

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building E
Honolulu, Hawaii 96817**

Amended

**December 15, 2011
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes November 17, 2011 (Pgs. 001-022)
- B. Special Meeting Minutes December 2, 2011 (Pgs. 023-025)
- C. Executive Session Minutes, September 22, 2011
- D. Executive Session Minutes, November 17, 2011
- E. Executive Session Minutes, December 2, 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. FOR ACTION

- A. Motion: To Appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012, Subject to Approval by the U.S. Department of Housing and Urban Development in Accordance with the Corrective Action Order (Pg. 26)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2) to discuss hiring where matters affecting privacy will be involved and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to personnel and matters of privacy.

- B. Motion: To Authorize the Hawaii Public Housing Authority to Hold Public Hearings on the Draft Public Housing Agency (PHA) Annual Plan for Fiscal Year 2012 – 2013 and Draft Amendments to the PHA 5-Year and Annual Plan for Fiscal Years 2009 – 2014 (Pgs. 027-040)
- C. Motion: To Authorize the Executive Director to Execute a Memorandum of Agreement to Implement the Weed & Seed Strategy at Mayor Wright Homes, Subject to Approval by the Department of the Attorney General (Pgs. 041-048)

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 related to executing a Memorandum of Agreement to Implement the Weed & Seed Strategy at Mayor Wright Homes.

V. REPORTS

- A. Board Task Force Reports: None
- B. Executive Director's Report: (Pgs. 049-097)
Accomplishments for the Month of November 2011 and Planned Activities for Month of December 2011 for Activities Related to Public Housing; Section 8 Subsidy Programs; Construction Management Branch; Compliance Office; Planning & Evaluation Office: media inquiries, legislative; Fiscal Management Office; Contracts & Procurement; Information Technology Office; Personnel: turnover, recruitment, safety/workers compensation; and Hearing Office.

VI. FOR DISCUSSION/INFORMATION

- A. For Information: *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)* (Pg. 098)

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. For Discussion: Review and Execution of an Energy Services Agreement (Pg. 098)

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.

- C. For Discussion: Vacant Units in Public Housing and Delinquent Rents (Pg. 098)
- D. For Discussion: Chair's Message in the HPHA Annual Report for the Fiscal Year Ended June 30, 2011 (Pgs. 099-101)
- E. For Discussion: House Representative Rida Cabanilla Concerns and Issues Related to the HPHA

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

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E,
HONOLULU, HAWAII 96817
ON THURSDAY, NOVEMBER 17, 2011
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Board Meeting at 1002 North School Street, on Thursday, November 17, 2011 at 9:00 a.m.

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

PRESENT: Director David Gierlach, Chairperson
Director Matilda Yoshioka, Vice-Chair
Director Jason Espero, Secretary
Director Roger K. Godfrey
Director Desiree Kihano
Director Patricia McManaman
Director Debbie Shimizu
Director Travis O. Thompson
Director George Yokoyama

Acting Executive Director, Barbara E. Arashiro
Deputy Attorney General, Jennifer Sugita
Deputy Attorney General, Colette Honda

EXCUSED: Director Trevor Tokishi

STAFF PRESENT: Clarence Allen, Acting CFMA
Nicholas Birck, Chief Planner
Rick Sogawa, Contracts and Procurement Officer
Stephanie Fo, Property Management & Maintenance Services
Branch Chief, Acting Section 8 Chief
Becky Choi, State Housing Development Administrator
Shirley Befitel, Personnel Supervisor
Joanna Renken, Acting Public Housing Supervisor
Earl Nakaya, Program Specialist
Diane Johns, Program Specialist
Bill Richardson, Program Specialist
Maria Oh, Program Specialist
Deidra Ahakuelo-Kepa, Recording Secretary

OTHERS: Fetu Kolio, Mayor Wright Homes Tenant
Augafa Ene, Mayor Wright Homes Tenant
Tom Tsaros, Ameresco
Dave Anderson, Ameresco
David Moakley, Ameresco
Kent Anderson, Volunteers Instilling Pride/Roman Catholic Church

Proceedings:

Chairperson Gierlach declared a quorum present.

The business of the Board proceeded with approval of the Special Meeting Minutes of October 6, 2011. Director Thompson moved to approve the minutes.

The minutes were unanimously approved.

The business of the Board proceeded with the approval of the Regular Board Meeting Minutes of October 20, 2011. Director Yoshioka moved to approve the minutes.

The minutes were unanimously approved.

The approval of the Executive Session Minutes of September 22, 2011 and October 20, 2011 were deferred until later in the meeting.

Directors Debbie Shimizu and Desiree Kihano entered the meeting at 9:01 a.m.

Public Testimony

Mr. Fetu Kolio, Mayor Wright Homes tenant testified and requested the Board's assistance and support to have the Tenant Monitoring Program at Mayor Wright Homes. He explained that it was his understanding that Senator Michelle Kidani presented a resolution at the 2009 Legislature because the Manager is not on-site after hours. He stated that the Honolulu Police Department had concerns that no one was available to represent HPHA when they responded to calls at Mayor Wright Homes. He mentioned that the residents would benefit from the program because they would have an immediate response, rather than waiting for Management. He further stated that residents continue to drink in common areas and the same security guard (withheld name due to privacy rules) continues to allow unauthorized visitors on to the property. He mentioned that tenants are verbally abused by these visitors while doing their citizen patrol walk.

Chairperson Gierlach asked if there were any improvements within the last month relating to after hours drinking and after hours visitors.

Mr. Kolio responded that he notices improvements only when he does his citizen patrol walk, otherwise there are no improvements. He also stated that he can view the activities from his unit. He mentioned that there is a lot of favoritism by the security guards.

Chairperson Gierlach asked if women are permitted to participate with the citizen patrol walk. Mr. Kolio responded that everyone is welcomed to participate as long as they are trained. He stated that the Honolulu Police Department provided on-site training when they first started.

Chairperson Gierlach requested to move to Agenda Item VI. B. For Information: Ameresco Presentation on Results of the Energy Audit and Energy Services Agreement, since officials from Ameresco were present at the meeting.

For Information: Ameresco Presentation on Results of the Energy Audit and Energy Services Agreement.

Ms. Barbara Arashiro, Acting Executive Director explained that Ameresco was chosen through a competitive procurement process to help the housing authority to: 1) Complete an investment grade energy audit; and 2) Implement the actual energy conservation measures which would provide guaranteed savings and would allow the HPHA to purchase the equipment. Currently, the HPHA is in the process of selecting a consultant to assist in reviewing the details of the Energy Services Agreement (ESA).

Mr. Dave Anderson, Executive Vice President's presentation covered a brief history of the timeline of the project, how the Energy Performance Contract works, the benefits to the housing authority, U.S. Department of Housing and Urban Development's (HUD) role, the scope of work the timeline of the improvements, and the next steps to move forward with the project. (Refer to handout)

Mr. Anderson explained that the goal of the project is to reduce energy costs. The program is fully funded from the savings and there are no cash outlays by the HPHA. There also is a large focus on construction improvement and the implementation of renewable energy, both photovoltaic and solar thermal. He also mentioned that this project will also generate a significant cash flow to address deferred maintenance over a 20-year period and will be guaranteed by Ameresco. This program is consistent with the Hawaii Clean Energy Initiative.

Mr. Anderson explained that HUD will provide an incentive to the HPHA to pay for the improvements. The housing authority (HA) would enter into a leasing or lending agreement with a third party to draw funds to do the construction of the projects. The subsidy from HUD would then be used to pay debt services associated with the improvements that could be structured over a 20-year period; a longer term would be able to address more improvements. HUD's stipulation is at least 75% of the savings must be re-deployed to pay for the improvements.

Mr. Tom Tsaros, Director of Engineering of Ameresco provided a more detailed explanation of the scope of work and financing. He explained that when they finalized the project in 2010, they had 13 conservation measures and consolidated them into four categories: 1) water conservation;

2) emergency efficiency or conservation-such as electrical and gas savings; 3) renewable energy projects, solar, photovoltaic and solar thermal; and 4) capital energy infrastructure projects.

Mr. Tsaros explained that this project would typically get paid through a capital lease and exempt municipal lease. The financing would cover construction costs, and capital interest and the cost of insurance. He explained that it is HPHA's debt obligation and that the Board would authorize the Executive Director to enter into the financing as well as the contract. The financing would be subject to approval from the Director of the Budget and Finance as well as the Governor. HUD also requires a Section 30 approval too.

Director McManaman entered the meeting at 9:24 a.m.

Director Thompson asked if he could expand on Section 30. Mr. Tsaros explained that this project would generate jobs in Hawaii and nationwide, manufacturing, transportation and it will definitely support local businesses. It would also be contributing to the Clean Energy Initiative of the State. This project will have no additional costs other than the existing operating subsidy.

Mr. Tsaros explained in regards to the next steps, new engagement letters would have to be executed and they would also have to revisit the scope of work and the final approval previously mentioned.

Chairperson Gierlach requested for a list of properties that Ameresco areis dealing with or have dealt with in the past.

Mr. Tsaros explained that Ameresco has recently worked with the Boston HA, San Francisco HA and other large housing agencies. Ms. Arashiro will provide the Board a list of housing authorities that Ameresco has reported working with as follow-up.

Mr. Tsaros explained that the process started over three and half years ago and today's message is that they are eager to continue this opportunity with the HPHA so that the HPHA would be able to benefit immediately from the savings.

For Action:

Director Yoshioka moved:

To Adopt the Hawaii Public Housing Authority's Five Year Capital Plan for the Period July 2012 to June 2017.

Ms. Arashiro explained that the For Action is for the five-year plan for the federal Capital Fund Program and it does not include State CIP funds. This Plan is a portion of the Public Housing Agency (PHA) Plan that will be submitted for HUD approval along with the Annual Plan. Ms. Arashiro decided to bring this item separately to the Board since there is special interest in Capital projects at the housing authority. It will also need to go to public hearing as required by HUD, reviewed by the Resident Advisory Board (RAB), and also final approval by the Board.

Director Yoshioka asked how the projects were selected.

Ms. Arashiro referred to the handout (starting on page 32) of the Executive Summary (ES) of the Physical Needs Assessment (PNA). She explained that in order to use the federal capital dollars, the HPHA is required to do a PNA for every project and that the PNA is required once every five years. The PNA goes through all of the major systems, including site conditions, building exteriors, unit conditions, and structural deficiencies. She further explained that the projects are selected based on the PNA and discussions with AMP staff.

Director Thompson raised a concern about the deficiency and capital costs for the projects that were done three or five years ago and to continue to fund those projects in the future.

Ms. Arashiro responded that although the PNA will identify every issue, we may not have enough funds.

Director Shimizu asked if the funds could be used toward the vacant units listed and if staff could identify which units are vacant.

Ms. Arashiro clarified that the Capital Fund Program and the State CIP funds are for major capital improvements and cannot be used to turn vacant units that are considered Type A and Type B. The funds could be used for Type C vacant units which require major repairs, have structural damage or work that requires specialty license. She also explained that some units are purposely left vacant to accommodate the relocation of residents, rather than moving them off property.

Director Yoshioka mentioned that there is no line item for relocation costs.

Ms. Arashiro responded that if the residents are relocated on property then there will be no line item. However, if the resident relocates off site, then the HPHA would assist the contractor and the costs would come out of the project costs.

Director Thompson referenced stated page 28, line 21 is zero and asked if that is correct.

Ms. Arashiro responded that it is an error on the HUD form.

Director Espero asked if a unit is scheduled for renovation, how long would it remain vacant.

Ms. Arashiro responded that it should not be for more than three months. She mentioned that sometimes it is difficult to predict the turnover of the project due to the permitting process. Under normal circumstances, a unit will not remain vacant if the HPHA knows that the process will take more than three months.

Ms. Arashiro clarified that the Plan could change after it goes to public hearing, and that the Board would still need to approve the final Plan and that this For Action is to approve the piece of the 5 year plan and not the entire PHA plan.

The motion was unanimously carried.

For Action:

Director Yoshioka moved:

To Adopt the Hawaii Public Housing Authority's Policy on Internal Control

Ms. Arashiro explained that two years ago the HPHA received assistance from HUD's consultant MD Strum to assist with a draft policy on Internal Control. The objective is to ensure that the HPHA has a Policy to establish effective controls and accountability for cash, real personal property and other assets. She mentioned that the highlights included: 1) the Board of Directors appoint a Finance Task Force to review the annual audit, findings, budgets and other related financing activities; 2) Investment controls and establish controls to assist when the HA is making investments; and 3) the Board of Directors delegate authority to the Executive Director to sign checks and other forms of payment of money or electronic transfer of funds against HPHA checks.

Ms. Arashiro mentioned that the HPHA is currently operating under this policy but it was never formally adopted by the Board. She explained that it was previously brought to the Board but they requested and we complied to have reviewed by that the Department of General and Accounting and Services (DAGS) and the Department of Budget and Finance (B&F) first review the policy, which has now been completed.

Director Shimizu asked if it was based on national standards and/or other Public Housing Agencies (PHA).

Ms. Arashiro responded that MD Strum is a consultant that HUD hired to provide the HA with assistance in the conversion to asset management and part of their contract was to draft the policy.

Director Thompson mentioned that an annual audit is conducted and usually there are a lot of comments in the audit report, but that there were no negative comments relating to internal control.

Director Shimizu asked if there is a dollar amount limit for the checks that the Executive Director is delegated to sign.

Ms. Arashiro responded that the Executive Director delegated authorization to sign checks to the Acting Chief Financial Management Advisor, Chief Accountant, Budget Analyst and Executive Assistant. She explained that the Fiscal Management Office normally processes the payments and that the checks require two different signatures.

Director Shimizu asked if it is in writing. She commented that a non profit agency would not exceed a \$500 limit and anything over that amount would need approval by the Board President, Chairperson or Treasurer.

Ms. Arashiro explained that since the contracts already went through the budget review and it is just a matter of processing the payment it would be considered an operational matter, not requiring Board review.

Chairperson Gierlach mentioned that if it was a concern, then it would have been brought up by the auditors.

Director Shimizu mentioned that it also stated that the Executive Director is authorized to approve the use of facsimile signature and asked for clarification.

Director Godfrey clarified that it is basically a signature stamp so that the authorized person does not need to sign each check manually.

Mr. Clarence Allen, Acting CFMA mentioned that HPHA does not use a facsimile stamp and that all checks are signed manually. Chairperson Gierlach commented that it is time consuming to sign checks manually.

Director Yoshioka referenced page 67 and asked for clarification if it was a Standing Committee or Finance Task Force.

Ms. Jennifer Sugita, Deputy Attorney General clarified that a Standing Committee is subject to the Sunshine law and would require public notice for meetings.

Ms. Sugita mentioned there are two options for the Board to consider: 1) a Standing Committee is made up of Board members and would primarily focus on the financials, and they would make their findings and report to the Board, but must conduct public meetings and file an agenda; 2) a Finance Task Force would be assigned at a regular public meeting and would meet as necessary, just need to be clear on the scope such as to review audits, budgets, etc, but their tasks must be clear in scope and have a limited time frame. The Chair or Board would decide if it should be a standing committee or a task force.

Director Gierlach mentioned that the efforts of the task force are designed to look at the annual audit reports and related materials and budgets as opposed to an ongoing weekly oversight.

Director Yoshioka mentioned that it is important for the task force to oversee the findings after the reports are done because it seems we get the same financial findings every year.

Director Shimizu asked if the agency is doing any electronic banking because nothing in the policy covers it. Ms. Arashiro responded that the agency receives federal funds through an electronic system. We submit the request to HUD and they send the funds electronically.

Director George Yokoyama discussed concerns about authorized purchases at the maintenance and manager level and concerns with materials inventory at the AMP level.

Ms. Arashiro explained that the p-card is issued to authorized purchasers such as a Manager and/or maintenance supervisor. The Manager is authorized to approve purchases up to \$1,000. If it exceeds that amount, then it would be submitted to the Procurement Office for approval. She further explained that items listed on the State's Vendor List or Price List are required to be purchased from the listed vendors.

Ms. Arashiro explained that materials are accounted for through the inventory management system and that HPHA conducts an annual inventory. She mentioned that every office has a system in place to document when materials are taken out of inventory, such as recording on the work orders.

Director Yokoyama asked if employees are allowed mileage. Ms. Arashiro responded that employees are required to use the State vehicles, if it is available. Mileage reimbursement is allowed if an employee uses a private vehicle.

Director Shimizu mentioned that the policy does not cover p-cards.

Ms. Arashiro mentioned that the State Procurement Office issued a manual on the p-cards, and that HPHA would incorporate the policy by reference.

Director Shimizu moved to amend item "h" on page 8 to read:

- h. P-card purchases shall be made in accordance with the policies and procedures as stated in the State of Hawaii P-card manual.**

The motion carried. Director Thompson abstained.

Ms. Arashiro requested that the Board appoint a Finance Task Force to review the Draft of the HPHA Annual Audit, the Banyan Street Manor Audit, and the Draft Policy on Investments. These items will be presented to the Board in December 2011 or January 2012.

Discussion ensued and the Chair appointed Directors Thompson, Godfrey and Tokishi to the Finance Task Force.

Chairperson Gierlach requested to move to Agenda Item VI. H. For Discussion: Volunteer Instilling Pride (VIP) Program and Volunteer Protocol, since Mr. Kent Anderson was present at the meeting.

For Discussion/Information:

Discussion: Volunteer Instilling Pride (VIP) Program and Volunteer Protocol

Mr. Kent Anderson thanked the Chair, Acting Executive Director, and the Board for allowing him to do this presentation. Mr. Anderson explained that he works for the Roman Catholic Church and volunteers with the group Volunteer Instilling Pride (VIP) to help HPHA renovate units.

The group started in 2007 with Senator Chun-Oakland as one of the leaders, and now includes and most recently Marc Alexander of the Governor's Office, and is also with the group; along with other community groups from Waianae, Bank of Hawaii, the Institute for Human Services, Next Step Shelter, military groups, New Hope, and various faith-based groups. Mr. Anderson provided background information on past projects and explained that the volunteers usually do heavy cleaning, painting and some light repairs and at the discretion of the HPHA.

Mr. Anderson distributed an Frequently Asked Questions handout with more detailed information about the VIP. While he handed out a draft Memorandum of Understanding (MOU), Mr. Anderson clarified that there is no existing executed MOU.

Director McManaman inquired about the extent of Union consultation. Ms. Arashiro responded that it is her understanding that as long as the VIP group does not work at the State managed properties because those jobs are historically performed by UPW workers. She encouraged Mr. Anderson to work directly with the private management AMPs and provided him with their contact information.

Ms. Arashiro further explained that one of the concerns is that we do not force the private AMPs to accept the volunteers, primarily because we have a contract with them to do this work. If the work is not completed, the contract allows us to withhold management fees from the contractor.

Chairperson Gierlach encouraged the use of volunteers on Type A vacant units on both State and Privately managed properties and encouraged staff to schedule a meeting with the UPW. Chair Gierlach also mentioned that another big concern with HUD is uncollected rents and a significant part of that are the vacant units that are not generating revenue.

Director McManaman mentioned that she would definitely endorse the program, but strongly encouraged staff to consult with the union for both State and privately managed properties. She also had a concern with the limited involvement and/or communication by the central office personnel with the VIP group.

Chairperson Gierlach commented that staff may need to review the contracts and determine if the private managing agents are effectively carrying out their tasks.

Ms. Sugita asked if a MOU was previously executed with the private AMPs. Mr. Anderson responded negatively.

Ms. Sugita asked if the volunteers signed the liability waiver form. Mr. Anderson responded that all of the volunteers are required to sign the form. He mentioned that HPHA provided the form and believes it was approved by the Attorney General's office.

Ms. Sugita recommended the Board further discuss the use of volunteers in executive session.

Director Espero mentioned that it is a good program and asked if Mr. Anderson would be able to attend quarterly Board meetings and provide status updates.

Ms. Sugita asked if the work done by the volunteers previously was documented and if HPHA could submit it to the legislature.

Mr. Anderson mentioned that he doesn't have documentation because HPHA coordinated most of the projects previously.

Ms. Arashiro mentioned that previously the Section 8 secretary and one of the Resident Services Program Specialist assisted with the program. She mentioned that the secretary was the only person that was willing to work on the weekends and we paid her overtime out of the Section 8 budget. She mentioned if we're going to engage volunteers on a regular basis to assist HPHA, we would need to redescribe a position.

Director McManaman asked if VIP was a 501(c)(3), recognized non-profit.

Mr. Anderson responded negatively. He explained that this is a collaboration of various non profits and community groups and if they had a MOU it would not be with VIP but probably with the Roman Catholic Church or any other group.

For Action:

Director Thompson motioned:

To Adopt Revisions to the Admissions and Continued Occupancy Policy to Ban Medical Use Marijuana in Federal Public Housing

Ms. Arashiro explained that the proposed policy would affect only the federal public housing properties. The State public housing properties are administered under a separate administrative rule and will be presented at a future date. She explained that the proposed revision to the Admissions and Continued Occupancy Policy (ACOP) is in response to the U.S. Department of Housing and Urban Development's (HUD) memo issued in February 2011 addressing the use of medical marijuana in federal public housing.

Director McManaman mentioned that there is a distinction in the federal law between admitting medical marijuana users and evicting them. that we adopted the federal rules to allow current resident who are presently using medical marijuana to remain in public housing, but to prohibit admission of residents into public housing that present a certificate to use medical marijuana. She explained that the recommendation of the policy is to prohibit the use of all medical marijuana in all federally funded public housing properties. Director McManaman was concerned about dislodging tenants who have a certificate to use medical marijuana and are in

good standing. Director McManaman raised concerns if the policy could be considered discrimination on the basis of a disability and if the individual could move into a State public housing property instead. She also asked if an applicant with a certificate for medical marijuana could have a preference to move into State public housing or if they would qualify for a Reasonable Accommodation.

Ms. Arashiro mentioned that the HUD memo prohibits the use of or the approval of medical marijuana as a Reasonable Accommodation.

Ms. Sugita further clarified that based on an analysis of the State discrimination laws, she does not believe we're HPHA is required to allow medical marijuana use as required to grant a Reasonable Accommodation under the State non-discrimination law. She explained that the State law nondiscrimination statute is patterned after the federal law.

Director Thompson asked how many current residents are covered or engaged in medical marijuana. Ms. Arashiro responded that there are two known cases.

Ms. Arashiro clarified that HUD requires the housing authority to not allow new admission into federal public housing, but requires housing authorities us to adopt discretionary policies on current occupants.

Director Gierlach clarified that we would be in compliance with HUD, but that it is staff's position to make admissions and enforcement easier by prohibiting medical marijuana useto prohibit it altogether.

Director Shimizu mentioned that we could adopt a policy to have current residents with the approval of medical use marijuana to continue to reside in housing.

Director Yoshioka asked for clarification with staff to clarify the new rule, and if we would be able to evict existing tenants for the use of medical marijuana.

Ms. Arashiro explained that no one would be able to use medical marijuana on the housing property.

Director Espero asked for clarification thatif the revision would allow residents to store medical marijuana, but not use it.not allow the residents to use it, but they could store it.

Chairperson Gierlach responded that the proposed draft would prohibit the use, maintenance, control and possession of medical marijuana.

Director Kihano asked what would happen if a resident has a doctor's approval but is not able to afford the fee for the certificate.

Director McManaman responded that it is illegal.

Ms. Birck mentioned that it is the HPHA's understanding of adopting this policy is that it does not in anyway infringe upon the HPHA's right to determine on a case-by-case basis each eviction that comes up.

Director Yoshioka mentioned if a resident refuses to stop using then the policy says it could evict. Ms. Arashiro responded affirmatively.

The motion was unanimously rejected.

Director Gierlach suggested with the Board's concurrence that staff consider the Board's comments and propose an amended policy.

For Action:

Director Yoshioka moved:

To Approve to Amend the Section 8 Administrative Plan Requirements for Reinspection When the Landlord Documents That Required Repairs Were Completed

Ms. Arashiro referred to the handout, which is an excerpt from the Section 8 Administrative Plan. She explained that an inspection is required to rent a Section 8 unit and if the inspection fails the Housing Quality Standards (HQS), the homeowner would be required to make the necessary repairs within a certain amount of time in order for the unit to be approved. She explained that currently, the inspector would go back to the unit to re-inspect each and every deficiency to make sure it is corrected. She explained that we would like to amend the Plan so that the unit does not need to be re-inspected for deficiencies that are not related to health and safety. Instead, the landlord would be required to submit proper documentation and/or evidence that the deficiency is corrected.

Director McManaman asked if there is an established criteria for the inspection.

Ms. Arashiro responded that the HQS are federal guidelines that are used for the inspection.

The motion was unanimously carried.

For Action:

Director Espero moved:

To Accept the HPHA's Public Housing Assessment System Score Issued by the U.S. Department of Housing and Urban Development for the Fiscal Year Ended June 30, 2010

Director McManaman asked if we have a Corrective Action Plan and the timeline.

Ms. Arashiro mentioned that the PHAS is for the fiscal year that ended June 30, 2010 and the score was issued on September 15, 2011. The scoring system for 2011 was revised by HUD. In 2010, eight of the 16 AMPs failed the inspections and in 2011 three of the 16 AMPs failed. Ms. Arashiro stated that HUD will come to the Board and enter into a Recovery and Sustainability Agreement based on the 2010 score in February 2012.

Discussion ensued on the scores from 2009, 2010 and 2011 and although they improved, it is difficult to compare the years because the criteria changed. Ms. Arashiro mentioned that for FY 2011 we failed three AMPs failed in the Site Improvement category, which consists of pot holes in the parking lot, the overgrown vegetation, the cracked walls, etc. which are not normal daily maintenance duties.

Director Gierlach noted that HPHA did not score well for the tenant receivables outstanding and occupancy loss under the financial sub indicator. He asked who is responsible for collecting the rents at our properties and what kind of oversight do we have over the Managers when rents are not collected. He commented if those scores were higher then we may not have been rated troubled in those areas. Director Gierlach commented that when residents are not paying, efforts are not being made to get the residents to pay, including going door to door to collect the rents.

Ms. Fo confirmed that AMP staff knock on the doors, and the two months is when Management serves the notice and ask for payment or a payment arrangement after two months., if none is made, then they start the process for eviction proceedings are initiated. She mentioned that the resident may request a grievance hearing which would then delay the eviction process.

Director Gierlach asked how about the length of time it takes for the to evict a tenanteviction process.

Ms. Fo responded that the process is approximately two months, but it may be longer if the family requests a grievance hearing.

Director Gierlach asked why HPHA waits for two months to collect and not immediately after the due date.

Ms. Fo mentioned that there is a grace period every month and they could get served at the end of the month, but if they pay by the 20th then it would not be worth serving them the violation.

Director McManaman asked for the staff to report back with the criteria for the scoring on the Tenant Receivables outstanding.

Director Thompson mentioned that at the St. Paul Housing Authority they served eviction notices the very next day after the due date.

Director Gierlach mentioned that weHPHA should be doing the same and asked why are we HPHA waitings for two months.

Ms. Fo mentioned that they do send the first notice 14 days after the due date and they are required to start the legal process (eviction) after two months.

Director Kihano mentioned that sometimes there is a delay when the resident requests a rent adjustment (interim).

Director McManaman mentioned that some families may have financial difficulties and maybe we could do outreach services or be proactive to assist the families.

Director Gierlach mentioned that we should be looking at ways to adjust our score that don't require spending extra money.

Ms. Arashiro also noted that the HPHA lost almost three points for the audit penalty, but the HPHA is working with its auditors to issue a restatement of the financials now that the other post employment benefits and Auction Rate Securities expenses were issued by DAGS.

Director Gierlach clarified that the For Action is mainly to acknowledge receipt of the score.

The motion was unanimously carried.

For Action:

Director Yoshioka moved:

To Adopt Board Resolution No. 55 To Close the Oahu Federal Family Public Housing Waitlist for One (1) Year Starting January 1, 2012, and To Authorize the Executive Director to Extend the Closure of the Waitlist for up to an Additional 12 Months

Ms. Arashiro mentioned that this is to close the waitlist only for federal public housing on the island of Oahu. She reiterated that it is not for State public housing, elderly properties, and for the neighbor islands. The concern is that the Oahu Federal Public Housing waitlist has more than 9,000 families. She mentioned that staff would need to maintain and update the system to make sure we have current information for all applicants. Also, there is a concern that families without preferences are on the waitlist from two to seven years, and they may never get served if we continue to accept applications, especially with preferences.

Mr. Thompson commented that he felt if we close the list then there is no hope for the families.

Director Gierlach mentioned that currently new people are applying and taking priority over the families that already have been on the waitlist.

Director McManaman asked if there was a recommendation to remove the preference from the public housing waitlist.

Ms. Arashiro responded that the HPHA preferences go out for public hearing on an annual basis in the PHA plan. The Resident Advisory Board and homeless advocates would submit comments on HPHA's preferences.

Director Thompson asked if there is a priority within the preference list. Ms. Arashiro responded negatively; Ms. Fo added that it is by date and time.

Director Thompson asked how many units become available each month. Director McManaman mentioned that the report indicated for Oahu about five or ten units per month.

Director Gierlach mentioned if the waitlist is closed for a year then that would clear the backlog, but that the families with a preference would be moving in before the families without preferences.

Director Kihano commented that if you have a preference you would go straight to the top of the list and she doesn't feel that it is fair to the others that have been on the list forever. She understands that some families with preferences are legitimate but also believes that some families are told to register with a homeless shelter to qualify for a preference.

Director Yoshioka asked about the length of time on the wait list how long is the wait for the families without a preference.

Ms. Fo reported that families without a preference could be on the list for many years. Anecdotally, a female one lady was on the waitlist for so long that she aged into elderly housing.

Director McManaman mentioned that the Governor has a significant interest in developing public housing through public-private partnerships and that the Administration is committed to repairing housing and increasing the number of low income housing. She understands that the agency is understaffed and that it's a logistical problem, but stated that during this transition period with the new Board and a new Executive Director she suggested to table this item and revisit it in six months. Tabling the item would allow the new Executive Director to start work with the Board on the visioning process for the HPHA.

Discussion ensued on whether the HPHA should not only provide housing, but also provide services such as job training, fiscal management, and help families become economically self sufficient.

Director Yoshioka withdrew her motion.

The motion was unanimously carried.

Director McManaman moved to table this item,

The motion was unanimously carried.

Chairperson Gierlach called for a recess at 11:50 a.m. and reconvened at 12:06 p.m.

Reports:

Board Task Force Reports: Update from the Executive Director Search Task Force.

Director Jason Espero reported that HPHA received approximately 60 applications and about 10 met the minimum qualifications. The Task Force will meet on November 22, 2011 to review the applications and selected the top three candidates to be interviewed by the HPHA Board of Directors. A Special Board meeting was scheduled for December 2, 2011 to interview the candidates.

Ms. Sugita clarified that the interviews would be done in Executive Session and that a recommendation can be made at this meeting, however it would still need HUD approval.

Ms. Arashiro explained that under the previously process the Board interviewed the candidates, made a selection and the recommendation was submitted to HUD for their approval. HUD interviewed the applicant and provided their written approval. The next Board meeting is when the Board made the appointment and the candidate's name was posted on the Board agenda.

Director Yoshioka mentioned that reference checks would also need to be done. It was decided that the Task Force should check references.

Director Thompson mentioned that previously, we received HUD's approval within a week. He also suggested making sure that things are fair and suggested the exact same set of interview questions be used for each applicant.

Executive Director's Report:

Ms. Arashiro mentioned that the "Follow up inquires for previous Board meetings" will be emailed to the Directors instead of including it in the Executive Director's report. This would allow the Board members to get the response quicker rather than a month later.

Ms. Arashiro pointed out the rent collections for federal public housing is at 95% and for state public housing is at 96%.

Director Thompson mentioned he came up with a new way to view the reports in which he viewed both delinquencies and vacant units and that Maui, Hilo and Central Oahu were the worst.

Ms. Arashiro reported that staff from the Section 8 office as well as State and privately-managed AMPs recently went through Occupancy and Rent Calculation training, called "Certified Occupancy Specialist". We just received the results and 97% of the staff passed the test. The

employees that did not pass are required to do an independent study and have 60 days to take the exam.

Ms. Arashiro mentioned that Property Management recently hired two new staff members that will help with the monitoring of the AMPs.

Ms. Arashiro pointed out that the report on the Large Capacity Cesspool Conversion report is included in the Board report because the HPHA is under a consent agreement and the final order (CAFO) with the EPA. Also we recently received a letter from the EPA (will include in next month's report) that they are pleased with the progress.

She also mentioned that the Construction Management Branch recently hired an Engineer. He is a civil engineer with structural engineering background.

Director McManaman asked how many additional Engineer positions are vacant.

Ms. Becky Choi State Housing Development Administrator responded that they have recommended candidates for all three vacant positions.

Director McManaman mentioned asked for a status on the that several million dollars of appropriated legislative funds for projects that did not go forward, and by operational law was returned back to the State at the close of the fiscal year by operation of law. , she asked for a status report.

Ms. Choi mentioned that we are staying on top of the deadlines and that the year in question would be the 2007/2008. It is her understanding because she was not in Although Ms. Choi was not in charge of the projects at that time, this position that it is her understanding that 2007/2008 was the year that HUD gave the HPHA \$16 M and there were three back to back deadlines. She believed to avoid the HUD penalty the focus was to meet the HUD deadline from the ARRA and Capital Funds. The agency received a blanket encumbrance for the CIP from the Comptroller, but apparently it was a misunderstanding. She also mentioned that the agency was able to recapture a majority of the funds.

Ms. Arashiro referred to the spreadsheet that lists all of the federal and state funding sources.

Ms. Arashiro referenced the legislative inquires - Kuakini Street Extension project: Senator Chun Oakland is requesting that the HPHA take ownership of remnant parcel near the Puahala Homes property. She mentioned that originally the City agreed to maintain the parcel although the HPHA owned it. Now the City would like to maintain only the paved portion of the remnant parcel and the un-paved portion would become the responsibility of the HPHA. Staff's concern is that there is no operating subsidy for State public housing, Puahala Homes, and it would have an impact on the budget.

Director Shimizu asked if this is the parcel that Senator Chun Oakland wanted to turn into a garden.

Mr. Nicholas Birck, Chief Planner explained that Senator Chun Oakland responded to the concerns raised by that HPHA staff had and she indicated that her vision was for them would be to have them available as a community gardening type of arrangement and she had suggested possible partners.

Staff's recommendation is that the Department of Land and Natural Resources (DLNR) should hold title to the parcel since the housing authority should not be holding remnant parcels unsuitable for housing.

Ms. Arashiro explained that the Informational Briefing regarding the legislative audit has been rescheduled for December 1 at the Capitol. The Senate Committee on Human Services should be sending out the public notice. Staff will provide the Chair with the details of the date and time of the briefing and also an electronic copy of the power point presentation.

Ms. Arashiro mentioned that the House Committee on Finance coordinated a site visit to Kuhio Park Terrace and Wilikina Apartments on November 30th.

Ms. Arashiro reported that HPHA completed the audit for Banyan Street Manor but is having some technical difficulties inputting data into the financial data system and uploading the audit to the HUD system.

Director Thompson asked for the status of the National Center of Housing Management (NCHM) contract to conduct an assessment.

Ms. Arashiro mentioned that the HPHA is required to have a transition plan but in order to do that we would need an assessment. NCHM was hired to do an assessment of all of the State and Federal public housing properties to determine whether we are in compliance with the ADAAG and Uniform Federal Accessibility Standards (UFAS). NCHM will conduct a review of all of our policies and procedures and will assist to update and revise them, in addition to providing training. Additionally, they will provide 12 months worth of monitoring to ensure that we're complying with the new policy and procedures and the progress of the transition plan.

Director McManaman asked if the total amount of \$13.9M reflects a reduction of previous year's contract for Realty Laua since they have fewer responsibilities for KPT. Ms. Arashiro confirmed that the supplemental contract reflected a decrease in compensation which correlated with the reduction of units being managed by Realty Laua.

Ms. Arashiro mentioned that the Section 8 Program is reviewing a request from Mutual Housing of Hawaii to increase the rents for Palolo. This is for informational purposes since there was discussion last month by HUD regarding the utilization of the budget in the Section 8 program. The request is for a yearly increase of \$138,000.

Ms. Arashiro reported that Mr. Birck is starting to work on the information for the PHA plan that will be submitted to HUD next April. The Plan will cover fiscal year beginning July 1, 2012.

Director Thompson asked for the status of the 94 vacant positions.

Ms. Shirley Befitel, Personnel Supervisor explained that we are in continuous recruitment and identifying critical positions to fill. We received assistance from the personnel offices of DHS and DHRD. We hired seven new employees in October and November, and anticipate another eight new hires for December.

For Discussion: Report on HUD’s Quality Assurance Review of the American Recovery and Reinvestment Act (ARRA) Capital Fund Program Grant and the Section 8 Housing Choice Voucher Program

Ms. Arashiro reported that mentioned in September, HPHA was we were informed that HUD contracted with Deloitte and Touche to do a Quality Assurance Review for a selective housing authorities across the nation, which and it was conducted the week of October 24. They chose two programs: 1) ARRA, 2) Housing Choice Voucher Program. The report was provided to us HPHA at the exit interview and for the Section 8 program there were no observations and no deficiencies. Ms. Arashiro would like to credit the Section 8 staff and the Fiscal Office, specifically the Accountant III, Mr. Patricio Agluba.

In reference to the ARRA grant, there were two observations: 1) budget not matching the eLOCCS; and 2) Section 3 report was not accurate. We had separate reports for 2010 and 2011 for Section 3 and it should have been a cumulative report instead.

Director Yoshioka left the meeting at 1:05 p.m.

For Discussion: Report on the Hawaii Public Housing Authority’s Physical Sub-System Scores Based on Inspections Conducted by the Real Estate Assessment Center.

This item was covered previously in the meeting.

For Discussion: Board Discussion on Issues Regarding Communication Between Management and Staff, Length of Residency in Public Housing, and Problems with Public Housing Visitors/Guests, Security, Illegal Parking and Drinking in Common Areas.

Ms. Arashiro mentioned that this item was specifically added at the request of Director Yokoyama. Director Gierlach requested to defer this item to be discussed during Executive Session.

For Information: Best Practices in Security Efforts

Ms. Arashiro explained this is mainly for informational purposes unless the Board would like staff to take additional action as a result of the report.

Director Gierlach thanked staff for the report and assessment and asked if there are any steps or recommendations from staff in terms of looking at its security since it is a huge liability for the HPHA.

Ms. Arashiro responded that there are varying degrees of security and HPHA would need to develop a plan that would work for each property. , and dDue to the limited resources, we would HPHA needs community involvement. She explained that in prior years the housing authority received federal funds through grants.

Director McManaman asked that we should HPHA start looking at what is the plan for implementing security plans and practices because the residents deserve a safe, habitable place to live. She asked if weHPHA considered submitting a supplemental budget request to the legislature to conduct an assessment and conduct outreach to the AMP Managers, and if we HPHA was are going to seeking crime data.

Director Thompson mentioned that previously they had meetings at each project and security issues would be one of the main topics. The housing authority coordinated meetings on Maui with the county council, police and the message was to take back their community. They also held successful community walks with police.

For Information: Update on Tenant Monitor Pilot Program

Director Kihano mentioned that her association had concerns about this program being implemented at Palolo Homes because their project will soon be hiring a resident manager so that they don't believe that it would be necessary to have this program at their site.

Director Gierlach mentioned that Mr. Kolio testified at numerous Board meeting to have the Tenant Monitoring Program at Mayor Wright Homes.

Director Kihano responded that Mayor Wright Homes already has paid security services. She also mentioned that residents should be doing things with their community to make it work and not do it to get paid. She explained that most neighborhood security watches are in communities outside of public housing and they don't receive any stipend. She questioned the need to "pay" public housing residents to do their community work. She believes that the community should be part of the solution.

Director Gierlach asked what is about the difference between Tenant Monitoring and Tenant Watch.

Ms. Arashiro responded in regards to the Tenant Monitoring Program, the residents would receive a stipend in a form of reduced rent and they would be able to respond when the Honolulu Police Department arrives on the property.

She explained that the agency was willing to discuss the Program with the residents of Palolo because their community is ready and understands the need for community involvement. The Palolo community has a functioning resident association and the agency was confident they would work cooperatively to bring the programs onto the property.

Director Gierlach mentioned that this item could be discussed further in Executive Session.

Motion: To go into Executive Session at 1:22 p.m. pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to its powers, duties, privileges, immunities, and liabilities as related to:

1. **Approval of Minutes Executive Session, September 22, 2011 and October 20, 2011.**
2. **For Discussion: Board Discussion on Issues Regarding Communication Between Management and Staff, Length of Residency in Public Housing, and Problems with Public Housing Visitors/Guests, Security, Illegal Parking and Drinking in Common Areas.**
3. **For Discussion: Volunteers Instilling Pride (VIP) Program and Volunteer Protocol.**

To go into Executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys or questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities as related to:

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

Director McManaman moved.

The motion was unanimously carried.

The Board reconvened from Executive Session at 2:01 p.m.

Chairperson Gierlach reported that during Executive Session the Board discussed the following items: 1) approval of the previous minutes that were held in Executive Session that was listed on the Agenda; 2) Personnel matters related to the Executive Director's position; 3) Update on

Kolio lawsuit; 4) Personnel matters related to the management operations of the public housing; and 5) legal issues and liabilities regarding the use of volunteers.

Director Gierlach mentioned in regards to Item VI. I. For Discussion: Location of HPHA Board Meetings and Possible Alternate Sites or Rotation at Public Housing Complexes, the Board agreed to hold at least one meeting next year at one of the public housing sites and for staff to select the date and the site.

Director Gierlach also mentioned that directions in regards to the VIP program, that the Board will be is directing staff respectively to prepare with the assistance of the Attorney General's Office an updated release of liability and Memorandum of Understanding to work with the VIP group or its designee, it may be possibly the Roman Catholic Church of Hawaii, as the signatory. He also requested that staff schedule a meeting with the United Public Workers union regarding this matter.

There being no further business to discuss, the meeting adjourned at 2:03 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Deidra L. Ahakuelo-Kepa
Recording Secretary

DEC 15 2011

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on DEC 15 2011.



Jason Espero
Director/Board Secretary

12-15-11

Date

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE SPECIAL MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E,
HONOLULU, HAWAII 96817
ON FRIDAY, DECEMBER 2, 2011
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Special Board Meeting at 1002 North School Street, on Friday, December 2, 2011 at 9:02 a.m.

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

PRESENT: Director David Gierlach, Chairperson
Director Jason Espero, Secretary
Director Roger K. Godfrey
Director Desiree Kihano
Director Patricia McManaman
Director Debbie Shimizu
Director Trevor Tokishi
Director Travis O. Thompson
Director George Yokoyama

Acting Executive Director, Barbara E. Arashiro
Deputy Attorney General, Jennifer Sugita

EXCUSED: Director Matilda Yoshioka, Vice-Chair

STAFF PRESENT: Shirley Befitel, Personnel Supervisor
Deidra Ahakuelo-Kepa, Recording Secretary

OTHERS: None

Proceedings:

Chairperson Gierlach declared a quorum present.

Public Testimony: None

Report:

Board Task Force Report – Update from Executive Director Search Task Force

Director Jason Espero reported that the Task Force met on November 22, 2011 to review the 10 applications that met the minimum qualifications and select the top three applicants to be interviewed today starting at 9:15 a.m.

The Task Force received input from the Directors and prepared the final questions for today's interviews. Each applicant will be asked the same set of questions.

Ms. Befitel, Personnel Supervisor explained the interview process. She clarified that after the selection of the top candidate, he/she would need to provide three references, two employment references and one personal reference. The Chair would submit the candidate's application, resume and letter of concurrence to the U.S. Department of Housing and Development's (HUD) local office. The documentation would then be submitted to the Department of Human Services (DHS), Personnel Office for their review and job offer. Official appointment of the new Executive Director would be at the next Board meeting scheduled for December 15, 2011.

Chairperson Gierlach mentioned that he spoke briefly with Mr. Michael Flores of HUD regarding an expeditious response.

Ms. Jennifer Sugita, Deputy Attorney General, mentioned when DHS contacts the applicant, they should inform him/her that the appointment is subject to Board approval. She also mentioned that the appointment and name of the candidate would need to be posted on the Agenda to allow for public comment.

Decision Making:

Interviewing of Candidates, Discussion, and Decision Making to Select an Executive Director. Candidate to Fill Vacancy.

Motion: To go into Executive Session pursuant to 92-4, 92-5(a)(2), Hawaii Revised Statutes, to discuss selection of an Execution Director where matters of privacy are involved, and 92-5(a)(4), Hawaii Revised Statutes, to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities and liabilities, as related to selection of an Executive Director.

Chairman Gierlach called for a motion to go into Executive Session at 9:10 a.m.

Director Shimizu moved.

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:38 p.m.

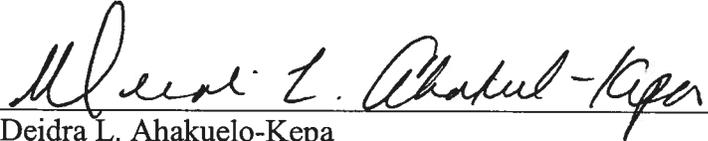
Chairperson Gierlach mentioned that the Board selected Hakim Ouansafi as the top candidate for appointment as the Executive Director. Chairperson Gierlach stated that he would contact Mr. Ouansafi and inform him that he was chosen as the top candidate and that he would need to attend the next Board meeting scheduled for December 15, 2011. Chairman Gierlach stated that the Board agreed to offer Mr. Ouansafi the maximum salary allowed by law. The maximum salary is \$92,616 subject to the mandatory 5% salary reduction.

Discussion ensued regarding the process to finalize the selection. Chairman Gierlach and Ms. Befitel will prepare the request for HUD approval of Mr. Ouansafi as the Executive Director. Director McManaman will inform DHS Personnel to process the recommendation expeditiously. Ms. Befitel will contact Mr. Ouansafi to obtain his references and provide the references to the Task Force to complete the reference check. Director Shimizu will conduct the background check.

There being no further business to discuss, the meeting adjourned at 12:46 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Deidra L. Ahakuelo-Kepa
Recording Secretary

DEC 15 2011

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting
on DEC 15 2011.



Jason Espero
Director/Board Secretary

12-15-11

Date

Assaults have tenants seeking more control

By Rob Shikina
rshikina@staradvertiser.com

A man was stabbed and a security guard was threatened with a machete at Mayor Wright Homes on Tuesday, the same day security staffing at the public housing complex was reduced, a tenants' leader said.

The incidents show a need for rules to give tenants more power in policing their complex, said Fetu Kolio, president of the Mayor Wright Tenants Association.

Kolio said security at the housing complex had been increased after the fatal stabbing of TJ Mori, 24, in September. About eight guards patrolled the grounds nightly, but that number was cut Tuesday to three guards, Kolio said.

Kolio said a security guard told him that three big fights were taking place at the complex at the time of the stabbing.

"He (the security officer) stressed that it was very difficult trying to observe all three incidents all going at once," he said. "There was no way they could monitor what really was going on."

Police said the stabbing and the threatening case appear unrelated.

According to police, a 50-year-old security guard approached a group of males who were drinking about 7:40 p.m. An 18-year-old man took out a machete and chased the guard, who got away. Police found the younger man nearby and also the machete. He was treated at a nearby hospital for in-



Fetu Kolio:

The president of the Mayor Wright Tenants Association argues for more authority

juries he suffered in another incident shortly after threatening the guard, police said. Officers arrested the man for investigation of terroristic threatening.

About 10 minutes after the guard was threatened, a 22-year-old man tried to intervene in an argument outside his home when a man who was in the argument wielded a knife, chased him and stabbed him as he tried to get away. The attacker, a man in his 20s, fled and remained at large Wednesday afternoon, police said. The victim was treated at the hospital and released.

Kolio said problems arise when people who don't live at the complex come in and cause trouble. Part of the problem comes from having no managers present at night, he said.

Kolio said he wants the Hawaii Public Housing Authority, which administers Mayor Wright, to give residents more power to have troublemakers removed from the property when managers are not present.

Approved by the Acting Executive Director 
December 15, 2011

FOR ACTION

SUBJECT: To Appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012, Subject to Approval by the U.S. Department of Housing and Urban Development in Accordance with the Corrective Action Order

I. FACTS

- A. The Hawaii Public Housing Authority launched a search for a new Executive Director in October 2011.
- B. As reported by the Board Task Force, the HPHA received over 60 resumes/applications for the position. The field was narrowed to the top three (3) candidates who were interviewed by the Board on December 2, 2011.
- C. The Board intends to appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012, Subject to Approval by the U.S. Department of Housing and Urban Development in Accordance with the Corrective Action Order.

II. DISCUSSION

- A. The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2) to discuss hiring where matters affecting privacy will be involved and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to personnel and matters of privacy.

III. RECOMMENDATION

That the HPHA Board of Directors Appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012.

Approved:



David Gierlach
Chairperson

FOR ACTION

SUBJECT: To Authorize the Hawaii Public Housing Authority to Hold Public Hearings on the Draft PHA Annual Plan for Fiscal Year 2012 – 2013 and Draft Amendments to the PHA 5-Year and Annual Plan for Fiscal Years 2009 - 2014

I. FACTS

- A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the Housing and Economic Recovery Act (HERA) of 2008. All public housing agencies administering federal public housing and Section 8 tenant-based Housing Choice Voucher (HCV) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 HCV assistance monies.
- B. The HPHA 2009 – 2014 5-Year and Annual Plan as approved by the Board on April 16, 2009, states the HPHA mission and sets out the goals and objectives of the HPHA for the 5-year period. The FY 2012-2013 Annual Plan modifies those goals and objectives and updates the progress in meeting them.
- C. A public hearing on the draft PHA Plan is required under the 24 Code of Federal Regulations, Part 903.17. Public notice of the hearing must be published in newspapers of general circulation at least 45 days prior to the public hearing.
- D. The HPHA must electronically submit the plan and required attachments in the HUD-specified format no later than April 15, 2011, for review and subsequent approval by the local Honolulu HUD Office.

II. DISCUSSION

- A. Since approval of the PHA 5-Year and Annual Plan, the redevelopment process for Kuhio Park Terrace has gone through many changes. The 5-Year and Annual Plan must be amended to reflect the most current status of the redevelopment project.
- B. For the FY 2012-2013 Annual Plan, meetings started with the Resident Advisory Board (RAB) members on a monthly basis in September 2011. RAB members and the HPHA staff discussed progress on last year's plan and additions to this year's. The RAB will provide preliminary comments and recommendations, and the HPHA will respond to those recommendations. Discussion will continue at the January meeting.
- C. In order to meet the April 15, 2011 deadline for submitting the final plan to HUD, the following schedule has been established:

<u>Action</u>	<u>Timeframe</u>
Input From RAB (Monthly Meetings)	September 2011 – February 2012
Board – “For Action” (set Public Hearing)	December 15, 2011
Publish Hearing Notice (45 Day Notice)	Early January, 2012
Public Hearing	Between February 15-28, 2012
Finalize Plan	March 1 – March 14, 2012
Board – “For Action” (To Approve Plan)	March 15, 2012
Transmit Approved PHA Plans to HUD	March 23, 2012
HUD Final Deadline	April 15, 2012

- D. Information regarding the draft PHA Plan and the public hearings will be sent to all RAB members, Resident Associations and Asset Management Project (AMP) managers, and will be included in the January monthly rent billing statement mailed to all public housing households.
- E. To notify the public of the hearings, notices will be published in the Honolulu Star-Advertiser, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) upon Board approval.

III. RECOMMENDATION

That the HPHA Board of Directors approves the HPHA's timetable and authorizes it to conduct required public hearings on the FY 2012-2013 5-Year and Annual Plan.

Attachment A: Draft Amendments to the FY 2009-2014 PHA 5-Year and Annual Plan
Attachment B: Draft FY 2012-2013 PHA Plan

Prepared by: Nicholas Birck, Chief Planner 

Approved:



David Gierlach
Chairperson



Hawaii Public Housing Authority
5-Year and Annual Plan
Fiscal Years 2009-2014

**Amendment to the HPHA 2009-2014 5-Year and Annual Plan
December 9, 2011**

The Hawaii Public Housing Authority (HPHA) proposes to amend its current HUD-approved PHA 5-Year and Annual Plan to update Section 7.0: HOPE VI or Mixed Finance Modernization or Development. As has been indicated in subsequent PHA Annual Plans for FY 2010-2011 and 2011-2012, the agency has progressed on the redevelopment project at Kuhio Park Terrace and Kuhio Homes. The agency proposes to amend the above-referenced section of the 5-Year and Annual Plan to read as follows:

“HPHA is planning to complete a comprehensive revitalization project pursuant to the mixed finance regulations at 24 CFR 941 Subpart F at Kuhio Park Terrace (614 units) and Kuhio Homes (134 units). The HPHA has awarded a contract to a private development team and completed the sale of the Kuhio Park Terrace tower assets along with a ground lease on the underlying land. The multi-phased revitalization effort will continue from the first phase (tower redevelopment) through several subsequent phases which will involve the construction new senior mid-rise buildings and demolition and replacement of structures within Kuhio Homes. The community will be transformed from 788 low income public housing units to a new mixed income community consisting of 1,024 housing units, including Low Income Housing Tax Credit (LIHTC) funded, project-based voucher supported, and private market rate rentals. The community will also include revamped social services spaces and partnerships with a variety of service providers.

The remaining public housing units will be filled from a site-based waiting list established and managed by the new private property manager. They will be subject to an Admissions and Continued Occupancy Policy developed by the new private manager, subject to a Regulatory & Operating Agreement the HPHA.”

Barbara E. Arashiro
Acting Executive Director
Hawaii Public Housing Authority



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

Public Housing Authority (PHA) 5-Year and Annual Plan		U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
1.0	PHA Information PHA Name: Hawaii Public Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 07/01/2012 PHA Code: HI001		
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 4717 Number of HCV units: 3058 total authorized (1773 funded)		
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only		
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)		
5.0	Items 5.1 and 5.2 are completed only at the 5-Year Plan update; this is an Annual Plan only. The existing 5-Year PHA Plan may be viewed on the internet at http://www.hpha.hawaii.gov/housingplans/2009PHAPlan/index.htm or in person at the Hawaii Public Housing Authority office at 1002 N. School St, Building E, Honolulu, HI, 96817.		
6.0 (a)	PHA Plan Update The following items are additions and changes to the PHA Plan: <ol style="list-style-type: none"> 1. Controlled Substances Policies: HPHA will evaluate and amend current controlled substances policies at the agency and asset management project (AMP) level. This may include, but not be limited to, studying the potential for non-smoking buildings; developing and implementing a policy to allow the use of medical marijuana pursuant to a lawful prescription; and prohibiting possession of alcohol in common areas. 2. Kuhio Park Terrace Redevelopment: HPHA will continue the redevelopment of the Kuhio Park Terrace and Kuhio Homes properties in partnership with Michaels Development Company by moving into additional phases. The HPHA completed the first phase with the sale of the Towers and a ground lease to the private partners; next steps include improvements to the Kuhio Park Terrace low rises, the Kuhio Homes, and additional senior housing developments in mid-rise structures. 3. Mixed Finance Redevelopment: HPHA will evaluate and identify additional properties in its portfolio that have potential for public-private, mixed finance, mixed income redevelopment. The agency will consider existing land uses and long-range plans, and engage in consultation with community stakeholders to better utilize available properties and improve tenant living conditions. Alternative sources of funding, including but not limited to tax credits, bonds, public agencies, private interests, and the non-profit sector may be sought in order to leverage federal and state funds. 4. Security Improvements: HPHA will invest in capital improvements aimed at crime deterrence and improved tenant security. Such improvements may include but not be limited to the use of security cameras, improved fences, installation of grounds lighting, and modification of buildings and sites to incorporate defensible space design elements. 5. Commercial Uses in HPHA Properties: Pursuant to Act 90, Session Laws of Hawaii 2011, and the amendments to Section 356D-11, Hawaii Revised Statutes, enacted thereby, HPHA will develop administrative rules governing mixed use development rights and defining eligible developers. 		



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6.0
(b)

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

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

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

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

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

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:

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

1. Eligibility, Selection and Admissions. and Wait List Policies: ACOP Chapters 2 and 3
2. De-concentration Policy: ACOP Chapter 4
3. Statement of Financial Resources
4. Rent Determination policy: ACOP Chapter 6.
5. Operation and Management
6. Grievance Procedures: ACOP Chapter 13
7. Designated Housing for Elderly and Disabled Families
8. Community Service and Self-Sufficiency
9. Safety and Crime Prevention
10. Pets Policy: ACOP Chapter 10
11. Civil Rights Certification
12. Fiscal Year Audit
13. Asset Management
14. Violence Against Women Act (VAWA) activities

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- **Kuhio Park Terrace Redevelopment**
As part of an operating subsidy-only transaction under the mixed finance regulations at 24 CFR 941 Subpart F, HPHA has undertaken the rehabilitation of the Kuhio Park Terrace Towers, transforming it from 572 public housing units into a 555 unit development that will consist of 347 Public Housing (PHA) units, 150 Project-based Section 8 (PBV) units, and 58 LIHTC units without rental or operating subsidy (LIHTC-only) with the following types of units: 45 one-bedroom, 315 two-bedroom, and 195 three-bedroom flats. HPHA received all required approvals from HUD and the HPHA Board of Directors to dispose of the property underlying the



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Project through a ground lease and sell the improvements to an affiliate of Michaels Development Company that is rehabilitating the Project, provide operating subsidy to the PHA units pursuant to a regulatory and operating agreement, and entering into a HAP Contract to provide assistance to the PBV units. The site will be under new management policies that include a site-based waiting list administered by the property manager and different Admissions and Continued Occupancy Policy (ACOP).

HPHA will progress through the approved redevelopment plan for the community, which involves the construction of new mid-rise dwelling structures for elderly public housing tenants, the rehabilitation of Kuhio Homes, and the inclusion of mixed uses pursuant to Act 90, SLH 2011.

- **Mixed Finance Redevelopment**

HPHA will evaluate and identify additional properties in its portfolio that have potential for public-private, mixed finance, mixed income redevelopment. The agency will consider existing land uses and long-range plans, and engage in consultation with community stakeholders to better utilize available properties and improve tenant living conditions. Alternative sources of funding, including but not limited to tax credits, bonds, public agencies, private interests, and the non-profit sector may be sought in order to leverage federal and state funds. Investments have been made in technology and staff training to provide accurate and informative data in the decision making process.

- **Homeownership Programs:**

1. Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. Only 9 residents qualified to purchase units, and the period for application is closed.
2. HPHA will research opportunities to increase home ownership for residents of public housing. Programs in other jurisdictions are being reviewed and HPHA plans to hold informational sessions with residents and the community in general.

- **Project-based Vouchers.**

1. HPHA plans to evaluate the property inventory for potential sites that might benefit from the use of project-based vouchers in addition to the properties listed below. The agency will also evaluate potential application for participation in the new HUD Rental Assistance Demonstration program.
2. 150 Project-based vouchers will be part of the Kuhio Park Terrace Towers redevelopment. (HPHA is seeking an additional 17 replacement housing vouchers for public housing units that will be temporarily removed from inventory while the towers are redeveloped. Those units will be restored in future phases when the Kuhio Homes site is redeveloped.)
3. 305 units at Palolo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives.
4. To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation.



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8.0	<p>Capital Improvements: HPHA is focusing capital improvements funding on protecting residents and the physical housing assets. In addition to the annual federal Capital Funding Program (CFP) grant, we are seeking state Capital Improvements Program (CIP) funds from the State Legislature in order to make needed repairs and modernize existing housing stock. In planning the use of funds, priority is being given to those needs that protect the health and safety of residents, such as ADA modifications, hot water systems and repairing sidewalks; and those that prevent further deterioration of housing, such as roof and spalling repairs, termite treatment and repairs, and other site repairs.</p>																																																																											
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>SEE ATTACHED</p>																																																																											
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>SEE ATTACHED</p>																																																																											
9.0	<p>Housing Needs of Families in the Jurisdiction.</p> <table border="1" data-bbox="186 955 1429 1778"> <thead> <tr> <th colspan="3" data-bbox="186 955 1429 997">Housing Needs of Families on the Public Housing Waiting List as of October, 2010</th> </tr> <tr> <th data-bbox="186 997 812 1039">Total Families on Waiting List = 9,566</th> <th data-bbox="812 997 1120 1039"># of families</th> <th data-bbox="1120 997 1429 1039">% of total families</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="186 1039 1429 1081" style="text-align: center;">Income Levels</td> </tr> <tr> <td data-bbox="186 1081 812 1113">Extremely low income <=30% AMI</td> <td data-bbox="812 1081 1120 1113">9,284</td> <td data-bbox="1120 1081 1429 1113">97.05%</td> </tr> <tr> <td data-bbox="186 1113 812 1144">Very low income (>30% but <=50% AMI)</td> <td data-bbox="812 1113 1120 1144">240</td> <td data-bbox="1120 1113 1429 1144">2.51%</td> </tr> <tr> <td data-bbox="186 1144 812 1176">Low income (>50% but <80% AMI)</td> <td data-bbox="812 1144 1120 1176">22</td> <td data-bbox="1120 1144 1429 1176">0.23%</td> </tr> <tr> <td data-bbox="186 1176 812 1207">Income at or above 80% AMI</td> <td data-bbox="812 1176 1120 1207">20</td> <td data-bbox="1120 1176 1429 1207">0.21%</td> </tr> <tr> <td data-bbox="186 1207 812 1239">Families with children</td> <td data-bbox="812 1207 1120 1239">4,781</td> <td data-bbox="1120 1207 1429 1239">49.98%</td> </tr> <tr> <td data-bbox="186 1239 812 1270">Elderly families</td> <td data-bbox="812 1239 1120 1270">1,823</td> <td data-bbox="1120 1239 1429 1270">19.06%</td> </tr> <tr> <td data-bbox="186 1270 812 1302">Families with Disabilities</td> <td data-bbox="812 1270 1120 1302">2,451</td> <td data-bbox="1120 1270 1429 1302">25.62%</td> </tr> <tr> <td colspan="3" data-bbox="186 1302 1429 1333" style="text-align: center;">Ethnic Distribution</td> </tr> <tr> <td data-bbox="186 1333 812 1365">Asian</td> <td data-bbox="812 1333 1120 1365">4,464</td> <td data-bbox="1120 1333 1429 1365">46.67%</td> </tr> <tr> <td data-bbox="186 1365 812 1396">Native Hawaiian, other Pacific Islander</td> <td data-bbox="812 1365 1120 1396">1,043</td> <td data-bbox="1120 1365 1429 1396">10.9%</td> </tr> <tr> <td data-bbox="186 1396 812 1428">White</td> <td data-bbox="812 1396 1120 1428">1,025</td> <td data-bbox="1120 1396 1429 1428">10.72%</td> </tr> <tr> <td data-bbox="186 1428 812 1459">Hispanic</td> <td data-bbox="812 1428 1120 1459">646</td> <td data-bbox="1120 1428 1429 1459">6.75%</td> </tr> <tr> <td data-bbox="186 1459 812 1491">Black</td> <td data-bbox="812 1459 1120 1491">268</td> <td data-bbox="1120 1459 1429 1491">2.8%</td> </tr> <tr> <td data-bbox="186 1491 812 1522">American Indian, Native Alaskan</td> <td data-bbox="812 1491 1120 1522">132</td> <td data-bbox="1120 1491 1429 1522">1.38%</td> </tr> <tr> <td data-bbox="186 1522 812 1554">Other and Unreported</td> <td data-bbox="812 1522 1120 1554">1,988</td> <td data-bbox="1120 1522 1429 1554">20.78%</td> </tr> <tr> <td colspan="3" data-bbox="186 1554 1429 1585" style="text-align: center;">Bedrooms Needed</td> </tr> <tr> <td data-bbox="186 1585 812 1617">Studio</td> <td data-bbox="812 1585 1120 1617">318</td> <td data-bbox="1120 1585 1429 1617">3.32%</td> </tr> <tr> <td data-bbox="186 1617 812 1648">1BR</td> <td data-bbox="812 1617 1120 1648">3,817</td> <td data-bbox="1120 1617 1429 1648">39.9%</td> </tr> <tr> <td data-bbox="186 1648 812 1680">2 BR</td> <td data-bbox="812 1648 1120 1680">3,518</td> <td data-bbox="1120 1648 1429 1680">36.78%</td> </tr> <tr> <td data-bbox="186 1680 812 1711">3 BR</td> <td data-bbox="812 1680 1120 1711">1,523</td> <td data-bbox="1120 1680 1429 1711">15.92%</td> </tr> <tr> <td data-bbox="186 1711 812 1743">4 BR</td> <td data-bbox="812 1711 1120 1743">362</td> <td data-bbox="1120 1711 1429 1743">3.77%</td> </tr> <tr> <td data-bbox="186 1743 812 1774">5 BR</td> <td data-bbox="812 1743 1120 1774">28</td> <td data-bbox="1120 1743 1429 1774">0.31%</td> </tr> </tbody> </table>	Housing Needs of Families on the Public Housing Waiting List as of October, 2010			Total Families on Waiting List = 9,566	# of families	% of total families	Income Levels			Extremely low income <=30% AMI	9,284	97.05%	Very low income (>30% but <=50% AMI)	240	2.51%	Low income (>50% but <80% AMI)	22	0.23%	Income at or above 80% AMI	20	0.21%	Families with children	4,781	49.98%	Elderly families	1,823	19.06%	Families with Disabilities	2,451	25.62%	Ethnic Distribution			Asian	4,464	46.67%	Native Hawaiian, other Pacific Islander	1,043	10.9%	White	1,025	10.72%	Hispanic	646	6.75%	Black	268	2.8%	American Indian, Native Alaskan	132	1.38%	Other and Unreported	1,988	20.78%	Bedrooms Needed			Studio	318	3.32%	1BR	3,817	39.9%	2 BR	3,518	36.78%	3 BR	1,523	15.92%	4 BR	362	3.77%	5 BR	28	0.31%
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9.0 Housing Needs of Families in the Jurisdiction.(continued)

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

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

Source: Consolidated Plan 2010-2014 draft

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

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

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



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

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

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

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

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

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

County	Year	Total Households	Household Income							
			Less than \$15,000	\$15,000 to \$24,999**	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	Refused
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	6%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,266	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	39,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,887	9%	13%	13%	22%	19%	14%	11%	—
	2006	49,434	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,644	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,917	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	376,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—



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

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

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$884	
	1997	272,234	\$1,430	\$1,389	\$1,335	\$928	\$923
	2003	292,003	\$1,548	\$1,660	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
Maui	1992	34,266	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,664	\$789	\$850	\$1,138
	2003	43,687	\$1,310	\$1,346	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,258	\$1,253
Hawaii	1992	39,789	\$851	\$891	\$579	\$556	
	1997	46,271	\$954	\$1,069	\$840	\$897	\$844
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
Kauai	1992*	18,981	\$726	\$773	\$612	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$860
	2003	20,460	\$1,284	\$1,306	\$1,014	\$983	\$885
	2006	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
Total	1992	338,385	\$800	\$863	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,296	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,348

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

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.9%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2006	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,266	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	16.0%	19.8%	16.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	46,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	18,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	16.8%	18.0%	13.3%
	2006	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

Includes both rent and mortgage payments.



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

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

County Areas	Average Rents									
	Apartment					House		Townhouse		
	Studio	1	2	Other	Total	3&4	Other	2	3	Other
Honolulu										
Central	\$787	\$970	\$1,253	\$1,777	\$1,208	\$2,264	\$1,738	\$1,542	\$1,977	\$1,208
Central Honolulu	\$979	\$1,240	\$2,021	\$2,820	\$1,657					
East Honolulu	\$1,100	\$1,735	\$2,289	\$3,052	\$2,257	\$3,068	\$2,899	\$2,021	\$2,602	\$2,412
Ewa Plain	\$800	\$1,194	\$1,400	\$1,500	\$1,370	\$2,335	\$2,270	\$1,516	\$2,031	\$1,290
Leeward	\$792	\$964	\$1,159	\$1,390	\$1,020	\$3,068	\$2,899			
Makiki/Manoa	\$952	\$1,120	\$1,659	\$2,421	\$1,372	\$2,857	\$1,868			
Pearl City/Aiea	\$926	\$1,228	\$1,515	\$1,908	\$1,321	\$2,252	\$1,542	\$1,610	\$1,950	\$1,543
Salt Lake	\$939	\$1,152	\$1,531	\$1,960	\$1,427					
Waialae/Kahala						\$3,541	\$2,982			
Waikiki	905.9	1415.5	2053.4	2772.3	\$1,572					
Windward	1202	1453.3	1632.94	2105.2	\$1,618	\$2,685	\$2,066	\$1,838	\$2,344	\$2,032
Other	1090	1487.8	2016.45	2002.4	\$1,698	\$2,388	\$1,809	\$1,312	\$2,022	\$2,348
Total	\$960	\$1,263	\$1,798	\$2,464	\$1,552	\$2,467	\$1,939	\$1,574	\$2,133	\$1,522

County Areas	Average Rents									
	Apartment					House				
	Studio	1	2	Other	Total	Cottage	2	3 & 4	Other	Total
Maui										
Central	\$777	\$1,075	\$1,345	\$1,809	\$1,236	\$1,008	\$1,361	\$1,987	\$2,580	\$1,599
South	\$1,217	\$1,206	\$1,460	\$1,840	\$1,433	\$1,150	\$1,580	\$2,576	\$3,083	\$1,858
Upcountry	\$750	\$1,200	\$2,117	\$2,000	\$1,712	\$1,098	\$1,494	\$2,114	\$3,175	\$1,613
West	\$1,035	\$1,478	\$1,809	\$2,355	\$1,788	\$1,102	\$2,049	\$3,016	\$1,600	\$2,330
Total	\$984	\$1,223	\$1,498	\$2,075	\$1,461	\$1,096	\$1,508	\$2,254	\$2,892	\$1,711
Hawaii										
East Hawaii	\$745	\$806	\$969	\$1,303	\$886	\$853	\$1,042	\$1,256	\$1,642	\$1,181
Kona-Keauhou	\$970	\$1,100	\$1,529	\$1,984	\$1,422	\$1,184	\$1,812	\$2,100	\$3,200	\$1,947
Capt. Cook-Kealahou	\$900	\$1,025	\$1,354		\$1,262	\$1,008	\$1,433	\$1,861	\$2,400	\$1,563
Waikoloa	\$913	\$2,274	\$1,653	\$2,494	\$1,810	\$1,225	\$1,694	\$2,158		\$1,977
Waimea-Kohala	\$838	\$983	\$1,683	\$1,800	\$1,085	\$1,178	\$1,700	\$2,047	\$2,150	\$1,813
Other	\$969	\$958	\$1,575	\$2,018	\$1,175	\$992	\$1,289	\$1,630	\$1,767	\$1,455
Total	\$855	\$1,027	\$1,409	\$1,880	\$1,306	\$966	\$1,303	\$1,504	\$1,803	\$1,508
Kauai										
West		\$950	\$750		\$850	\$1,231	\$1,354	\$1,611		\$1,477
Lihue	\$988	\$925	\$1,462	\$1,909	\$1,427	\$890	\$1,679	\$1,971		\$1,797
Wailua-Anahola	\$781	\$1,080	\$1,371	\$1,733	\$1,090	\$1,435	\$1,494	\$1,859	\$2,200	\$1,679
Poipu-Kalaheo	\$1,028	\$1,200	\$1,400	\$1,692	\$1,254	\$1,273	\$1,487	\$1,966	\$2,200	\$1,713
North Shore	\$1,097	\$1,408	\$1,553	\$2,238	\$1,622	\$1,199	\$2,108	\$2,608	\$3,250	\$2,332
Other		\$850	\$1,850	\$1,950	\$1,690	\$795	\$1,950	\$2,299	\$2,100	\$2,006
Total	\$929	\$1,092	\$1,469	\$1,992	\$1,357	\$1,272	\$1,600	\$2,017	\$2,533	\$1,801
Total Oahu	\$960	\$1,263	\$1,798	\$2,464	\$1,552					\$2,110
Total Other Islands	\$876	\$1,077	\$1,442	\$1,942	\$1,347					\$1,617
Total All Hawaii	\$929	\$1,218	\$1,693	\$2,235	\$1,490					\$1,641

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



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9.1 Strategy for Addressing Housing Needs.

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

Rent revenue, operating and capital funding from federal and state sources are not sufficient to maintain and modernize Hawaii's public housing. In order to bring additional capital into the system, HPHA is bringing in private developers as partners, which allows the housing authority to maintain public housing while turning over renovations and operation to the private company. The private developer is required to maintain the same number of public housing units, while adding other types of housing. The result is a mixed income community with all levels of housing types. This mixed-finance, public-private partnership model is being used to redevelop Kuhio Park Terrace. Through the KPT project, HPHA has learned how to successfully redevelop distressed properties with a private sector partner, and plans to apply this model to other HPHA properties.

- **Grant Funds**

There are a variety of Federal and State grant programs that can be utilized to make program and capital improvements. HPHA will seek resident services and self-sufficiency program funds, community investment grants, and energy improvement and capital improvement grants, to name a few. Staff will also investigate the potential for the agency to participate in the Rental Assistance Demonstration program.

- **Personnel**

Much of the workforce of the HPHA has turned over in recent years. The agency is evaluating its organizational structure, and concentrating on hiring new staff and providing extensive, up-to-date training to ensure the best services to our tenants.

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

(a) Progress in Meeting Mission and Goals:

- **Elderly designation:** HPHA wants to designate 3 elderly high rise buildings as elderly only. We are in the process of obtaining funds to hire a consultant to do the studies and processes necessary to obtain HUD approval.
- **Resident Monitors:** vacant positions in the Property Management Branch are being filled and the Resident monitor program will be implemented during the year.
- **Self-Sufficiency Programs:** HPHA is adding two positions to the Resident Services section to coordinate additional self-sufficiency services for residents.
- **Asset Management:** HPHA has a HUD Technical Assistance consultant team reviewing the current AMP structure. When their report is final we will make AMP structure changes based on the findings.

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

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

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

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



Hawaii Public Housing Authority
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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FOR ACTION

SUBJECT: To Authorize the Executive Director to Execute a Memorandum of Agreement (MOA) to Implement the Weed & Seed Strategy at Mayor Wright Homes, Subject to Approval by the Department of the Attorney General

I. FACTS

- A. On November 17, 2011, Ms. Maile Kanemaru, Weed & Seed Director and Mr. Lowell Kalapa presented the Weed & Seed concept at the HPHA's Regular Board meeting.
- B. The Office of the Governor, the Department of Human Services, Office of the U.S. Attorney, the Department of Public Safety, and the HPHA have been in discussions to revive the Weed & Seed Strategy at Mayor Wright Homes.
- C. Attached is a copy of the draft MOA under consideration by all of the stakeholders.

II. DISCUSSION

- A. The Department of Attorney General (AGs) has not completed its review of the draft MOA. Execution of the MOA by the Executive Director would be subject to review by the AGs.
- B. 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 related to executing a Memorandum of Agreement to Implement the Weed & Seed Strategy at Mayor Wright Homes.

III. RECOMMENDATION

To Authorize the Executive Director to Execute a Memorandum of Agreement (MOA) to Implement the Weed & Seed Strategy at Mayor Wright Homes, Subject to Approval by the Department of the Attorney General

Attachment: Draft Weed & Seed Memorandum of Agreement

**WEED & SEED
MAYOR WRIGHT HOMES PROJECT
Honolulu, Hawaii**

MEMORANDUM OF AGREEMENT

The GOVERNOR OF THE STATE OF HAWAII; the HAWAII PUBLIC HOUSING AUTHORITY; the DEPARTMENT OF PUBLIC SAFETY; the UNITED STATES ATTORNEY'S OFFICE FOR THE DISTRICT OF HAWAII; and the UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and the MAYOR WRIGHT HOMES RESIDENT COUNCIL, hereby express their commitment to the collaborative effort known as Weed & Seed and agree to participate in this public and private partnership initiative to address in a comprehensive manner the problems and needs of the selected target area, Mayor Wright Homes located in Honolulu, Hawaii. The parties fully endorse and support the development of a Weed & Seed strategy for Mayor Wright Homes and each party agrees to lend their assistance and resources, as appropriate, to make the effort a success.

THE TARGET SITE

The Mayor Wright Homes site is centrally located at the edge of Central Business District in the downtown area of Honolulu, Hawaii. It is bounded by Vineyard Boulevard to the North; Liliha Street to the East; North King Street and Dillingham Boulevard to the South; and Pua Lane to the West.

THE WEED & SEED STRATEGY

All parties understand that Weed & Seed is a collaborative strategy in which community stakeholders come together to identify and prioritize community needs, and to develop and implement strategies to meet those needs. Weed & Seed is a comprehensive approach that utilizes coordinated law enforcement and social service efforts to strengthen existing community resources, and encourages empowerment and sustainability by providing a coordinated network of social, economic and educational opportunities developed by and for the residents and stakeholders of the target community in cooperation with Federal, State, City, private and non-profit service providers and community groups.

The above-mentioned parties realize that the Weed & Seed effort is based on the premise that the problem of drugs/drug use and violent crime must be addressed in a comprehensive manner, as well as the Neighborhood Restoration and Prevention/Intervention/Treatment strategies. No single agency -- Federal, State, City, private or non-profit -- can solve these complex problems alone. Rather, a broad and coordinated approach is required.

To fulfill their roles as agencies participating in and leading the Weed & Seed effort at Mayor Wright Homes, the parties hereby agree to make the following commitments:

A. Hawaii Public Housing Authority ("HPHA")

1. The HPHA agrees to perform the following actions to support the Weed & Seed effort at Mayor Wright Homes:

(a) The HPHA agrees to designate the MWH Manager as the point of contact for all Weed & Seed activities at Mayor Wright Homes and authorizes the MWH Manager to participate in the development and implementation of the Weed & Seed strategy for Mayor Wright Homes as the designated representative of the HPHA.

(b) The HPHA agrees to delegate to the MWH Manager the authority to make decisions on management operations that affect all Weed & Seed strategies and activities at Mayor Wright Homes.

(c) The HPHA agrees to authorize the MWH Manager to coordinate and oversee all security efforts at Mayor Wright Homes. The HPHA agrees to require its MWH Manager to report all deficiencies in security operations to the Weed and Seed Executive Director.

(d) The HPHA agrees to support the establishment of a family self-sufficiency program or similar basic home finance learning program at Mayor Wright Homes and to adopt the philosophy that public housing is transitional housing.

(e) The HPHA, through its AMP monitor program, agrees to support changes to policies and practices as may be necessary to improve the management and operations at Mayor Wright Homes.

(f) The HPHA agrees to allow the MWH manager to attend HPHA approved training for him/herself and the staff in best practices of management and maintenance.

2. The HPHA shall commit the following HPHA personnel to participate in the development and implementation of the Weed & Seed strategy for Mayor Wright Homes:

- (a) The MHW Manager referred to in Paragraph A.1., above; and
- (b) One tenant relations worker, subject to available funding of the position.
- (c) Personnel from the HPHA's Property Management and Maintenance Branch to provide information, services and technical support to the Weed & Seed effort, including assistance in coordinating the delivery of services to public housing residents, as needed.
- (d) Personnel from the HPHA's Property Management and Maintenance Branch to provide information, services and technical assistance to the Weed & Seed effort, as needed.

3. The HPHA shall provide two units located in Mayor Wright Homes for the purpose of providing a) a unit for occupancy by a law enforcement officer and; (b) a ground floor unit for Weed & Seed office, at no cost to Weed & Seed.

4. The HPHA will provide office space, secretarial, clerical, and other necessary support services ordinarily available to the personnel assigned to the Weed & Seed effort under Paragraphs A.1., 2., and 3., above, from its appropriated funds.

B. Department of Public Safety ("DPS")

- 1. The Department of Public Safety will assist with community policing and outreach at Mayor Wright Homes on an as needed basis.

2. The DPS will make reasonable efforts to identify a deputy sheriff willing to participate in the HUD Law Enforcement Officer in Public Housing Program, live at Mayor Wright Homes, and to participate in the development and implementation of the Weed & Seed strategy at Mayor Wright Homes.

C. The United States Attorney's Office

1. The United States Attorney's Office will provide the following support to the Weed & Seed effort at Mayor Wright Homes:

- (a) Technical assistance and guidance in support of the Weed & Seed strategy;
- (b) The Weed & Seed Executive Director will provide philosophy, guidance, coordination, and training to the HPHA personnel, residents at Mayor Wright Homes and other community stakeholders; and assist the HPHA personnel and other stakeholders in assessing the needs of the Mayor Wright Homes residents and the surrounding community;
- (c) One Assistant U.S. Attorney to assist in coordinating and developing Weed strategies developed for Mayor Wright Homes;
- (d) Support from the Drug and Organized Crime Section and/or the Special Crime Section to prosecute cases from the Weed & Seed target site in federal court, as needed; and
- (e) The United States Attorney's Office will pursue federal forfeiture cases that arise within the Weed & Seed target area, as appropriate.

2. The United States Attorney's Office will provide office space, secretarial, clerical and other necessary support services ordinarily available to the personnel specified in Paragraphs C.1., above, from its appropriated funds.

D. The United States Department of Housing and Urban Development

1. The Department of Housing and Urban Development will assist in the planning and coordination of the Weed and Seed strategy for Mayor Wright homes, especially in matters relating to HUD assisted housing projects, implementation of asset management, operating and capital funds, family self-sufficiency, and the resident opportunities self-sufficiency program.

2. The Department of Housing and Urban Development will provide information, training, services and technical support to the Weed & Seed efforts at Mayor Wright Homes, as appropriate.

E. Mayor Wright Homes Resident Council

1. The Resident Council ("Council") will solicit input from the residents on the Weed and Seed Strategy.

2. The Council will mobilize resident resources to support and help implement the Weed and Seed Strategy.

3. The Council will participate in HPHA training to improve the function of the Council (i.e., team building, role and function of officers, planning of association events, etc).

This Agreement shall be in force for one year beginning on the ____ day of January 2012, and will be renewable for one year.

DATED: December _____ 2011, at Honolulu, Hawaii.

NEIL ABERCROMBIE
Governor
State of Hawaii

FLORENCE T. NAKAKUNI
United States Attorney
District of Hawaii

Barbara Arashiro
Acting Executive Director
Hawaii Public Housing Authority

Jodie Maesaka-Hirata
Director
Department of Public Safety

State of Hawaii

State of Hawaii

RYAN T. OKAHARA
Honolulu Field Office
Director Department of Housing
and Urban Development

APPROVED AS TO FORM:

[Assigned Deputy]
Deputy Attorney General

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**Executive Director's Board Status Report
November/December 2011**

I. Accomplishments for the Month of November 2011

Major Programs

A. Public Housing

- As of November 30, 2011, rent collections for HPHA Federal properties were 89.39%, and the total tenant occupancy rate was 91.03%.
- Attorney General's Office completed negotiations on ground lease for HHA Wilikina Apartments.
- Continue to work with Attorney General's Office on litigation issues.
- Continue assessment of HPHA's properties for environmental design issues to improve crime prevention. PMMSB monitor is conducting site visits to all properties.
- AMP 39 (Piilani Homes): The Boys Scouts cleared compost area and overgrown vegetation next to build D, on Veteran's Day.

B. Section 8 Subsidy Programs

- For Section 8 Subsidy Activities in November 2011 see Program Reports.
- In September 2011, HUD undertook a large scale reconciliation project to assure the accuracy of public housing agencies' Net Restricted Assets (NRA) accounts. The NRA is the housing assistance payments available to HPHA. Based on HUD's reconciliations, \$1,938,343 in net restricted assets were reclassified as unrestricted net assets (UNA).

C. Construction Management Branch

Large Capacity Cesspools

- Contract documents for Willocks Construction are being executed to award work at Kealakehe, Hale Hauoli and Lokahi on the Big Island.
- The Environmental Protection Agency (EPA) issued a letter dated October 26, 2011 concluding that "HPHA has performed satisfactorily in all five core areas of grant performance (properly managed equipment, workplan progress, sufficient funds to complete the project, complying with all

programmatic terms and conditions, and complying with all programmatic statutory and regulatory requirements). See attached.

Administrative Services

A. Compliance Office

- Resolved approximately 26 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act as follows:
 - 5 for transfers to ADA accessible or ground floor units.
 - 4 for transfers for other reasons.
 - 3 for installation and use of air conditioner.
 - 2 for service or comfort animals.
 - 4 for a reserved parking stall.
- Prepared for and conducted public hearings on proposed policy for language access.

B. Planning and Evaluation Office (PEO)

Media Inquiries

- Received media inquiry from Honolulu Star Advertiser writing a follow up to the KITV piece on a smoking ban in public housing. Reported to her that we are still in the process of research potential policies and procedures and that we would have to consult with the Resident Advisory Board before bringing it before the Board of Directors.
- Received media inquiry from Stateline regarding vacant units and management audit.

Legislative

- Responded to information request from Representative Aaron Ling Johanson; he is requesting to meet with Pu`uwai Momi AMP manager to discuss about community issues. PEO is coordinating with the Rep's office and PMMSB.
- Coordinated Senate Committee on Human Services Information Briefing. Rescheduled to December 14, 2011 at 2:30 PM.

- Responded to notice that the House Committee on Finance never received digital copies of all HPHA contracts, per previous month's request. Sent second digital copy of all active contracts involving State funds.
- Received notice from AMP 37 that Director Yokoyama, Senator Gilbert Kahele, and Urban Housing Communities requested a site visit at Lanakila on November 18, 2011. Senator Kahele wanted to discuss status of an applicant for housing at Pahala and other members of party wanted to discuss purchasing Lanakila for redevelopment. AMP Manager was not authorized to discuss any of the issues involved.
- Coordinated and attended site visits on November 30, 2011 to the Towers at Kuhio Park and Wilikina Apartments for House Committee on Finance. Developed and provided an agency overview presentation to Chair Marcus Oshiro, Representative Mark Hashem, Representative Linda Ichiyama, and staff members.
- Responded to inquiry from Senator Pohai Ryan's office regarding private management contracts with Realty Laua.
- Attended Chair Marcus Oshiro's pre-Session Forum in Wahiawa
- Received comments re: legislative proposals. Prepared final drafts for approval by Governor.
- Received DBEDT approval of Admin. Rule revision of 17-2021; pending Governor approval to go to Public Hearing
- House Bills still active during the upcoming Biennium (in preparation for presentation by Rep. Cabanilla):
- Kuakini Street extension project. Senator Chun Oakland is requesting the HPHA to take deed ownership of certain remnant parcels which will result from the construction of the improved roadway since the other governmental parties involved are prohibited from owning and maintaining the land. Still pending response from the Governor's Office regarding current ownership and possible transfer of title to HPHA.

C. Fiscal Management Office

For Fiscal Management Office Activities, see Financial reports.

D. Contracts and Procurement

For Solicitations and Contracts Issued in November 2011 see Program Reports.

E. Information Technology Office

- Coordinated remote training sessions for Section 8 staff on November 2nd and 23rd to help address some outstanding Emphyasys Elite issues. Successfully resolved multiple problems that staff had with the software.
- Set up 21 new computers at AMPs; Set-up will continue through December 2011.

F. Hearings Office

For Hearings Office Activities in November 2011 see Program Reports.

G. Personnel

Summary of HPHA Staffing Turnover for FY 2012

Staffing as of December 1, 2011, Full-time Equivalent positions:

Filled positions:	266
Vacant positions:	84
Total FTEs:	350
New Hires:	10

Recruitment:

- Interviews held, results/ start date/job offers:
 - Public Housing Supervisor VI (PMMSB). Non selection.
 - Public Housing Supervisor IV (AMP 30). Pending start date.
 - Public Housing Supervisor III (AMP 38). Pending recommendation.
 - Project Engineers (2 positions). Pending recommendation.
 - Maintenance Supervisor (89day/AMP 37). Start date 11/21/11.
 - General Laborer I (AMP 31). Start 12/16/11.
 - General Laborer I (2 pos AMP 34). Start 12/2/11 and pending start date.

- Eligible list received; interviews scheduled:
 - Public Housing Supervisor V (Section 8). Interviews scheduled for December.
 - Social Service Aide IV (AMP 35). Interviews scheduled for mid December.
 - Account Clerk II (AMP 32/33). Interviews scheduled for 12/8/11.
- Continuous Recruitment thru NEOGOV:
 - Public Housing Supervisor VI (PMMSB).
 - Public Housing Supervisor V (Section 8)
 - Building Maintenance Helper (AMP 38)
 - Welder I (Central Maintenance Services Section).
 - Plumber Helper (Central Maintenance Services Section).

Safety/Workers Compensation:

Received three injuries. Two no lost time for laceration and one lost time for back injury.

II. Planned Activities for the Month of December 2011

Major Programs

A. Public Housing

- Coordinate various training for PMMSB monitors
- Provide in-service training on new delinquent account tracking log at December Managers Meeting.
- Fill potholes along Linapuni Street (temporary resolution, in the process of submitting request to CMS to repave street)
- Continue to resolve labor relations investigations
- Respond to audit findings for Single Audit
- Continue recruitment for Supervising Public Housing Manager position

B. Section 8 Subsidy Programs

- Continue to monitor lease-up of tenant based vouchers and rent supplement program
- Continue to work with Michaels Development Company on the use of project based vouchers at Kuhio Park Terrace
- Work with Department of Veteran's Affairs to increase lease up of VASH vouchers

C. Construction Management Branch

- Continue to monitor expenditures of ARRA Capital Fund grant to close March 2012.
- Continue work with the AG's on potential litigation issues
- Follow-up with Department of Labor on investigation on wage rate non-compliance.

Administrative Services

A. Compliance Office

- Continue to administer contract with National Center for Housing Management for HPHA self-evaluation and transition plan.
- Continue to monitor timely handling and responses to requests for reasonable accommodations and modifications
- Continue to work with the AG's on current litigation issues.

B. Planning and Evaluation Office

- Work with the HPHA Board and Office of the Governor to prepare for the upcoming legislative session.
- Assist PMMSB branch with Legislative Briefing presentation on State Legislative audit for the period of July 1, 2006 through June 30, 2010.
- Compile information and begin assembling information for PHA Plan

C. Fiscal Management Office

- Complete FYE financial and single audit. Projected date: December 31, 2011.
- Continue to work with vendor and ITO on conversion to Elite.

D. Personnel

- Continue recruitment/hiring for critical and vacant positions.

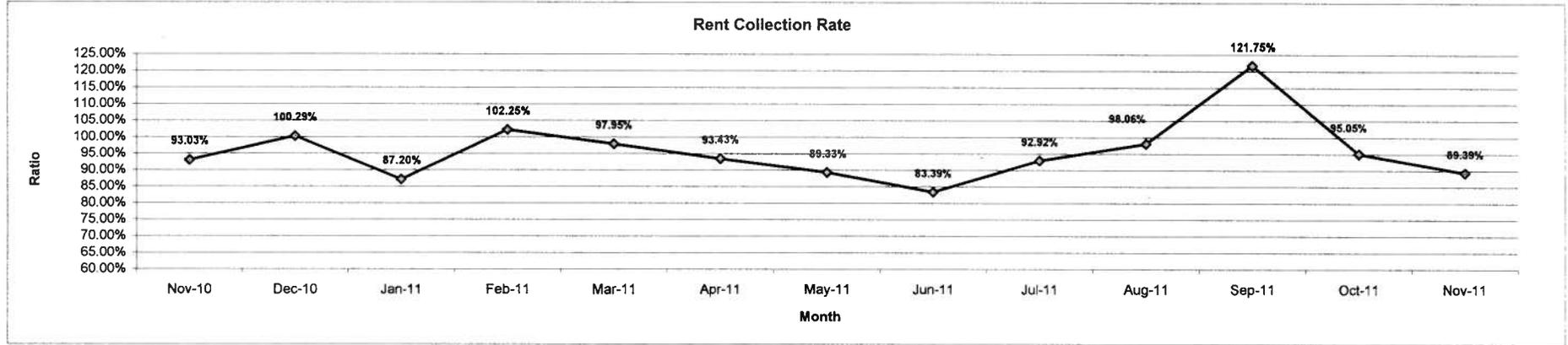
FEDERAL PUBLIC HOUSING

Rent Collection from November 2010 to November 2011

	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
Hawaii	\$ 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	\$ 116,948.67	94.36%	\$ 122,543.00	\$ 121,343.89	99.02%
Kauai	\$ 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	\$ 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	\$ 1,136,947.46	\$ 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	\$ 1,382,788.46	\$ 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	97.85%	\$ 1,351,337.94	\$ 1,262,498.32	93.43%

Cumulative (12 Months) 10/10 - 11/11	
Charges	\$ 16,347,832.15
Collections	\$ 15,549,194.33
Total	\$ (798,637.82)
Ratio	95.11%

	May-11			Jun-11			Jul-11			Aug-11			Sep-11			Oct-11			Nov-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio									
Hawaii	\$ 117,326.00	\$ 111,523.98	95.05%	\$ 115,734.00	\$ 111,964.58	96.74%	\$ 113,713.50	\$ 111,319.98	97.90%	\$ 115,666.00	\$ 121,351.38	104.92%	\$ 84,374.00	\$ 115,921.69	137.39%	\$ 115,276.00	\$ 115,980.86	100.61%	\$ 115,276.00	\$ 103,458.24	89.75%
Kauai	\$ 80,434.00	\$ 69,028.50	85.82%	\$ 79,977.00	\$ 69,040.63	86.33%	\$ 79,108.00	\$ 63,237.00	79.94%	\$ 77,537.00	\$ 71,685.17	92.45%	\$ 59,469.00	\$ 69,959.18	117.64%	\$ 76,718.00	\$ 78,481.84	102.30%	\$ 76,718.00	\$ 68,948.60	89.87%
Maui	\$ 41,843.00	\$ 41,402.45	98.95%	\$ 41,642.00	\$ 40,666.84	97.66%	\$ 42,037.00	\$ 43,722.93	104.01%	\$ 44,681.00	\$ 48,814.87	109.25%	\$ 34,889.00	\$ 46,767.70	134.05%	\$ 47,144.00	\$ 44,929.36	95.30%	\$ 47,144.00	\$ 44,214.52	93.79%
Oahu	\$ 1,090,577.98	\$ 966,307.46	88.61%	\$ 1,087,013.66	\$ 882,733.02	81.21%	\$ 908,990.06	\$ 844,614.03	92.92%	\$ 906,855.05	\$ 880,691.57	97.11%	\$ 732,192.65	\$ 876,381.22	119.69%	\$ 901,126.01	\$ 844,396.33	93.70%	\$ 901,126.01	\$ 802,654.28	89.07%
Total	\$ 1,330,180.98	\$ 1,188,262.39	89.33%	\$ 1,324,366.66	\$ 1,104,405.07	83.39%	\$ 1,143,848.56	\$ 1,062,893.94	92.92%	\$ 1,144,739.05	\$ 1,122,542.89	98.06%	\$ 910,924.65	\$ 1,109,029.79	121.75%	\$ 1,140,264.01	\$ 1,083,788.39	95.05%	\$ 1,140,264.01	\$ 1,019,275.64	89.39%



**Federal LIPH
HPHA Island Overview Report
November 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	623	532	90	85.39%	10	3	1	Average Income	40	0.36%	6.70	3.34
Kauai	319	274	45	85.89%	3	1	0	Low Income (80%)	168	1.51%	2.88	1.94
Maui	196	146	50	74.49%	0	8	0	Very Low Inc. (50%)	1,045	9.40%	2.91	1.94
Oahu	3,554	3,319	221	93.39%	13	0	14	Extremely Low Inc. (30%)	9,861	88.73%	2.56	1.77
Total	4,692	4,271	406	91.03%	26	12	15		11,114	100.00%	2.61	1.79

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	22	\$ 11,726.84	31	\$ 16,942.00	\$ 115,276.00	\$ 103,458.24	89.75%
Kauai	43	\$ 33,622.67	32	\$ 92,153.79	\$ 76,718.00	\$ 68,948.60	89.87%
Maui	3	\$ 418.00	18	\$ 5,615.93	\$ 47,144.00	\$ 44,214.52	93.79%
Oahu	249	\$ 143,558.23	236	\$ 284,554.07	\$ 901,126.01	\$ 802,654.28	89.07%
Total	317	\$ 189,325.74	317	\$ 399,265.79	\$ 1,140,264.01	\$ 1,019,275.64	89.39%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

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

**Federal LIPH
HPHA Project Overview Report
November 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	339	23	93.65%	1	0	0
31P-KVH	373	330	40	88.47%	1	1	3
32P-MWH	363	346	17	95.32%	2	2	0
33P-Kam/Kaamanu	371	357	13	96.23%	4	4	1
34P-Kalakaua	581	551	28	94.84%	2	1	2
35P-Kalanihua	587	572	13	97.44%	3	0	2
37P-Hilo	322	252	70	78.26%	6	2	0
38P-Kauai	319	274	45	85.89%	3	1	0
39P-Maui	196	146	50	74.49%	0	0	0
40P-KPT	170	160	10	94.12%	0	0	0
43P-Kona	200	194	5	97.00%	2	0	1
44P-Leeward Oahu	258	225	27	87.21%	0	0	6
45P-Windward Oahu	225	221	4	98.22%	0	0	0
46P-Kamuela	101	86	15	85.15%	2	1	0
49P-Central Oahu	149	109	40	73.15%	0	0	0
50P-Palolo	115	109	6	94.78%	0	0	0
Total	4,692	4,271	406	91.03%	26	12	15

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	48	33,839.13	32	41,191.89	\$ 122,147.00	\$ 105,285.96	86.20%
31P-KVH	31	22,808.62	21	36,683.95	\$ 86,418.00	\$ 76,541.11	88.57%
32P-MWH	35	18,512.00	25	21,808.42	\$ 107,976.33	\$ 94,646.07	87.65%
33P-Kam/Kaamanu	36	16,672.91	37	38,696.87	\$ 85,232.00	\$ 75,741.00	88.86%
34P-Kalakaua	9	4,923.00	6	13,132.40	\$ 127,651.84	\$ 110,573.52	86.62%
35P-Kalanihua	14	4,250.13	7	7,799.29	\$ 139,885.01	\$ 127,301.98	91.00%
37P-Hilo	9	1,765.84	8	5,705.00	\$ 62,078.00	\$ 56,032.31	90.26%
38P-Kauai	43	33,622.67	32	92,153.79	\$ 76,718.00	\$ 68,948.60	89.87%
39P-Maui	3	418.00	18	5,615.93	\$ 47,144.00	\$ 44,214.52	93.79%
40P-KPT	8	3,502.00	42	29,278.35	\$ 67,771.00	\$ 62,147.66	91.70%
43P-Kona	5	3,149.00	4	533.33	\$ 36,230.00	\$ 33,590.01	92.71%
44P-Leeward Oahu	38	22,217.88	39	53,541.56	\$ 47,953.00	\$ 40,540.75	84.54%
45P-Windward Oahu	13	10,070.71	16	14,133.05	\$ 66,309.00	\$ 61,485.67	92.73%
46P-Kamuela	8	6,812.00	19	10,703.67	\$ 16,968.00	\$ 13,835.92	81.54%
49P-Central Oahu	8	3,918.00	6	7,336.22	\$ 31,548.00	\$ 28,010.22	88.79%
50P-Palolo	9	2,843.85	5	20,952.07	\$ 18,234.83	\$ 20,380.34	111.77%
Total	317	\$ 189,325.74	317	\$ 399,265.79	\$ 1,140,264.01	\$ 1,019,275.64	89.39%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

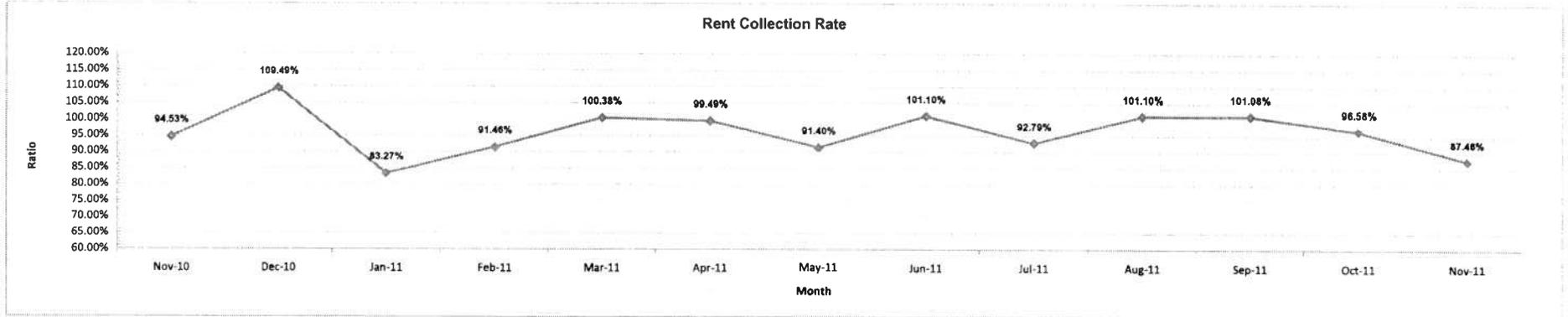
STATE PUBLIC HOUSING

Rent Collection from November 2010 to November 2011

	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
Hawaii	\$ 9,528.76	\$ 8,883.15	93.22%	\$ 9,146.00	\$ 7,517.70	82.20%	\$ 9,443.00	\$ 8,856.38	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	\$ 5,498.00	\$ 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	\$ 6,089.00	\$ 5,868.00	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	\$ 227,636.00	\$ 216,122.73	94.94%	\$ 228,626.00	\$ 256,002.35	111.97%	\$ 228,770.00	\$ 198,978.95	87.01%	\$ 230,412.00	\$ 206,035.83	89.42%	\$ 228,468.00	\$ 232,605.38	101.37%	\$ 228,396.00	\$ 229,762.40	100.60%
Total	\$ 248,751.76	\$ 235,148.88	94.53%	\$ 249,389.00	\$ 273,042.05	109.49%	\$ 249,454.00	\$ 207,715.13	83.27%	\$ 250,798.00	\$ 229,368.53	91.46%	\$ 252,288.00	\$ 253,239.68	100.38%	\$ 252,818.00	\$ 251,520.40	99.48%

Cumulative (12 Months)	
10/10 - 11/11	
Charges	\$ 3,280,032.64
Collections	\$ 3,154,691.66
Total	\$ (125,340.98)
Ratio	96.18%

	May-11			Jun-11			Jul-11			Aug-11			Sep-11			Oct-11			Nov-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 13,190.00	\$ 11,357.00	86.10%	\$ 13,820.00	\$ 11,584.00	83.69%	\$ 14,198.00	\$ 11,011.00	77.55%	\$ 14,673.00	\$ 13,607.60	92.74%	\$ 12,542.20	\$ 11,476.80	91.51%	\$ 14,366.00	\$ 10,717.00	74.60%	\$ 14,366.00	\$ 13,036.00	90.74%
Kauai	\$ 5,243.00	\$ 4,449.00	84.86%	\$ 5,210.00	\$ 3,840.00	69.87%	\$ 5,336.00	\$ 5,095.00	95.48%	\$ 5,511.00	\$ 4,705.00	85.37%	\$ 3,899.00	\$ 3,093.00	79.33%	\$ 5,336.00	\$ 4,690.00	87.89%	\$ 5,336.00	\$ 4,304.00	80.66%
Maui	\$ 5,339.00	\$ 5,014.00	93.91%	\$ 5,470.00	\$ 4,880.00	89.20%	\$ 5,327.00	\$ 5,744.00	107.83%	\$ 5,305.00	\$ 5,650.00	106.50%	\$ 5,995.00	\$ 6,340.00	105.75%	\$ 4,825.00	\$ 3,322.00	68.85%	\$ 4,825.00	\$ 4,010.00	83.11%
Oahu	\$ 227,111.00	\$ 208,478.54	91.80%	\$ 228,510.00	\$ 235,913.89	103.24%	\$ 228,461.00	\$ 213,201.40	93.32%	\$ 228,214.00	\$ 232,531.34	101.89%	\$ 236,848.88	\$ 241,166.02	101.82%	\$ 228,648.00	\$ 225,787.56	98.75%	\$ 228,648.00	\$ 200,070.86	87.50%
Total	\$ 250,883.00	\$ 229,288.54	91.40%	\$ 253,010.00	\$ 255,797.89	101.10%	\$ 253,322.00	\$ 235,051.40	92.79%	\$ 253,703.00	\$ 256,493.94	101.10%	\$ 259,284.88	\$ 262,075.82	101.08%	\$ 253,175.00	\$ 244,516.56	96.58%	\$ 253,175.00	\$ 221,420.86	87.46%



**State LIPH
HPHA Island Overview Report
November 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	47	7	83.93%	1	0	2	Average Income	28	0.35%	7.48	3.62
Kauai	26	23	3	88.46%	0	0	0	Low Income (80%)	82	1.01%	2.62	1.83
Maui	32	24	8	75.00%	1	0	0	Very Low Inc. (50%)	686	8.47%	2.87	1.91
Oahu	749	733	14	97.86%	6	4	2	Extremely Low Inc. (30%)	7,301	90.17%	2.42	1.67
Total	863	827	32	95.83%	8	4	4		8,097	100.00%	2.48	1.69

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	6	\$ 2,567.00	10	\$ 16,142.17	\$ 14,366.00	\$ 13,036.00	90.74%
Kauai	3	\$ 2,120.20	3	\$ 12,910.46	\$ 5,336.00	\$ 4,304.00	80.66%
Maui	4	\$ 1,106.00	18	\$ 15,555.53	\$ 4,825.00	\$ 4,010.00	83.11%
Oahu	13	\$ 9,293.97	49	\$ 199,229.69	\$ 228,648.00	\$ 200,070.86	87.50%
Total	26	\$ 15,087.17	80	\$ 243,837.85	\$ 253,175.00	\$ 221,420.86	87.46%

* 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
November 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	43	3	93.48%	0	0	0
2202-Puahala Homes	128	121	6	94.53%	1	1	1
2204-Kawailehua	26	23	3	88.46%	0	0	0
2205-Kahale Mua	32	24	8	75.00%	1	0	0
2206-Lokahi	30	25	5	83.33%	0	0	0
2207-Ke Kumu Elua	26	22	2	84.62%	1	0	2
2401-Hale Po'ai	206	204	2	99.03%	0	0	0
2402-La'iola	108	106	2	98.15%	2	2	0
2403-Kamalu-Ho'olulu	220	219	1	99.55%	2	1	0
2404-Halia Hale	41	40	0	97.56%	1	0	1
Total	863	827	32	95.83%	8	4	4

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	2	\$ 1,992.00	12	\$ 78,878.51	\$ 16,868.00	\$ 14,368.90	85.18%
2202-Puahala Homes	10	\$ 6,986.57	24	\$ 116,076.26	\$ 47,401.00	\$ 40,898.86	86.28%
2204-Kawailehua	3	\$ 2,120.20	3	\$ 12,910.46	\$ 5,336.00	\$ 4,304.00	80.66%
2205-Kahale Mua	4	\$ 1,106.00	18	\$ 15,555.53	\$ 4,825.00	\$ 4,010.00	83.11%
2206-Lokahi	2	\$ 956.00	3	\$ 12,967.50	\$ 9,019.00	\$ 7,688.00	85.24%
2207-Ke Kumu Elua	4	\$ 1,611.00	7	\$ 3,174.67	\$ 5,347.00	\$ 5,348.00	100.02%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,603.00	\$ 48,000.00	83.33%
2402-La'iola	0	\$ -	7	\$ 1,986.52	\$ 33,455.00	\$ 30,818.00	92.12%
2403-Kamalu-Ho'olulu	1	\$ 315.40	1	\$ 4.40	\$ 62,351.00	\$ 55,857.10	89.58%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,970.00	\$ 10,128.00	92.32%
Total	26	\$ 15,087.17	80	\$ 243,837.85	\$ 253,175.00	\$ 221,420.86	87.46%

* Occupancy also counts Scheduled for Modernization Units.

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

**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

November 2011

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on Nov. 1	(4) Total Move-Ins for the entire month of Nov.	(5) Units Rent Ready and Not Occupied in Nov.	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks colum)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units CMB will Repair	(12) Remarks Any data entered into columns (7) and (8) require an explanation.
30	363	24	1	5	1	0	0	0	11	6	CMB units is 7 not 6
31	373	43	1	3	0	0	0	0	4	35	rightsizing transfers
32	364	18	0	3	1	4	1	0	4	5	Rightsizing transfers/law enforcement unit
33	373	14	0	2	2	4	0	0	6	0	Rightsizing transfers
34	583	30	2	4	3	0	0	0	21	0	(7) 2 units held for transfer
35	587	19	4	5	0	0	0	0	9	1	
37	322	146	7	0	0	22	0	93	10	14	ADA/Fair Housing Contract
38	321	46	2	0	2	5	2	2	19	14	[7]5 Hotel units at 1086 for Relo during const'n. [8] 1019-B1 & 1023-E7 hold for Relo
39	196	49	0	2	0	0	0	0	12	35	
40	176	15	0	0	1	0	0	4	7	3	column 11 shld be 4
43	202	8	2	1	1	0	1	0	3	0	(6) 2 units not 1, (8) unit 2h temp occupied by k. fetters-has a pending case w/ hpha, (11) 1 unit: CMB do renovations for unit G-2
44	260	34	0	6	2	0	0	0	11	15	
45	226	5	0	0	1	0	0	0	1	3	
46	103	16	0	0	2	8	0	0	0	6	
49	150	37	0	4	0	0	0	0	14	19	
50	118	9	0	0	3	0	0	0	5	1	
TOTAL	4,717	513	19	35	19	43	4	99	137	157	

**VACANT UNIT INFORMATION REPORT
STATE PROJECTS**

November 2011

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on Nov. 1	(4) Total Move-Ins for the entire month of Nov.	(5) Units Rent Ready and Not Occupied in Nov.	(6) Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units CMB will Repair	(12) Remarks Any data entered into columns (7) and (8) require an explanation.
31	174	11	1	1		0	1	0	8		rightsizing transfer
37	30	3	0	0		0	1	0	2		Need \$25,000.00 to fix unit
38	26	3	0	0		0	0	0		3	2204 - CMB A102 & C104 for ADA; B101 CMB Renovation
39	32	9	1	0		0	0	0	8		
42	576	1	0	0		0	0	0	1		4 vacant units currently under renovations & be filled in 12/2011.
46	26	5	1	2	0	0	1	0	1		Deprogrammed unit
TOTAL	864	32	3	3	0	0	3	0	20	3	

*This count includes all units which are occupied or designated as social services, resident association, area office, public safety, anti-drug, administrative hold, available, CMS, sent to maintenance, maintenance hold, Capital Fund, on-scheduled modernization

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
FY 2008	145	108	37	56	39	18	5	37	118
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	48	39	7	13	16	0	1	15	32

July 2010 - October 2011

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
July 10	20	12	8	10	4	2	0	4	16
Aug 10	15	11	4	6	0	0	0	9	6
Sept 10	18	13	5	6	7	1	0	4	14
Oct 10	20	15	5	5	4	1	3	7	13
Nov 10	28	23	5	9	7	1	2	9	19
Dec 10	0	0	0	0	0	0	0	0	0
Jan 11	4	3	1	2	2	0	0	0	4
Feb 11	26	20	6	17	6	0	0	3	23
Mar 11	15	14	1	3	8	0	0	4	11
Apr 11	18	16	2	6	9	0	0	3	15
May 11	10	10	0	2	6	0	0	2	8
June 11	4	3	1	2	1	0	0	1	3
July 11	5	3	2	2	1	0	0	2	3
Aug 11	11	8	3	3	3	0	1	4	6
Sept 11	9	8	1	2	5	0	0	2	7
Oct 11	7	7	0	3	3	0	0	1	6
Nov 11	16	13	3	3	4	0	0	6	10
TOTALS	226	179	47	81	70	5	6	61	164

**Total # of Cases Heard for the Month of November 2011: 16
(Oahu & Neighbor Islands)**

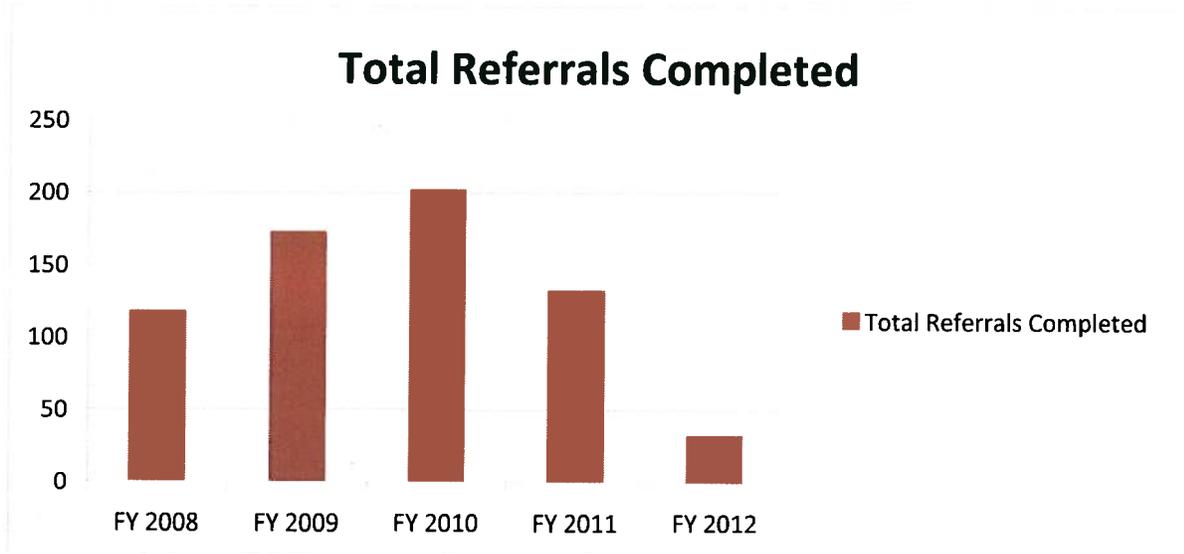
Decisions Rendered:	Rent Violations	Other Violations
Eviction	3	3
Evict w/cond	4	0
10-day cure	0	0
Dismissal	0	0
Continued	6	0
Total	13	3

Delinquent balances for rent cases ordered evicted for month of October 2011:

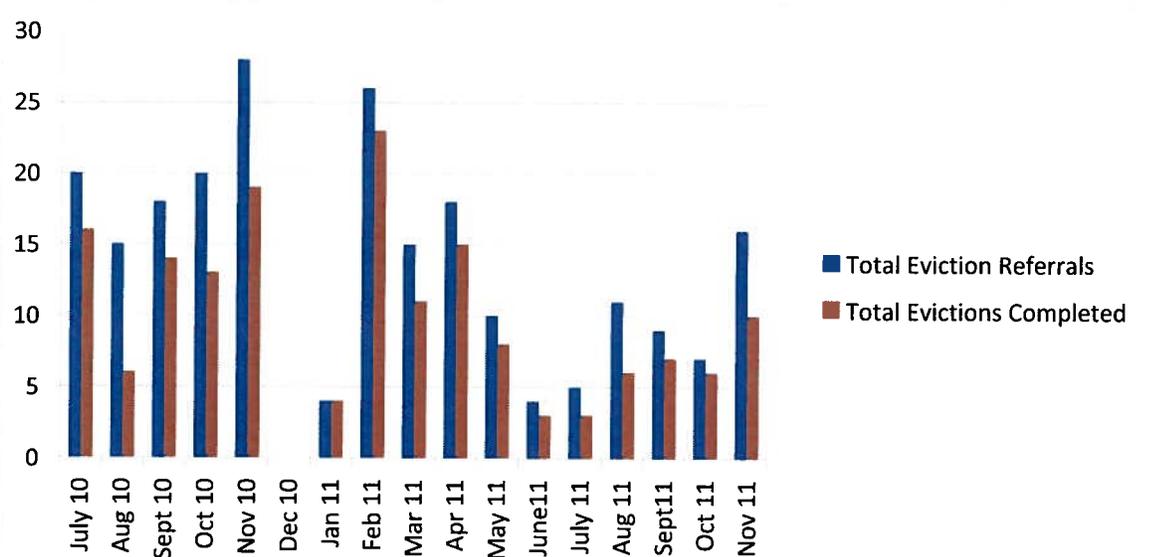
AMP 45 Kaneohe Apartments \$5,563

Total \$5,563

Fiscal Years 2008-2012



July 2010 - November 2011 (By Month)



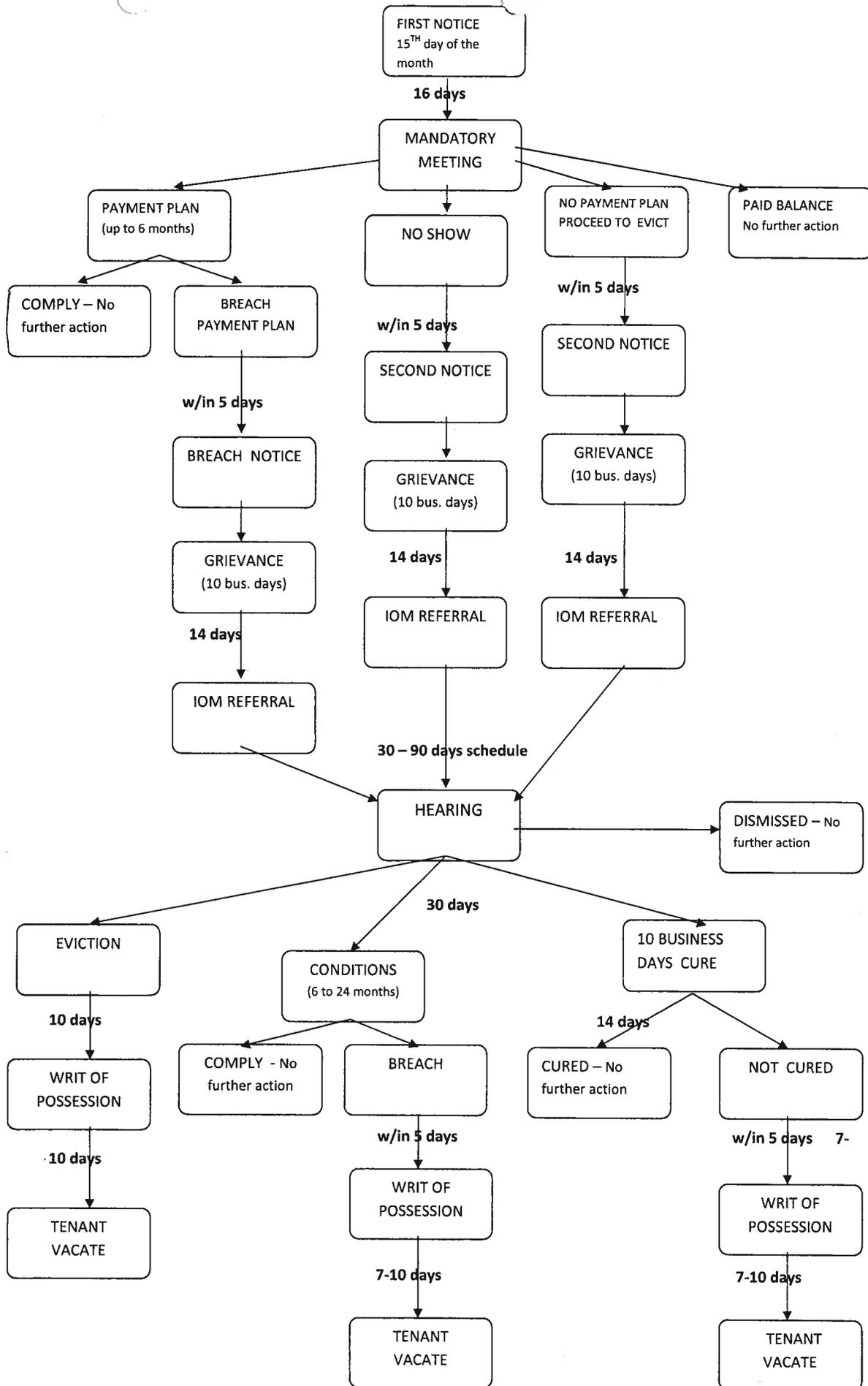
**AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)
EXPENDITURE REPORT**

Current Date: 12/7/2011 15:48

Project	Contract No.	NTP issued	Contract Amount	Reporting Year 1				Reporting Year 2				Reporting Year 3		Total	% Complete
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2		
				Oct-Dec 09	Jan-Mar 10	Apr-Jun 10	Jul-Sep 10	Oct-Dec 10	Jan-Mar 11	Apr-Jun 11	Jul-Sep 11	Oct-Dec 11	Jan-Mar 12		
Makua Aii - Construction Mgt. Service (SSFM International, Inc.)	CMS 08-39-SA02	N/A	\$409,171.00				\$55,290.00	\$82,935.00	\$68,615.72	\$57,880.00	\$28,940.00	\$28,940.00		\$322,600.72	78.84%
Kalihi Valley Homes - Site & Dwelling Improvements, Phase 4A (Rainforest G Construction, LLC)	CMS 09-15-COD1	10/26/09	\$1,567,032.00			\$525,000.00	\$1,024,966.00	\$4,949.00	\$8,677.10	\$2,785.38				\$1,566,377.48	99.90%
Kaimalino & Kealahou - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/10	\$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	9/7/10	\$2,031,067.00						\$370,068.04	\$278,616.52	\$278,392.87	\$582,244.52		\$1,509,321.95	74.31%
Makani Kai Hale I & II - Physical Improvements (Artistic Builders Corporation)	CMS 10-08	6/4/10	\$1,651,764.59				\$97,806.05	\$914,441.75	\$430,200.96	\$185,779.14	\$23,536.69			\$1,651,764.59	100.00%
Makua Aii - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/10	\$2,235,868.11				\$590,989.39	\$684,994.43	\$559,087.69	\$272,585.49				\$2,107,657.00	94.27%
Kalakaua Homes - Reroofing (Tory's Roofing & Waterproofing, Inc.)	CMS 10-10	5/20/10	\$780,552.56					\$700,813.82			\$29,676.97			\$730,490.79	93.59%
Kahekill Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/10	\$5,079,289.00					\$2,388,927.77	\$514,302.01	\$994,257.77	\$1,124,529.05			\$5,022,016.60	98.87%
Kalaniihulia - Reroof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/10	\$196,864.85				\$20,330.00	\$167,412.30	\$9,122.55					\$196,864.85	100.00%
Administration	N/A	N/A	\$378,083.89		\$601,688.00								(\$223,604.11)	\$378,083.89	100.00%
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	\$1,791,904.30	\$1,485,075.58	\$387,580.41	\$0.00	\$15,400,927.87	94.80%
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	\$2,717,171.12	\$1,232,095.54	\$844,515.13	\$844,515.13		
Percentage Expended:				0.00%	3.70%	6.60%	16.65%	32.37%	12.91%	11.03%	9.14%	2.39%	0.00%		

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 94.80% is actual expenditures made based on eLOCCS input and check cut by FMO as of November 30, 2011.

RENT VIOLATION



**AMERICAN RECOVERY AND REINVESTMENT ACT
PROJECT STATUS REPORT
December 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	ACTUAL/EST. CONSTRUCTION COMPLETION
Hale Hauoli	\$ 2,031,067.00	11/17/2009	12/29/2009	2/9/2010	2/23/2010	9/7/2010	3/18/2010	10/4/2010	11/30/2011
Kahekili Terrace	\$ 5,079,289.00	1/11/2010	2/4/2010	2/23/2010	3/11/2010	6/28/2010	4/20/2010	6/28/2010	9/18/2011
Kaimalino & Kealakehe	\$ 1,915,750.00	6/15/2009	7/16/2009	1/7/2010	1/7/2010	2/1/2010	1/28/2010	2/1/2010	Completed
Kalakaua	\$ 780,552.56	1/12/2010	2/9/2010	2/26/2010	3/11/2010	5/20/2010	3/22/2010	6/1/2010	9/28/2010 (Completed)
Kalanihuia	\$ 196,864.85	12/4/2009	1/7/2010	2/26/2010	3/11/2010	4/19/2010	4/1/2010	4/19/2010	Completed
Kalihi Valley Homes	\$ 1,567,032.00	5/19/2009	7/12/2009	8/13/2009	9/12/2009	10/26/2009	9/18/2009	10/26/2009	Completed (ARRA work completed) 10/1/2012
Makani Kai Hale I & II	\$ 1,651,764.59	1/11/2010	2/4/2010	2/25/2010	3/4/2010	6/4/2010	4/20/2010	6/4/2010	Completed
Makua Alii	\$ 2,235,868.11	12/18/2009	1/12/2010	2/16/2010	3/11/2010	4/26/2010	4/21/2010	4/26/2010	11/15/2011
Makua Alii Construction Management	\$ 409,171.00	N/A	N/A	2/9/2010	3/9/2010	N/A	N/A	N/A	N/A
Sub-Total	\$ 15,867,359.11								
Administration	\$ 378,084.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sub-Total	\$ 378,084.00								
TOTAL	\$ 16,245,443								

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

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/2011

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					
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2		\$460,733	FY09 Elevator CIP	Aug-08	May-11	Dec-11
		2	1983	25							Aug-08	Nov-11	Mar-12
Makua Aali Phase 1	Elderly	1	1967	41	211	20	2		\$460,733	FY09 Elevator CIP	Aug-08	Jul-11	Dec-11
		2	1967	41							Aug-08	Nov-11	Jan-12
Kalanihuia Phase 2	Elderly	1	1968	40	151	15	2		\$471,204	FY09 Elevator CIP	Aug-08	Jan-12	May-12
		2	1968	40							Aug-08	May-12	Jul-12
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		\$445,026	FY09 Elevator CIP	Aug-08	Mar-12	Jun-12
		2	1970	38							Aug-08	Jul-12	Sep-12
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		\$465,968	FY09 Elevator CIP	Aug-08	Jul-12	Oct-12
		2	1972	36							Aug-08	Oct-12	Jan-13
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		\$371,728	FY09 Elevator CIP	Aug-08	Sep-12	Nov-12
		2	1961	47							Aug-08	Dec-12	Feb-13
Makamae Phase 4	Elderly	1	1971	37	124	4	2		\$261,780	FY09 Elevator CIP	Aug-08	Feb-13	Apr-13
		2	1971	37							Aug-08	Apr-13	Jun-13
Wilikina Apts Phase 4	Family	1	1977	31	119	9	2		\$424,712	FY09 Elevator CIP	Aug-08	Jan-13	Apr-13
		2	1977	31							Aug-08	Apr-13	Jul-13
Salt Lake Apts	Family	1	1970	38	28	8	1		\$1,000,000	B-08-401-K	Mar-11	Apr-12	Jul-13

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/2011

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						
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.	Feb. 15/2011	Dec. 1/2011 est.	Dec-16	
		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										
	TOTAL	27			1,894	146	17	10	\$5,701,884					
Average age of elevators				29										

Construction Management Branch
Status Report for Large Capacity Cesspool Conversions (LCCC) Statewide
December 2, 2011

Completed Activities

- Contract documents to initiate award and implementation of the sewer work at Kealakehe, Hale Haouli and Lokahi in the Big Island for Willocks Construction have been processed and is now being reviewed and circulated.
- The Environmental Protection Agency (EPA) issued a letter dated October 26, 2011 concluding that "HPHA has performed satisfactorily in all five core areas of grant performance (properly managed equipment, workplan progress, sufficient funds to complete the project, complying with all programmatic terms and conditions, and complying with all programmatic statutory and regulatory requirements). The letter is enclosed.

Planned Activities

- Draft of "5-year Maintenance of Individual Wastewater Systems (IWS) and Underground Injection Control (UIC) Seepage Pits" bid documents for HPHA properties statewide are being prepared for review and approval.
- The Attorney General's office will be assisting in drafting the necessary documents requesting the cancellation of the Executive Orders relating to the Hawaii Public Housing Authority's (HPHA) responsibilities of the Teacher's Cottages in Maui and Hawaii counties, issuing management and control to the Department of Education (DOE), in reference to Consent Agreement/Final Order (CA/FO) requirements of the Environmental Protection Agency (EPA).
- The Hawai'i Housing Finance & Development Corporation (HHFDC) and Hawai'i Public Housing Authority (HPHA) will enter into a Memorandum of Agreement (MOA) or similar document to address the sharing of a sewer lateral (used by properties owned by the two agencies) but located on the La'ilani property on the Big Island (owned by the HHFDC) once the contractor is on board and can conduct field verifications. The MOA will address the cost-sharing of maintenance and repair of the sewer lateral shared by the two agencies.

Trends/Issues

- Honokaa sewer main is expected to be ready for connection for all affected properties (including Hale Haouli) by March 2012. Upon receipt of letter from the County, connection has to occur within 90 days.

Risks

- **Group 2** cesspools had a March 2009 deadline. Environmental Protection Agency (EPA) noted that the sewer connection for Kealakehe and Hale Haouli on the Big Island are still outstanding and are not yet in compliance. However, David Albright, head of the EPA regional office in San Francisco, indicated that penalizing HPHA for delays is not a top enforcement priority and that he believes that there is no need to amend the CA/FO to amend deadline dates.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

October 26, 2011

Becky L. Choi
1002 N. School Street
Honolulu, HI 96817

Subject: Large Capacity Cesspool Replacement Project at Kekaha Ha'aheo (Kekaha),
Kalaheo Homes (Kalaheo) and Hale Ho'olulu (Kilauea)
Hawaii Public Housing Authority - Assistance Agreement (XP-00T14701)

RECEIVED
HAWAII PUBLIC
HOUSING AUTHORITY

11 NOV -7 AM 1:17

Dear Ms. Choi:

EPA conducted a desk review on October 26, 2011 of the Hawaii Public Housing Authority's (HPHA) performance under the Large Capacity Cesspool Replacement Project at Kekaha Ha'aheo (Kekaha), Kalaheo Homes (Kalaheo) and Hale Ho'olulu (Kilauea) on Kauai, Hawaii. This project was awarded under assistance agreement XP-00T14701 for the budget and project period of 1/1/2010 – 6/1/2011. This review was based on quarterly reports, submitted deliverables, meetings, and other communications. I have concluded that HPHA has performed satisfactorily in all five core areas of grant performance (properly managed equipment, workplan progress, sufficient funds to complete the project, complying with all programmatic terms and conditions, and complying with all programmatic statutory and regulatory requirements). The report containing EPA's findings is enclosed for your review.

Please contact me at (415) 972-3533 if you have any questions or comments regarding the enclosed report.

Sincerely,

Katherine R. Rao
Project Officer

Enclosure

cc: Martha Villareal, EPA Region 9 Grants Office

END OF PROJECT REPORT
Hawaii Public Housing Authority
Large Capacity Cesspool Replacement Project
Kekaha Ha'aeo (Kekaha), Kalaheo Homes (Kalaheo), Hale Ho'olulu (Kilauea)
Kauai, Hawaii (XP-00T14701)

Introduction

The objective of this assistance agreement, awarded under the Consolidated Appropriations Acts of 2004 (PL 108-199) and 2005 (PL 108-447), was to close large capacity cesspools at three housing facilities on Kauai, Hawaii (Kekaha Ha'aeo (Kekaha), Kalaheo Homes (Kalaheo), Hale Ho'olulu (Kilauea)). All facilities are owned by the Hawaii Public Housing Authority (HPHA). In 1999, EPA promulgated regulations under the Safe Drinking Water Act's Underground Injection Control (UIC) Program, which prohibited the construction of new large capacity cesspools as of April 2000 and required the closure of all existing large capacity cesspools by April 5, 2005.

The grant workplan listed a total of 110 large capacity cesspools (LCCs) serving 98 units at the three sites in Kauai. After field investigation and onsite verification, the number of LCCs was revised to 84. The scope of the project included the replacement of the LCCs with new state approved individual wastewater systems (IWS), e.g. septic tanks with leachfields or seepage pits.

A grant award was made to HPHA on 12/15/2009. The grant covered a budget and project period of 1/1/2010 to 6/1/2011. Federal funding awarded was in the amount of \$722,175. The workplan included the following activities:

- Addressing National Environmental Policy Act (NEPA) requirements;
- Drafting new IWS designs;
- Submitting IWS plans and other pertinent permit documentation to State of Hawaii, Department of Health;
- Constructing and installing the IWSs; and,
- Reporting (including status updates and IWS permit information).

Current Findings of the 5 Core Areas of Grant Performance Pursuant to EPA Order 5700.6

1. *Equipment.* No equipment was authorized for purchase under the grant.
2. *Workplan Progress.* All tasks funded under the grant were completed.
3. *Funds to Complete the Project.* All funds have been utilized.
4. *Programmatic terms and conditions.* All have been met.
5. *Programmatic statutory and regulatory requirements.* All have been met.

Program Successes

- The USEPA Region 9 signed a determination in November 2009 that the proposed LCC replacement project was eligible for a NEPA categorical exclusion.
- HPHA successfully abandoned 79 LCCs and converted 5 LCCs to seepage pits.

Recommendations: None.

Voucher Management System

UML and HAP

PHA Number	HI901	PHA Name	Hawaii Public Housing Authority				Reporting Month/Year	October 2011	
Current Status	RVS Revised								
	UML	UML Last Month	Avg UML 12Mo	Avg UML YTD	HAP	HAP Last Month	Avg HAP 12 Mo	Avg HAP YTD	
Vouchers under lease on the First Day of the Month									
Litigation			0	0			\$0	\$0	
1 Year Mainstream	172	175	161	163	\$148,301	\$151,626	\$136,287	\$137,852	
Homeownership	10	10	9	9	\$9,995	\$9,985	\$10,012	\$10,181	
New This Month			0	0					
Moving To Work	0	0	0	0	\$0	\$0	\$0	\$0	
Family Unification	0	0	0	0	\$0	\$0	\$0	\$0	
2008 and 2009 Family Unification			0	0			\$0	\$0	
2008 and 2009 Non-Elderly Disabled			0	0			\$0	\$0	
Portable Vouchers Paid	26	22	22	22	\$19,878	\$16,118	\$17,282	\$17,558	
HOPE VI			0	0			\$0	\$0	
Tenant Protection	80	80	6	8	\$147,051	\$147,051	\$12,254	\$16,339	
Enhanced Vouchers			0	0					
Veteran's Affair Supported Housing (VASH) Voucher	124	123	98	103	\$85,236	\$87,357	\$69,035	\$72,072	
DHAP to HCV Vouchers Leased	0	0	0	0	\$0	\$0	\$0	\$0	

	UML	UML Last Month	Avg UML 12Mo	Avg UML YTD	HAP	HAP Last Month	Avg HAP 12 Mo	Avg HAP YTD
All Other Vouchers	1,467	1,478	1,458	1,448	\$1,491,558	\$1,477,598	\$1,376,475	\$1,372,358
FSS Escrow Deposits					\$3,061	\$3,308	\$3,373	\$3,396
All Voucher HAP Expenses After the First of Month					\$10,344	\$8,558	\$7,598	\$8,000
Total Vouchers	1,879	1,888	1,757	1,756	\$1,915,424	\$1,901,601	\$1,632,320	\$1,637,760

Other Voucher Reporting Requirements								
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	1,879	1,888	1,757	1,756				
Temporary Housing Units to HCV Conversion - Leasing			0	0			\$0	\$0
HA Owned Units Leased - included in the units leased above			0	0				
New vouchers issued but not under HAP contracts as of the last day of the month	16	7	3	3				
Portable Vouchers Administered (Port In)	26	22	15	16	\$18,114	\$12,690	\$17,466	\$17,795
Number of Vouchers Covered by Project-Based AHAPs and HAPs	187	187	189	186				
5 Year Mainstream	0	0	0	0	\$0	\$0	\$0	\$0

Hard Edit Error Messages

Field Name (UML or HAP)	Hard Edit Number and Message	Comments
Total Vouchers	HE008 - Other	HE008 - Other 118 PBV unleased and unpaid. 4 zero HAP and 80 tenant protection vouchers leased as of August 2011. Will correct August once October is accepted.
HAP Total	HE020 - Other	HPHA does not have enough budget to support the number of approved vouchers.

Other Income and Expense

Memorandum Reporting		\$
Fraud Recovery Total Collected This Month		869
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets		25
FSS Escrow Forfeitures This Month		

Number of Hard to House Families Leased	12
Number of LBP Initial Clearance Tests	
Portable HAP Costs Billed and Unpaid - 90 Days or older	
Number of LBP Risk Assessments	
Administrative Expenses	
	\$
FSS Coordinator Expenses Covered by FSS Grant	10,505
FSS Coordinator Expenses Not Covered by FSS Grant	21,786
Administrative Expenses	147,316
Audit	22,502
Financial Status	
	\$
Net Restricted Assets (NRA) as of the Last Day of the Month	1,900,129
Unrestricted Net Assets (UNA) as of the Last Day of the Month	2,462,598
Cash/Investment as of the Last Day of the Month - Voucher Program Only	1,980,880

Additional Expense / Comment		
	\$	Description
Expense Amount 1		
Expense Amount 2		
Expense Amount 3		
Expense Amount 4		
Expense Amount 5		
Comments		

118 PBV unleased and unpaid. 4 zero HAP families. 80 protection vouchers.

Disaster UML and HAP

	UML	HAP
Disaster Voucher Program (DVP)		
Actual DVP HAP Provided		
HAP for Families Assisted		
DVP Families Assisted		
New This Month		
DVP Homeless Families Assisted		
New This month		
Disaster Housing Assistance Program (DHAP-Katrina/Rita)		
DHAP Families Assisted		
New this month		
Disaster Housing Assistance Program (DHAP-Ike/Gustav)		
DHAP-IKE Families Assisted		
New This Month		
Utility Deposits Paid		
Security Deposits Returned		
Utility Deposits Returned		
Disaster Relief - Non-KDHAP		
Disaster Portable Units Administered		

Contact Information

PHA Contact Information	
HA Number	HI901
HA Name	Hawaii Public Housing Authority
HA FYE	06/30

076

Name of HA Point of Contact	Stephanie Fo
Point of Contact Phone	8088324696
Ext.:	0
Point of Contact E-mail Address	stephanie.l.fo@hawaii.gov
Name of Authorized HA Official	Barbara Arashiro
Official Housing Authority E-mail Address	barbara.e.arashiro@hawaii.gov
Program Area Point of Contact - FMC	
FMC Financial Analyst	
E-mail Address	
FA Phone Number	4154896497
Ext.	
Program Area Point of Contact - Field Office	
Field Office Code	
Field Office Name	
Field Office Point of Contact	
FO POC E-mail Address	
FO POC Phone Number	
Ext.	
REAC Technical Assistance Center	
Technical Assistance Center	

**HAWAII PUBLIC HOUSING AUTHORITY
Board Report – October 2011**

AGENCY TOTAL – Variance Analysis based on any increases(decreases) of 10% with the month of October being the basis for the variances.

I. INCOME STATEMENT

A. REVENUES:

Actual revenues for the month of October increased to \$789k or 11% versus Budget due to HUD Operating Subsidies increasing 20% or an increase of \$1,059k and decreases in COCC Fee income (28)% and General Fund Income of (19)%. The increase in the Operating Subsidies reflect a 10% in increase in the Housing Choice Voucher Program; 58% for Federal Low Rent Program reflecting KPT funding catch up for prior months. COCC Fee(Management and Accounting Fees) Income decreased by 19% due to units out of service but included in the Budget computation of fees. Rental Income decreased by 6% due to the budgeted revenues were estimated on annualized basis(estimated evenly over 12 months). Other income decreased by 8% due to front line service fees were budgeted monthly will be billed on actual basis when the data is supplied by CMS.

B. EXPENSES:

Administrative:

Administrative Expenses reflected a decrease of \$227k due primarily to staffing positions for the month of October that were budgeted to be filled and are still vacant. There were also reductions in office, legal fees and small equipment purchases expenses. Also increased were Accounting and Auditing Fees.

Asset Management Fees:

Asset management fees budgeted monthly will be calculated in the month of June 2012 when the profitability of each project is known since only projects with net income can pay to the Central Office Cost Center an asset management fee.

Management and Bookkeeping Fees:

Fees are reduced due to the unit counts used in the budget computation were higher than the actual count due to estimate used in the budget.

Housing Assistance Payments(HAP):

Increase of 7% from budget due HAP expense payment to KPT.

Tenant Services:

Includes \$(101)k of administrative expenses to be paid to Bremerton which is offset by revenues received from HUD included in Operating Subsidies. In the budget the revenues was offset against

Utilities:

Increases were Gas and Fuel(36%), Sewer (2%) offset by decreases in Water 13% and Electricity 12% resulting in a net decrease in utilities expenses of 1%.

Maintenance:

Maintenance expenses showed a 22% decrease due decreases in Salaries and Benefits, Contract costs and maintenance materials costs.

Protective Services:

Straight line of the costs in the Budget vs Actual costs allocation resulted in a (80%) increase for the month.

Insurance:

Catch up of the Workers Compensation Accrual will be done in November 2011.

General Expenses:

The prior year increase relate to additional depreciation from construction in progress being capitalized and depreciated \$(74k), P-Card Undistributed expenses \$(58k), Severance expenses \$(24k), and Extraordinary maintenance budgeted but not expended \$97k, bad debt \$12k and Other General expense \$17k variances.

OVERVIEW – Current Fiscal Year:

Year to date revenues exceed budget by 4% and total expenses are 8% favorable resulting in a net income on a cash basis of \$2,8 million(After adding back Depreciation Expense and Bad Debt Write-Off). In the calendar year 2012 increases in Utilities and medical insurance will take effect which should not adversely affect net income through June 30, 2012. In January also the new Subsidy allocation will take effect and the

proposed reduction by HUD is 14% of the Operating Subsidy. Given the reduction in Subsidy it is projected on a cash basis for revenues to exceed expenses at the end of the fiscal year by approximately \$4 to \$5 million given no other unforeseen reductions in revenues.

Overall there is enough cash in reserve available to cover expenses as projected.

II. BALANCE SHEET

ASSETS:

CASH:

Payments of Construction invoices, Risk Management Insurance payments net of HAP payment received, tenant receipts resulted in a \$(118)k reduction in cash.

ACCOUNT RECEIVABLE:

Primarily increase resulted from a receivable from HUD relating to the KPT HAP payment..

INTERPROGRAM DUE FROM:

Allocation of expenses paid to the various projects.

PROPERTY, PLANT & EQUIPMENT, NET:

The \$(984)k represents depreciation expense for the month of October.

LIABILITIES AND EQUITY:

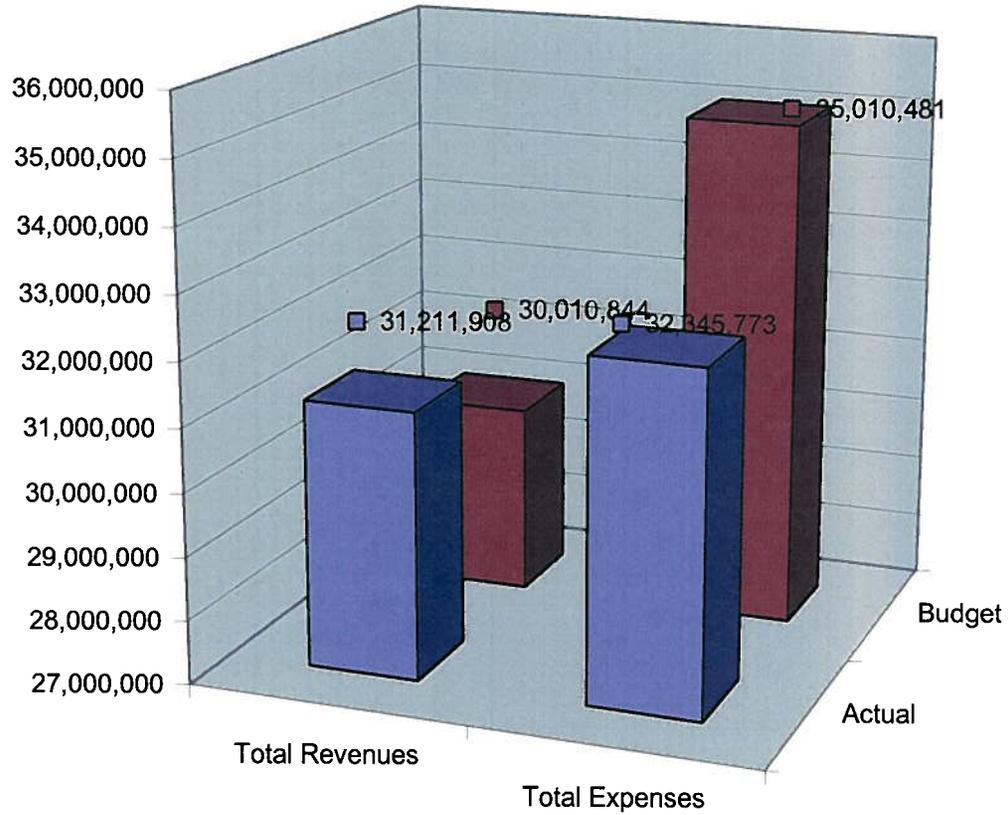
ACCOUNTS PAYABLE:

Pay down of payables

OTHER LIABILITIES & DEFERRED INCOME:

Repayment of advances to Banyon (\$587)k net of additional deferred income booked \$366k.

HPHA October 31, 2011 Actual VS Budget



	Total Revenues	Total Expenses
Actual	31,211,908	32,345,773
Budget	30,010,844	35,010,481

**HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011				YEAR TO DATE ENDING OCTOBER 31, 2011							
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>		<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
\$ 1,340,058	\$ 1,431,809	\$ (91,751)	-6%	REVENUES	\$ 5,427,321	\$ 5,719,959	\$ (292,638)	-5%	\$ 6,213,419	\$ (786,098)	-13%
6,244,993	5,186,267	1,058,726	20%	Dwelling Rental Income	22,745,802	20,767,897	1,977,905	10%	21,992,501	753,302	3%
329,698	460,679	(130,981)	-28%	HUD Operating Subsidies	1,363,851	1,842,716	(478,865)	-26%	1,287,650	76,201	6%
84,160	104,426	(20,266)	-19%	COCC Fee Income	320,083	417,704	(97,621)	-23%	36,743	283,340	771%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
289,319	315,649	(26,330)	-8%	Grant Income	1,354,851	1,262,568	92,283	7%	1,742,652	(387,801)	-22%
8,288,228	7,498,830	789,398	11%	Other Income							
				Total Revenues	31,211,908	30,010,844	1,201,064	4%	31,272,965	(61,056)	0%
				EXPENSES							
809,107	1,035,869	226,762	22%	Administrative	2,976,559	4,189,531	1,212,972	29%	2,873,162	(103,397)	-4%
-	62,099	62,099	100%	Asset Management Fees	-	248,396	248,396	100%	-	-	0%
278,139	303,452	25,313	8%	Management Fees	1,151,097	1,213,808	62,711	5%	1,255,024	103,927	8%
51,558	52,264	706	1%	Bookkeeping Fees	212,754	209,056	(3,698)	-2%	265,720	52,966	20%
4,010,093	3,747,601	(262,492)	-7%	Housing Assistance Payments	15,153,472	14,990,404	(163,068)	-1%	14,844,315	(309,157)	-2%
100,935	23,478	(77,457)	-330%	Tenant Services	406,288	94,611	(311,677)	-329%	218,518	(187,770)	-86%
989,826	1,002,415	12,589	1%	Utilities	3,978,246	4,009,658	31,412	1%	4,462,289	484,043	11%
998,494	1,272,283	273,789	22%	Maintenance	3,598,687	5,095,404	1,496,717	29%	4,440,300	841,613	19%
195,739	108,539	(87,200)	-80%	Protective Services	317,633	434,153	116,520	27%	318,360	726	0%
57,496	77,662	20,166	26%	Insurance	264,643	310,496	45,853	15%	367,288	102,645	28%
1,083,772	1,053,745	(30,027)	-3%	General Expenses	4,286,394	4,214,964	(71,430)	-2%	2,370,922	(1,915,473)	-81%
8,575,160	8,739,407	164,247	2%	Total Expenses	32,345,773	35,010,481	2,664,708	8%	31,415,897	(929,876)	-3%
\$ (286,933)	\$ (1,240,577)	\$ 953,644	77%	Net Income(Loss)	\$ (1,133,865)	\$ (4,999,637)	\$ 3,865,772	77%	\$ (142,933)	\$ (990,932)	-693%
				CASH BASIS:							
\$ (286,933)	\$ (1,240,577)	\$ 953,644	77%	Net Income(loss) per Above	\$ (1,133,865)	\$ (4,999,637)	\$ 3,865,772	77%	\$ (142,933)	\$ (990,932)	-693%
				Add back non cash items:							
983,666	909,621	74,045	8%	Depreciation Expense	3,934,994	3,638,468	296,526	8%	1,939,375	1,995,619	103%
1,877	13,669	(11,792)	-86%	Bad Debt Expense	14,974	54,676	(39,702)	-73%	2,866	12,108	423%
\$ 698,611	\$ (317,287)	\$ 1,015,898	320%	TOTAL CASH BASIS	\$ 2,816,103	\$ (1,306,493)	\$ 4,122,596	316%	\$ 1,799,308	\$ 1,016,795	57%

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

	<u>October</u>	<u>September</u>	<u>Increase (Decrease)</u>
ASSETS:			
Cash	43,718,421	43,836,420	(117,999)
Receivables:			
Accrued Interest	646,223		
Tenant Receivables	4,978,909		
Other	1,767,578		
Less Allowance for Doubtful Accounts	<u>(3,775,791)</u>		
Total receivables	3,616,920	3,223,416	393,504
Prepaid Expenses	2,018,738	1,731,694	287,044
Inventories	941,261	932,307	8,954
Interprogram Due From	13,884,903	14,686,677	(801,773)
Total Current Assets	<u>64,180,243</u>	<u>64,410,514</u>	<u>(230,270)</u>
Property, Plant & Equipment:			
Land	21,451,327		
Buildings	499,169,582		
Furniture & Equipment	6,140,472		
Motor vehicles	1,355,056		
Construction in Progress	9,265,865		
Less: Accumulated Depreciation	<u>(305,141,553)</u>		
	232,240,749	233,224,415	(983,666)
Notes, Loans & Mortgage Receivable-Non Current	426,100	426,100	-
Other Long term assets	-	-	-
Total Assets	<u>296,847,093</u>	<u>298,061,029</u>	<u>(1,213,936)</u>

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

	<u>October</u>	<u>September</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	185,881	659,800	(473,919)
Accrued Expenses	391,325	391,325	-
Accrued Salaries & Wages	502,125	513,739	(11,614)
Accrued Vacation	649,885	649,885	-
Tenant Security Deposits	780,802	783,816	(3,014)
Other Liabilities & Deferred Income	7,851,723	8,073,131	(221,408)
Interprogram Due To	7,278,143	7,497,890	(219,748)
Total Current Liabilities	17,639,884	18,569,586	(929,702)
Accrued Pension and OPEB Liability	6,029,526	6,029,526	-
Accrued Compensated Absences - Non Current	1,663,695	1,663,695	-
Accrued Expenses	124,389	121,690	2,699
Net Assets:			
Restricted Net Assets	1,900,129		
Unrestricted Net Assets	270,623,335		
Net Income Year to Date	(1,133,865)		
Total Equity	271,389,599	271,676,531	(286,933)
Total Liabilities & Equity	296,847,093	298,061,029	(1,213,936)

**HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011

<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
1,841,647	1,674,702	166,945	10%
-	-	-	0%
-	-	-	0%
-	-	-	0%
146,116	177,832	(31,716)	-18%
1,987,763	1,852,534	135,229	7%
94,699	119,780	25,081	21%
-	-	-	0%
22,392	19,668	(2,724)	-14%
13,995	12,292	(1,703)	-14%
1,870,751	1,564,486	(306,265)	-20%
2,909	1,386	(1,523)	-110%
47	4,345	4,298	99%
32,445	24,260	(8,185)	-34%
-	35	35	100%
328	969	641	66%
17,172	5,303	(11,869)	-224%
2,054,739	1,752,524	(302,215)	-17%
\$ (66,976)	\$ 100,010	\$ (166,986)	-167%
\$ (66,976)	\$ 100,010	(166,986)	-167%
-	-	-	0%
-	-	-	0%
\$ (66,976)	\$ 100,010	\$ (166,986)	-167%

YEAR TO DATE ENDING OCTOBER 31, 2011

REVENUES

Dwelling Rental Income
HUD Operating Subsidies
COCC Fee Income
General Fund
Grant Income
Other Income
Total Revenues

<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
7,303,602	6,698,808	604,794	9%	6,553,202	750,400	11%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
568,733.71	711,328	(142,594)	-20%	582,893	(14,159)	-2%
7,872,336	7,410,136	462,200	6%	7,136,095	736,241	10%

EXPENSES

Administrative
Asset Management Fees
Management Fees
Bookkeeping Fees
Housing Assistance Payments
Tenant Services
Utilities
Maintenance
Protective Services
Insurance
General Expenses
Total Expenses

356,190	479,120	122,930	26%	244,449	(111,741)	-46%
-	-	-	0%	-	-	0%
84,564	78,672	(5,892)	-7%	79,632	(4,932)	-6%
52,853	49,168	(3,685)	-7%	49,770	(3,083)	-6%
6,556,648	6,257,944	(298,704)	-5%	6,291,866	(264,782)	-4%
2,909	5,544	2,635	48%	-	(2,909)	0%
8,387	17,380	8,993	52%	4,051	(4,336)	-107%
77,618	97,040	19,422	20%	77,047	(571)	-1%
5,524	140	(5,384)	-3846%	125	(5,399)	-4309%
1,312	3,876	2,564	66%	1,312	(1)	0%
11,454	21,212	9,758	46%	46,903.69	35,450	76%
7,157,460	7,010,096	(147,364)	-2%	6,795,157	(362,303)	5%

Total Expenses

Net Income(Loss)

\$ 714,876	\$ 400,040	\$ 314,836	79%	\$ 340,938	\$ 373,938	110%
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CASH BASIS:

Net Income(loss) per Above
Add back non cash items:
Depreciation Expense
Bad Debt Expense

\$ 714,876	\$ 400,040	\$ 314,836	79%	\$ 340,938	\$ 373,938	110%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 714,876	\$ 400,040	\$ 314,836	79%	\$ 340,938	\$ 373,938	110%

TOTAL CASH BASIS

**STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011				
Actual	Budget	Variance Amount	%	
\$ -	\$ -	\$ -	0%	
84,160	104,426	(20,266)	-19%	
-	-	-	0%	
5,291	8,021	(2,730)	-34%	
-	-	-	0%	
-	-	-	0%	
89,451	112,447	(22,996)	-20%	
6,622	7,543	921	12%	
-	-	-	0%	
807	961	154	16%	
506	602	96	16%	
-	-	-	0%	
-	-	-	0%	
50	418	368	88%	
-	262	262	100%	
-	-	-	0%	
23	24	1	5%	
53,568	62,115	8,547	14%	
61,576	71,925	10,349	14%	
\$ 27,875	\$ 40,522	\$ (12,647)	-31%	
\$ 27,875	\$ 40,522	(12,647)	-31%	
-	-	-	0%	
-	-	-	0%	
\$ 27,875	\$ 40,522	\$ (12,647)	-31%	

State Rent Operating Subsidies is funded on a Quarterly Basis.

980

REVENUES
Dwelling Rental Income
HUD Operating Subsidies
COCC Fee Income
General Fund
Grant Income
Other Income
Total Revenues

EXPENSES
Administrative
Asset Management Fees
Management Fees
Bookkeeping Fees
Housing Assistance Payments
Tenant Services
Utilities
Maintenance
Protective Services
Insurance
General Expenses
Total Expenses
Net Income(Loss)

CASH BASIS:
Net Income(loss) per Above
Add back non cash items:
Depreciation Expense
Bad Debt Expense
TOTAL CASH BASIS

YEAR TO DATE ENDING OCTOBER 31, 2011						
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
320,083	417,704	(97,621)	-23%	488,013	(167,930)	-34%
-	-	-	0%	-	-	0%
20,181	32,084	(11,903)	-37%	36,743	(16,562)	-45%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
340,264	449,788	(109,524)	-24%	524,756	(184,492)	-35%
27,251	30,170	2,919	10%	25,784	(1,467)	-6%
-	-	-	0%	-	-	0%
3,270	3,844	574	15%	2,841	(429)	-15%
2,049	2,408	359	15%	1,780	(269)	-15%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
2,271	1,672	(599)	-36%	1,086	(1,185)	-109%
-	1,048	1,048	100%	1,781	1,781	100%
-	-	-	0%	-	-	0%
91	96	5	5%	91	(0)	0%
220,559	248,460	27,901	11%	249,113	28,554	11%
255,492	287,698	32,206	11%	282,476	26,984	10%
\$ 84,772	\$ 162,090	\$ (77,318)	-48%	\$ 242,280	\$ (157,508)	-65%
\$ 84,772	\$ 162,090	(77,318)	-48%	\$ 242,280	(157,508)	-65%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 84,772	\$ 162,090	\$ (77,318)	-48%	\$ 242,280	\$ (157,508)	-65%

**PROJECT BASED CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
2,085,774	2,100,383	(14,609)	-1%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
144,208	12	144,196	1201630%
2,229,981	2,100,395	129,586	6%
6,563	-	(6,563)	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
2,085,774	2,121,000	35,226	2%
100,935	-	(100,935)	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
553	553	0	0%
2,193,824	2,121,553	(72,271)	-3%
\$ 36,158	\$ (21,158)	\$ 57,316	271%
\$ 36,158	\$ (21,158)	\$ 57,316	271%
-	-	-	0%
-	-	-	0%
\$ 36,158	\$ (21,158)	\$ 57,316	271%

YEAR TO DATE ENDING OCTOBER 31, 2011										
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>				
REVENUES										
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%				
8,376,265	8,401,532	(25,267)	0%	8,303,336	72,929	1%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
576,818	48	576,770	1201605%	287,244	289,575	101%				
8,953,083	8,401,580	551,503	7%	8,590,580	362,504	4%				
EXPENSES										
31,655	-	(31,655)	0%	-	(31,655)	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
8,376,265	8,484,000	107,735	1%	8,303,336	(72,929)	-1%				
403,738	-	(403,738)	0%	215,475	(188,263)	-87%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
2,212	2,212	0	0%	2,660	448	17%				
8,813,869	8,486,212	(327,657)	-4%	8,521,470	(292,399)	-3%				
\$ 139,214	\$ (84,632)	\$ 223,846	264%	\$ 69,109	\$ 70,105	101%				
CASH BASIS:										
\$ 139,214	\$ (84,632)	\$ 223,846	264%	\$ 69,109	\$ 70,105	101%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
\$ 139,214	\$ (84,632)	\$ 223,846	264%	\$ 69,109	\$ 70,105	101%				

**CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
-	-	\$ -	0%
-	-	-	0%
277,044	343,092	(66,048)	-19%
52,653	56,161	(3,508)	-6%
-	61,426	(61,426)	-100%
-	-	-	0%
-	50,000	(50,000)	-100%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
794	20,833	(20,039)	-96%
330,492	531,512	(201,020)	-38%
395,547	522,458	126,911	24%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	52	52	100%
929	8,281	7,352	89%
60,171	62,718	2,547	4%
22,792	22,219	(573)	-3%
1,615	7,074	5,459	77%
21,796	110,581	88,785	80%
502,851	733,383	230,532	31%
\$ (172,358)	\$ (201,871)	\$ 29,513	15%
\$ (172,358)	\$ (201,871)	\$ 29,513	15%
669	101,364	(100,695)	-99%
-	-	-	0%
\$ (171,689)	\$ (100,507)	\$ (71,182)	-71%

YEAR TO DATE ENDING OCTOBER 31, 2011						
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES						
-	-	\$ -	0%	-	\$ -	0%
-	-	-	0%	-	-	0%
1,150,002	1,372,368	(222,366)	-16%	1,092,188	57,814	5%
213,849	224,644	(10,795)	-5%	195,462	18,387	9%
-	245,704	(245,704)	-100%	-	-	0%
-	-	-	0%	-	-	0%
-	200,000	(200,000)	-100%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
11,468	83,332	(71,864)	-86%	3,234	8,235	255%
1,375,319	2,126,048	(750,729)	-35%	1,290,884	84,435	7%
EXPENSES						
1,412,265	2,135,988	723,723	34%	1,315,409	(96,857)	-7%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	208	208	100%	-	-	0%
24,247	33,124	8,877	27%	24,696	449	2%
210,975	254,889	43,914	17%	210,825	(150)	0%
78,238	88,876	10,638	12%	73,735	(4,503)	-6%
7,734	28,296	20,562	73%	30,664	22,930	7%
98,892	442,308	343,416	78%	96,338	(2,554)	-3%
1,832,352	2,983,689	1,151,337	39%	1,751,666	(80,686)	-5%
\$ (457,032)	\$ (857,641)	\$ 400,609	47%	\$ (460,782)	\$ 3,750	1%
CASH BASIS:						
\$ (457,032)	\$ (857,641)	\$ 400,609	47%	\$ (460,782)	\$ 3,750	1%
Add back non cash items:						
2,677	405,440	(402,763)	-99%	411	2,266	552%
-	-	-	0%	-	-	0%
\$ (454,355)	\$ (452,201)	\$ (2,154)	0%	\$ (460,372)	\$ 6,016	1%

**STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011				
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	
\$ 163,142	\$ 165,195	\$ (2,053)	-1%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
4,223	8,518	(4,295)	-50%	
167,365	173,713	(6,348)	-4%	
4,665	42,663	37,998	89%	
-	-	-	0%	
33,124	33,008	(116)	0%	
4,283	4,267	(16)	0%	
-	-	-	0%	
-	-	-	0%	
114,397	138,745	24,348	18%	
787	208,499	207,712	100%	
-	16,128	16,128	100%	
7,097	14,784	7,687	52%	
115,157	101,740	(13,417)	-13%	
279,510	559,834	280,324	50%	
\$ (112,145)	\$ (386,121)	\$ 273,976	71%	
\$ (112,145)	\$ (386,121)	\$ 273,976	71%	
115,157	-	115,157	0%	
-	-	-	0%	
\$ 3,013	\$ (386,121)	\$ 389,134	101%	

YEAR TO DATE ENDING OCTOBER 31, 2011										
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>				
REVENUES										
\$ 657,169	\$ 660,780	\$ (3,611)	-1%	\$ 658,853	\$ (1,684)	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
19,143	34,072	(14,929)	-44%	105,788	(86,644)	-82%				
676,312	694,852	(18,540)	-3%	764,641	(88,328)	-12%				
EXPENSES										
44,350	169,222	124,872	74%	13,704	(30,646)	-224%				
-	-	-	0%	-	-	0%				
132,263	132,032	(231)	0%	131,857	(406)	0%				
17,100	17,068	(32)	0%	17,048	(53)	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
352,369	554,980	202,611	37%	336,528	(15,841)	-5%				
130,041	830,358	700,317	84%	169,353	39,312	23%				
-	62,983	62,983	100%	-	-	0%				
28,390	59,136	30,746	52%	28,390	(0)	0%				
466,928	406,810	(60,118)	-15%	242,443	(224,486)	-93%				
1,171,441	2,232,589	1,061,148	48%	939,321	(232,120)	-25%				
\$ (495,129)	\$ (1,537,737)	\$ 1,042,608	68%	\$ (174,680)	\$ (320,449)	-183%				
CASH BASIS:										
\$ (495,129)	\$ (1,537,737)	\$ 1,042,608	68%	\$ (174,680)	\$ (320,449)	-183%				
Add back non cash items:										
460,658	-	460,658	0%	230,800	229,858	100%				
-	-	-	0%	35	(35)	-100%				
\$ (34,471)	\$ (1,537,737)	\$ 1,503,266	98%	\$ 56,154	\$ (90,625)	-161%				

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011				
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	
\$ 83,581	\$ 93,634	\$ (10,053)	-11%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
1,737	2,701	(964)	-36%	
85,318	96,335	(11,017)	-11%	
22,259	26,874	4,615	17%	
-	1,930	1,930	100%	
14,909	13,168	(1,741)	-13%	
1,928	1,703	(225)	-13%	
-	-	-	0%	
-	5	5	100%	
81,445	69,399	(12,046)	-17%	
45,818	61,782	15,964	26%	
-	-	-	0%	
2,525	3,029	504	17%	
39,759	276	(39,483)	-14305%	
208,642	178,166	(30,476)	-17%	
\$ (123,324)	\$ (81,831)	\$ (41,493)	-51%	
\$ (123,324)	\$ (81,831)	\$ (41,493)	-51%	
39,556	276	39,280	14232%	
203	-	203	0%	
\$ (83,565)	\$ (81,555)	\$ (2,010)	-2%	

YEAR TO DATE ENDING OCTOBER 31, 2011										
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>				
REVENUES										
\$ 345,164	\$ 371,620	\$ (26,456)	-7%	\$ 322,999	\$ 22,165	7%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
10,047	10,804	(757)	-7%	62,629	(52,582)	-84%				
355,211	382,424	(27,213)	-7%	385,628	(30,417)	-8%				
EXPENSES										
76,772	107,488	30,716	29%	77,308	536	1%				
-	7,720	7,720	100%	-	-	0%				
59,808	52,672	(7,136)	-14%	53,717	(6,091)	-11%				
7,733	6,812	(921)	-14%	6,945	(788)	-11%				
-	-	-	0%	-	-	0%				
-	20	20	100%	-	-	0%				
237,210	277,596	40,386	15%	225,000	(12,210)	-5%				
139,819	247,528	107,709	44%	198,965	59,146	30%				
-	-	-	0%	-	-	0%				
9,947	12,116	2,169	18%	10,099	152	2%				
164,130	1,104	(163,026)	-14767%	68,074	(96,056)	-141%				
695,420	713,056	17,636	2%	640,108	(55,311)	-9%				
\$ (340,208)	\$ (330,632)	\$ (9,576)	-3%	\$ (254,480)	\$ (85,728)	-34%				
CASH BASIS:										
\$ (340,208)	\$ (330,632)	\$ (9,576)	-3%	\$ (254,480)	\$ (85,728)	-34%				
Add back non cash items:										
158,296	1,104	157,192	14238%	64,179	94,117	147%				
2,485	-	2,485	0%	(347)	2,832	816%				
\$ (179,427)	\$ (329,528)	\$ 150,101	46%	\$ (190,648)	\$ 11,221	6%				

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ 1,093,335	\$ 1,172,980	\$ (79,645)	-7%
2,234,982	1,411,182	823,800	58%
-	-	-	0%
-	-	-	0%
-	-	-	0%
36,265	47,732	(11,467)	-24%
3,364,582	2,631,894	732,688	28%
275,844	321,665	45,821	14%
-	59,169	59,169	100%
206,908	236,647	29,739	13%
30,848	33,400	2,553	8%
-	-	-	0%
-	11,053	11,053	100%
792,805	786,373	(6,432)	-1%
836,633	878,137	41,504	5%
195,739	100,417	(95,322)	-95%
45,766	56,085	10,319	18%
889,477	839,076	(50,401)	-6%
3,274,020	3,322,022	48,002	1%
\$ 90,561	\$ (690,128)	\$ 780,689	113%
\$ 90,561	\$ (690,128)	\$ 780,689	113%
828,283	807,981	20,302	3%
1,674	13,669	(11,995)	-88%
\$ 920,519	\$ 131,522	\$ 788,997	600%

YEAR TO DATE ENDING OCTOBER 31, 2011									
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>			
REVENUES									
Dwelling Rental Income	\$ 4,424,988	4,687,559	\$ (262,571)	-6%	\$ 5,231,566	\$ (806,579)	-15%		
HUD Operating Subsidies	7,065,936	5,667,557	1,398,379	25%	7,135,963	(70,027)	-1%		
COCC Fee Income	-	-	-	0%	-	-	0%		
General Fund	-	-	-	0%	-	-	0%		
Grant Income	-	-	-	0%	-	-	0%		
Other Income	148,460	190,900	(42,440)	-22%	212,852	(64,392)	-30%		
Total Revenues	11,639,383	10,546,016	1,093,367	10%	12,580,382	(940,999)	-7%		
EXPENSES									
Administrative	1,025,166	1,287,999	262,833	20%	1,196,508	171,342	14%		
Asset Management Fees	-	236,676	236,676	100%	-	-	0%		
Management Fees	871,192	946,588	75,396	8%	986,977	115,785	12%		
Bookkeeping Fees	133,020	133,600	580	0%	190,177	57,157	30%		
Housing Assistance Payments	-	-	-	0%	-	-	0%		
Tenant Services	2,550	44,911	42,361	94%	3,043	493	16%		
Utilities	3,353,071	3,145,490	(207,581)	-7%	3,870,638	517,567	13%		
Maintenance	2,957,227	3,519,570	562,343	16%	3,708,884	751,657	20%		
Protective Services	316,295	401,665	85,370	21%	316,434	139	0%		
Insurance	211,604	224,338	12,734	6%	286,188	74,584	26%		
General Expenses	3,549,616	3,356,304	(193,312)	-6%	1,926,848	(1,622,767)	-84%		
Total Expenses	12,419,740	13,297,141	877,401	7%	12,485,698	65,958	1%		
Net Income(Loss)	\$ (780,357)	\$ (2,751,125)	\$ 1,970,768	72%	\$ 94,683	\$ (875,041)	-924%		
CASH BASIS:									
Net Income(loss) per Above	\$ (780,357)	\$ (2,751,125)	\$ 1,970,768	72%	\$ 94,683	\$ (875,041)	-924%		
Add back non cash items:									
Depreciation Expense	3,313,363	3,231,924	81,439	3%	1,643,985	1,669,377	102%		
Bad Debt Expense	12,488	54,676	(42,188)	-77%	3,178	9,311	293%		
TOTAL CASH BASIS	\$ 2,545,494	\$ 535,475	\$ 2,010,019	375%	\$ 1,741,846	\$ 803,647	46%		

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

MONTH OF OCTOBER, 2011

Actual	Budget	Variance	
		Amount	%
\$ 303,383	\$ 237,474	\$ 65,909	28%
301,389	211,261	90,128	43%
351,933	253,586	98,347	39%
287,825	196,858	90,967	46%
384,805	299,154	85,651	29%
342,109	309,183	32,926	11%
142,175	150,273	(8,098)	-5%
201,857	167,407	34,450	21%
129,287	100,415	28,872	29%
226,449	114,987	111,462	97%
150,794	117,085	33,709	29%
219,630	157,435	62,195	40%
179,092	104,463	74,629	71%
66,580	53,321	13,259	25%
(43,293)	81,485	(124,778)	-153%
120,568	77,507	43,061	56%
\$ 3,364,582	\$ 2,631,894	\$ 732,688	28%

\$ (4,644)	\$ (132,804)	\$ 128,160	97%
(220,201)	(173,910)	(46,291)	-27%
98,175	16,597	81,578	492%
78,043	(41,724)	119,767	287%
89,373	(37,513)	126,886	338%
84,870	(48,174)	133,044	276%
(111,228)	(127,666)	16,438	13%
24,775	23,539	1,236	5%
1,658	(10,815)	12,473	115%
(703)	3,050	(3,753)	-123%
42,882	(48,399)	91,281	189%
58,449	(53,359)	111,808	210%
(31,358)	(58,316)	26,958	46%
20,080	(7,589)	27,669	365%
(135,388)	1,644	(137,032)	-8335%
95,777	5,311	90,466	1703%
\$ 90,561	\$ (690,128)	\$ 780,689	113%

ACCRUAL BASIS

Asset Management Project - 30
Asset Management Project - 31
Asset Management Project - 32
Asset Management Project - 33
Asset Management Project - 34
Asset Management Project - 35
Asset Management Project - 37
Asset Management Project - 38
Asset Management Project - 39
Asset Management Project - 40
Asset Management Project - 43
Asset Management Project - 44
Asset Management Project - 45
Asset Management Project - 46
Asset Management Project - 49
Asset Management Project - 50

Total Revenues

NET INCOME(LOSS)

Asset Management Project - 30
Asset Management Project - 31
Asset Management Project - 32
Asset Management Project - 33
Asset Management Project - 34
Asset Management Project - 35
Asset Management Project - 37
Asset Management Project - 38
Asset Management Project - 39
Asset Management Project - 40
Asset Management Project - 43
Asset Management Project - 44
Asset Management Project - 45
Asset Management Project - 46
Asset Management Project - 49
Asset Management Project - 50

Total Net Income(Loss)

YEAR TO DATE ENDING OCTOBER 31, 2011

Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
\$ 1,015,790	\$ 950,255	\$ 65,535	7%	\$ 1,054,431	\$ (38,641)	-4%
929,284	845,044	84,240	10%	833,419	95,865	12%
1,120,724	1,014,344	106,380	10%	1,022,447	98,277	10%
867,219	787,432	79,787	10%	744,274	122,945	17%
1,293,234	1,196,616	96,618	8%	1,239,152	54,082	4%
1,331,250	1,236,732	94,518	8%	1,320,594	10,656	1%
590,000	601,056	(11,056)	-2%	646,686	(56,686)	-9%
775,681	669,628	106,053	16%	813,063	(37,381)	-5%
436,663	401,660	35,003	9%	399,159	37,504	9%
741,939	459,948	281,991	61%	2,210,330	(1,468,391)	-66%
464,396	468,340	(3,944)	-1%	430,746	33,650	8%
661,078	652,210	8,868	1%	585,899	75,179	13%
533,827	417,860	115,967	28%	454,132	79,696	18%
217,402	208,923	8,479	4%	196,528	20,874	11%
323,757	325,940	(2,183)	-1%	333,646	(9,888)	-3%
337,137	310,028	27,109	9%	295,877	41,261	14%
\$ 11,639,383	\$ 10,546,016	\$ 1,093,367	10%	\$ 12,580,382	\$ (940,999)	-7%

(404,011)	(530,935)	\$ 126,924	24%	\$ (73,183)	\$ (330,828)	-452%
(445,283)	(695,640)	250,357	36%	(85,720)	(359,563)	-419%
224,145	66,091	158,054	239%	276,684	(52,539)	-19%
14,876	(166,544)	181,420	109%	4,034	10,842	269%
301,162	(156,608)	457,770	292%	161,475	139,686	87%
126,230	(192,696)	318,926	166%	207,997	(81,768)	-39%
(384,439)	(510,688)	126,249	25%	(108,628)	(275,811)	-254%
68,410	94,161	(25,751)	-27%	302,800	(234,390)	-77%
(13,641)	(43,251)	29,610	68%	(70,475)	56,834	81%
(69,927)	11,700	(81,627)	-698%	(349,911)	279,984	80%
(111,771)	(193,596)	81,825	42%	(97,435)	(14,336)	-15%
(70,865)	(190,966)	120,101	63%	(51,448)	(19,417)	-38%
(166,599)	(233,256)	66,657	29%	(82,860)	(83,739)	-101%
16,627	(36,717)	53,344	145%	(58,114)	74,741	129%
(30,198)	6,576	(36,774)	-559%	9,704	(39,902)	-411%
164,928	21,244	143,684	676%	109,764	55,164	50%
\$ (780,357)	\$ (2,751,125)	\$ 1,970,768	72%	\$ 94,683	\$ (875,041)	-924%

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011**

MONTH OF OCTOBER, 2011

(Amounts in Full Dollars)

YEAR TO DATE ENDING OCTOBER 31, 2011

MONTH OF OCTOBER, 2011				CASH BASIS				YEAR TO DATE ENDING OCTOBER 31, 2011			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>		<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES											
\$ 303,383	\$ 237,474	\$ 65,909	28%	Asset Management Project - 30	\$ 1,015,790	\$ 950,255	\$ 65,535	7%	\$ 1,054,431	\$ (38,641)	-4%
301,389	211,261	90,128	43%	Asset Management Project - 31	929,284	845,044	84,240	10%	833,419	95,865	12%
351,933	253,586	98,347	39%	Asset Management Project - 32	1,120,724	1,014,344	106,380	10%	1,022,447	98,277	10%
287,825	196,858	90,967	46%	Asset Management Project - 33	867,219	787,432	79,787	10%	744,274	122,945	17%
384,805	299,154	85,651	29%	Asset Management Project - 34	1,293,234	1,196,616	96,618	8%	1,239,152	54,082	4%
342,109	309,183	32,926	11%	Asset Management Project - 35	1,331,250	1,236,732	94,518	8%	1,320,594	10,656	1%
142,175	150,273	(8,098)	-5%	Asset Management Project - 37	590,000	601,056	(11,056)	-2%	646,686	(56,686)	-9%
201,857	167,407	34,450	21%	Asset Management Project - 38	775,681	669,628	106,053	16%	813,063	(37,381)	-5%
129,287	100,415	28,872	29%	Asset Management Project - 39	436,663	401,660	35,003	9%	399,159	37,504	9%
226,449	114,987	111,462	97%	Asset Management Project - 40	741,939	459,948	281,991	61%	2,210,330	(1,468,391)	-66%
150,794	117,085	33,709	29%	Asset Management Project - 43	464,396	468,340	(3,944)	-1%	430,746	33,650	8%
219,630	157,435	62,195	40%	Asset Management Project - 44	661,078	652,210	8,868	1%	585,899	75,179	13%
179,092	104,463	74,629	71%	Asset Management Project - 45	533,827	417,860	115,967	28%	454,132	79,696	18%
66,580	53,321	13,259	25%	Asset Management Project - 46	217,402	208,923	8,479	4%	196,528	20,874	11%
(43,293)	81,485	(124,778)	-153%	Asset Management Project - 49	323,757	325,940	(2,183)	-1%	333,646	(9,888)	-3%
120,568	77,507	43,061	56%	Asset Management Project - 50	337,137	310,028	27,109	9%	295,877	41,261	14%
\$ 3,364,582	\$ 2,631,894	\$ 732,688	28%	Total Revenues	\$ 11,639,383	\$ 10,546,016	\$ 1,093,367	10%	\$ 12,580,382	\$ (940,999)	-7%
NET INCOME(LOSS)											
96,586	(30,166)	\$ 126,752	420%	Asset Management Project - 30	746	(120,383)	\$ 121,129	101%	132,390	\$ (131,644)	-99%
(68,972)	4,828	(73,800)	-1529%	Asset Management Project - 31	159,528	19,312	140,216	726%	171,347	(11,819)	-7%
112,452	47,869	64,583	135%	Asset Management Project - 32	281,035	\$191,179	89,856	47%	332,740	(51,705)	-16%
130,716	10,550	120,166	1139%	Asset Management Project - 33	225,213	42,552	182,661	429%	108,812	116,402	107%
123,697	(3,231)	126,928	3928%	Asset Management Project - 34	438,507	(19,480)	457,987	2351%	237,644	200,863	85%
129,497	17,083	112,414	658%	Asset Management Project - 35	304,521	68,332	236,189	346%	308,136	(3,615)	-1%
15,496	1,368	14,128	1033%	Asset Management Project - 37	122,397	5,448	116,949	2147%	138,533	(16,136)	-12%
49,038	47,967	1,071	2%	Asset Management Project - 38	166,656	191,873	(25,217)	-13%	354,242	(187,586)	-53%
16,162	3,701	12,461	337%	Asset Management Project - 39	44,302	14,813	29,489	199%	(38,528)	82,830	215%
497	4,981	(4,484)	-90%	Asset Management Project - 40	(60,376)	19,424	(79,800)	-411%	(348,704)	288,328	83%
86,398	4,124	82,274	1995%	Asset Management Project - 43	62,505	16,496	46,009	279%	(32,491)	94,997	292%
145,542	15,130	130,412	862%	Asset Management Project - 44	278,097	82,990	195,107	235%	127,415	150,682	118%
33,120	6,806	26,314	387%	Asset Management Project - 45	91,261	27,232	64,029	235%	53,186	38,076	72%
48,289	(6,943)	55,232	796%	Asset Management Project - 46	129,337	(34,133)	163,470	479%	(10,178)	139,515	1371%
(94,956)	1,644	(96,600)	-5876%	Asset Management Project - 49	132,214	6,576	125,638	1911%	95,122	37,092	39%
96,957	5,811	91,146	1569%	Asset Management Project - 50	169,550	23,244	146,306	629%	112,181	57,369	51%
\$ 920,519	\$ 131,522	\$ 788,997	600%	Total Net Income(Loss)	\$ 2,545,494	\$ 535,475	\$ 2,010,019	375%	\$ 1,741,846	\$ 803,647	46%

**Contract and Procurement Office
Monthly Status Report for November 2011**

Accomplishments

Solicitation(s):

- See Board of Directors Monthly Status Report.

Contract(s):

- See Board of Directors Monthly Status Report.

Purchase Orders/pCards/Central Stores Requisitions Processed:

Type	Nov	Oct	% change	FYTD
Central Stores Requisitions	20	22	-9%	114
Purchase Orders	137	103	33%	673
pCard (Total)	580	450	29%	2,956
pCard (under \$1,000)	564	434	30%	2,879
pCard (over \$1,000)	16	16	0%	77

Planned Solicitation/Contract Activities December 2011

Solicitation(s):

- Issue Invitation-for-Bids for Tree Trimming Services at Kalakaua Homes, Makua Alii and Paoakalani under Asset Management Project 35 on the Island of Oahu.
- Issue Invitation-for-Bids for Tree Trimming Services at Puuwai Momi and Hale Laulima under Asset Management Project 30 on the Island of Oahu.
- Issue Request-for-Proposals for Waimaha-Sunflower, Kau'iokalani, Maili I, Maili II and Nanakuli Homes under Asset Management Project 44 on the Island of Oahu.
- Execute Supplemental Contract with Emphasys Computer Solutions.
- Execute Supplemental Contract with Pacific Waste, Inc. to continue to furnish refuse collection services at Noelani I, Noelani II, Ke Kumu Ekolu and Ke Kumu Elua under Asset Management Project 46 on the Island of Hawaii.
- Execute Supplemental Contract with Services Hawaii Rubbish Solutions LLC to continue to furnish refuse collection services at Hale Hauoli under Asset Management Project 46 on the Island of Hawaii.

Contract(s)

- Award contract for Integrated Pest Management Services at Kuhio Park Terrace – Low Rise and Kuhio Homes under Asset Management Project 40 on the Island of Oahu.
- Award and execute contract for Professional Energy Performance Contracting Consultant Services.

Activities for the Month of December 2011

Solicitation(s):

- Solicitations issued under the Construction Management Branch are anticipated to remain steady due to the effort to encumber the funds under the Capital Improvement Program and Capital Fund Program.
- Solicitations issued under the Property Management and Maintenance Services Branch is anticipated to decline due to majority of the recurring property management, maintenance and resident services, refuse collection services and security services contracted.

Contract(s):

- Contracts to be executed under the Construction Management Branch are anticipated to remain steady due to the effort to encumber the funds under the Capital Improvement Program and Capital Fund Program.
- Contracts to be executed under the Property Management and Maintenance Services Branch are anticipated to remain steady due to the majority of the recurring property management, maintenance and resident services, refuse collection services and security services been completed.

Purchase Orders/pCards/Central Stores Requisitions:

- The number of pCard documents processed is anticipated to remain steady.
- The number of purchase orders processed is anticipated to remain steady.
- The number of Central Stores requisitions processed is anticipated to remain steady.

Issues

- Staff has been hired to fill the vacant goods and services contract specialist position.

Potential Risks

Contract(s):

- None

Staffing

- Conduct interviews for vacant construction contract specialist position.

**Contract & Procurement Office
Monthly Status Report for November 2011**

Solicitations Issued in November 2011:

- None

Contracts Executed in November 2011:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 11-20	Schindler Elevator Corporation Provide Labor, Materials, and Equipment to Repair and Upgrade 11 Elevators at Hale Poai, Halia Hale, Kamalu, Hoolulu and Laiola (MU 42) and the Kulaokahua Homeless Shelter on the Island of Oahu Completion Date: 1,825 Calendar Days from Notice to Proceed		\$326,563.24
CMS 11-21	Betsill Brothers Construction, Inc. Provide Labor, Materials, and Equipment for Interior Renovation of 20 Vacant Units at Kahekili Terrace (AMP 39) on the Island of Maui Completion Date: 180 Calendar Days from Notice to Proceed		\$952,263.00
CMS 08-18-SC03	Koa Architects, LLC Provide Additional Construction Administration Services for Painting, Re-Roofing, and Renovation to Hale Hauoli (AMP 46) on the Island of Hawaii End Date: August 17, 2012	\$5,100.00	\$266,031.70
CMS 08-22-SC04	The Limtiaco Consulting Group, Inc. Provide Additional Design and Consultation Services for Sewage Treatment Plant Improvements at Kupuna Home O Waialua (AMP 49) on the Island of Oahu End Date: June 30, 2012	\$14,211.23	\$356,919.60
CMS 10-20-SC03	Alan Shintani, Inc. Provide Additional Labor and Materials for Fair Housing Renovations at Lanakila Homes (AMP 37) on the Island of Hawaii Completion Date: April 29, 2012	\$43,833.00	\$1,745,349.00
CMS 10-21-SC04	Global Specialty Contractors, Inc. Provide Additional Labor and Materials for Site Improvements at Puahala Homes (AMP 31) on the Island of Oahu Completion Date: February 6, 2012	\$107,031.00	\$2,778,008.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 11-02-SC03	Ralph S. Inouye Co., Ltd. Extension of Time of 420 Calendar Days for Building Improvements at Hale Poai (MU 42) on the Island of Oahu Completion Date: January 11, 2013	n/a	\$1,671,545.00
PMB 11-14	Honolulu Disposal Service, Inc. Furnish Refuse Collection Services for Mayor Wright Homes (AMP 32), Kamehameha Homes, and Kaahumanu Homes (AMP 33) on the Island of Oahu End Date: June 30, 2012		\$594,147.96
PMB 11-15	Pearlridge Laundromat Services, LLC Furnish Laundry Concession Services at Hookipa Kahaluu, Kaneohe Apartments, and Kauhale Ohana (AMP 45) on the Island of Oahu End Date: November 30, 2016 *35% of Gross Receipts to be Retained by HPHA – AMP 45		*65% of Gross Receipts
PMB 11-16	Housing Authority of the City of Bremerton Section 8 Performance Based Contract Administration November 1, 2011 to March 31, 2012 *The Base Fee is calculated at 2% of the total contract rent for the period. The Fair Market Rent (FMR) for the current contract period is based on the October 2011 FMR. Note: The estimated HPHA total administrative fee from HUD for the contract period is \$708,000.00. 20% of Base Fee to be Retained by HPHA		Est. \$708,000.00 *Base Fee – 80%
PMB 10-05-SC01	Alii Security Systems, Inc. Continue to Furnish Security Services at Puuwai Momi (AMP 30) on the Island of Oahu End Date: August 31, 2012	\$261,664.20	\$521,652.60

FOR DISCUSSION

The following items will be discussed in executive session with the Board's Attorneys. There are no handouts for these items.

- A. For Information: *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)*

- B. For Discussion: Review and Execution of an Energy Services Agreement

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.

The following item has no handout:

- C. For Discussion: Vacant Units in Public Housing and Delinquent Rents

FOR DISCUSSION

SUBJECT: Chair's Message in the HPHA Annual Report for the Fiscal Year Ended June 30, 2011

I. FACTS

- A. The Hawaii Public Housing Authority is required to submit the Annual Report to the Legislature no later than 20 days before the start of the legislative session.
- B. A copy of the Annual Report is also filed with external stakeholders including the U.S. Department of Housing and Urban Development and other State Departments.
- C. The Annual Report includes a message from the Chair, which is the subject of this discussion item. A copy of last year's annual report message is attached for reference and a draft of this year's message from the Chair is attached for review and comments.
- D. The Chair is requesting input from the Board of Directors on the message for the Annual Report.

Attachments:

- 1. Message from the Chairperson of the Board of Directors from the Annual Report for the Fiscal Year Ended June 30, 2010
- 2. Draft Message from the Chairperson of the Board of Directors for the Annual Report for the Fiscal Year Ended June 30, 2011

From the Annual Report for the Fiscal Year Ended June 30, 2010

Message from the Chairperson of the Board of Directors

Aloha:

The nine public members of the 11 person board of directors of the Hawaii Public Housing Authority volunteer their time and talents to ensure that lower income families and individuals have a safe and sound place to live.

The Board established priority goals for the year which included providing well-managed and financially viable rental housing where people are proud to live; improving the quality of life for residents; and initiating a housing modernization and development program.

As one step in the process, the Board was able to recruit a new Executive Director with extensive experience in public housing. Ms. Denise Wise is fully committed to working with federal officials, the new Administration, the Legislature, residents and the community to improve the management and operation of public housing throughout the State.

The Board is pleased to note that the Housing Authority was able to execute a significant number of capital improvement projects; including those using federal capital funds provided through the American Recovery and Reinvestment Act. The actions were accomplished under conditions which included employee furloughs; critical schedule mandates, and heightened reporting requirements.

With the awarding of a contract for the re-development of the Kuhio Park Terrace/Kuhio Homes; an important first step has been taken in improving the quality of our housing inventory. As the Housing Authority is able to demonstrate its ability to manage this project, additional sites will be considered.

The Board provides policy guidance and leadership to the Authority. The progress in 2010 sets the standard for the future, as we work together to improve and enhance the operation of public housing in the State of Hawaii.

Cordially,

Travis O. Thompson
Chairperson of the
Board of Directors
Hawaii Public Housing
Authority

Draft

Message from the Chairperson of the Board of Directors

Aloha mai kakou:

On behalf of the Hawaii Public Housing Authority Board of Directors, we are most grateful for your support in funding the needs HPHA is charged to meet. We deeply appreciate the monies allocated in the current biennium budget. These monies will go a long way in permitting HPHA to adequately serve the neediest among us and we are committed to using these funds wisely, efficiently and effectively.

The Board has directed staff to ensure to a rapid reduction in the number of vacant units, recognizing that every vacant unit represents a family still living on the streets or in shelters. The Board is committed to ensuring that middle management is given the authority and the responsibility to operate our public housing developments in a manner that provides prompt remedial work, rigorous enforcement of house rules, security for the tenants, and creating a sense of personal responsibility among those who reside in the developments.

We have hired a new Executive Director who shares the Board's goals and vision of HPHA. Hakim Ouansafi comes from an extensive background in project supervision, real estate development, management expertise, and customer service. He is well aware of the challenges faced by and within this agency and is ready to take those steps necessary to accomplish the vision this Board has for public housing, including, among other things, public/private partnerships in the development of new housing projects.

Among the high priority projects is Mayor Wright housing, the subject of considerable adverse publicity over the last year. The hot water issue was quickly fixed due to Governor Abercrombie's intervention, security has been significantly improved utilizing a renewed Weed and Seed program and tenant walk-about occur every evening. Mayor Wright is high on the Board's list of projects that call for a complete overhaul.

We look forward to improving the lives of our most economically challenged residents. We believe that every society may be appropriately judged by how it treats its most needy members.

Respectfully,

David J. Gierlach
Chairperson of the
Board of Directors
Hawaii Public Housing
Authority



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

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

	Total CFP Appropriation	Budget Construction Activities (BLI 1411-1501)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Balance	Obligation Deadline	Notes
CFP 718	\$12,613,733	\$8,393,749	\$2,522,746	\$435,865	\$1,261,373	\$0	\$12,613,733	100.00%	\$0	6/12/10	All Contracts Awarded
CFP ARRA	\$16,245,443	\$15,643,755	\$0	\$0	\$601,688	\$0	\$16,245,443	100.00%	\$0	3/17/10	All Contracts Awarded
CFP 719	\$12,526,177	\$8,797,242	\$2,416,486	\$54,497	\$1,252,617	\$5,335	\$12,325,842	98.40%	\$200,335	4/14/12	All Contracts Awarded Except Management Improvements. LOCCS created 09-12-09
CFP 720	\$12,389,235	\$8,508,688	\$2,477,847	\$246,838	\$1,038,924	\$116,939	\$8,811,877	71.13%	\$3,577,358	7/14/12	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$7,211,328	\$2,060,380	\$0	\$1,030,190	\$0	\$0	0.00%	\$10,301,898	7/13/13	These funds are available to PHA's. LOCCS created 07-13-11
Totals	\$76,968,879	\$57,315,740	\$12,055,937	\$1,000,897	\$6,474,031	\$122,274	\$62,889,288	82%	\$14,079,591		

FEDERAL: Capital Fund Program (CFP)

	Total CFP Appropriation	Expended Construction Activities (BLI 1411-1501)	Expended Operations (BLI 1406)	Expended Management Improvements (BLI 1408)	Expended Administration (BLI 1410)	Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Balance	Expenditure Deadline	Notes
CFP 718	\$12,613,733	\$5,273,359	\$2,522,747	\$296,593	\$1,261,373	\$0	\$9,354,072	74.16%	\$3,259,661	6/12/12	All Contracts Awarded
CFP ARRA	\$16,245,443	\$15,022,844	\$0	\$0	\$601,688	\$0	\$15,624,532	96.18%	\$620,911	3/17/12	All Contracts Awarded
CFP 719	\$12,526,177	\$172,297	\$2,416,486	\$0	\$1,249,723	\$0	\$3,838,506	30.64%	\$8,687,671	4/14/14	All Contracts Awarded. LOCCS created 09-12-09
CFP 720	\$12,389,235	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$12,389,235	7/14/14	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$10,301,898	7/13/15	These funds are available to PHA's. LOCCS created 07-13-11
Totals	\$76,968,879	\$29,229,478	\$7,517,711	\$560,290	\$4,402,023	\$0	\$41,709,503	54.19%	\$24,957,478		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Budget Design Allot as of 8/6/11	Budget Construction Allot as of 8/6/11	Approved Design Allot as of 8/6/11	Approved Const Allot as of 8/6/11	Total Budget Allot as of 8/6/11	Expended	% Expended	Balance	Encumbrance Deadline Date	
07-08 Lump Sum CIP	\$19,910,000	\$3,150,361	\$12,443,621			\$15,593,983	\$12,393,404	79.48%	\$3,200,579	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
08-09 Lump Sum CIP	\$10,000,000	\$3,357,523	\$420,169			\$3,777,693	\$1,582,200	41.88%	\$2,195,493	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
07-08 Elevator	\$4,939,503	\$673,632	\$3,917,316			\$4,590,948	\$3,593,424	78.27%	\$997,524	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
08-09 Elevator	\$6,410,000	\$7,975	\$3,475,202			\$3,483,177	\$675,867	19.40%	\$2,807,310	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
09-10 Lump Sum CIP	\$7,913,000	\$1,898,276	\$6,014,724			\$7,913,000	\$3,281,165	41.47%	\$4,631,835	6/30/12	Allotment Granted
10-11 Lump Sum CIP	\$4,500,000	\$1,139,416	\$2,726,162			\$3,865,578	\$0	0.00%	\$3,865,578	6/30/12	Allotment Granted
11-12 Various CIP	\$37,670,000	\$3,470,000	\$34,200,000			\$37,670,000	\$0	0.00%	\$37,670,000	6/30/14	Allotment Granted
12-13 Various CIP	\$40,800,000	\$800,000	\$40,000,000			\$40,800,000	\$0	0.00%	\$40,800,000	6/30/14	Allotment Granted
STATE CIP TOTALS	\$132,142,503						21,526,060	16.29%	\$133,838,319		

**K
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Y**

- 1411 - Audit Costs
- 1430 - Fees & Costs
- 1450 - Site Improvement
- 1460 - Dwelling Structures
- 1465 - Dwelling Equipment
- 1470 - Non-Dwelling Structures
- 1499 - Development Activities
- 1501 - Collateralization or Debt Service Paid by PHA
- 1502 - Budget Contingency

Project Title	Contractor	D/C/B/S/F/O	Engineer	Start	End	Status	Notes	Planning Budget	OTHER FUNDS		FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant
									Mis. Funds	Project Fund	Expend Deadline 06-12-2012		Obligation Deadline 4-14-2012	Obligation Deadline 7-14-2012	Obligation Deadline 8-02-13	1-09-SP-HI-025	09-SP-HI-025	09L0QU8	09L0QHS
ADA Accessibility Compliance for 19 State Housing Projects (18 Oahu, Richard Matsunaga & Associates Architecture, Inc)	Richard Matsunaga & Associates Architecture, Inc	D	S	Rick Speer	6/18/2002														
ADA Accessibility Compliance for Hauiki Homes and Puahala Homes, Kajoka Yamachi Architects, Inc.	Kajoka Yamachi Architects, Inc.	D	S	Rick Speer	6/18/2002														
ADA Compliance for Koolua Village and Hale Hookipa Kahaluu (Design) Architects Hawaii, Ltd.	Architects Hawaii, Ltd.	D	S	Miles Okimura	2/16/2010	2/5/2012	Open												
ADA Compliance for Various Projects in Maui County and West Hawaii Pacific Architects Inc.	Pacific Architects Inc.	D	S	Rick Speer	7/1/2002	7/11/2003	Open												
ADA Compliance for Various State and Federal Projects (Const) For Planning Purposes Only	For Planning Purposes Only	C	S				Open												
ADA Compliance for Various State and Federal Projects (Design) For Planning Purposes Only	For Planning Purposes Only	D	S				Open												
ADA/Fair Housing Accessibility Study National Center for Housing Management	National Center for Housing Management	D	F	K. Oishi			Open												
ADA/UFAS Compliance for (5 projects) Puuawai Momi, Waimaha, Kauai For Planning Purposes Only	For Planning Purposes Only	C	S	Rick Speer			Open												
ADA/UFAS Compliance for (5 projects) Puuawai Momi, Waimaha, Kauai Architects Hawaii, Ltd.	Architects Hawaii, Ltd.	D	S	Rick Speer			Open												
ADA/UFAS Compliance for (9 projects) (Const) For Planning Purposes Only	For Planning Purposes Only	C	S	Rose Churma			Open												
ADA/UFAS Compliance for (9 projects) (Design) Richard Matsunaga & Associates Architecture, Inc	Richard Matsunaga & Associates Architecture, Inc	D	S	Rose Churma	5/12/2010	6/28/2012	Open												
David Malo Circle, Exterior Improvements Paint, Roofing, Site Work (For Planning Purposes Only	For Planning Purposes Only	C	S	Rick Speer	12/1/2009	3/31/2010	Open												
David Malo Circle, Exterior Improvements Paint, Roofing, Site Work (Group 70	Group 70	D	S	Rick Speer	7/13/2009	3/31/2010	Open												
Elevator Maintenance Service for Various Federal-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various Federal-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various Federal-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various Federal-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various Federal-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various Federal-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various State-Funded Projects (CKone, Inc.	CKone, Inc.	C	F	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various State-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various State-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various State-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various State-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Maintenance Service for Various State-Funded Projects (CKone, Inc.	CKone, Inc.	C	S	Sahar Ibrahim	7/1/2006	6/30/2011	Open												
Elevator Modernization of 16 at Various Oahu Locations (Const) Okada Trucking Co., Ltd.	Okada Trucking Co., Ltd.	C	S	Sahar Ibrahim	7/26/2010	7/15/2012	Open												
Elevator Modernization of 17 at Various Oahu Locations (Design) Elevator Consulting Services	Elevator Consulting Services	D	S	Sahar Ibrahim	6/2/2008	1/3/2015	Open												
Elevator Modernization Phase II: 11 at Various Sites (Const) Schindler Elevator	Schindler Elevator	C	S	Sahar Ibrahim	11/30/2011	11/28/2016	Open												
Elevator Modernization Phase II: 11 at Various Sites (Design) For Planning Purposes Only	For Planning Purposes Only	D	S				Open												
Elevator Repair and Maintenance at Various Sites Phase III (Const) For Planning Purposes Only	For Planning Purposes Only	C		Miles Okimura			Open												
Elevator Security Improvements at Various Sites Statewide (Const) For Planning Purposes Only	For Planning Purposes Only	C		Miles Okimura			Open												
Environmental, Historical, Flood Plain, Archeological, Cultural Review Helber Hastert & Fee Planners, Inc.	Helber Hastert & Fee Planners, Inc.	D	F	M. Kawamura	5/17/2010	11/12/2010	Open												
Generator Maintenance Services at Various Oahu Projects (Const) Pacific Power Products	Pacific Power Products	C	S/F	Sahar Ibrahim	8/10/2009	8/11/2012	Open												
Hale Aloha O'Puna, ADA Units & Roof (Const) For Planning Purposes Only	For Planning Purposes Only	C	S/F				Open												
Hale Aloha O'Puna, ADA Units & Roof (Design) Allana, Buick and Bers Inc.	Allana, Buick and Bers Inc.	D	S	M. Kawamura			Open												
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation Isemoto Contracting Co. Ltd.	Isemoto Contracting Co. Ltd.	C	F	Sahar Ibrahim	10/4/2010	4/25/2011	Open												
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation Koa Architects, LLC (KNG Architects)	Koa Architects, LLC (KNG Architects)	D	S	Sahar Ibrahim	6/18/2008	8/12/2011	Open												
Hale Hookipa Physical Improvements to Exterior Repairs and Interior For Planning Purposes Only	For Planning Purposes Only	C	F				Open												
Hale Hookipa Physical Improvements to Exterior Repairs and Interior For Planning Purposes Only	For Planning Purposes Only	D	F				Open												
Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing Ushijima Architects, Inc.	Ushijima Architects, Inc.	D	F	Miles Okimura	7/17/2006	3/11/2011	Open												
Hale Hookipa, Nani Olu, Reroofing (Const) Stan's Contracting, Inc.	Stan's Contracting, Inc.	C	F	Miles Okimura	1/19/2010	1/31/2011	Open												
Hale Hoolulu, Repaint, ReRoof, Emergency Call System Prepare Tanl For Planning Purposes Only	For Planning Purposes Only	C	S				Open												
Hale Hoolulu, Repaint, ReRoof, Emergency Call System Prepare Tanl Group 70	Group 70	D	S	Rose Churma	8/3/2010	11/30/2012	Open												
Hale Laulima, Major Mod (Const) For Planning Purposes Only	For Planning Purposes Only	C	F				Open												
Hale Laulima, Major Mod (Design) For Planning Purposes Only	For Planning Purposes Only	D	F	Lisa Izumi			Open												
Hale Nana Kai O'Kea, Physical Improvement (Const) For Planning Purposes Only	For Planning Purposes Only	C	S				Open												
Hale Nana Kai O'Kea, Physical Improvement (Design) Group 70	Group 70	D	S	Rose Churma	8/3/2010	11/30/2012	Open												
Hale Po'ai, Building Improvements (Const) Ralph S. Inoye, Co. Ltd.	Ralph S. Inoye, Co. Ltd.	C	S	Lisa Izumi	3/8/2011	11/18/2011	Open												
Hale Po'ai, Building Improvements (Design) Architects Pacific, Inc.	Architects Pacific, Inc.	D	S	Lisa Izumi	6/9/2008	9/19/2012	Open												
Halia Hale, Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, w For Planning Purposes Only	For Planning Purposes Only	C	S	M. Kawamura			Open												
Hauiki Homes, Upgrade Electrical Distribution System (Design) HECO	HECO	D	S	M. Kawamura	9/8/2011		Open												
Hauiki Homes, Upgrade Electrical Distribution System, Replace Four For Planning Purposes Only	For Planning Purposes Only	C	S	M. Kawamura			Open												
Hauiki Homes, Upgrade Electrical Distribution System, Replace Four Ronald N.S. Ho & Associates, Inc.	Ronald N.S. Ho & Associates, Inc.	D	S	M. Kawamura	6/6/2011		Open												
Hoolulu and Kamalu Emergency Call System Repair (Design) Nakamura, Oyama and Associates	Nakamura, Oyama and Associates	D	S	Miles Okimura	6/2/2008	3/29/2011	Open												
Hui O Hanamaulu, Physical Improvements (Const) For Planning Purposes Only	For Planning Purposes Only	C	F	Rose Churma	12/1/2009	5/1/2010	Open												
Hui O Hanamaulu, Physical Improvements (Design) Marc Ventura AIA LLC	Marc Ventura AIA LLC	D	S	Liad	1/12/2011	7/17/2012	Open												
Ka Hale Kahaluu, Sidewalk Repair Responding to County Violation (C For Planning Purposes Only	For Planning Purposes Only	C	F	Miles Okimura			Open												
Kaahumanu Homes, Reroofing (Const) Arita-Poulson General Contracting, LLC	Arita-Poulson General Contracting, LLC	C	F	Liad	8/9/2010	8/30/2011	Open												
Kaahumanu Homes, Reroofing and Additional Work for Abatement (D For Planning Purposes Only	For Planning Purposes Only	D	S	Rick Speer			Open												
Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const) For Planning Purposes Only	For Planning Purposes Only	C	F	Rick Speer	12/8/2010	8/3/2011	Open												
Kahale Mua, Federal Site & Reroof (Const) For Planning Purposes Only	For Planning Purposes Only	C	S/F	Rick Speer	12/1/2009	5/31/2010	Open												
Kahale Mua, Federal, Site Improvements, Bldg Mod and Reroof (Design) Riecke Sunnland Kona Architects, LTD	Riecke Sunnland Kona Architects, LTD	D	S	Liad	5/2/2011	11/28/2013	Open												
Kahale Mua, State Site & Bldg Mod (Const) For Planning Purposes Only	For Planning Purposes Only	C	S	Rick Speer	12/1/2009	5/31/2010	Open												
Kahale Mua, State, Site Improvements, Bldg Mod and Reroof (Design) Riecke Sunnland Kona Architects, LTD	Riecke Sunnland Kona Architects, LTD	D	S	Liad	5/2/2011	11/28/2013	Open												
Kaheki Terrace, David Malo Circle, Mekaniki Hale and Piilani Homes Artistic Builders Corporation	Artistic Builders Corporation	C	S	Rick Speer	6/29/2009		Open												
Kaheki Terrace, Physical Improvements (Const) F&H Construction	F&H Construction	C	F	Rick Speer	6/28/2010	4/29/2011	Open												
Kaheki Terrace, Physical Improvements (Design) Allana, Buick and Bers Inc.	Allana, Buick and Bers Inc.	D	S	Rick Speer	6/25/2008	5/29/2011	Open												
Kaheki Terrace, Roof & Solar Repairs, Ph 2 (Const) For Planning Purposes Only	For Planning Purposes Only	C	S				Open												
Kaheki Terrace, Tent Fumigation and Soil Treatment (Const) Sandwich Isle Pest Solutions	Sandwich Isle Pest Solutions	C	S	Rick Speer	7/30/2009		Open												
Kalaheo Homes, Physical Improvements (Const) For Planning Purposes Only	For Planning Purposes Only	C	S	Rose Churma	12/1/2009	12/1/2010	Open												
Kalaheo Homes, Physical Improvements (Design) Group 70	Group 70	D	S	Rose Churma	8/3/2010	11/30/2012	Open												
Kalakaua Homes, ADA & 504 Interior & Exterior, Exterior Paint & Misc All Maintenance and Repair, LLC	All Maintenance and Repair, LLC	C	S	Sahar Ibrahim	6/23/2011		Open												
Kalakaua Homes, Roof Improvements (Const) Tory's Roofing	Tory's Roofing	C	F	Sahar Ibrahim	6/1/2010	9/28/2010	Open												
Kalakaua Homes, Roof Improvements, Paint and ADA (Design) Architects Hawaii, Ltd.	Architects Hawaii, Ltd.	D	S	Sahar Ibrahim	10/22/2009	10/25/2011	Open												
Kalanihiua, Reroofing and Elevator Lobby Improvements (Const) ABC Seating, Inc. dba ABC Design Center	ABC Seating, Inc. dba ABC Design Center	C	F	M. Kawamura	4/19/2010	10/18/2010	Open												
Kalanihiua, Reroofing and Elevator Lobby Improvements (Design) WTN Architecture	WTN Architecture	D	S	M. Kawamura	10/5/2009	7/1/2011	Open												
Kalihi Valley Homes, Community Center (Design) Clifford Projects Inc.	Clifford Projects Inc.	D	S	Lisa Izumi	5/27/2010		Open												

Project Title	Contractor	D/C/B/S/F/O	Engineer	Start	End	Status	Notes	Planning Budget	OTHER FUNDS		FEDERAL CFP FUNDS	 Fully Obligated ARRA	FEDERAL GFP FUNDS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	FEDERAL GFP FUNDS	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant
									Mis. Funds	Project Fund	Expend Deadline 06-12-2012		Obligation Deadline 4-14-2012	Obligation Deadline 7-14-2012	Obligation Deadline 8-02-13	1-09-SP-HI-025-09-SP-HI-025	09L0QU8	09L0QHS		
Kalihi Valley Homes, Emergency Design, Removal and Repair Falling	GYA Architects, Inc.	D	S	Lisa Izumi	6/8/2011	Open					718									
Kalihi Valley Homes, Master Plan (Design)	Helber Hastert & Fee Planners, Inc.	D	S	Lisa Izumi	6/23/2011	Open														
Kalihi Valley Homes, Office Roof, Office Asbestos Abatement (Const)	For Planning Purposes Only	C	F	Lisa Izumi		Open														
Kalihi Valley Homes, Office Roof, Office Asbestos Abatement (Design)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Phase II Site and Dwelling Improvements (Design)	Pacific Architects Inc.	D	F	Wayne Nakarr	8/27/2001	Open		687,054			20,056									
Kalihi Valley Homes, Reconstruct Kalena Drive (Const)	For Planning Purposes Only	C	F	Lisa Izumi		Open														
Kalihi Valley Homes, Reroof (11) Residential Buildings and Administra	For Planning Purposes Only	C	S	Lisa Izumi		Open		5,000,000												
Kalihi Valley Homes, Reroof (11) Residential Buildings and Administra	GYA Architects, Inc. CANCELED	D	S	Lisa Izumi	6/8/2011	Open		131,935												
Kalihi Valley Homes, Site and Dwelling Improvement Phase IVA (Const)	Rainforest G. Construction LLC	C	F	Lisa Izumi	10/26/2009	4/29/2012	Open						1,567,032							
Kalihi Valley Homes, Site and Dwelling Improvement Phase IVA (Desi)	GYA Architects, Inc.	D	S	Lisa Izumi	10/20/2008	9/29/2012	Open													
Kalihi Valley Homes, Site and Dwelling Improvement Phase IVA (Desi)	GYA Architects, Inc.	D	S	Lisa Izumi	10/20/2008	9/29/2012	Open													
Kalihi Valley Homes, Site and Dwelling Improvement Phase IX (Const)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase IX (Desig)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase IX (Desig)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase IVB (Con)	For Planning Purposes Only	C	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase IVB (Des)	For Planning Purposes Only	D	F	Lisa Izumi		Open		1,500,000												
Kalihi Valley Homes, Site and Dwelling Improvement Phase V (Const)	For Planning Purposes Only	C	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase V (Desig)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase VI (Cons)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase VI (Desig)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase VII (Con)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase VII (Desi)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase VIII (Con)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvement Phase VIII (Des)	For Planning Purposes Only	D	F	Lisa Izumi		Open														
Kalihi Valley Homes, Site and Dwelling Improvements Phase III (Desig)	GYA Architects, Inc.	D	F	Glenn Sunako	11/5/2003	8/31/2009	Open		766,544		6,667									
Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termi	For Planning Purposes Only	C	S	Lisa Izumi		Open		925,000												
Kauhale O Hanakahi, Recoat Metal Roofs and Roof Vents at Kauhale	For Planning Purposes Only	C	S	M. Kawamura		Open														
Kauhale O Hanakahi, Repainting of Five (5) Buildings & Community	For Planning Purposes Only	C	S	M. Kawamura		Open		750,000												
Kauhale O Hanakahi, Repainting of Five (5) Buildings & Community	For Planning Purposes Only	D	S	M. Kawamura		Open		90,000												
Kauhale O Hanakahi, Replace Septic Tank (Const)	Willocks Construction Corp.	C	S	M. Kawamura		Open														
Kauioalani, Reroof, Paint, Interior Repairs Including Termites (Const)	For Planning Purposes Only	C	F	Liad		Open		3,500,000												
Kawailehua, (Federal) Exterior Improvements (Const)	Artistic Builders Corporat	C	F	Liad	12/1/2009	5/1/2010	Open						2,479,879							
Kawailehua, (Federal) Exterior Improvements (Design)	Richard Matsunaga & Associates Architecture, Inc	D	F	Liad	3/29/2010	4/27/2013	Open													
Kawailehua, (State) Improvements (Const)	Artistic Builders Corporat	C	S	Liad	12/1/2009	5/1/2010	Open													
Kawailehua, (State) Improvements (Design)	Richard Matsunaga & Associates Architecture, Inc	D	S	Liad	3/29/2010	4/27/2013	Open													
Ke Kumu Ekolu, Painting of Vacant Units (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim		Open		75,000												
Ke Kumu Ekolu, Roofing & Interior Repairs (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim		Open														
Ke Kumu Ekolu, Roofing & Interior Repairs (Design)	Ushijima Architects, Inc.	D	S	Sahar Ibrahim	9/13/2011	Open														
KPT, Bathrooms ADA Compliant (Const)	For Planning Purposes Only	C	F			Open		100,000												
KPT, Bathrooms ADA Compliant (Design)	For Planning Purposes Only	D	F			Open		20,000												
KPT, Dry Standpipe Improvements (Const)	For Planning Purposes Only	C	S			Open		1,200,000												
KPT, Dry Standpipe Improvements (Design)	For Planning Purposes Only	D	S			Open														
KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment a	Elevator Consulting Services	D	S	Sahar Ibrahim	7/11/2007	1/10/2013	Open													
KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Kone, Inc.	C	S	Sahar Ibrahim	3/19/2009	3/18/2011	Open													
KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Kone, Inc.	C	S	Sahar Ibrahim	3/19/2009	3/18/2011	Open													
KPT, Environmental Assessment of KPT Grounds for Chemical Agent	Enviroservices & Training Center, LLC	D	S	Lisa Izumi		Open														
KPT, Environmental Compliance With DOH Mandate (Design)	For Planning Purposes Only	C	S	Lisa Izumi		Open							20,000							
KPT, Fire Alarm System Design (Both)	American Electric Co.	B	F	Miles Okimura	5/8/2007	4/15/2010	Open													
KPT, Install New Telephone Cabinets and Conduits in Building "B" (C	Bivens's Electric dba West Coast Construction	C	F	Marcel Audant	2/9/2007	Open							12,330							
KPT, Installation of New Security Camera System for Elevators (Cons	Security System Hawaii, Inc.	C	S			Open														
KPT, Raised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improv	For Planning Purposes Only	C	S			Open														
KPT, Raised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improv	For Planning Purposes Only	D	S			Open														
KPT, Redevelopment of KPT and Kuhio Homes (Const)	Micheals Development Co.	C	F	Sahar Ibrahim		Open														
KPT, Remove and Replace Lobby Roof Towers A & B, Selective patcl	For Planning Purposes Only	D	S			Open														
KPT, Reroofing Tower A (Const)	For Planning Purposes Only	C	S			Open														
KPT, Reroofing Tower B (Const)	Beachside Roofing, LLC	C	F	Rick Speer	8/9/2010	12/7/2010	Open				781,591									
KPT, Rezoning and Subdivision (Design)	For Planning Purposes Only	D	S			Open		200,000												
KPT, Security Cameras (Elevator Cams) (Const)	For Planning Purposes Only	C	S			Open														
KPT, Sewer Repair Phase II (Const)	For Planning Purposes Only	C	S/F			Open		8,000,000												
KPT, Sewer Repair Phase III (Const)	For Planning Purposes Only	C	S			Open		8,000,000												
KPT, Structural, Spall, and Trash Chute Repair and Maintenance (Cor	For Planning Purposes Only	C	S			Open														
KPT, UFAS/ADAAG Renovations to Parking Lot (Design)	For Planning Purposes Only	D	S			Open														
KPT, Upgrade Trash Chutes (Const)	Ikaika Builders, Inc.	C	F	Sahar Ibrahim	5/5/2009	Open	Hazmat/Concrete CO needed			1,260,573			54,347							
Kupuna Home O'Waialua, Sewage Operational and Preventive Mainte	O&M Enterprises	C	S	M. Kawamura	6/15/2010	7/15/2011	Open													
Kupuna Home O'Waialua, Sewage Operational and Preventive Mainte	For Planning Purposes Only	C	F	M. Kawamura		Open														
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (C	Perfecto Engineering & Construction Services, Inc	C	S	M. Kawamura	11/10/2009	11/11/2012	Open		25,000											
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (D	The Limtiaco Consulting Group	D	S	M. Kawamura	7/28/2008	4/1/2011	Open													
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (D	The Limtiaco Consulting Group	D	S	M. Kawamura	7/28/2008	4/1/2011	Open													
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (D	The Limtiaco Consulting Group	D	S	M. Kawamura	7/28/2008	4/1/2011	Open													
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (D	The Limtiaco Consulting Group	D	S	M. Kawamura	7/28/2008	4/1/2011	Open													
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (D	The Limtiaco Consulting Group	D	S	M. Kawamura	7/28/2008	4/1/2011	Open													
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (D	The Limtiaco Consulting Group	D	S	M. Kawamura	7/28/2008	4/1/2011	Open													
Kupuna Home O'Waialua, Transformer Replacement and Maintenanc	HECO	C	S	M. Kawamura		Open														
La'ioia, Install Fall Protection for Roof Access (Const)	For Planning Purposes Only	C	S	M. Kawamura		Open														
La'ioia, Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	D	S	M. Kawamura	1/28/2008	5/23/2010	Open													
La'ioia, Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	D	S	M. Kawamura	1/28/2008	5/23/2010	Open													
Lai'ola, Replace Malfunctioning Roof Ventilators	For Planning Purposes Only	C	S	M. Kawamura		Open														
Lai'ola, Tree Trimming Along California Avenue (Const)	For Planning Purposes Only	C	S	M. Kawamura		Open														
Lanakila Homes, Abatement and Installation of Floor Tiles at Lanakila	Central Construction, Inc.	C	S	M. Kawamura	6/13/2011	Open														

Project Title	Contractor	D/C/B/S/F/O	Engineer	Start	End	Status	Notes	Planning Budget	OTHER FUNDS		FEDERAL CFP FUNDS	 Fully Obligated ARRA	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant
									Mis. Funds	Project Fund	Expend Deadline 06-12-2012		Obligation Deadline 4-14-2012	Obligation Deadline 7-14-2012	Obligation Deadline 8-02-13	1-09-SP-HI-025-09-SP-HI-025	09L0QU8	09L0QHS	
Lanakila Homes, Fair Housing Renovations (Design)	INK ARCH, LLC	D	S	M. Kawamura	6/30/2008	1/26/2011	Open				718								
Lanakila Homes, Install Gutters & Downspouts at Lanakila Admin Bldg.	Nakamoto Construction, Inc.	C	Z	M. Kawamura			Open		6,455										
Lanakila Homes, Phase II, III & IV (Design)	INK Architects, Inc.	D	F	M. Kawamura	10/15/2001	12/30/2011	Open				354,999			191,149					
Lanakila Homes, Phase II, III & IV (Design)	INK ARCH, LLC	D	F	M. Kawamura	7/17/2009		Open												
Lanakila Homes, Physical Improvements Phase IIIA (Const)	Stan's Contracting, Inc.	C	S/F	M. Kawamura	6/22/2009	11/14/2010	Open												
Lanakila Homes, Physical Improvements Phase IIIA (Energize Project)	HECO	C	S	M. Kawamura			Open												
Lanakila Homes, Replacement of Existing Buildings (Const)	For Planning Purposes Only	C		M. Kawamura			Open												
Lanakila Homes, Replacement of Existing Buildings (Design)	For Planning Purposes Only	D	S	M. Kawamura			Open												
Lanakila Homes, Site Clearing, Securing Existing Buildings and Fences	AMP/PMMSB	C	S	M. Kawamura			Open												
LCCC for Evaluation of Existing Tanks, New Line Tie In, Kealahou, L	Okahara & Associates	D	S	John Farmer			Open												
LCCC for Federal and State Projects on the Islands of Kauai (Const)	Goodfellow Bros., Inc.	C	S	Rose Churma	9/1/2010	2/28/2011	Open												
LCCC for Federal and State Projects on the Islands of Kauai (Const)	Koga Engineering & Construction	C	S/F	Rose Churma	9/1/2010	2/28/2011	Open											241,075	481,100
LCCC for Federal and State Projects on the Islands of Maui and Kauai	M&E Pacific Inc.	D	S	Rose Churma	6/2/2008	4/30/2012	Open	SA Archeo Survey											
LCCC for Federal and State Projects on the Islands of Maui and Kauai	AECOM Pacific, Inc.	D	S	Rose Churma	6/2/2008	4/30/2012	Open	SA Archeo Survey											
LCCC for Federal and State Projects on the Islands of Maui and Kauai	AECOM Pacific, Inc.	D	S	Rose Churma	6/2/2008	4/30/2012	Open	SA Archeo Survey											
LCCC for Federal and State Projects on the Islands of Maui and Kauai	AECOM Pacific, Inc.	D	S	Rose Churma	6/2/2008	4/30/2012	Open	SA Archeo Survey											
LCCC for Federal and State Projects on the Islands of Maui and Kauai	AECOM Pacific, Inc.	D	S	Rose Churma	6/2/2008	4/30/2012	Open	SA Archeo Survey											
LCCC for Replacement of Existing Tanks, Sewer Line Tie In From Bui	For Planning Purposes Only	C	S	Rose Churma			Open												
Lokahi, Electrical Work, Poles, Transformers - HELCO/PO (Design)	HELCO	D	S	M. Kawamura			Open												
Lokahi, HazMat Abatement and Interior Renovation (Design)	CDS International	D	S	M. Kawamura	8/12/2008	2/26/2011	Open												
Lokahi, HazMat Abatement and Interior Renovation, Electrical Work,	CDS International	D	S	M. Kawamura	8/12/2008	2/26/2011	Open												
Lokahi, HazMat Abatement and Interior Renovation, Electrical Work,	CDS International	D	S	M. Kawamura	8/12/2008	2/26/2011	Open												
Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)	For Planning Purposes Only	C		M. Kawamura			Open	200,000											
Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)	For Planning Purposes Only	D		M. Kawamura			Open												
Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi	For Planning Purposes Only	C	S	M. Kawamura			Open												
Lokahi, Repair ADA Unit 4-R (Const)	For Planning Purposes Only	C	S	M. Kawamura			Open												
Lokahi, Replace Electric Poles and Transformers HELCO Will Assume	For Planning Purposes Only	C	S	M. Kawamura			Open												
Lokahi, Termite Tenting, Warranty, Relocation	For Planning Purposes Only	C	S	M. Kawamura			Open												
Maui II, Type "C" Unit Repairs (Const)	For Planning Purposes Only	C	S	M. Kawamura			Open	11,000											
Makamae, Investigation and Repairs (Design)	Wilson Okamoto Corp	D	F	Ed Morimoto	12/29/2003	3/13/2009	Open	466,914			34,395								
Makani Kai Hale, Certificate of Occupancy	County of Maui	D	F	Lisa Izumi			Open		1,562				450						
Makani Kai Hale, Physical Improvements (Const)	Artistic Builders Corporation	C	F	Rick Speer	8/3/2010	4/1/2011	Open					1,651,765							
Makani Kai Hale, Physical Improvements (Design)	GYA Architects, Inc.	D	S	Rick Speer	6/25/2008	4/1/2012	Open												
Makani Kai Hale, Physical Improvements (Design)	GYA Architects, Inc.	D	S	Rick Speer	6/25/2008	4/1/2012	Open												
Makani Kai Hale, Physical Improvements (Design)	GYA Architects, Inc.	D	S	Rick Speer	6/25/2008	4/1/2012	Open												
Makua Aii, Structural and Spall Repairs 1st Phase (Const)	Hi-Tec Roofing Services	C	F	Sahar Ibrahim	4/26/2010	9/18/2011	Open	Waiting asbestos treatment C.E. 12/7/09				2,208,441							
Makua Aii, Structural and Spall Repairs 2nd Phase (Const)	Color Dynamics Inc.	C	F	Sahar Ibrahim	9/9/2011		Open						2,520,996	2,239,130					
Makua Aii, Structural Investigation and Repairs (Design)	SSFM International, Inc.	D	F	Sahar Ibrahim	1/12/2008	11/22/2011	Open			30,522	409,171								
Makua Aii, Upgrade and Replace Existing Booster Pump System (Co	Doorwood Engineering, Inc.	C	S	Sahar Ibrahim	8/18/2009	11/8/2010	Open							115,510					
Mayor Wright Homes, Building 11, 20, 22, 23, 24 Structural Repairs (C	For Planning Purposes Only	C					Open	3,500,000											
Mayor Wright Homes, Building 11, 20, 22, 23, 24 Structural Repairs (L	For Planning Purposes Only	D					Open	350,000											
Mayor Wright Homes, Modernization - Ph 1 & 2 (Design)	For Planning Purposes Only	D	F				Open												
Mayor Wright Homes, Modernization - Ph 1 (Const)	For Planning Purposes Only	C	F				Open	6,000,000											
Mayor Wright Homes, Modernization - Ph 2 (Const)	For Planning Purposes Only	C	F				Open	6,000,000											
Mayor Wright Homes, Replacement of Solar Hot Water System Instan	JJS Construction Inc.	C	S	Rose Churma			Open	7,500,000											
Mayor Wright Homes, Replacement of Solar Hot Water System Instan	Gas Co.	C	S	Rose Churma			Open												
Mayor Wright Homes, Replacement of Solar Hot Water System Instan	Synergy Engineering, Inc.	D	S	Rose Churma	9/8/2011		Open												
Mayor Wright Homes, Reroofing (Const)	Hi-Tec Roofing Services	C	F	Liad	8/9/2010	12/30/2011	Open				287,340		210,875						
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers	Mitsunaga & Associates, Inc.	D	S	Liad	2/9/2009	6/8/2010	Open												
Nakolea, (Homeless Shelter) Design-Build Renovation (Both)	CC Engineering and Construction Inc.	B	S	Homeless	6/21/2007	12/30/2007	Open	Need permit											
Nanakuli Homes, Drainage and Site Improvements (Const)	For Planning Purposes Only	C	S	M. Kawamura			Open												
Nanakuli Homes, Drainage and Site Improvements (Design)	For Planning Purposes Only	D	S	M. Kawamura			Open												
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	6/9/2008	3/5/2009	Open												
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	5/20/2008	3/5/2009	Open												
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura		6/3/2009	Open												
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura		6/3/2009	Open												
Nani Olu, Additional Parking (Const)	For Planning Purposes Only	C		Miles Okimura			Open	1,000,000											
Nani Olu, Additional Parking (Design)	For Planning Purposes Only	D	F	Miles Okimura			Open												
Noelani I & II Waterline Replacement and Repair (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open												
Noelani I & II Waterline Replacement and Repair (Design)	For Planning Purposes Only	D	S	Sahar Ibrahim			Open												
Noelani II, Fill Sink Hole (Const)	For Planning Purposes Only	D	F	Sahar Ibrahim			Open												
Noelani II, Fill Sink Hole (Design)	Geolabs Inc.	D	S	Sahar Ibrahim			Open												
Pahala Homes, Rehabilitate 24 Units of Elderly Housing, ADA Units, N	For Planning Purposes Only	C	F	M. Kawamura			Open												
Pahala Homes, Rehabilitate 24 Units of Elderly Housing, ADA Units, N	Allana, Buick and Bers Inc.	D	S	M. Kawamura			Open												
Palolo Valley Homes, Physical Improvements (Design)	Clifford Projects Inc.	D	F	Lisa Izumi	6/28/2010	3/24/2013	Open				2,089,728		1,553						
Palolo Valley Homes, Physical Improvements Ph1 (Const)	For Planning Purposes Only	C	F	Lisa Izumi			Open												
Palolo Valley Homes, Physical Improvements Ph2 (Const)	For Planning Purposes Only	C	F	Lisa Izumi			Open							1,813,257	1,778,313				
Palolo Valley Homes, Physical Improvements Ph3 (Const)	For Planning Purposes Only	C	F	Lisa Izumi			Open								2,228,874				
Palolo Valley Homes, Physical Improvements Ph4 (Const)	For Planning Purposes Only	C	F	Lisa Izumi			Open												
Palolo Valley Homes, Security Screen Door Replacement (Const)	For Planning Purposes Only	C	S	Lisa Izumi			Open												
Paoakalani (Const)	Sahar Ibrahim	C					Open	800,000											
Paoakalani (Design)	Sahar Ibrahim	D					Open	100,000											
PHA Wide CMS Support Services Technical Salaries (Const)	HPHA	C	S/F	Various			Open												
PHA Wide State Relocation Expenses (Design)	For Planning Purposes Only	D	S				Open												
PHA Wide Type C Units Group A (Design)	Mitsunaga & Associates, Inc.	D	S	Sahar Ibrahim	5/12/2010	9/3/2012	Open												
PHA Wide Type C Units Group A, Kauai (Const)	Puuwai Design & Construction, LLC	C	F	Sahar Ibrahim	10/5/2011		Open							89,900					
PHA Wide Type C Units Group A, Oahu (Const)	KSC Construction	C	F	Sahar Ibrahim	9/9/2011		Open												
PHA Wide Type C Units Group B (Design)	GYA Architects, Inc.	D	S	Lisa Izumi	11/1/2010	3/3/2013	Open							796,858					
PHA Wide Type C Units Group B, Hawaii (Const)	Central Construction, Inc.	C	F	Lisa Izumi			Open												

Project Title	Contractor	D/C/B/S/F/O	Engineer	Start	End	Status	Notes	Planning Budget	OTHER FUNDS		FEDERAL CFP FUNDS	 Fully Obligated ARRA	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	Economic Development Initiative	Economic Development Initiative	US EPA Grant	US EPA Grant			
									Expend Deadline 06-12-2012	718	Obligation Deadline 4-14-2012		719	Obligation Deadline 7-14-2012	720	Obligation Deadline 8-02-13	721	I-09-SP-HI-025-09-SP-HI-025	09L0QU8	09L0QHS		
PHA Wide Type C Units Group B, Oahu (Const)	Society Contracting, LLC dba Society Painters & F	C	F Lisa Izumi	9/12/2011		Open	Timeline Ready In 12/09						1,850,971									
PHA Wide Type C Units Group C (Design)	For Planning Purposes Only	D	S			Open																
PHA Wide Type C Units Group Inhouse, Maui (Const)	Betsill Brothers	C	S Lisa Izumi			Open								952,263								
Physical Needs Assessment (PNA) of State Housing Projects (25 total)	Architects Hawaii, Ltd.	D	S Marcel Audant	6/28/2006		Open																
Piilani Homes, Physical Improvements (Design)	For Planning Purposes Only	D	S Rick Speer			Open																
Piilani Homes, Physical Improvements (Const)	For Planning Purposes Only	C	F Rick Speer			Open																
Pomaikai, ADA Units and Modernization (Const)	For Planning Purposes Only	C	F M. Kawamura			Open																
Pomaikai, ADA Units and Modernization (Design)	Allana, Buick and Bers Inc.	D	S M. Kawamura			Open	Contr in negotiations															
Puahala Homes, IB Abatement and Modernization Buildings 4,5,6 (Const)	For Planning Purposes Only	C	S Lisa Izumi			Open		1,900,000														
Puahala Homes, IB Abatement and Modernization Buildings 4,5,6 (Design)	Paul Louie & Associates, Inc.	D	S Lisa Izumi			Open	Contr	103,721														
Puahala Homes, II, III & IV Abatement and Modernization (Construction)	For Planning Purposes Only	C	F Lisa Izumi			Open		6,000,000														
Puahala Homes, II, III & IV Abatement and Modernization (Design)	For Planning Purposes Only	D	F Lisa Izumi			Open																
Puahala Homes, Leaning Telephone Pole (Const)	HECO	C	S Lisa Izumi	8/5/2010	8/5/2011	Open																
Puahala Homes, Site Improvements (Const)	Global Speciality Contractors, Inc.	C	S Lisa Izumi	8/5/2010	8/5/2011	Open		400,000														
Puahala Homes, Site Improvements (Design)	Kim & Shiroma Engineers	D	S Lisa Izumi	4/23/2008	11/3/2011	Open																
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs	For Planning Purposes Only	C	F Sahar Ibrahim			Open																
Pumehana, Makamae & Punchbowl Homes Interior & Exterior Repairs	For Planning Purposes Only	D	S Sahar Ibrahim			Open																
Punahale, Replace Water Lines and Installation of Backflow Preventor	For Planning Purposes Only	C	M. Kawamura			Open		200,000														
Punahale, Replace Water Lines and Installation of Backflow Preventor	For Planning Purposes Only	D	M. Kawamura			Open		50,000														
Puuwai Momi, Electrical System Repairs (Const)	HECO	C	F Miles Okimura			Open							182,714									
Puuwai Momi, Electrical System Repairs (Const) I & II	Integrated Construction	C	F M. Kawamura	12/21/2009	10/18/2010	Open				209,043			73,309									
Puuwai Momi, Electrical System Repairs (Design)	Ronald N.S. Ho & Associates, Inc.	D	S M. Kawamura	6/9/2008	10/19/2010	Open																
Puuwai Momi, Electrical System Repairs (Design)	AECOM Technical Services, Inc.	D	S Miles Okimura	6/27/2011		Open																
Puuwai Momi, W. Heater & Roof Impr. (Const)	For Planning Purposes Only	C				Open		4,000,000														
Puuwai Momi, W. Heater & Roof Impr. (Design)	For Planning Purposes Only	D				Open		400,000														
Salt Lake Apartment and Elevator Renovation (1) Plus Install (1) New	For Planning Purposes Only	C	F Miles Okimura			Open																
Salt Lake Apartment and Elevator Renovation (1) Plus Install (1) New	Awa & Associates	D	S Sahar Ibrahim			Open																
Salt Lake Apartments, Bldg Improvements (Const)	For Planning Purposes Only	C	F Miles Okimura			Open																
Salt Lake Apartments, Bldg Improvements (Design)	For Planning Purposes Only	D	S Miles Okimura			Open																
School St Bldg A, Hazmat Abatement, Structural Remediation/Repair	For Planning Purposes Only	C	S John Farmer			Open																
School St Bldg A, Hazmat Abatement, Structural Remediation/Repair	For Planning Purposes Only	D	S John Farmer			Open	Contr in negotiations															
School Street Building E, Emergency Roof Leak Repair (Const)	LeakMaster	C	S Rick Speer	11/4/2010		Open																
School Street Building M, Renovations(Both)	William Scotsman, Inc.	B	S Miles Okimura	10/14/2008	4/13/2009	Open																
Wahiawa Terrace, Electrical (Const)	For Planning Purposes Only	C	F M. Kawamura			Open		100,000														
Wahiawa Terrace, Re-roof (Const)	Hi-Tec Roofing Services	C	F Liad	8/9/2010	12/30/2011	Open				589,277												
Wahiawa Terrace, Sewage Lift Station (Const)	O&M Enterprises	C	S M. Kawamura	6/8/2007	6/14/2010	Open																
Wahiawa Terrace, Sewage Lift Station Preventive Maintenance Contr	Doonwood Engineering, Inc.	D	S M. Kawamura			Open																
Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water	Doonwood Engineering, Inc.	C	S M. Kawamura	9/22/2010	9/24/2010	Open																
Wahiawa Terrace, Weatherproofing, Painting (Const)	For Planning Purposes Only	C	F M. Kawamura			Open		650,000														
Wahiawa Terrace, Weatherproofing, Painting (Design)	For Planning Purposes Only	D	F M. Kawamura			Open		60,000														
BLI 1406 Operations (may not exceed 20% of Grant)										2,522,747			2,416,486	2,477,847	2,060,380							
BLI 1408 Management Improvements										435,865			54,497	246,838								
BLI 1410 Administration (may not exceed 10% of Grant)										1,261,373	601,688	1,252,617	1,038,924	1,030,190								
BLI 1411 Audit																						
BLI 1495.1 Relocation Costs										7,259												
BLI 1502 Contingency (may not exceed 8% of Grant)													155,335	116,939								
STATE PUBLIC HOUSING SUBSIDY																						
Transfer Funds from B-07-416-K to B-07-415-K Con to Des	For Planning Purposes Only	B	S																			
Transfer Funds from B-07-414-K to B-07-413-K Con to Des	For Planning Purposes Only	B	S																			
Transfer Funds from B-08-400-K to B-08-401-K Des to Con	For Planning Purposes Only	B	S																			
Transfer Funds from B-08-403-K to B-08-402-K Con to Des	For Planning Purposes Only	B	S																			
Transfer Funds from B-09-409-K to B-09-410-K Des to Con	For Planning Purposes Only	B	S																			
Transfer Funds from B-10-404-K to B-10-403-K Con to Des	For Planning Purposes Only	B	S																			
Transfer Funds from B-10-403-K to B-10-404-K Des to Con	For Planning Purposes Only	B	S																			
Transfer Funds from B-11-406-K to B-11-405-K Con to Des	For Planning Purposes Only	B	S																			
APPROPRIATION											12,613,733	16,245,443	12,526,177	12,389,235	10,301,898	380,000	475,000	241,075	481,100			
ALLOTMENT																						
EXPENDED/BUDGET											158,668,540	2,095,048	2,042,121	12,613,733	16,245,443	12,676,177	12,389,235	10,301,898	380,000	475,000	241,075	481,100
BALANCES											(158,668,540)	(2,095,048)	(2,042,121)	(0)	0	(150,000)	(0)	0	0	0	0	

Economic Development Initiative	Economic Development Initiative	FEDERAL PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)					LS CIP Non-Routine R&M/Reno, S/W Des Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W Con Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W (Design) Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W (Const) Encumber 06-30-2012	CIP Non-Routine R&M/Renovation and Site Improvements at Various Projects. Encumber 06-30-2014	General Fund Operating HMS-220 Lapse 06-30-2012	CIP Non-Routine R&M/Renovation and Site Improvements at Various Projects. Encumber 06-30-2014	General Fund Operating HMS-220 Lapse 06-30-2012	PROJECT TITLE
		722	723	724	725	726	B-09-409-K	B-09-410-K	B-10-403-K	B-10-404-K	B-11-404-K	G-12-020-K	B-12-xxx-K	G-12-020-K	
-10-SP-HI-02B-10-SP-HI-021:														Totals	Project Title
														0	ADA Accessibility Compliance for 19 State Housing Projects (18 Oahu -
														0	ADA Accessibility Compliance for Hauiki Homes and Puahala Homes, O
														500,000	ADA Compliance for Koolua Village and Hale Hookipa Kahaluu (Design)
														258,758	ADA Compliance for Various Projects in Maui County and West Hawaii (
														14,325,839	ADA Compliance for Various State and Federal Projects (Const)
														0	ADA Compliance for Various State and Federal Projects (Design)
														535,500	ADA/Fair Housing Accessibility Study
														0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kaiokala
														0	ADA/UFAS Compliance (5 projects) Puuwai Momi, Waimaha, Kaiokala
														0	ADA/UFAS Compliance (9 projects) (Const)
														1,000,000	ADA/UFAS Compliance (9 projects) (Design)
														1,550,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Cor
														250,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Des
														166,218	Elevator Maintenance Service for Various Federal-Funded Projects (Cor
														173,217	Elevator Maintenance Service for Various Federal-Funded Projects (Cor
														135,191	Elevator Maintenance Service for Various Federal-Funded Projects (Cor
														132,651	Elevator Maintenance Service for Various Federal-Funded Projects (Cor
														15,396	Elevator Maintenance Service for Various Federal-Funded Projects (Cor
														9,482	Elevator Maintenance Service for Various Federal-Funded Projects (Cor
														109,600	Elevator Maintenance Service for Various State-Funded Projects (Const
														107,681	Elevator Maintenance Service for Various State-Funded Projects (Const
														111,988	Elevator Maintenance Service for Various State-Funded Projects (Const
														116,467	Elevator Maintenance Service for Various State-Funded Projects (Const
														113,640	Elevator Maintenance Service for Various State-Funded Projects (C
														3,883,598	Elevator Modernization of 16 at Various Oahu Locations (Const)
														447,213	Elevator Modernization of 17 at Various Oahu Locations (Design)
														326,563	Elevator Modernization Phase II: 11 at Various Sites (Const)
														0	Elevator Modernization Phase II: 11 at Various Sites (Design)
														0	Elevator Repair and Maintenance at Various Sites Phase III (Const)
														0	Elevator Security Improvements at Various Sites Statewide (Const)
														241,290	Environmental, Historical, Flood Plain, Archeological, Cultural Review (A
														118,108	Generator Maintenance Services at Various Oahu Projects (Const)
														1,400,000	Hale Aloha O'Puna ADA Units & Roof (Const)
														223,061	Hale Aloha O'Puna ADA Units & Roof (Design)
														1,834,890	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (C
														266,032	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (D
														3,000,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Mo
														300,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Mo
														666,185	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (
														2,350,683	Hale Hookipa, Nani Olu, Reroofing (Const)
														647,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank E
														195,218	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank E
														9,000,000	Hale Laulima Major Mod (Const)
														900,000	Hale Laulima, Major Mod (Design)
														2,000,000	Hale Nana Kai O'Kea Physical Improvement (Const)
														195,218	Hale Nana Kai O'Kea Physical Improvement (Design)
														2,100,000	Hale Po'ai Building Improvements (Const)
														418,414	Hale Po'ai Building Improvements (Design)
														65,000	Halia Hale Reroof, Lights, Mechanical Repairs, R&M-elevator shaft, wate
														270,000	Hauiki Homes, Upgrade Electrical Distribution System (Design)
														0	Hauiki Homes, Upgrade Electrical Distribution System, Replace Four Te
														118,926	Hauiki Homes, Upgrade Electrical Distribution System, Replace Four Te
														72,040	Hoolulu and Kamalu Emergency Call System Repair (Design)
														1,916,051	Hui O Hanamaulu Physical Improvements (Const)
														200,000	Hui O Hanamaulu Physical Improvements (Design)
														127,525	Hui O Hanamaulu Physical Improvements (Design)
														25,000	Ka Hale Kahaluu, Sidewalk Repair Responding to County Violation (Con
														2,279,674	Kaahumanu Homes, Reroofing (Const)
														0	Kaahumanu Homes, Reroofing and Additional Work for Abatement (Des
														4,150,000	Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)
														389,600	Kahale Mua Federal Site & Reroof (Const)
														263,734	Kahale Mua, Federal, Site Improvements, Bldg Mod and Reroof (Design)
														0	Kahale Mua State Site & Bldg Mod (Const)
														287,248	Kahale Mua, State, Site Improvements, Bldg Mod and Reroof (Design)
														1,202,758	Kahekili Terrace, David Malo Circle, Makaaniki Hale and Piliani Homes va
														5,079,289	Kahekili Terrace Physical Improvements (Const)
														603,387	Kahekili Terrace Physical Improvements (Design)
														0	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)
														138,547	Kahekili Terrace Tent Fumigation and Soil Treatment (Const)
														1,360,000	Kalaheo Homes Physical Improvements (Const)
														195,218	Kalaheo Homes Physical Improvements (Design)
														1,980,313	Kalakaua Homes ADA & 504 Interior & Exterior, Exterior Paint & Miscell
														780,553	Kalakaua Homes Roof Improvements (Const)
														556,562	Kalakaua Homes, Roof Improvements, Paint and ADA (Design)
														196,865	Kalanihiua Reroofing and Elevator Lobby Improvements (Const)
														53,187	Kalanihiua Reroofing and Elevator Lobby Improvements (Design)
														28,000	Kalihi Valley Homes, Community Center (Design)
														0	Kalihi Valley Homes, Community Center Wall (Const)
														544,680	Kalihi Valley Homes, Emergency Construction for Collapsed Rock Wall (
														0	Kalihi Valley Homes, Emergency Construction, Removal and Repair Fall
														110,634	Kalihi Valley Homes, Emergency Design for Collapsed Rock Wall (Desig

Economic Development Initiative	Economic Development Initiative	FEDERAL PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)					LS CIP Non-Routine R&M/Reno, S/W Des Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W Cen Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W (Design) Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W (Const) Encumber 06-30-2012	CIP Non-Routine R&M/Renovation and Site Improvements at Various Projects. Encumber 06-30-2014	General Fund Operating HMS-220 (Lapse 06-30-2013)	CIP Non-Routine R&M/Renovation and Site Improvements at Various Projects. Encumber 06-30-2014	General Fund Operating HMS-220 (Lapse 06-30-2013)	PROJECT TITLE
		722	723	724	725	726	B-09-409-K	B-09-410-K	B-10-403-K	B-10-404-K	B-11-404-K	G-12-020-K	B-12-xxx-K	G-12-020-K	
-10-SP-HI-02B	-10-SP-HI-021						57,594							Totals	Project Title
							202,394							57,594	Kalihi Valley Homes, Emergency Design, Removal and Repair Falling B
														202,394	Kalihi Valley Homes, Master Plan (Design)
														0	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)
														0	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)
														59,016	Kalihi Valley Homes Phase II Site and Dwelling Improvements (Design)
			1,000,000											1,000,000	Kalihi Valley Homes Reconstruct Kalena Drive (Const)
														0	Kalihi Valley Homes Reroof (11) Residential Buildings and Administratio
														0	Kalihi Valley Homes, Reroof (11) Residential Buildings and Administratic
														4,335,393	Kalihi Valley Homes, Site and Dwelling Improvement Phase IVA (Const)
														651,971	Kalihi Valley Homes, Site and Dwelling Improvement Phase IVA (Design)
														29,345	Kalihi Valley Homes, Site and Dwelling Improvement Phase IVA (Design)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Const)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase IX (Design)
										700,000		7,000,000		7,380,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Const)
														1,854,141	Kalihi Valley Homes Site and Dwelling Improvement Phase IVB (Design)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Const)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase V (Design)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Const)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase VI (Design)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Const)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase VII (Design)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Const)
														0	Kalihi Valley Homes Site and Dwelling Improvement Phase VIII (Design)
														883,201	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)
														0	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite
														37,000	Kauhale O Hanakahi, Recoat Metal Roofs and Roof Vents at Kauhale O
														0	Kauhale O Hanakahi, Repainting of Five (5) Buildings & Community Cer
														0	Kauhale O Hanakahi, Repainting of Five (5) Buildings & Community Cer
											20,408			20,408	Kauhale O Hanakahi, Replace Septic Tank (Const)
														0	Kauaiokalani Reroof, Paint, Interior Repairs Including Termites (Const)
														2,479,879	Kawailuehua (Federal) Exterior Improvements (Const)
							303,998							303,998	Kawailuehua (Federal) Exterior Improvements (Design)
									877,708					877,708	Kawailuehua (State) Improvements (Const)
														207,277	Kawailuehua (State) Improvements (Design)
														0	Ke Kumu Ekolu Painting of Vacant Units (Const)
										1,200,000				1,200,000	Ke Kumu Ekolu Roofing & Interior Repairs (Const)
								368,047						368,047	Ke Kumu Ekolu Roofing & Interior Repairs (Design)
														0	KPT, Bathrooms ADA Compliant (Const)
														0	KPT, Bathrooms ADA Compliant (Design)
														0	KPT, Dry Standpipe Improvements (Const)
														0	KPT, Dry Standpipe Improvements (Design)
														964,221	KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at V
														3,970,469	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)
														25,043	KPT, Elevator, Phase I: Modernization of Six Elevators (Const)
							14,228							14,228	KPT, Environmental Assessment of KPT Grounds for Chemical Agents
														20,000	KPT, Environmental Compliance With DOH Mandate (Design)
														19,400	KPT, Fire Alarm System Design (Both)
														207,227	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Con
														0	KPT, Installation of New Security Camera System for Elevators (Const)
										3,605,660				3,605,660	KPT, Rised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improvem
										250,000				250,000	KPT, Raised Sidewalks, Road Repairs, Sidewalk Repairs, Site Improver
														2,000,000	KPT, Redevelopment of KPT and Kuhio Homes (Const)
														0	KPT, Remove and Replace Lobby Roof Towers A & B, Selective patchin
														0	KPT, Reroofing Tower A (Const)
														781,591	KPT, Reroofing Tower B (Const)
														0	KPT, Rezoning and Subdivision (Design)
														0	KPT, Security Cameras (Elevator Cams) (Const)
														0	KPT, Sewer Repair Phase II (Const)
														0	KPT, Sewer Repair Phase III (Const)
														0	KPT, Structural, Spall, and Trash Chute Repair and Maintenance (Const
														0	KPT, UFAS/ADAAG Renovations to Parking Lot (Design)
														1,352,364	KPT, Upgrade Trash Chutes (Const)
														144,850	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintena
											45,000			45,000	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintena
														942,081	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Con
														262,107	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Des
														66,521	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Des
														0	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Des
							14,080							14,080	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Des
														14,211	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Des
														51,255	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Des
														4,332	Kupuna Home O'Waialua, Transformer Replacement and Maintenance
														25,000	La'ioia, Install Fall Protection for Roof Access (Const)
														36,307	La'ioia, Upgrade Fire Alarm System (Design)
														0	La'ioia Upgrade Fire Alarm System (Design)
														42,000	Lai'ioia, Replace Malfunctioning Roof Ventilators
														30,000	Lai'ioia, Tree Trimming Along California Avenue (Const)
														45,570	Lanakila Homes, Abatement and Installation of Floor Tiles at Lanakila H
														700,000	Lanakila Homes, Demo of 31 Buildings Phase IIB and IV (Const)
														1,975,960	Lanakila Homes, Fair Housing Renovations (Const)
														2,007,822	Lanakila Homes, Fair Housing Renovations (Const)

Economic Development Initiative	Economic Development Initiative	FEDERAL PLANNED CFP PROJECTS (Included in HPHA's Five Year Plan)					LS CIP Non-Routine R&M/Reno, S/W Des Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W Con Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W (Design) Encumber 06-30-2012	LS CIP Non-Routine R&M/Reno, S/W (Const) Encumber 06-30-2012	CIP Non-Routine R&M/Renovation and Site Improvements at Various Projects. Encumber 06-30-2014	General Fund Operating HMS-220 Lapse 06-30-2012	CIP Non-Routine R&M/Renovation and Site Improvements at Various Projects. Encumber 06-30-2014	General Fund Operating HMS-220 Lapse 06-30-2012	PROJECT TITLE
		722	723	724	725	726	B-09-409-K	B-09-410-K	B-10-403-K	B-10-404-K	B-11-404-K	B-12-020-K	B-12-xxx-K	B-12-020-K	
-10-SP-HI-02B	-10-SP-HI-021													Totals	Project Title
														273,349	Lanakila Homes, Fair Housing Renovations (Design)
														7,000	Lanakila Homes, Install Gutters & Downpouts at Lanakila Admin Bldg. &
														1,399,857	Lanakila Homes, Phase II, III & IV (Design)
														0	Name change from INK Architects, Inc. to INK ARCH, LLC (Design)
														5,946,831	Lanakila Homes, Physical Improvements Phase IIA (Const)
														92,331	Lanakila Homes, Physical Improvements Phase IIA (Energize Project) (
														6,800,000	Lanakila Homes, Replacement of Existing Buildings (Const)
														750,000	Lanakila Homes, Replacement of Existing Buildings (Design)
														78,510	Lanakila Homes, Site Clearing, Securing Existing Buildings and Fence In
														98,055	LCCC for Evaluation of Existing Tanks, New Line Tie In, Kealakehe, Lok
														1,200,000	LCCC for Federal and State Projects on the Islands of Kauai (Const)
														1,632,000	LCCC for Federal and State Projects on the Islands of Kauai (Const)
														284,750	LCCC for Federal and State Projects on the Islands of Maui and Kauai (
														0	LCCC for Federal and State Projects on the Islands of Maui and Kauai (
														0	LCCC for Federal and State Projects on the Islands of Maui and Kauai (
														87,327	LCCC for Federal and State Projects on the Islands of Maui and Kauai (
														102,467	LCCC for Federal and State Projects on the Islands of Maui and Kauai (
														61,800	LCCC for Federal and State Projects on the Islands of Maui and Kauai (
														460,803	LCCC for Replacement of Existing Tanks, Sewer Line Tie In From Build
														177,586	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)
														65,218	Lokahi HazMat Abatement and Interior Renovation (Design)
														372,896	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Pol
														25,511	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Pol
														17,329	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Pol
														159,643	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Const)
														66,941	Lokahi, Installation of Solar Hotwater Systems at Lokahi (Design)
														30,000	Lokahi, Removal of HPHA Utility Poles and Overhead Lines at Lokahi (C
														64,000	Lokahi, Repair ADA Unit 4-R (Const)
														0	Lokahi Replace Electric Poles and Transformers HELCO Will Assume C
														7,000	Lokahi, Termite Tenting, Warrenty, Relocation
														0	Mali II Type "C" Unit Repairs (Const)
														99,224	Makamae Investigation and Repairs (Design)
														2,012	Makani Kai Hale, Certificate of Occupancy (Design)
														1,651,765	Makani Kai Hale Physical Improvements (Const)
														159,037	Makani Kai Hale Physical Improvements (Design)
														0	Makani Kai Hale Physical Improvements (Design)
														2,243	Makani Kai Hale Physical Improvements (Design)
														2,208,441	Makua Aii Structural and Spall Repairs 1st Phase (Const)
														4,760,126	Makua Aii Structural and Spall Repairs 2nd Phase (Const)
														948,016	Makua Aii Structural Investigation and Repairs (Design)
														63,979	Makua Aii Upgrade and Replace Existing Booster Pump System (Const)
														0	Mayor Wright Homes, Building 11, 20, 22, 23, 24 Structural Repairs (Co
														0	Mayor Wright Homes, Building 11, 20, 22, 23, 24 Structural Repairs (Des
														1,148,448	Mayor Wright Homes, Modernization - Ph 1 & 2 (Design)
														4,693,177	Mayor Wright Homes, Modernization - Ph 1 (Const)
														6,000,030	Mayor Wright Homes, Modernization - Ph 2 (Const)
														4,693,177	Mayor Wright Homes, Replacement of Solar Hot Water System Instant d
														213,320	Mayor Wright Homes, Replacement of Solar Hot Water System Instant d
														67,474	Mayor Wright Homes, Replacement of Solar Hot Water System Instant d
														378,426	Mayor Wright Homes, Reroofing (Const)
														498,215	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A
														370,293	Nakolea (Homeless Shelter) Design-Build Renovation (Both)
														1,493,510	Nanakuli Homes, Drainage and Site Improvements (Const)
														250,000	Nanakuli Homes, Drainage and Site Improvements (Design)
														50,000	Nani O'Puna & Hale O'Puna LCCC (Const)
														876,600	Nani O'Puna & Hale O'Puna LCCC (Const)
														0	Nani O'Puna & Hale O'Puna LCCC (Const)
														0	Nani O'Puna & Hale O'Puna LCCC (Const)
														7,696	Nani O'Puna & Hale O'Puna LCCC (Const)
														0	Nani Olu Additional Parking (Const)
														100,000	Nani Olu Additional Parking (Design)
														423,527	Noelani I & II Waterline Repalacement and Repair (Const)
														150,000	Noelani I & II Waterline Repalacement and Repair (Design)
														0	Noelani II, Fill Sink Hole (Const)
														35,000	Noelani II, Evaluate and fill sink hole (Design)
														1,389,000	Pahala Homes, Rehabilitate 24 Units of Elderly Housing, ADA Units, Mo
														226,882	Pahala Homes, Rehabilitate 24 Units of Elderly Housing, ADA Units, Mo
														2,634,719	Palolo Valley Homes, Physical Improvements (Design)
														5,000,000	Palolo Valley Homes Physical Improvements Ph1 (Const)
														5,000,000	Palolo Valley Homes Physical Improvements Ph2 (Const)
														5,098,623	Palolo Valley Homes Physical Improvements Ph3 (Const)
														3,250,000	Palolo Valley Homes Physical Improvements Ph4 (Const)
														0	Palolo Valley Homes Security Screen Door Replacement (Const)
														0	Paoakalani (Design)
														0	Paoakalani (Const)
														2,239,959	PHA Wide CMS Support Services Technical Salaries (Const)
														0	PHA Wide State Relocation Expenses (Design)
														325,000	PHA Wide Type C Units Group A (Design)
														89,900	PHA Wide Type C Units Group A, Kauai (Const)
														796,858	PHA Wide Type C Units Group A, Oahu (Const)
														459,204	PHA Wide Type C Units Group B (Design)
														450,000	PHA Wide Type C Units Group B, Hawaii (Const)



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

**RAB Comments and HPHA Response
Changes and New Objectives Contained in the 2012 PHA Annual Plan
(FY 2012-2013)**

1. **Controlled Substances Policies:** HPHA will evaluate and amend current controlled substances policies at the agency and asset management project (AMP) level. This may include, but not be limited to, studying the potential for non-smoking buildings; developing and implementing a policy to allow the use of medical marijuana pursuant to a lawful prescription; and prohibiting possession of alcohol in common areas.

RAB comment: RAB disagrees with HPHA decision on allowing medicinal marijuana users to continue their occupancy in HPHA. RAB supports HUD's position on admission and occupancy rule of not allowing medicinal marijuana users from being admitted into PHA. RAB supports the enforcement of not allowing alcohol in common areas.

2. **Kuhio Park Terrace Redevelopment:** HPHA will continue the redevelopment of the Kuhio Park Terrace and Kuhio Homes properties in partnership with Michaels Development Company by moving into additional phases. The HPHA completed the first phase with the sale of the Towers and a ground lease to the private partners; next steps include improvements to the Kuhio Park Terrace low rises, the Kuhio Homes, and additional senior housing developments in mid-rise structures.

RAB comment: The RAB does not agree or disagree with the Kuhio Park Terrace Redevelopment.

3. **Mixed Finance Redevelopment:** HPHA will evaluate and identify additional properties in its portfolio that have potential for public-private, mixed finance, mixed income redevelopment. The agency will consider existing land uses and long-range plans, and engage in consultation with community stakeholders to better utilize available properties and improve tenant living conditions. Alternative sources of funding, including but not limited to tax credits, bonds, public agencies, private interests, and the non-profit sector may be sought in order to leverage federal and state funds.

RAB comment: The RAB does not agree or disagree with the Mixed Finance Redevelopment.

4. **Security Improvements:** HPHA will invest in capital improvements aimed at crime deterrence and improved tenant security. Such improvements may include but not be limited to the use of security cameras, improved



Hawaii Public Housing Authority
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fences, installation of grounds lighting, and modification of buildings and sites to incorporate defensible space design elements.

RAB comment: The RAB does not agree or disagree with the Security Improvements. RAB understands this is not for hiring on-site security guards.

5. Commercial Uses in HPHA Properties: Pursuant to Act 90, Session Laws Hawaii 2011, and the amendments to Section 356D-11, Hawaii Revised Statutes, enacted thereby, HPHA will develop administrative rules governing mixed use development rights and defining eligible developers.

RAB comment: The RAB does not agree or disagree with the Commercial Uses in HPHA Properties.

6. ACOP: Wait list, Grievance Procedure and Pet policy: Policies are available on the HPHA website and Main HPHA offices.

RAB COMMENT: The RAB has mentioned admitting new applicants into HPHA have been an recurring issue and would like to see new families move into new units in a quicker speed. RAB supports the idea of allowing more than one pet in the household. RAB feels residents that have violated or threatened other residents should be removed from the HPHA.

7. HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

RAB COMMENT: The RAB does not agree or disagree with this section.

8. Capital Improvements: HPHA is focusing capital improvements funding on protecting residents and the physical housing assets. In addition to the annual federal Capital Funding Program (CFP) grant, we are seeking state Capital Improvements Program (CIP) funds from the State Legislature in order to make needed repairs and modernize existing housing stock. In planning the use of funds, priority is being given to those needs that protect the health and safety of residents, such as ADA modifications, hot water systems and repairing sidewalks; and those that prevent further deterioration of housing, such as roof and spalling repairs, termite treatment and repairs, and other site repairs.

RAB COMMENT: The RAB does not agree or disagree with this section.



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9. Provides the housing survey which includes the number of household members, their household income, and rental listings at different geographical locations.

RAB COMMENT: RAB would appreciate a report from HPHA of how many vacant units in 2010 were occupied; they would like to see how quickly on average a new family moves into a unit.

10. Progress in meeting mission and goals: HPHA has a HUD technical assistance consultant team (Asset Management Monitors) reviewing the current AMP structure. When their reports are final we will make AMP structure changes based on the findings.

RAB COMMENT: RAB feels that have project managers needs to be supervised and agrees that asset management monitors are needed. RAB has mentioned that there were once a Resident Services Team that focused on the needs of the residents, and RAB feels Resident Services Team should be brought back to HPHA.



Hawaii Public Housing Authority
5-Year and Annual Plan
Fiscal Years 2009-2014

RAB Comments
Amendment to the PHA 5-Year and Annual Plan
(FY 2009-2014)

Amendment to the HPHA 2009-2014 5-Year and Annual Plan: HPHA proposes to amend its current HUD approved PHA 5 –year and Annual Plan to update Section 7.0: HOPE VI or Mixed Finance Modernization or Development. The remaining public housing units will be filled from a site-based waiting list established and managed by the new private property manager. They will be subject to an Admissions and Continued Occupancy Policy developed by the new private manager, subject to a Regulatory and Operating Agreement the HPHA.

RAB comment: RAB understands that HPHA sold the two Kuhio Towers to Michaels Development Corporation and the Michaels Development Corporation will be the management team. RAB does not agree or disagree with this revitalizing amendment.