02)	7,509,104	(936,533)	(0.12)	
4,019,543	3,162,288	(857,255)	(0.27)	32,218,954	28,460,592	(3,758,362)	(0.13)	31,597,787	(621,167)	(0.02)	
\$ (1,029,288)	\$ (73,462)	\$ (955,826)	(13.01)	\$ (4,189,815)	\$ (661,158)	\$ (3,528,657)	(5.34)	\$ 536,433	\$ (4,726,249)	(8.81)	
\$ (1,029,288)	\$ (73,462)	\$ (955,826)	(13.01)	\$ (4,189,815)	\$ (661,158)	\$ (3,528,657)	(5.34)	\$ 536,433	\$ (4,726,249)	(8.81)	
881,599		881,599	-	7,997,533	-	7,997,533	-	7,397,934	599,599	0.08	
1,162	241,280	(240,118)	(1.00)	16,766	2,171,520	(2,154,754)	(0.99)	(2,497)	19,263	7.71	
\$ (146,527)	\$ 167,818	\$ (314,345)	(1.87)	\$ 3,824,484	\$ 1,510,362	\$ 2,314,122	1.53	\$ 7,931,870	\$ (4,107,386)	(0.52)	

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
For The Nine Months Ending March 31, 2011
(Amounts in Full Dollars)**

MONTH OF MARCH				YEAR TO DATE ENDING MARCH 31, 2011							
Actual	Budget	Variance		Actual	Budget	Variance		Prior Year	Variance		
		Amount	%			Amount	%		Amount	%	
				REVENUES							
\$ 84,929	\$ 70,888	\$ 14,041	0.20	\$ 729,965	\$ 637,992	\$ 91,973	0.14	\$ 702,015	\$ 27,950	0.04	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
5,736	-	5,736	-	83,112	-	83,112	-	42,370	40,742	0.96	
90,665	70,888	19,777	0.28	813,077	637,992	175,085	0.27	744,385	68,692	0.09	
				EXPENSES							
21,173	31,568	10,395	0.33	194,310	284,112	89,802	0.32	187,732	(6,578)	(0.04)	
-	-	-	-	-	-	-	-	-	-	-	
14,851	10,788	(4,063)	(0.38)	125,747	97,092	(28,655)	(0.30)	113,536	(12,212)	(0.11)	
1,920	1,581	(339)	(0.21)	16,148	14,229	(1,919)	(0.13)	15,870	(278)	(0.02)	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
62,050	52,345	(9,705)	(0.19)	527,627	471,105	(56,522)	(0.12)	516,583	(11,044)	(0.02)	
64,593	49,696	(14,897)	(0.30)	430,949	447,264	16,315	0.04	401,597	(29,352)	(0.07)	
-	-	-	-	-	-	-	-	-	-	-	
2,525	2,884	359	0.12	22,724	25,956	3,232	0.12	29,297	6,573	0.22	
39,568	195	(39,373)	(201.91)	360,301	1,755	(358,546)	(204.30)	288,997	(71,304)	(0.25)	
206,679	149,057	(57,622)	(0.39)	1,677,805	1,341,513	(336,292)	(0.25)	1,553,611	(124,194)	(0.08)	
\$ (116,015)	\$ (78,169)	\$ (37,846)	(0.48)	\$ (864,729)	\$ (703,521)	\$ (161,208)	(0.23)	\$ (809,226)	\$ (55,502)	(0.07)	
\$ (116,015)	\$ (78,169)	\$ (37,846)	(0.48)	\$ (864,729)	\$ (703,521)	\$ (161,208)	(0.23)	\$ (809,226)	\$ (55,502)	(0.07)	
39,568	-	39,568	-	356,406	-	356,406	-	289,531	66,876	0.23	
-	-	-	-	(347)	-	(347)	-	(534)	187	0.35	
\$ (76,447)	\$ (78,169)	\$ 1,722	0.02	\$ (508,669)	\$ (703,521)	\$ 194,852	0.28	\$ (520,230)	\$ 11,560	0.02	

067

STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
For The Nine Months Ending March 31, 2011
(Amounts in Full Dollars)

MONTH OF MARCH				YEAR TO DATE ENDING MARCH 31, 2011							
Actual	Budget	Variance		Actual	Budget	Variance		Prior Year	Variance		
		Amount	%			Amount	%		Amount	%	
				REVENUES							
\$ 163,415	\$ 149,664	\$ 13,751	0.09	\$ 1,484,466	\$ 1,346,976	\$ 137,490	0.10	\$ 1,479,583	\$ 4,883	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
4,149	4,647	(499)	(0.11)	141,189	41,823	99,366	2.38	51,532	89,657	1.74	
167,564	154,311	13,253	0.09	1,625,655	1,388,799	236,856	0.17	1,531,114	94,541	0.06	
				EXPENSES							
20,475	71,826	51,351	0.71	139,533	646,434	506,901	0.78	87,283	(52,250)	(0.60)	
-	-	-	-	-	-	-	-	-	-	-	
32,892	26,651	(6,241)	(0.23)	275,954	239,859	(36,095)	(0.15)	273,132	(2,822)	(0.01)	
4,253	3,496	(757)	(0.22)	35,678	31,464	(4,214)	(0.13)	34,140	(1,538)	(0.05)	
-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	
83,936	83,780	(156)	-	806,032	754,020	(52,012)	(0.07)	722,606	(83,425)	(0.12)	
104,301	42,584	(61,717)	(1.45)	570,034	383,256	(186,778)	(0.49)	676,866	106,833	0.16	
-	2,180	2,180	1.00	-	19,620	19,620	1.00	129	129	1.00	
13,367	9,396	(3,971)	(0.42)	94,295	84,564	(9,731)	(0.12)	95,496	1,201	0.01	
115,176	1,531	(113,645)	(74.23)	1,038,975	13,779	(1,025,196)	(74.40)	1,035,450	(3,525)	-	
374,398	241,444	(132,954)	(0.55)	2,960,499	2,172,996	(787,503)	(0.36)	2,925,102	(35,397)	(0.01)	
\$ (206,835)	\$ (87,133)	\$ (119,702)	(1.37)	\$ (1,334,844)	\$ (784,197)	\$ (550,647)	(0.70)	\$ (1,393,988)	\$ 59,143	0.04	
\$ (206,835)	\$ (87,133)	\$ (119,702)	(1.37)	\$ (1,334,844)	\$ (784,197)	\$ (550,647)	(0.70)	\$ (1,393,988)	\$ 59,143	0.04	
115,176	-	115,176	-	1,038,940	-	1,038,940	-	1,035,987	2,953	-	
-	-	-	-	35	-	35	-	(537)	572	1.06	
\$ (91,659)	\$ (87,133)	\$ (4,526)	(0.05)	\$ (295,870)	\$ (784,197)	\$ 488,327	0.62	\$ (358,538)	\$ 62,668	0.17	

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
For The Nine Months Ending March 31, 2011**

<u>MONTH OF MARCH, 2011</u>				<u>CASH BASIS</u>				<u>YEAR TO DATE ENDING MARCH 31, 2011</u>			
		<u>Variance</u>						<u>Variance</u>			
<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>%</u>	<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Amount</u>	<u>%</u>	
REVENUES											
\$ 232,046	\$ 265,593	\$ (33,547)	(0.13)	Asset Management Project - 30	\$ 2,111,430	\$ 2,390,337	\$ (278,907)	(0.12)	\$ 2,901,657	\$ (790,227)	(0.27)
195,725	198,107	(2,382)	(0.01)	Asset Management Project - 31	1,914,406	1,782,963	131,443	0.07	2,286,833	(372,427)	(0.16)
235,032	253,593	(18,561)	(0.07)	Asset Management Project - 32	2,326,815	2,282,337	44,478	0.02	2,374,533	(47,718)	(0.02)
187,369	206,067	(18,698)	(0.09)	Asset Management Project - 33	1,805,279	1,854,603	(49,324)	(0.03)	2,000,402	(195,123)	(0.10)
286,631	310,571	(23,940)	(0.08)	Asset Management Project - 34	2,766,887	2,795,139	(28,252)	(0.01)	3,021,523	(254,636)	(0.08)
307,590	327,143	(19,553)	(0.06)	Asset Management Project - 35	2,855,756	2,944,287	(88,531)	(0.03)	3,327,077	(471,321)	(0.14)
142,806	121,880	20,926	0.17	Asset Management Project - 37	1,352,852	1,096,920	255,932	0.23	1,897,145	(544,293)	(0.29)
180,876	197,614	(16,738)	(0.08)	Asset Management Project - 38	1,879,123	1,778,526	100,597	0.06	1,760,929	118,194	0.07
88,306	87,241	1,065	0.01	Asset Management Project - 39	781,537	785,169	(3,632)	-	1,218,606	(437,069)	(0.36)
509,664	567,646	(57,982)	(0.10)	Asset Management Project - 40	4,833,954	5,108,814	(274,860)	(0.05)	5,489,933	(655,979)	(0.12)
99,623	103,349	(3,726)	(0.04)	Asset Management Project - 43	991,164	930,141	61,023	0.07	1,126,687	(135,523)	(0.12)
221,436	131,977	89,459	0.68	Asset Management Project - 44	1,583,271	1,187,793	395,478	0.33	1,241,453	341,818	0.28
105,855	115,015	(9,160)	(0.08)	Asset Management Project - 45	915,441	1,035,135	(119,694)	(0.12)	1,368,197	(452,756)	(0.33)
43,961	44,028	(67)	-	Asset Management Project - 46	450,732	396,252	54,480	0.14	508,756	(58,024)	(0.11)
75,756	83,268	(7,512)	(0.09)	Asset Management Project - 49	737,541	749,412	(11,871)	(0.02)	895,905	(158,364)	(0.18)
77,579	75,734	1,845	0.02	Asset Management Project - 50	722,951	681,606	41,345	0.06	714,585	8,366	0.01
\$ 2,990,255	\$ 3,088,826	\$ (98,571)	(0.03)	Total Revenues	\$ 28,029,139	\$ 27,799,434	\$ 229,705	0.01	\$ 32,134,221	\$ (4,105,082)	(0.13)
NET INCOME(LOSS)											
\$ (84,901)	\$ (20,185)	\$ (64,716)	(3.21)	Asset Management Project - 30	\$ 31,858	\$ (181,665)	\$ 213,523	1.18	\$ 753,564	\$ (721,706)	(0.96)
(3,835)	5,363	(9,198)	(1.72)	Asset Management Project - 31	595,779	48,267	547,512	11.34	696,692	(100,913)	(0.14)
26,859	46,603	(19,744)	(0.42)	Asset Management Project - 32	816,588	419,427	397,161	0.95	727,184	89,404	0.12
12,142	3,129	9,013	2.88	Asset Management Project - 33	394,663	28,161	366,502	13.01	439,363	(44,700)	(0.10)
37,181	51,501	(14,320)	(0.28)	Asset Management Project - 34	586,666	463,509	123,157	0.27	729,021	(142,355)	(0.20)
33,720	13,338	20,382	1.53	Asset Management Project - 35	585,753	120,042	465,711	3.88	956,364	(370,611)	(0.39)
(32,786)	(20,786)	(12,000)	(0.58)	Asset Management Project - 37	157,806	(187,074)	344,880	1.84	672,823	(515,017)	(0.77)
48,061	40,694	7,367	0.18	Asset Management Project - 38	671,067	366,246	304,821	0.83	657,007	14,060	0.02
(20,417)	(36,636)	16,219	0.44	Asset Management Project - 39	(173,092)	(329,724)	156,632	0.48	207,503	(380,595)	(1.83)
(190,854)	17,599	(208,453)	(11.84)	Asset Management Project - 40	(948,985)	158,391	(1,107,376)	(6.99)	733,221	(1,682,206)	(2.29)
(22,541)	473	(23,014)	(48.66)	Asset Management Project - 43	(34,873)	4,257	(39,130)	(9.19)	204,583	(239,456)	(1.17)
19,831	30,714	(10,883)	(0.35)	Asset Management Project - 44	581,328	276,426	304,902	1.10	191,583	389,745	2.03
1,199	17,246	(16,047)	(0.93)	Asset Management Project - 45	76,637	155,214	(78,577)	(0.51)	456,368	(379,731)	(0.83)
(15,552)	(9,744)	(5,808)	(0.60)	Asset Management Project - 46	(5,360)	(87,696)	82,336	0.94	69,007	(74,367)	(1.08)
17,942	12,197	5,745	0.47	Asset Management Project - 49	219,461	109,773	109,688	1.00	244,224	(24,763)	(0.10)
27,424	16,312	11,112	0.68	Asset Management Project - 50	269,188	146,808	122,380	0.83	193,363	75,825	0.39
\$ (146,527)	\$ 167,818	\$ (314,345)	(1.87)	Total Net Income(Loss)	\$ 3,824,484	\$ 1,510,362	\$ 2,314,122	1.53	\$ 7,931,870	\$ (4,107,386)	(0.52)

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337
FOR PERIOD ENDING MARCH 31, 2011
AGENCY TOTAL

ASSETS:

Cash		24,347,283
Receivables:		
Accrued Interest	647,124	
Tenant Receivables	4,579,418	
Other	4,913,040	
Less Allowance for Doubtful Accounts	(3,820,725)	
Total receivables		6,318,857
Prepaid Expenses		1,858,333
Inventories		953,882
Interprogram Due From		17,451,639
Total Current Assets		<u>50,929,994</u>

Property, Plant & Equipment:

Land	21,451,327	
Buildings	499,646,062	
Furniture & Equipment	5,913,642	
Motor vehicles	1,355,056	
Construction in Progress	739,395	
Less: Accumulated Depreciation	(298,755,200)	
		230,350,282

Notes, Loans & Mortgage Receivable-Non Current		426,100
Other Long term assets		6,332

Total Assets		<u>281,712,708</u>
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LIABILITIES AND EQUITY:

Accounts Payable		1,207,792
Accrued Expenses		727,420
Accrued Salaries & Wages		537,103
Accrued Vacation		615,413
Tenant Security Deposits		857,910
Deferred Income		283,102
Interprogram Due To		7,586,924
Total Current Liabilities		<u>11,815,664</u>

Accrued Pension and OPEB Liability		6,201,209
Accrued Compensated Absences - Non Current		1,333,385
Accrued Expenses		121,140

Net Assets:

Restricted Net Assets	3,029,617	
Unrestricted Net Assets	264,937,438	
Net Income Year to Date	(5,725,745)	
Total Equity		<u>262,241,310</u>

Total Liabilities & Equity		<u>281,712,708</u>
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**Contract & Procurement Office
Monthly Status Report for April 2011**

Solicitations Issued in April 2011:

Solicitation No.	Title	Due Date
IFB-CMS-2010-02	Invitation for Bids for Elevator Security Camera System at Kuhio Park Terrace (AMP 40) on the Island of Oahu HPHA Job No. 10-012-110-S	May 26, 2011
IFB-CMS-2011-08	Invitation for Bids for Site & Building Improvements at Kawailehua – State and Kawailehua – Federal (AMP 38) on the Island of Kauai HPHA Job No. 09-043-000-S	June 7, 2011
IFB-CMS-2011-17	Invitation for Bids for the Repair & Upgrade of 11 Elevators at Various State Projects on the Island of Oahu HPHA Job No. 11-001-000-S	May 12, 2011
IFB-PMB-2011-09	Invitation for Bids to Furnish Laundry Concession Services at Hookipa Kahaluu, Kaneohe Apartments, and Kauhale Ohana Under Asset Management Project 45 on the Island of Oahu	May 12, 2011
IFB-PMB-2011-15	Invitation for Bids to Furnish Security Services at Kalakaua Homes, Makua Alii and Paoakalani Under Asset Management Project 34 on the Island of Oahu	May 18, 2011
RFP-PMB-2011-13	Request for Proposals for Integrated Pest Management Services for Kuhio Park Terrace and Kuhio Homes Under Asset Management Project 40 on the Island of Oahu	May 12, 2011

Contracts Executed in April 2011:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 11-04	Rieke, Sunnland, Kono & Associates LLC Design and Consultation Services for Site and Dwelling Improvements to Kahale Mua – Federal and Kahale Mua – State (AMP 39) on the Island of Molokai Completion Date: 930 days from Notice to Proceed		\$550,981.74
CMS 01-09-SC02	INK Architects Hawaii, Inc. Extension of Time of 425 days for Design and Consultation Services for Building Improvements at Hale Poai (MU 42) on the Island of Oahu End Date: September 19, 2012	\$175,861.00	\$1,384,568.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 08-22-SC02	The Limtiaco Consulting Group Extension of Time of 456 days for the Sewage Treatment Plant Improvements at Kupuna Home O Waialua (AMP 49) on the Island of Oahu Completion Date: June 30, 2012	n/a	\$328,628.00
CMS 09-13-CO06	Stan's Contracting Additional Labor and Materials for the Reroofing and Miscellaneous Repairs at Nani Olu and Hale Hookipa (AMP 43) on the Island of Hawaii Completion Date: March 31, 2011	\$6,748.00	\$2,350,683.00
CMS 09-15-CO04	Rainforest G Construction Additional Labor and Materials for the Kalihi Valley Homes (AMP 31) Site and Dwelling Improvements, Phase IV on the Island of Oahu Completion Date: July 4, 2011	\$1,846.00	\$4,650,461.48
CMS 09-16-SC01	Ted's Wiring Service, Ltd. Credit of Labor and Materials for the Emergency Call System Repair at Hoolulu and Kamalu Completion Date: March 25, 2011	(\$34,106.00)	\$531,2077.00
CMS 10-09-CO02	Hi-Tec Roofing dba Hi-Tec Roofing Services Additional Labor and Materials for the Reroof and Structural Repairs to Makua Alii (AMP 34) on the Island of Oahu Completion Date: September 18, 2011	\$39,829.47	\$871,316.00
PMB 11-03	Hawaii Affordable Properties, Inc. Furnish Property Management, Maintenance and Resident Services for Ka Hale Kahaluu, Hale Hookipa, Kaimalino, Kealakehe, and Nani Olu Under Asset Management Project 43 on the Island of Hawaii April 30, 2011 to April 30, 2012		\$563,330.00

Approved by the Executive Director DN
May 19, 2011

FOR DISCUSSION

SUBJECT: Report by Department of Attorney General Regarding Compliance Issues Concerning the Annual Contributions Contract and the Corrective Action Order

I. FACTS

A. Verbal report by First Deputy Attorney General Russell Suzuki.

Prepared by: Taryn Chikamori, Secretary to the Board sv

FOR DISCUSSION

SUBJECT: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority;
Denise Wise in her Official Capacity As Executive Director (Civil
Case No. CV11-00266 and Civil No. 11-1-0795)*

I. FACTS

- A. Verbal report by the Attorney General's office.

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 *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise in her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

- B.

Prepared by: Taryn Chikamori, Secretary to the Board 

Approved for the Executive Director 
May 19, 2011

FOR DISCUSSION

SUBJECT: Update on the Pending Action Against the Board of Water Supply for Damages from the Rock Fall at Kalihi Valley Homes

I. FACTS

A. The Attorney General's Office will be giving an oral report.

II. DISCUSSION

A. 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 pending action against the Board of Water Supply.

Prepared by: Taryn Chikamori, Secretary to the Board 

May 19, 2011

FOR DISCUSSION

SUBJECT: Report on the Status of the Operating Budget for the Hawaii Public Housing Authority for Fiscal Year 2011-2012

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) is required to prepare and present an annual budget to the Board of Directors for approval. The budget must be prepared based on requirements of the U.S. Department of Housing and Urban Development (HUD) and the current economic conditions in Hawaii.
- B. The Fiscal Year 2012 represents the first year of full compliance with asset management as defined by HUD's Asset Management model which requires federal public housing to adopt a business model similar to multi-family housing, with project-based budgeting, project-based accounting and project-based management. Project-based budgets require that operating budgets be completed at the project-level as opposed to the agency-wide level.
- C. These budgets will be used for internal PHA planning purposes and must be approved by the HPHA's Board at the start of every fiscal year. Operating budgets for all or multiple AMPs may be approved with a Board joint vote once the budget is finalized.
- D. The Board resolution must be filed at the local field office (HUD Form 52574).
- E. Major expenditures such as capital expenditures are separately funded by capital dollars from the State and HUD and are not paid for by the AMPs through operations. The asset is depreciated and reflected in each associated AMP's profit and loss once it is placed into service. Thus, the profitability of the AMP is analyzed prior to depreciation expense as this is a non-cash item.

II. DISCUSSION

- A. In March 2011 the Fiscal Office issued the budget model, instructions and budget assumptions by project based on HUD's Financial Data Schedule and chart of accounts.
- B. In order to prepare such a budget, certain assumptions have to be made at the beginning of the budget cycle and moving forward these assumptions are adjusted to meet a realistic goal. The following budget assumptions were used by all offices in the preparation of their budgets.
 - 1. HUD's Public Housing Operating Subsidy was estimated to be prorated at 90% of 2011 funding. 2011 funding was 103% of 2010 funding. Due to existing Federal Government emphasis on budget reduction, a conservative approach was taken that funding will be between 90% to 95%.
 - 2. Projects should include all vacant positions in their budgets; this includes State projects. Currently the salary budgeted does not include the proposed 5% annual salary reduction and would be adjusted with the issuance of an executive order.
 - 3. Operating expenses reflect a 3% increase from 2011 expenditures except for utilities which reflect a 5% increase.
 - 4. Tenant rental revenues will be projected by taking into consideration prior year's occupancy rate, the economy and any renovations / construction that will increase or reduce the availability of rental units.
 - 5. Employee benefits are estimated at 42% of salaries and wages. It should be noted that currently in fiscal 2011 the rate is 38.8%. Also the privately managed AMPS should reflect a lower rate between 20% to 22% of gross salaries and wages (based on their current contract agreements). Employee benefit rate for HPHA is issued at the State level by Department and Budget and Finance.
 - 6. Insurance cost is estimated to increase by 3%. Insurance costs are negotiated by the State's Risk Management Office and allocated to State agencies based on their inventory of physical assets.

7. The FMO Staff estimated management, accounting and asset management fees, based on HUD's recommended formula utilizing occupied units, average occupancy and HUD's supplied rates.
8. Rates for per Diem for interisland travel is \$20 for same day travel and \$90 per 24-hour day. For out of state travel, the current rate is \$145 per 24-hour day. Per diem rates are fixed in the collective bargaining agreements of the HGEA and UPW, and are not discretionary.

C. Timeline

1. Draft budgets have been received from all offices have been through an initial review with the fiscal office.
2. Staff would like to request that the Board convene the Finance Task Force to review the draft budget prior to submission.
3. The final budget will be submitted to the Board for adoption at the June 16th Board meeting.

Prepared by: Clarence Allen, Fiscal Officer



Approved by the Executive Director 

May 19, 2011

FOR INFORMATION

SUBJECT: Report on the Audited Financial Statements for Banyan Street Manor for Fiscal Year 2009-2010

I. **FACTS**

A. Details and more information forthcoming.

Prepared by: Taryn Chikamori, Secretary to the Board 



2011 RENAISSANCE GRAND AWARD WINNERS



◀ LOKAHI LOW-INCOME HOUSING RENOVATION

A low income housing development in Hilo received a "like new" renovation that was within budget and schedule, as well as within the needs of the community members. The project involved the renovation of 15 buildings with 30 duplex units using a phased approach so that residents could stay in the development. Exterior renovations included new sidewalks with ADA accessible curbs, trash enclosures, photovoltaic street lights and street paving. The interior renovation work included a complete code compliant upgrade and remodel of the duplex units. Residents needing assistance in moving from one unit to another were accommodated and safety precautions for the children on the property were a priority since they would be curious and want to explore. This successful renovation created a beautiful new community for the residents.

DIVISION Public Works
CATEGORY Structure \$2,000,001-\$10,000,001
ENTRANT F. Michael Singer, Heartwood Pacific, LLC

CONTRACTOR Heartwood Pacific, LLC
ARCHITECT CDS International

This is a HPHA project.

Inspection Summary Report - 354088

Inspection No: 354088
 Property: (159968) AMP 44 - WAIMAHA/SUNFLOWER
 88-186 MCARTHUR ST
 WAIANAE, HI 96792-2677

AMP 44

Inspection Date: 12/15/2010
 Phone: (808) 697-7172
 Fax: (808) 697-7174
 E-Mail Address: thomas.m.bentkowski@hawaii.gov
 ACC#: _____
 CA#: _____

Scattered Site?: Yes
 PIH Project: HI001000044
 Comments: 90%; NO BEDBUGS REPORTED; NO HVAC IN THE UNITS

Building Unit Count

	#Total	#Inspected
Buildings	99	30
Units	258	25

Health and Safety Counts

	Non-Life Threatening			
	Site	Bldg	Unit	Total
Actual	1	4	23	28
%Inspected	---	30%	10%	---
Projected	1	13	237	252

Scores

Life Threatening

	Possible Points	Area Points	H & S Deduction
Site	21.4	0.0	0.0
Bldg Ext	19.1	11.2	0.7
Bldg Sys	17.7	17.1	5.2
CA	1.0	0.6	0.0
Units	40.8	27.3	10.8

	Life Threatening			
	Site	Bldg	Unit	Total
Actual	0	11	5	16
%Inspected	---	30%	10%	---
Projected	0	36	52	88

Overall	100.0	56.2	16.8
Final Score = Area Points - H & S Deduction	39 c*		

Smoke Detectors

	Smoke Detectors			
	Site	Bldg	Unit	Total
Actual	0	0	3	3
%Inspected	---	30%	10%	---
Projected	0	0	31	31

Systemic Deficiencies:

	Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect
Capital	CA	Kitchen	Refrigerator - Damaged/Inoperable	3	4	75%
	DU	Bathroom	Lavatory Sink - Damaged/Missing**	9	25	36%
Ordinary		Kitchen	Refrigerator - Missing/Damaged/Inoperable	16	25	64%
	BldgExt	Doors	Damaged Surface (Holes/Paint/Rusting/Glass)**	10	14	71%
		FHEO - Accessibility to Main Floor Entrance**	Obstructed or Missing Accessibility Route**	15	30	50%
		Walls	Missing Pieces/Holes/Spalling**	11	30	37%
			Stained/Peeling/Needs Paint	17	30	57%
	CA	Halls/Corridors/Stairs	Floors - Peeling/Needs Paint**	8	9	89%
		Kitchen	Doors - Damaged Hardware/Locks**	2	4	50%
		Laundry Room	Dryer Vent - Missing/Damaged/Inoperable	2	4	50%
			Walls - Damaged**	2	4	50%
			Walls - Peeling/Needs Paint**	2	4	50%
		Storage	Doors - Damaged Hardware/Locks**	1	3	33%
			Floors - Water Stains/Water Damage/Mold/Mildew**	1	3	33%
			Outlets/Switches/Cover Plates - Missing/Broken	1	3	33%
DU	Doors	Damaged Surface - Holes/Paint/Rusting/Glass**	11	25	44%	
		Damaged/Missing Screen/Storm/Security Door**	11	25	44%	
	Outlets/Switches	Missing/Broken Cover Plates	11	25	44%	
	Walls	Damaged**	12	25	48%	

Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances).
 Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers, and smoke detectors).

Inspection Summary Report - 354088

Participants:

Management Agent EWA POINTE REALTY	JUNTILLA, MEGAZAR	Phone: (808) 689-0660 Fax: (808) 689-6044 E-Mail Address: MegazarJ@aol.com	91-1001 KAIMALIE ST #204B EWA BEACH, HI 96706
Owner/PHA Hawaii Public Housing Authority	WISE, DENISE	Phone: (808) 587-0680 Fax: (808) 832-4678 E-Mail Address: DENISE.M.WISE@hawaii.gov	P.O. Box 17907 Suite 300 Honolulu, HI 96817
Site Manager Hawaii Housing authority	MALABEY, V ERONICA	Phone: (808) 697-7172 Fax: (808) 697-7174 E-Mail Address: ELVA808@YAHOO.COM	85-186 Mcarthur St. Waianae, HI 96792

Buildings/Units:

No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	WAIMAHA A Mid/High Rise Apartments	1975	14	85-934 LIHUE Street BLDG A WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS				
	A321	3 Bedroom	Occupied	
2	WAIMAHA B Mid/High Rise Apartments	1975	12	85-934 LIHUE Street WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS				
	B318	3 Bedroom	Occupied	
3	WAIMAHA C Mid/High Rise Apartments	1975	6	85-186 MCARTHUR Street BLDG C WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS				
	C316	3 Bedroom	Occupied	
4	WAIMAHA D Mid/High Rise Apartments	1975	14	85-186 MCARTHUR Street BLDG D WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS				
	D214	3 Bedroom	Occupied	
5	WAIMAHA E Mid/High Rise Apartments	1975	14	85-186 MCARTHUR Street BLDG E WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS				
	E309	2 Bedroom	Occupied	
	E310	3 Bedroom	Occupied	
6	WAIMAHA F Mid/High Rise Apartments	1975	8	85-186 MCARTHUR Street BLDG F WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS				
	F305	3 Bedroom	Occupied	
7	WAIMAHA G Mid/High Rise Apartments	1975	13	85-186 MCARTHUR Street BLDG G WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS/ UNIT G-104 USED FOR TENANT ASSOC.				
	G303	2 Bedroom	Occupied	
8	SUNFLOWER A Mid/High Rise Apartments	1975	30	85-965 MILL ST BLDG A WAIANAE HI 96792-2677
Comments: 3 STORY WALKUP WITH NO ELEVATORS				
	102	1 Bedroom	Occupied	

Inspection Summary Report - 354088

	107	1 Bedroom	Occupied		
	307	2 Bedroom	Occupied		
9	SUNFLOWER B Mid/High Rise Apartments		1975	18	85-961 MILL ST BLDG B WAIANAE HI 96792-2677

Comments: 3 STORY WALKUP WITH NO ELEVATORS

	116	1 Bedroom	Occupied		
	316	2 Bedroom	Occupied		
10	181 HILA Single Family <i>Not In Sample</i>		1969	1	87-181 HILA ST WAIANAE HI 96792-2677
11	179 HILA Single Family <i>Not In Sample</i>		1969	1	87-179 HILA ST WAIANAE HI 96792-2677
12	177 HILA Single Family <i>Not In Sample</i>		1969	1	87-177 HILA ST WAIANAE HI 96792-2677
13	171 HILA Single Family <i>Not In Sample</i>		1969	1	87-171 HILA ST WAIANAE HI 96792-2677
14	173 HILA Single Family <i>Not In Sample</i>		1969	1	87-173 HILA ST WAIANAE HI 96792-2677
15	175 HILA Single Family <i>Not In Sample</i>		1969	1	87-175 HILA ST WAIANAE HI 96792-2677
16	174 MAIPELA Single Family <i>Not In Sample</i>		1969	1	87-174 MAIPELA ST WAIANAE HI 96792-2677
17	173 MAIPELA Single Family <i>Not In Sample</i>		1969	1	87-173 MAIPELA ST WAIANAE HI 96792-2677
18	178 MALIONA ST Single Family <i>Not In Sample</i>		1969	1	87-178 MALIONA ST WAIANAE HI 96792-2677
19	180 MALIONA Single Family <i>Not In Sample</i>		1969	1	87-180 MALIONA ST WAIANAE HI 96792-2677
20	182 MALIONA Single Family <i>Not In Sample</i>		1969	1	87-182 MALIONA ST WAIANAE HI 96792-2677
21	176 MALIONA Single Family		1969	1	87-176 MALIONA ST WAIANAE HI 96792-2677
22	174 MALIONA Single Family <i>Not In Sample</i>		1969	1	87-174 MALIONA ST WAIANAE HI 96792-2677
23	172 MALIONA Single Family <i>Not In Sample</i>		1969	1	87-172 MALIONA ST WAIANAE HI 96792-2677
24	181 MALIONA Single Family <i>Not In Sample</i>		1969	1	87-181 MALIONA ST WAIANAE HI 96792-2677
25	179 MALIONA Single Family <i>Not In Sample</i>		1969	1	87-179 MALIONA ST WAIANAE HI 96792-2677
26	177 MALIONA Single Family <i>Not In Sample</i>		1969	1	87-177 MALIONA ST WAIANAE HI 96792-2677
27	171 MALIONA Single Family		1969	1	87-171 MALIONA ST WAIANAE HI 96792-2677

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28	173 MALIONA Single Family <i>Not In Sample</i>	1969	1	87-173 MALIONA ST WAIANAE HI 96792-2677
29	175 MALIONA Single Family <i>Not In Sample</i>	1969	1	87-175 MALIONA ST WAIANAE HI 96792-2677
30	87-160 Single Family <i>Not In Sample</i>	1999	1	87-160 KELIIKIPI ST WAIANAE HI 96792-2677
31	87-166/168 Duplex	1999	2	87-168 KELIIKIPI ST WAIANAE HI 96792-2677
	168	2 Bedroom	Occupied	
32	87-164 Single Family <i>Not In Sample</i>	1999	1	87-164 KELIIKIPI ST WAIANAE HI 96792-2677
33	87-162 Single Family <i>Not In Sample</i>	1999	1	87-162 KELIIKIPI ST WAIANAE HI 96792-2677
34	87-176 Single Family	1999	1	87-176 KELIIKIPI ST WAIANAE HI 96792-2677
35	87-170/172 Duplex <i>Not In Sample</i>	1999	2	87-170 KELIIKIPI ST WAIANAE HI 96792-2677
36	87-174 Single Family <i>Not In Sample</i>	1999	1	87-174 KELIIKIPI ST WAIANAE HI 96792-2677
37	87-169/171 Duplex <i>Not In Sample</i>	1999	2	87-171 KELIIKIPI ST WAIANAE HI 96792-2677
38	87-173 Single Family <i>Not In Sample</i>	1999	1	87-173 KELIIKIPI ST WAIANAE HI 96792-2677
39	87-175 Single Family <i>Not In Sample</i>	1999	1	87-175 KELIIKIPI ST WAIANAE HI 96792-2677
40	87-161 Single Family <i>Not In Sample</i>	1999	1	87-161 KELIIKIPI ST WAIANAE HI 96792-2677
41	87-163 Single Family <i>Not In Sample</i>	1999	1	87-163 KELIIKIPI ST WAIANAE HI 96792-2677
Comments: A1				
42	87-165/167 Duplex	1999	2	87-165 KELIIKIPI ST WAIANAE HI 96792-2677
	165	2 Bedroom	Occupied	
43	87-159 Single Family <i>Not In Sample</i>	1999	1	87-159 KELIIKIPI ST WAIANAE HI 96792-2677
44	87-233/235 Duplex	1999	2	87-233 KELIIKIPI ST WAIANAE HI 96792-2677
	233	2 Bedroom	Not Occupied	Vacant
	235	2 Bedroom	Occupied	
45	87-231 Single Family <i>Not In Sample</i>	1999	1	87-231 KELIIKIPI ST WAIANAE HI 96792-2677
46	87-237/239 Duplex <i>Not In Sample</i>	1999	2	87-237 KELIIKIPI ST WAIANAE HI 96792-2677

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47	87-241 Single Family <i>Not In Sample</i>	1999	1	87-241 KELIIKIPI ST WAIANAE HI 96792-2677
48	87-1612 Single Family <i>Not In Sample</i>	1969	1	87-1612 FARRINGTON HWY WAIANAE HI 96792-2677
49	87-1612A Single Family <i>Not In Sample</i>	1969	1	87-1612A FARRINGTON HWY WAIANAE HI 96792-2677
50	87-1612B Single Family <i>Not In Sample</i>	1969	1	87-1612B FARRINGTON HWY WAIANAE HI 96792-2677
51	87-1612C Single Family <i>Not In Sample</i>	1969	1	87-1612C FARRINGTON HWY WAIANAE HI 96792-2677
52	87-1612D Single Family <i>Not In Sample</i>	1999	1	87-1612D FARRINGTON HWY WAIANAE HI 96792-2677
53	87-1612E Single Family <i>Not In Sample</i>	1969	1	87-1612E FARRINGTON HWY WAIANAE HI 96792-2677
54	87-1612F Single Family <i>Not In Sample</i>	1969	1	87-1612F FARRINGTON HWY WAIANAE HI 96792-2677
55	87-1612G Single Family <i>Not In Sample</i>	1969	1	87-1612G FARRINGTON HWY WAIANAE HI 96792-2677
56	87-1612H Single Family <i>Not In Sample</i>	1969	1	87-1612H FARRINGTON HWY WAIANAE HI 96792-2677
57	87-1612J Single Family <i>Not In Sample</i>	1969	1	87-1612J FARRINGTON HWY WAIANAE HI 96792-2677
58	87-1610G Single Family <i>Not In Sample</i>	1969	1	87-1610G FARRINGTON HWY WAIANAE HI 96792-2677
59	87-1610F Single Family <i>Not In Sample</i>	1969	1	87-1610F FARRINGTON HWY WAIANAE HI 96792-2677
60	87-1610E Single Family <i>Not In Sample</i>	1969	1	87-1610E FARRINGTON HWY WAIANAE HI 96792-2677
61	87-1610D Single Family <i>Not In Sample</i>	1969	1	87-1610D FARRINGTON HWY WAIANAE HI 96792-2677
62	87-1610C Single Family	1969	1	87-1610C FARRINGTON HWY WAIANAE HI 96792-2677
	1610C	3 Bedroom	Occupied	
63	87-1610B Single Family <i>Not In Sample</i>	1969	1	87-1610B FARRINGTON HWY WAIANAE HI 96792-2677
64	87-1610A Single Family	1969	1	87-1610A FARRINGTON HWY WAIANAE HI 96792-2677
65	87-1610 Single Family <i>Not In Sample</i>	1969	1	87-1610 FARRINGTON HWY WAIANAE HI 96792-2677
66	87-1608 Single Family <i>Not In Sample</i>	1969	1	87-1608 FARRINGTON HWY WAIANAE HI 96792-2677
67	87-1608A Single Family <i>Not In Sample</i>	1069	1	87-1608A FARRINGTON HWY WAIANAE HI 96792-2677

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68	87-1608B Single Family <i>Not In Sample</i>	1969	1	87-1608B FARRINGTON HWY WAIANAE HI 96792-2677
69	87-1608C Single Family <i>Not In Sample</i>	1969	1	87-1608C FARRINGTON HWY WAIANAE HI 96792-2677
70	87-1608D Single Family <i>Not In Sample</i>	1969	1	87-1608D FARRINGTON HWY WAIANAE HI 96792-2677
71	87-1608E Single Family <i>Not In Sample</i>	1969	1	87-1608E FARRINGTON HWY WAIANAE HI 96792-2677
72	87-1608F Single Family	1969	1	87-1608F FARRINGTON HWY WAIANAE HI 96792-2677
	1608F	3 Bedroom	Occupied	
73	87-1608G Single Family <i>Not In Sample</i>	1969	1	87-1608G FARRINGTON HWY WAIANAE HI 96792-2677
74	87-1606J Common Building	1969	0	87-1606J FARRINGTON HWY COMMUNITY RM WAIANAE HI 96792-2677
75	87-1606B Single Family <i>Not In Sample</i>	1969	1	87-1606B FARRINGTON HWY WAIANAE HI 96792-2677
76	87-1606G Single Family <i>Not In Sample</i>	1969	1	87-1606G FARRINGTON HWY WAIANAE HI 96792-2677
77	87-1606F Single Family <i>Not In Sample</i>	1969	1	87-1606F FARRINGTON HWY WAIANAE HI 96792-2677
78	87-1606E Single Family <i>Not In Sample</i>	1969	1	87-1606E FARRINGTON HWY WAIANAE HI 96792-2677
79	87-1606D Single Family <i>Not In Sample</i>	1969	1	87-1606D FARRINGTON HWY WAIANAE HI 96792-2677
80	87-1606C Single Family	1969	1	87-1606C FARRINGTON HWY WAIANAE HI 96792-2677
	1606C	3 Bedroom	Occupied	
81	87-1606H Single Family <i>Not In Sample</i>	1969	1	87-1606B FARRINGTON HWY WAIANAE HI 96792-2677
82	87-1606A Single Family <i>Not In Sample</i>	1969	1	87-1606A FARRINGTON HWY WAIANAE HI 96792-2677
83	87-1606 Single Family <i>Not In Sample</i>	1969	1	87-1606 FARRINGTON HWY WAIANAE HI 96792-2677
84	658-1 Row/Town Houses	1995	4	85-658 FARRINGTON HWY BLDG 1 WAIANAE HI 96792-2677
	101	3 Bedroom	Not Occupied	Vacant
	102	3 Bedroom	Occupied	
85	658-2 Row/Town Houses	1995	4	85-658 FARRINGTON HWY BLDG 2 WAIANAE HI 96792-2677
	204	3 Bedroom	Occupied	
86	658-3 Row/Town Houses <i>Not In Sample</i>	1995	4	85-658 FARRINGTON HWY BLDG 3 WAIANAE HI 96792-2677

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87	658-4 Row/Town Houses	1995	4	85-658 FARRINGTON HWY BLDG 4 WAIANAE HI 96792-2677
	402	3 Bedroom	Occupied	
88	658-5 Row/Town Houses <i>Not In Sample</i>	1995	4	85-658 FARRINGTON HWY BLDG 5 WAIANAE HI 96792-2677
89	658-6 Row/Town Houses <i>Not In Sample</i>	1995	4	85-658 FARRINGTON HWY BLDG 6 WAIANAE HI 96792-2677
90	658-7 Row/Town Houses	1995	4	85-658 FARRINGTON HWY BLDG 7 WAIANAE HI 96792-2677
	702	3 Bedroom	Occupied	
91	658-8 Row/Town Houses <i>Not In Sample</i>	1995	4	85-658 FARRINGTON HWY BLDG 8 WAIANAE HI 96792-2677
92	658-9 Row/Town Houses <i>Not In Sample</i>	1995	4	85-658 FARRINGTON HWY BLDG 9 WAIANAE HI 96792-2677
93	658-10 Row/Town Houses	1995	6	85-658 FARRINGTON HWY BLDG 10 WAIANAE HI 96792-2677
	1002	3 Bedroom	Occupied	
94	658-11 Row/Town Houses	1995	4	85-658 FARRINGTON HWY BLDG 11 WAIANAE HI 96792-2677
	1102	3 Bedroom	Occupied	
95	658-12 Row/Town Houses <i>Not In Sample</i>	1995	4	85-658 FARRINGTON HWY BLDG 12 WAIANAE HI 96792-2677
96	658-13 COMM Common Building	1995	0	85-658 FARRINGTON HWY COMMUNITY BLDG WAIANAE HI 96792-2677
Comments: no key to laundry rm elec panel				
97	WAIMAHA OFFICE Common Building	1975	0	85-186 MCARTHUR ST OFFICE WAIANAE HI 96792-2677
98	WAIMAHA LAUNDRY Common Building	1975	0	85-186 MCARTHUR ST LAUNDRY WAIANAE HI 96792-2677
99	SUNFLOWER LAUNDRY Common Building	1975	0	85-658 FARRINGTON HWY SUNFLOWER LAUNDRY WAIANAE HI 96792-2677

Inspectable Items:

Inspected Item	NO/OD	Observation	Severity	Location/Comments	Ded.
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Certificates

Fire Alarm	NO				
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Site - Health & Safety

Hazards	OD	Tripping (NLT)	Level 3	Location: MALIONA PLAYAREA; Comments: DAMAGED SURFACE MORE THAN 3/4 INCH GAP HEIGHT	6.0
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Site

Possible Points: 21.4

Inspection Summary Report - 354088

Fencing and Gates**	OD	Damaged/Falling/Leaning**	Level 2		3.2
Grounds	OD	Erosion/Rutting Areas**	Level 2		4.0
		Overgrown/Penetrating Vegetation	Level 3	Location: back of MALIONA PROPERTY; Comments: OVERGROWN VEGE DAMAGED FENCING	6.0
Market Appeal	OD	Graffiti**	Level 3	Location: MAIL BOX, PLAYAREA EQUIPMENT, EXTERIOR WALLS, ETC; Comments: GRAFFITI MORE THAN 6 LOCATIONS	5.1
Parking Lots/Driveways/Roads	OD	Potholes/Loose Material**	Level 1		1.4
Play Areas and Equipment	OD	Deteriorated Play Area Surface**	Level 2		3.0
Refuse Disposal	OD	Broken/Damaged Enclosure-Inadequate Outside Storage Space**	Level 2		3.0
Storm Drainage	OD	Damaged/Obstructed**	Level 2		6.7

Building 1 - Building Exterior

Possible Points: 1.5

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: STAIRS; Comments: NO RAMP	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.4

Building 1 - Common Areas

Possible Points: 0.1

Kitchen	OD	Floors - Peeling/Needs Paint**	Level 2		<0.05
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Building 1 - Building Exterior - Health & Safety

Electrical Hazards	OD	Exposed Wires/Open Panels** (LT)	Level 3	Location: REAR EXTERIOR; Comments: UNSECURED METER BOX W/EXPOSED WIRES	1.4
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Building 1 - Unit A321

Possible Points: 1.9

Doors	OD	Damaged Hardware/Locks**	Level 3	Location: ENTRY DOOR AND 2 BEDROOMS; Comments: DOOR CANNOT BE SELF-LATCHED DUE TO HARDWARE; MISSING 2 DOOR LOCKES	0.2
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 2		0.1
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: BATHROOM; Comments: GFI INOPERABLE	1.0
Walls	OD	Damaged**	Level 1		<0.05

Building 2 - Building Exterior

Possible Points: 1.3

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: stairs; Comments: no ramp	
Roofs	OD	Missing/Damaged Components from Downspout/Gutter**	Level 2		0.3
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.3
		Stained/Peeling/Needs Paint	Level 1		0.1

Building 2 - Building Systems

Possible Points: 1.2

Domestic Water	OD	Leaking Central Water Supply	Level 3	Location: BACK OF B28; Comments: LEAKING CENTRAL WATER SUPPLY	0.9
Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: B318; Comments: MISSING A FIRE EXTINGUISHER MORE THAN 10%	1.2

Inspection Summary Report - 354088

Halls/Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 2		<0.05
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Building 2 - Unit B318

Possible Points: 1.9

Doors	OD	Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
Walls	OD	Damaged**	Level 1		<0.05

Building 2 - Unit B318 - Health & Safety

Hazards	OD	Other (NLT)	Level 3	Location: br 2; Comments: missing a protective cover on elec fan	0.0
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Building 3 - Building Exterior

Possible Points: 0.6

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
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Building 3 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: stairs; Comments: no ramp	
Halls/Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 2		<0.05

Building 3 - Unit C316

Possible Points: 1.6

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 2		0.1
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 3 - Unit C316 - Health & Safety

Hazards	OD	Other (NLT)	Level 3	Location: br; Comments: missing a protective cover on elec fan	0.0
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Building 4 - Building Exterior

Possible Points: 1.5

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: NO RAMP	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.4

Building 4 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: stairs; Comments: no ramp	
Halls/Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 2		<0.05

Building 4 - Unit D214

Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.2
Doors	OD	Damaged Hardware/Locks**	Level 1		0.1
Kitchen	OD	Cabinets - Missing/Damaged**	Level 2		0.2
		Range/Stove - Missing/Damaged/Inoperable**	Level 1		0.2
/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05
Walls	OD	Damaged**	Level 1		<0.05

Inspection Summary Report - 354088

Building 4 - Unit D214 - Health & Safety

Air Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: bathroom; Comments: mold observed	0.7
Humidity	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: cock roaches observed	0.7

Building 5 - Building Exterior

Possible Points: 1.5

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: ramp	
Roofs	OD	Damaged/Clogged Drains**	Level 2		0.7
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.4

Building 5 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: stairs; Comments: no ramp	
Halls/Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 1		<0.05

Building 5 - Unit E309

Possible Points: 1.6

Hot Water Heater	OD	Rust/Corrosion**	Level 1		0.1
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 5 - Unit E310

Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.2
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Building 6 - Building Exterior

Possible Points: 0.9

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
Windows	OD	Damaged/Missing Screens**	Level 1		<0.05

Building 6 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: stairs; Comments: no ramp	
Halls/Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 2		<0.05

Building 6 - Unit F305

Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.2
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: br; Comments: 2 four inch hole on closet door	0.2
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Outlets/Switches	OD	Missing/Broken Cover Plates (LT)	Level 3	Location: bathroom and br; Comments: missing a switch cover plate and an outlet cover and exposes wires	0.2
Walls	OD	Damaged**	Level 1		<0.05
		Peeling/Needs Paint**	Level 1		<0.05
Windows	OD	Cracked/Broken/Missing Panes	Level 1		0.1
		Damaged Window Sill	Level 1		0.1
		Peeling/Needs Paint	Level 1		<0.05

Building 6 - Unit F305 - Health & Safety

Inspection Summary Report - 354088

Hazards	OD	Other (NLT)	Level 3	Location: br; Comments: missing a protective cover on elec fan	0.0
		Tripping (NLT)	Level 3	Location: kid br; Comments: tripping by running cable across floor	0.0
ation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: cock roaches observed	0.7

Building 7 - Building Exterior

Possible Points: 1.4

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
Roofs	OD	Missing/Damaged Shingles**	Level 1		0.3
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.3
		Stained/Peeling/Needs Paint	Level 1		0.1

Building 7 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: stairs; Comments: no ramp	
Halls/Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 1		<0.05

Building 7 - Unit G303

Possible Points: 1.6

Doors	OD	Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bathroom; Comments: gfi inoperable	1.0
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05

Building 8 - Building Exterior

Possible Points: 3.2

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
Roofs	OD	Damaged Soffits/Fascia	Level 1		0.5
Walls	OD	Stained/Peeling/Needs Paint	Level 1		0.3
Windows	OD	Damaged/Missing Screens**	Level 1		0.2

Building 8 - Building Systems

Possible Points: 3.1

Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: unit 307; Comments: expired fire more than 10%	3.1
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Building 8 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: stairs; Comments: no ramp	
Halls/Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 1		<0.05

Building 8 - Unit 102

Possible Points: 1.5

Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: kitchen; Comments: gfi inoperable	1.0
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 8 - Unit 102 - Health & Safety

ation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: cock roaches observed	0.7
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Building 8 - Unit 107

Possible Points: 1.5

Inspection Summary Report - 354088

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.2
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 8 - Unit 107 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: kitchen; Comments: cock roaches observed	0.7
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Building 8 - Unit 307

Possible Points: 1.6

Kitchen	OD	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 3	Location: kitchen range; Comments: hood exh inoperable	0.4
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Outlets/Switches	OD	Missing/Broken Cover Plates (LT)	Level 3	Location: attice br; Comments: broken outlet cover w/exposed wires	0.2
Walls	OD	Damaged**	Level 1		<0.05

Building 9 - Building Exterior

Possible Points: 1.9

Roofs	OD	Damaged Soffits/Fascia	Level 1		0.3
Walls	OD	Stained/Peeling/Needs Paint	Level 1		0.2

Building 9 - Building Systems

Possible Points: 1.9

Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: utility closet and unit 316; Comments: expired f e more than 10%	1.9
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Building 9 - Common Areas

Possible Points: 0.1

Corridors/Stairs	OD	Floors - Peeling/Needs Paint**	Level 2		<0.05
Laundry Room	OD	Walls - Damaged**	Level 2		<0.05
		Walls - Peeling/Needs Paint**	Level 2		<0.05
Storage	OD	Doors - Damaged Hardware/Locks**	Level 2		<0.05

Building 9 - Common Areas - Health & Safety

Electrical Hazards	OD	Exposed Wires/Open Panels** (LT)	Level 3	Location: elec closet; Comments: unsecured elec meter box w/exposed wires	0.2
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Building 9 - Unit 116

Possible Points: 1.6

Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
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Building 9 - Unit 116 - Health & Safety

Hazards	OD	Other (NLT)	Level 3	Location: living rm; Comments: missing a protective cover on elec fan	0.0
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Building 9 - Unit 316

Possible Points: 1.5

Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05

Building 9 - Unit 316 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: closet; Comments: cock roaches observed	0.7
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Inspection Summary Report - 354088

Building 21 - Building Exterior

Possible Points: 0.1

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: delaminated entry door	0.1
J - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entry; Comments: no ramp	

Building 21 - Common Areas - Health & Safety

Hazards	OD	Other (NLT)	Level 3	Location: by front door; Comments: gfi inoperable	0.0
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Building 27 - Building Exterior

Possible Points: 0.1

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: delaminated entry door surface	0.1
Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05

Building 31 - Building Exterior

Possible Points: 0.2

Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.1
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Building 31 - Common Areas

Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: PORCH; Comments: NO RAMP	
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Building 31 - Unit 168

Possible Points: 1.6

Doors	OD	Damaged Hardware/Locks**	Level 3	Location: UTILITY CLOSET; Comments: ENTRY DOOR CANNOT BE LATCHED	0.2
		Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
		Missing Door	Level 1		0.1
Kitchen	OD	Dishwasher/Garbage Disposal - Inoperable	Level 2		0.2
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Windows	OD	Cracked/Broken/Missing Panes (NLT)	Level 3	Location: BR 2; Comments: MISSING WINDOW PANE	0.2

Building 34 - Building Exterior

Possible Points: 0.1

Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		<0.05
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Building 42 - Common Areas

Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: PORCH; Comments: NO RAMP	
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Building 42 - Unit 165

Possible Points: 1.6

Doors	OD	Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
		Missing Door	Level 1		0.1
Kitchen	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05
	OD	Damaged**	Level 1		<0.05

Building 42 - Unit 165 - Health & Safety

Inspection Summary Report - 354088

Infestation	OD	Insects (NLT)	Level 3	Location: KITCHEN; Comments: COCK ROACHES OBSERVED	0.7
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Building 44 - Building Exterior

Possible Points: 0.2

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: ENTRY; Comments: NO RAMP	
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Building 44 - Building Systems

Possible Points: 0.2

Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: UNIT 235; Comments: EXPIRED F E MORE THAN 10%	0.2
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Building 44 - Unit 235

Possible Points: 1.6

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.2
Doors	OD	Damaged Hardware/Locks**	Level 2		0.1
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: UTILITY CLOSET; Comments: DELAMINATED DOOR SURFACE	0.2
		Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
		Missing Door	Level 1		0.1
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: LIVING RM; Comments: MISSING A SMOKE DETECTOR	
Walls	OD	Damaged**	Level 1		<0.05

Building 44 - Unit 235 - Health & Safety

Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: BATHROOM; Comments: MOLD OBSERVED	0.7
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Building 62 - Building Exterior

Possible Points: 0.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05

Building 62 - Unit 1610C

Possible Points: 1.6

Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1		0.2
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: front entry door and bathroom door; Comments: delaminated door surface and 1 inch hole	0.2
Hot Water Heater	OD	Rust/Corrosion**	Level 1		0.1
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.1
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Walls	OD	Peeling/Needs Paint**	Level 1		<0.05
Windows	OD	Cracked/Broken/Missing Panes (NLT)	Level 3	Location: br 3; Comments: missing window pane	0.2
		Inoperable/Not Lockable**	Level 1		0.1
		Peeling/Needs Paint	Level 1		<0.05

Building 64 - Building Exterior

Possible Points: 0.1

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: entry door; Comments: delaminated entry door surface	0.1
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	

Inspection Summary Report - 354088

Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05
Windows	OD	Peeling/Needs Paint	Level 1		<0.05

Building 72 - Building Exterior

Possible Points: 0.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05

Building 72 - Unit 1608F

Possible Points: 1.6

Doors	OD	Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
Hot Water Heater	OD	Rust/Corrosion**	Level 1		0.1
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Windows	OD	Peeling/Needs Paint	Level 1		<0.05

Building 74 - Building Exterior

Possible Points: 0.1

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: kitchen entry door; Comments: delaminated door surface	<0.05
FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		<0.05
		Stained/Peeling/Needs Paint	Level 1		<0.05

Building 74 - Building Systems

Possible Points: 0.1

Plumbing	OD	Leaking Central Water Supply	Level 3	Location: utility area; Comments: leaking central water supply	0.1
Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: kitchen; Comments: expired fire more than 10%	0.1

Building 74 - Common Areas

Possible Points: 0.1

Kitchen	OD	Refrigerator - Damaged/Inoperable	Level 1		<0.05
Office	OD	Doors - Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: office 1; Comments: broken glass on door	<0.05

Building 80 - Building Exterior

Possible Points: 0.1

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: entrance; Comments: no ramp	
Roofs	OD	Damaged Soffits/Fascia	Level 1		<0.05
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		<0.05
		Stained/Peeling/Needs Paint	Level 1		<0.05

Building 80 - Unit 1606C

Possible Points: 1.9

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: entry door and bathroom door; Comments: delaminated door surface and 2 inch hole	0.2
		Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
Water Heater	OD	Rust/Corrosion**	Level 1		0.1
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: hall; Comments: sd inoperable	
Windows	OD	Peeling/Needs Paint	Level 1		<0.05

Inspection Summary Report - 354088

Building 84 - Building Exterior

Possible Points: 0.5

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: 2 inch holes on door	0.2
Foundations	OD	Cracks/Gaps**	Level 2		0.2
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.1
		Stained/Peeling/Needs Paint	Level 1		<0.05

Building 84 - Unit 102

Possible Points: 1.6

Bathroom	OD	Utility Sink - Damaged/Missing**	Level 1		0.2
Doors	OD	Damaged Hardware/Locks**	Level 1		0.1
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: back entry door and utility closet; Comments: delaminated door surface and 2 inch holes	0.2
		Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kitchen; Comments: 4 burners no working	0.7
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05
Walls	OD	Damaged**	Level 1		<0.05
Windows	OD	Peeling/Needs Paint	Level 1		<0.05

Building 84 - Unit 102 - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: kitchen, closet; Comments: roaches observed	0.7
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Building 85 - Building Exterior

Possible Points: 0.5

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: delaminated entry door	0.2
Foundations	OD	Spalling/Exposed Rebar**	Level 3	Location: back of bldg; Comments: damaged foundation w/exposed rebar	0.2
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.1
		Stained/Peeling/Needs Paint	Level 1		<0.05

Building 85 - Unit 204

Possible Points: 1.6

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: exterior utility closet and upper brs; Comments: 2 and 3 inches holes on doors; missing paint on br door	0.2
		Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
Hot Water Heater	OD	Pressure Relief Valve Missing (NLT)	Level 3	Location: utility closet; Comments: prv does not extend to floor within 18 inches	1.0
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05
Walls	OD	Damaged**	Level 1		<0.05

Building 85 - Unit 204 - Health & Safety

Emergency/Fire Exits	OD	Emergency/Fire Exits Blocked/Unusable (LT)	Level 3	Location: br 2; Comments: nailed only window blocked egress	1.5
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Building 87 - Building Exterior

Possible Points: 0.5

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: missing paint on entry door	0.2
Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05

Inspection Summary Report - 354088

Building 87 - Unit 402

Possible Points: 1.9

room	OD		Level		
		Bathroom Cabinets - Damaged/Missing**	Level 1		0.1
		Lavatory Sink - Damaged/Missing**	Level 1		0.2
Doors	OD	Damaged Hardware/Locks**	Level 2		0.1
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: br 2; Comments: 2 inch hole on door	0.2
		Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
Outlets/Switches	OD	Missing/Broken Cover Plates (LT)	Level 3	Location: br 2; Comments: missing an outlet cover w/exposed wires	0.2
Smoke Detector	OD	Missing/Inoperable** (SD)	Level 3	Location: br 1; Comments: s d inoperable	
Walls	OD	Damaged**	Level 1		<0.05
		Peeling/Needs Paint**	Level 1		<0.05
Windows	OD	Peeling/Needs Paint	Level 1		<0.05

Building 90 - Building Exterior

Possible Points: 0.5

	OD		Level		
Doors		Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: delaminated entry door	0.2
Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05

Building 90 - Building Systems

Possible Points: 0.4

	OD		Level		
Fire Protection		Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: unit 702; Comments: expired f e more than 10%	0.4

Building 90 - Unit 702

Possible Points: 1.6

	OD		Level		
Bathroom		Lavatory Sink - Damaged/Missing**	Level 1		0.2
Doors	OD	Missing Door	Level 1		0.1
Kitchen	OD	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 1		0.1
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05
Walls	OD	Damaged**	Level 1		<0.05
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: br 1, 2; Comments: 2 damaged windows latch and not lockable	0.2

Building 93 - Building Exterior

Possible Points: 0.8

	OD		Level		
Doors		Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: 2 inch hole and no paint on entry door	0.4
Foundations	OD	Cracks/Gaps**	Level 2		0.3
Roofs	OD	Missing/Damaged Shingles**	Level 1		0.2
Walls	OD	Stained/Peeling/Needs Paint	Level 1		0.1
Windows	OD	Damaged/Missing Screens**	Level 1		<0.05

Building 93 - Unit 1002

Possible Points: 1.6

	OD		Level		
Bathroom		Bathroom Cabinets - Damaged/Missing**	Level 1		0.1
		Lavatory Sink - Damaged/Missing**	Level 1		0.2
Ceiling	OD	Water Stains/Water Damage/Mold/Mildew**	Level 2		<0.05

Inspection Summary Report - 354088

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: utility closet and br1; Comments: 2 delaminated entry doors	0.2
		Damaged/Missing Screen/Storm/Security Door**	Level 1		0.1
		Deteriorated/Missing Seals (Entry Only)**	Level 3	Location: back entry door; Comments: damaged bottom door seal	0.3
Kitchen	OD	Cabinets - Missing/Damaged**	Level 2		0.2
		Range Hood/Exhaust Fans - Excessive Grease/Inoperable	Level 1		0.1
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Outlets/Switches	OD	Missing/Broken Cover Plates (LT)	Level 3	Location: br 1; Comments: broken outlet cover w/exposed wires	0.2
Walls	OD	Damaged**	Level 1		<0.05
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: living rm; Comments: damaged window lock and not lockable	0.2

Building 94 - Building Exterior

Possible Points: 0.5

Doors	OD	Damaged Surface (Holes/Paint/Rusting/Glass)**	Level 3	Location: utility closet; Comments: no paint on entry door	0.2
Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05

Building 94 - Building Systems

Possible Points: 0.4

Domestic Water	OD	Missing Pressure Relief Valve (NLT)	Level 3	Location: utility closet; Comments: prv does not extend to floor within 18 inches	0.4
Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: unit 1102; Comments: expired f e more than 10%	0.4

Building 94 - Unit 1102

Possible Points: 1.6

Doors	OD	Damaged Hardware/Locks**	Level 1		0.1
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: utility closet; Comments: 2 inch hole on entry door	0.2
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: dining rm; Comments: damaged window lock and not lockable	0.2

Building 96 - Building Exterior

Possible Points: 0.1

Doors	OD	Damaged Hardware/Locks**	Level 3	Location: MAIN SHOP; Comments: ENTRY DOOR CANNOT BE SELF-LATCHED	<0.05
Roofs	OD	Missing/Damaged Components from Downspout/Gutter**	Level 2		<0.05
Walls	OD	Stained/Peeling/Needs Paint	Level 1		<0.05

Building 96 - Building Systems

Possible Points: 0.1

Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: office AND MAINT SHOP; Comments: expired f e more than 10%	0.1
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Building 96 - Common Areas

Possible Points: 0.1

Kitchen	OD	Doors - Damaged Hardware/Locks**	Level 2		<0.05
		Refrigerator - Damaged/Inoperable	Level 1		<0.05
Laundry Room	OD	Dryer Vent - Missing/Damaged/Inoperable	Level 3	Location: laundry; Comments: 2 dryer vents do not exh to outside	<0.05
		Outlets/Switches/Cover Plates - Missing/Broken	Level 1		<0.05
		Windows - Inoperable/Not Lockable** (NLT)	Level 3	Location: laundry; Comments: missing window lock and not lockable	<0.05

Laundry Room	OD	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound**	Level 2		0.1
Storage	OD	Floors - Water Stains/Water Damage/Mold/Mildew**	Level 2		<0.05
		Outlets/Switches/Cover Plates - Missing/Broken (LT)	Level 3	Location: STORAGE; Comments: BROKEN OUTLET COVER W/EXPOSED WIRES	<0.05

Building 96 - Common Areas - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: KITCHEN AND WOMEN'S; Comments: COCK ROACHES OBSERVED	<0.05
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Building 97 - Common Areas

Possible Points: 0.1

Kitchen	OD	Doors - Damaged Hardware/Locks**	Level 3	Location: KITCHEN ENTRY DOOR; Comments: DOOR CANNOT BE SELF-LATCHED DUE TO HARDWARE	<0.05
		Refrigerator - Damaged/Inoperable	Level 1		<0.05

Building 98 - Common Areas

Possible Points: 0.1

Laundry Room	OD	Dryer Vent - Missing/Damaged/Inoperable	Level 3	Location: LAUNDRY; Comments: DRYER VENT DOES NOT EXH TO OUTSIDE	<0.05
		Walls - Damaged**	Level 1		<0.05
		Walls - Peeling/Needs Paint**	Level 1		<0.05
Restrooms/Pool Structures	OD	Doors - Damaged Hardware/Locks**	Level 3	Location: MEN; Comments: DAMAGED DOOR LOCK	<0.05

*E: Score for any given building or unit can not be negative (if deductions are greater than possible points, the score is set to zero)

Inspection Summary Report - 345888

Inspection No: 345888
 Property: (159959) MAYOR WRIGHT HOMES
 521 N KUKUI Street
 HONOLULU, HI 96817-3846

AMP 32

Inspection Date: 7/19/2010
 Phone: (808) 832-3153
 Fax: (808) 832-3188
 E-Mail Address: joanna.chavez@hawaii.gov
 ACC#: _____
 CA#: _____

Scattered Site?: No
 PIH Project: HI001000032
 Comments: tac# for e.s. and p.c is 936117, 936152 per jessica.

Building Unit Count

	#Total	#Inspected
Buildings	38	28
Units	363	25

Scores

	Possible Points	Area Points	H & S Deduction
Site	19.4	7.5	7.5
Bldg Ext	16.3	4.6	0.2
Bldg Sys	20.1	19.7	0.7
CA	1.5	1.4	0.0
Units	42.6	33.5	6.1
Overall	100.0	66.7	14.5
Final Score = Area Points - H & S Deduction			52 c

Health and Safety Counts

Non-Life Threatening	Site	Bldg	Unit	Total
Actual	4	2	17	23
%Inspected	---	74%	7%	---
Projected	4	3	247	254

Life Threatening

Actual	0	2	0	2
%Inspected	---	74%	7%	---
Projected	0	3	0	3

Smoke Detectors

Actual	0	0	0	0
%Inspected	---	74%	7%	---
Projected	0	0	0	0

Systemic Deficiencies:

	Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect
Capital	BldgExt	Walls	Cracks/Gaps**	17	28	61%
	DU	Kitchen	Range/Stove - Missing/Damaged/Inoperable**	9	25	36%
			Refrigerator - Missing/Damaged/Inoperable	15	25	60%
Ordinary	BldgExt	FHEO - Accessibility to Main Floor Entrance**	Obstructed or Missing Accessibility Route**	22	28	79%
		Walls	Missing Pieces/Holes/Spalling**	22	28	79%
	CA	FHEO - Accessible Outside Common Areas**	Routes Obstructed or Inaccessible to Wheelchair**	28	28	100%

Note: Capital items are repairs that generally require large cash outlays. (Items such as new roofs and new appliances).
 Ordinary items are repairs that require smaller cash outlays. (Items such as light fixtures, fire extinguishers, and smoke detectors).

Participants:

Management Agent Hawaii HA	Pedro, Douglas	Phone: (808) 832-4685 Fax: (808) 832-4679 E-Mail Address:	1002 N. School St. Honolulu, HI 96826
Owner/PHA Hawaii Public Housing Authority	Wise, Denise M	Phone: (808) 832-4694 Fax: (808) 832-4679 E-Mail Address: denise.m.wise@hawaii.gov	P.O. Box 17907 1002 N. School Street Honolulu, HI 96817
Site Manager Hawaii HA	Chaves, Joanna	Phone: (808) 832-3153 Fax: (808) 832-3188 E-Mail Address: joanna.chavez@hawaii.gov	521 N. Kukui St. Honolulu, HI 96817

Buildings/Units:

Name/Type/Reason Uninspectable	Year built	# Units	Address
1 1 Mid/High Rise Apartments	1952	12	1035 PUA LN. HONOLULU HI 96817-3846

Inspection Summary Report - 345888

	15Q	2 Bedroom	Occupied		
Comments: alt 1					
16	16 Mid/High Rise Apartments		1952	12	1020 LILIHA Street HONOLULU HI 96817-3846
	16f	3 Bedroom	Occupied		
17	17 Mid/High Rise Apartments		1952	18	1704 LILIHA Street HONOLULU HI 96817-3846
	17l	1 Bedroom	Occupied		
18	18 Mid/High Rise Apartments		1952	18	1216 LILIHA Street HONOLULU HI 96817-3846
	18e	2 Bedroom	Occupied		
19	19 Mid/High Rise Apartments <i>Not In Sample</i>		1952	12	520 N KUKUI Street HONOLULU HI 96817-3846
20	20 Mid/High Rise Apartments		1952	12	1330 N LILIHA Street HONOLULU HI 96817-3846
	20m	2 Bedroom	Occupied		
21	21 Mid/High Rise Apartments		1952	12	546 N KUKUI Street HONOLULU HI 96817-3846
	21g	3 Bedroom	Occupied		
22	22 Mid/High Rise Apartments <i>Not In Sample</i>		1952	12	559 VINEYARD BLVD HONOLULU HI 96817-3846
23	23 Mid/High Rise Apartments		1952	12	559 N VINEYARD BLVD HONOLULU HI 96817-3846
	23d	3 Bedroom	Occupied		
24	24 Row/Town Houses <i>Not In Sample</i>		1952	6	577 N VINEYARD BLVD HONOLULU HI 96817-3846
25	25 Row/Town Houses <i>Not In Sample</i>		1952	5	566 N KUKUI Street HONOLULU HI 96817-3846
Comments: BLDG. TOTAL IS 6 UNITS, ONE IS BEING USED AS RESIDENT ASSOC.					
26	26 Row/Town Houses <i>Not In Sample</i>		1952	6	606 N KUKUI Street HONOLULU HI 96817-3846
27	27 Row/Town Houses		1952	4	576 N KUKUI Street HONOLULU HI 96817-3846
28	28 Row/Town Houses <i>Not In Sample</i>		1952	4	620 N KUKUI Street HONOLULU HI 96817-3846
29	29 Row/Town Houses		1952	6	630 N KUKUI Street HONOLULU HI 96817-3846
	29d	>3 Bedrooms	Occupied		
30	30 Row/Town Houses		1952	6	605 VINEYARD BLVD HONOLULU HI 96817-3846
	30a	>3 Bedrooms	Occupied		

Inspection Summary Report - 345888

31	31 Mid/High Rise Apartments	1952	12	619 VINEYARD BLVD HONOLULU HI 96817-3846
	31e	3 Bedroom	Occupied	
32	32 Mid/High Rise Apartments	1952	12	650 N KUKUI Street HONOLULU HI 96817-3846
	32e	2 Bedroom	Occupied	
33	33 Mid/High Rise Apartments	1952	12	1235 PUA LN. HONOLULU HI 96817-3846
	33e	2 Bedroom	Occupied	
34	34 Mid/High Rise Apartments	1952	12	1235 PUA LN HONOLULU HI 96817-3846
	34k	3 Bedroom	Occupied	
35	35 Mid/High Rise Apartments	1952	12	649 VINEYARD BLVD HONOLULU HI 96817-3846
	35k	3 Bedroom	Occupied	
36	ADMIN BLDG Common Building	1952	0	521 N KUKUI Street HONOLULU HI 96817-3846
37	Gaurd Shack 1 Common Building	1975	0	521 N KUKUI Street Liliha HONOLULU HI 96817-3846
38	Gaurd Shack 2 Common Building	1975	0	521 N KUKUI Street Pua St. HONOLULU HI 96817-3846

Inspectable Items:

Inspected Item	NO/OD	Observation	Severity	Location/Comments	Ded.
Certificates					
Lead Based Paint Disclosure Form	NO				
Lead Based Paint Inspection Report	NO				

Site - Health & Safety

Hazards	NO/OD	Observation	Severity	Location/Comments	Ded.
	OD	Sharp Edges (NLT)	Level 3	Location: site building 26, 1st fl; Comments: broken window glass, vacant unit sharp edges	5.5
		Tripping (NLT)	Level 3	Location: site near 8a, 8d, building 20, 27; Comments: trip hazard, > 3/4 inches	5.5

Site

	NO/OD	Observation	Severity	Location/Comments	Possible Points:	19.4
Fencing and Gates**	OD	Holes** (NLT)	Level 3	Location: exterior fence near building 35; Comments: hole > 6 inches x 6 inches		4.4
Grounds	OD	Erosion/Rutting Areas** (NLT)	Level 3	Location: site near building 1; Comments: rut > 5 deep x 8 inches wide		7.3
		Overgrown/Penetrating Vegetation	Level 2			2.7
Market Appeal	OD	Graffiti**	Level 2			2.3
		Litter**	Level 2			2.3
Parking Lots/Driveways/Roads	OD	Cracks**	Level 2			1.9
Refuse Disposal	OD	Broken/Damaged Enclosure-Inadequate Outside Storage Space**	Level 2			2.7

Inspection Summary Report - 345888

Building 1 - Building Exterior

Possible Points: 0.7

OD	Cracks/Gaps*	Level 3	Location: front near 1g, 1a, 1j; Comments: crack > 3/8 x 3/8 x 6 inches	0.5
	Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 1 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**	Location: common area; Comments: not accessible, step	
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Building 1 - Unit 1k

Possible Points: 1.7

Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2	0.3
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Building 2 - Building Exterior

Possible Points: 0.7

Walls	OD	Cracks/Gaps*	Level 2	0.3
		Missing Pieces/Holes/Spalling**	Level 3	Location: rear near 2l; Comments: damage > 8 1/2 x 11

Building 2 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**	Location: common area; Comments: not accessible, step	
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Building 2 - Unit 2l

Possible Points: 1.7

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: unit entry; Comments: peeling surface, integrity in jepordy
	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1	0.2

Building 3 - Building Exterior

Possible Points: 0.7

Walls	OD	Cracks/Gaps*	Level 3	Location: front near 3d; Comments: crack > 3/8 x 3/8 x 11 inches
		Missing Pieces/Holes/Spalling**	Level 2	0.2

Building 3 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**	Location: common area; Comments: not accessible, step	
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Building 3 - Unit 3l

Possible Points: 1.7

Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1	0.2
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Building 3 - Unit 3l - Health & Safety

Infestation	OD	Insects (NLT)	Level 3	Location: unit; Comments: roaches
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Building 4 - Building Exterior

Possible Points: 0.7

Walls	OD	Cracks/Gaps*	Level 3	Location: rear near 4a, 4c; Comments: crack > 3/8 x 3/8 x 11 inches
		Missing Pieces/Holes/Spalling**	Level 2	0.2

Building 4 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**	Location: common area; Comments: not accessible, step	
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Inspection Summary Report - 345888

Building 4 - Unit 4j

Possible Points: 1.7

OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
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Building 5 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Foundations	OD	Cracks/Gaps**	Level 2		0.3
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.2
Windows	OD	Broken/Missing/Cracked Panes (NLT)	Level 3	Location: unit 5a 1st fl; Comments: broken pane, sharp edges	0.2

Building 5 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 5 - Building Exterior - Health & Safety

Hazards	OD	Sharp Edges (NLT)	Level 3	Location: 5a 1st fl; Comments: broken glass, sharp edges	0.3
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Building 5 - Unit 5b

Possible Points: 1.7

Ceiling	OD	Peeling/Needs Paint**	Level 2		<0.05
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: unit entry; Comments: peeling surface, integrity in jepordy	0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Walls	OD	Damaged**	Level 2		0.1
		Water Stains/Water Damage/Mold/Mildew**	Level 2		<0.05

Building 5 - Unit 5b - Health & Safety

Air Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: bath; Comments: mold > 4 sq ft	0.6
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Building 6 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: rear near 6h; Comments: crack > 3/8 x 3/8 x 12 inches	0.5
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 6 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 6 - Unit 6c

Possible Points: 1.7

Doors	OD	Damaged/Missing Screen/Storm/Security Door**	Level 1		<0.05
	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Walls	OD	Peeling/Needs Paint**	Level 1		<0.05

Inspection Summary Report - 345888

Building 8 - Building Exterior

Possible Points: 0.3

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
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Building 8 - Building Systems

Possible Points: 0.4

Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: unit 8d; Comments: 1 of 6 extinguisher outdated > 10%	0.4
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Building 8 - Common Areas

Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 8 - Unit 8d

Possible Points: 1.7

Doors	OD	Damaged Hardware/Locks**	Level 3	Location: bath 1st fl; Comments: damaged hardware, dont function as designed	0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.3

Building 8 - Unit 8d - Health & Safety

Hazards	OD	Tripping (NLT)	Level 3	Location: liv rm; Comments: trip hazard, cable cord	0.0
Infestation	OD	Insects (NLT)	Level 3	Location: unit; Comments: roaches	0.6

Building 9 - Building Exterior

Possible Points: 0.7

Walls	OD	Cracks/Gaps**	Level 3	Location: rear near 9g, 9h; Comments: crack > 3/8 x 3/8 x 12 inches	0.5
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 9 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 9 - Unit 9f

Possible Points: 1.7

Walls	OD	Peeling/Needs Paint**	Level 1		<0.05
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Building 10 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: rear 10e; Comments: crack > 3/8 x 3/8 x 12 inches	0.5
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 10 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 10 - Unit 10a

Possible Points: 1.7

Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1		0.2
	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1		<0.05
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: liv rm closet; Comments: 3 inch hole	0.2

Inspection Summary Report - 345888

Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kit; Comments: 2 knobs missing, inoperable	0.6
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1		<0.05

Building 10 - Unit 10a - Health & Safety

Air Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: bath; Comments: mold < 4 sq ft	0.6
Hazards	OD	Tripping (NLT)	Level 3	Location: hall; Comments: trip hazard, cable cord	0.0
Infestation	OD	Insects (NLT)	Level 3	Location: bath; Comments: roaches	0.6

Building 14 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: rear 14d, h; Comments: crack > 3/8 x 3/8 x 12 inches	0.6
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 14 - Building Systems

Possible Points: 0.8

Fire Protection	OD	Missing/Damaged/Expired Extinguishers**	Level 2		0.4
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Building 14 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 14 - Unit 14m

Possible Points: 1.7

Doors	OD	Damaged/Missing Screen/Storm/Security Door**	Level 1		<0.05
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Walls	OD	Peeling/Needs Paint**	Level 2		<0.05

Building 14 - Unit 14m - Health & Safety

Hazards	OD	Tripping (NLT)	Level 3	Location: hall; Comments: trip hazard, cable cord	0.0
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Building 15 - Building Exterior

Possible Points: 1.0

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: front near 15L; Comments: crack > 3/8 x 3/8 x 36 inches	0.8
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 15 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 15 - Unit 15j

Possible Points: 1.7

	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
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Building 15 - Unit 15Q

Possible Points: 1.7

Inspection Summary Report - 345888

Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kit; Comments: all burners inoperable	0.6
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
	OD	Damaged**	Level 1		<0.05

Building 15 - Unit 15Q - Health & Safety

Hazards	OD	Tripping (NLT)	Level 3	Location: hall; Comments: trip hazard, cable cord	0.0
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Building 16 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: rear near 16 L; Comments: crack > 3/8 x 3/8 x 12 inches	0.5
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 16 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 16 - Unit 16f

Possible Points: 1.7

Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
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Building 17 - Building Exterior

Possible Points: 1.0

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
	OD	Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 17 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 17 - Unit 17i

Possible Points: 1.7

Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
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Building 18 - Building Exterior

Possible Points: 1.0

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 2		0.4

Building 18 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 18 - Unit 18e

Possible Points: 1.7

Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Walls	OD	Peeling/Needs Paint**	Level 1		<0.05

Building 20 - Building Exterior

Possible Points: 0.7

Inspection Summary Report - 345888

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: rear near 20h; Comments: crack > 3/8 x 3/8 x 12 inches	0.5
		Missing Pieces/Holes/Spalling**	Level 2		0.2
		Stained/Peeling/Needs Paint	Level 1		0.1

Building 20 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 20 - Unit 20m

Possible Points: 1.7

Bathroom	OD	Shower/Tub - Damaged/Missing**	Level 1		0.2
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 21 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: front near 21g; Comments: crack > 3/8 x 3/8 x 12 inches	0.5
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 21 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 21 - Unit 21g

Possible Points: 1.7

Bathroom	OD	Shower/Tub - Damaged/Missing** (NLT)	Level 3	Location: tub; Comments: damaged hardware, dont function as designed	0.8
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 23 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Foundations	OD	Cracks/Gaps**	Level 2		0.3
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.2
		Stained/Peeling/Needs Paint	Level 1		0.1

Building 23 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 23 - Unit 23d

Possible Points: 1.7

Ceiling	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1		<0.05
Kitchen	OD	Plumbing - Leaking Faucet/Pipes (NLT)	Level 3	Location: kit; Comments: leak causes adverse conditions	0.6
		Range/Stove - Missing/Damaged/Inoperable**	Level 2		0.2
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Walls	OD	Water Stains/Water Damage/Mold/Mildew**	Level 1		<0.05

Inspection Summary Report - 345888

Building 23 - Unit 23d - Health & Safety

Air Quality	OD	Mold and/or Mildew Observed (NLT)	Level 3	Location: bath; Comments: mold < 4 sq ft	0.6
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Building 27 - Building Exterior

Possible Points: 0.2

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.1

Building 27 - Common Areas

Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 29 - Building Exterior

Possible Points: 0.3

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
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Building 29 - Common Areas

Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 29 - Unit 29d

Possible Points: 1.7

Bathroom	OD	Lavatory Sink - Damaged/Missing**	Level 1		0.2
Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: liv rm; Comments: damaged hardware, dont function as designed	0.2

Building 30 - Building Exterior

Possible Points: 0.3

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.1
		Stained/Peeling/Needs Paint	Level 1		<0.05

Building 30 - Common Areas

Possible Points: 0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 30 - Unit 30a

Possible Points: 1.7

Windows	OD	Inoperable/Not Lockable** (NLT)	Level 3	Location: bed 3; Comments: damaged hardware, dont function as dsigned	0.2
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Building 31 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: front near 31a; Comments: crack > 3/8 x 3/8 x 12 inches	0.5
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 31 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 31 - Unit 31e

Possible Points: 1.7

Inspection Summary Report - 345888

Ceiling	OD	Peeling/Needs Paint**	Level 1		<0.05
Doors	OD	Damaged Hardware/Locks**	Level 2		0.1
		Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: unit entry; Comments: peeling surface, integrity in jepordy	0.2
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kit; Comments: 2 burners inoperable	0.6
		Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2
Outlets/Switches	OD	Missing/Broken Cover Plates	Level 1		<0.05
Walls	OD	Damaged**	Level 2		0.1
		Peeling/Needs Paint**	Level 2		<0.05

Building 31 - Unit 31e - Health & Safety

Hazards	OD	Tripping (NLT)	Level 3	Location: hall; Comments: trip hazard, cable cord	0.0
Infestation	OD	Insects (NLT)	Level 3	Location: bath; Comments: ants	0.6

Building 32 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 3	Location: rear 32d, 32c; Comments: crack > 3/8 x 3/8 x 12 inches	0.5

Building 32 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 32 - Unit 32e

Possible Points: 1.7

Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: unit entry; Comments: 3 inch hole, peelin surface, integrity is jepordize	0.2
Kitchen	OD	Refrigerator - Missing/Damaged/Inoperable	Level 1		0.2

Building 33 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Cracks/Gaps**	Level 2		0.3
		Missing Pieces/Holes/Spalling**	Level 2		0.2

Building 33 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 33 - Unit 33e

Possible Points: 1.7

Bathroom	OD	Plumbing - Leaking Faucet/Pipes	Level 1		0.2
Doors	OD	Damaged Surface - Holes/Paint/Rusting/Glass**	Level 2		0.1
Kitchen	OD	Range/Stove - Missing/Damaged/Inoperable**	Level 3	Location: kit; Comments: 2 burners inoperable	0.6

Building 34 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
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Inspection Summary Report - 345888

Walls	OD	Cracks/Gaps**	Level 2		0.2
		Missing Pieces/Holes/Spalling**	Level 2		

Building 34 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 34 - Unit 34k

Possible Points: 1.7

Electrical System	OD	GFI - Inoperable (NLT)	Level 3	Location: bath; Comments: inoperable	0.9
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Building 35 - Building Exterior

Possible Points: 0.7

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		0.2
		Stained/Peeling/Needs Paint	Level 1		0.1

Building 35 - Common Areas

Possible Points: 0.1

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 36 - Building Exterior

Possible Points: 0.2

Foundations	OD	Cracks/Gaps**	Level 2		0.1
Walls	OD	Missing Pieces/Holes/Spalling**	Level 2		<0.05
		Stained/Peeling/Needs Paint	Level 1		<0.05

Building 36 - Common Areas

Possible Points: 0.2

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
Office	OD	Doors - Damaged Hardware/Locks**	Level 2		<0.05
		Doors - Damaged Surface - Holes/Paint/Rusting/Glass**	Level 3	Location: maintenance shop; Comments: 3 inch hole	0.1
		Walls - Peeling/Needs Paint**	Level 1		<0.05
Restrooms/Pool Structures	OD	Doors - Damaged Hardware/Locks**	Level 3	Location: mens rm, bath door; Comments: not self closing, dont function as designed	0.1

Building 37 - Building Exterior

Possible Points: <0.0

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
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Building 37 - Building Systems

Possible Points: <0.0

Fire Protection	OD	Missing/Damaged/Expired Extinguishers** (LT)	Level 3	Location: fire extinguisher gaurd shack; Comments: only extinguisher, 100% in recharge, outdated	<0.05
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Building 37 - Common Areas

Possible Points: <0.0

FHEO - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step	
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Building 38 - Building Exterior

Possible Points: 0.0

FHEO - Accessibility to Main Floor Entrance**	OD	Obstructed or Missing Accessibility Route**		Location: main entry; Comments: not accessible, step	
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Building 38 - Common Areas**Possible Points: 0.0**

O - Accessible Outside Common Areas**	OD	Routes Obstructed or Inaccessible to Wheelchair**		Location: common area; Comments: not accessible, step
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NOTE: Score for any given building or unit can not be negative (if deductions are greater than possible points, the score is set to zero)