

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

**March 15, 2012
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, February 16, 2012 (*pages 1-10*)
- B. Executive Session Minutes, February 16, 2012

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 Recognize the Kuhio Homes/Low Rise Resident Association Pursuant to Board Adopted Policy, Resolution No. 31 (*pages 11-13*)
- B. Motion: To Approve the Amendment to the HPHA's 5-Year and Annual Public Housing Agency Plan for the Fiscal Year Beginning July 1, 2009 to June 30, 2014, and to Authorize the Executive Director to Take Required Actions to Submit the Approved Plan to the U.S. Department of Housing and Urban Development (*pages 14-38*)
- C. Motion To Approve the HPHA's Annual Public Housing Agency Plan for the Fiscal Year Beginning July 1, 2012 to June 30, 2013, and to Authorize the Executive Director to Take Required Actions to Submit the Approved Plan to the U.S. Department Of Housing and Urban Development (*pages 39-58*)
- D. Motion: To Adopt Revisions to the Admissions and Continued Occupancy Policy Regarding Relocation and Transfer of Residents to Remodernized Units (*pages 59-68*)

V. REPORTS

- A. Board Task Force Reports: None
- B. Executive Director's Report (*pages 69-119*)

Updates and Accomplishments for the Month of February 2012 Related to Public Housing; Section 8 Subsidy Programs; Construction Management Branch; Compliance Office; Planning & Evaluation Office: media inquiries, legislative; Fiscal Management Office: audit and FDS submission; Contracts & Procurement; Information Technology Office; Personnel: DCCA ruling, multiskilled workers; and Hearing Office.

Planned Activities for Month of March/April 2012 'I Have A Dream Hawaii Housing' Campaign; Security Measures at Mayor Wright Homes; Possible For Profit Division of HPHA, and Ongoing HPHA Operations.

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) (page 120)*

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: *Kuhio Park Terrace Mixed Finance Redevelopment (page 121)*

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: Update on Energy Services Agreement with Ameresco as Requested by the HPHA Board on January 19, 2012 (*page 122*)

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori 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, FEBRUARY 16, 2012
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, February 16, 2012 at 9:00 a.m.

The meeting was called to order by Chairperson David Gierlach and on roll call, those present 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 Debbie Shimizu
Director Travis O. Thompson
Director Trevor Tokishi
Director George Yokoyama

Executive Director, Hakim Ouansafi
Deputy Attorney General, Jennifer Sugita

EXCUSED: Director Patricia McManaman

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Clarence Allen, Acting CFMA
Nicholas Birck, Chief Planner
Becky Choi, State Housing Development Administrator
Stephanie Fo, Property Management & Maintenance Services
Branch Chief, Acting Section 8 Chief
Diane Johns, Program Specialist
Kiriko Oishi, Compliance Specialist
Phyllis Ono, Program Specialist
Joanna Renken, Acting Public Housing Supervisor
Rick Sogawa, Contracts and Procurement Officer
Taryn Chikamori, Secretary to the Board

OTHERS: Michael Alexander, Tenants Association of Protective Services
Ira Calkins, Punchbowl Homes Resident
Gloria Castro
Augafa Ene, Mayor Wrights Homes Resident

Fetu Kolio, Mayor Wright Homes Resident
Marleen Lafaele, Mayor Wright Homes Resident
Jenny Lee, Lawyers for Equal Justice (LEJ)
Erika Liashenko, HGEA
Bob Loren, HPHA Public Housing Resident
Jeanne Lorrin, Tenants Association of Protective Services
Vite Kristoph, Mayor Wright Homes Resident
David Moakley, Ameresco
Nikki Motson, Hawaii Public Radio
Marie Powell, Punchbowl Homes Resident
Nancy Schroeder, Punchbowl Homes Resident
Sheila Wood, Tenants Association of Protective Services

Proceedings:

Chairperson Gierlach declared a quorum present.

The business of the Board proceeded with approval of the Regular Meeting Minutes of January 19, 2012. Director Thompson moved to approve the minutes.

The minutes were unanimously approved.

Public Testimony

Mr. Fetu Kolio, Mayor Wright Homes Resident, requested that more board meeting public packets be made available. He also testified that there is favoritism among the Mayor Wright Homes (MWH) security guards, and the manager is holding private resident meetings without him, the tenant association president.

Ira Calkins, Punchbowl Homes Resident, testified that management did not control the tenant association meeting. He also stated that the tenants should have a say on operations of public housing.

Jeanne Lorrin, Punchbowl Homes Resident, asked why residents need to pay for repairs if someone breaks into their unit. She also stated that the stairs are slippery when it rains and requested that management address this situation.

Michael Alexander, Punchbowl Homes Resident, stated that management inspected his apartment and that tenants live under dictatorial conditions and are afraid to speak up.

Sheila Wood, Tenants Association of Protective Services, and a former public housing resident, questioned why tenants do not get to see the unit before moving in and why they are not given an option to see another unit. She was asked to leave public housing, and that management will not allow her to return.

Marie Powell, Punchbowl Homes Resident, stated that tenants have been harassed, discriminated against, and their constitutional and Declaration of Independence rights are being violated by management. She also stated that when a male tenant called the manager, the manager yelled at him and hung up the phone. She also stated that she never received a response for her reasonable accommodation request for an air conditioner from the manager, and had to go to the Hawaii Public Housing Authority (HPHA) main office to learn that her request was already approved. Ms. Powell reported that she spoke to Stephanie Fo and Phyllis Ono about her concerns, and received positive responses.

Bob Loren, Punchbowl Homes Resident, stated that the complaint procedures are flawed and take too long. He does not like the manager. He also stated that there are provisions for handicapped drivers but, the approval of the provision is up to the manager and the manager refuses to work with tenants.

Nancy Schroeder, Punchbowl Homes Resident, stated her unit is roach infested, and has been told by management that she has to pay for services if maintenance treats her unit. She stated the roaches are coming from the holes in her pantry and she has asked maintenance to close the holes but, has not gotten any response. She reported that the resident association elections were not run fairly, and management harasses her.

For Action:

Director Yoshioka moved,

To Recognize the Kuhio Park Terrace (KPT) Towers I, LLC Resident Association.

Chairperson Gierlach asked if the resident association is in compliance. Mr. Ouansafi confirmed that the resident association is in compliance with the requirements governing resident associations.

Director Thompson asked what portion of Kuhio Park Terrace (KPT) is included in this association. Ms. Fo clarified that this resident association represents the two high rise towers at KPT.

Director Shimizu questioned why the name of the resident association is called “Kuhio Park Terrace (KPT) Towers I” instead “Kuhio Park Terrace (KPT) Towers I and II,” as the association includes both towers. Mr. Ouansafi responded that Kuhio Park Terrace (KPT) Towers I, LLC is the name of the corporation, and not a description of the area or actual buildings at KPT.

The motion was unanimously carried.

For Action:

Director Espero moved,

To Reappoint Ms. Arde Long-Yamashita to the Hawaii Public Housing Authority’s (“HPHA”) Kauai Eviction Board, Mr. Robert Hill to the HPHA Maui Eviction

Board and Mr. Keith Biho to the HPHA Hilo Eviction Board for a Two-Year Term Expiring on February 28, 2014.

Director Thompson asked if there are term limits. Mr. Ouansafi responded that the term is for two years but, they can be re-appointed for an unlimited number of terms.

The motion was unanimously carried.

For Action:

Director Espero moved,

To Accept the HPHA's Single Audit Testing on Internal Controls and Compliance for Fiscal Year July 1, 2010 Ending June 30, 2011 and to Authorize the Executive Director to Submit the Single Audit to the U.S. Department of Housing and Urban Development.

Mr. Ouansafi stated that there are errors in the audit and staff is working with the KMH auditors on making the corrections and creating a corrective action plan.

Director Godfrey commented that the audit found 13 weaknesses, and HPHA should provide the Board with a monthly checklist regarding the status of each weakness. Mr. Ouansafi responded that HPHA is in the process of creating a spreadsheet that reflects these issues.

Director Thompson stated that 95% of the findings are the same as 2010 and he requested a follow up report. Mr. Ouansafi stated staff is putting together a detailed report and will report immediately after it is completed.

Director Tokishi reported that he did not receive the single audit findings. (A copy was provided to him during the meeting.)

Chairperson Gierlach asked when the report is due to the U.S. Department of Housing and Urban Development (HUD). Mr. Ouansafi replied late March 2012.

Director Thompson asked if the Board would see HPHA's corrective action plan before the audit report is submitted to HUD. Mr. Ouansafi responded affirmatively.

The motion was unanimously carried with Director Shimizu's reservations and with the provision that the Board must see the corrective action plan at the March Board meeting.

For Action:

Director Espero moved,

To Authorize the Executive Director to Reevaluate the Remaining Phases of Construction at Lanakila Homes and to Proceed with the Most Appropriate Course of Action.

Mr. Ouansafi stated that the HPHA wants to renovate all but six units which need to be demolished. The HPHA would need to ask HUD's approval to rescind HUD's prior approval of HPHA's demolition application for the units. The HPHA will consult with HUD, and if there is a huge consequence to "undemolish" the units, the HPHA will proceed with the current plan to demolish them.

Mr. Ouansafi stated the HPHA has the Capital Improvement Fund to refurbish most of the units at a much lower cost than demolishing and rebuilding them. To expedite the renovations, the HPHA may be split the 62 units into smaller projects with multiple contractors working at the same time. Once the contracts are awarded, the units should be completed within four months.

Director Thompson expressed concerns as the HPHA was required to conduct an assessment of the units when it first applied to HUD for demolition. He further commented that there should be a master plan and cost estimates that were submitted and that without the benefit of reviewing those original submittals, the Board cannot make an informed decision. He requested that Mr. Ouansafi return to the Board next month with the potential benefits and consequences from HUD, should the HPHA rehabilitate instead of demolish.

Mr. Ouansafi reported that he personally visited the units with the Construction Management Branch Chief, and believes the units are salvageable. Director Yokoyama also attended the site visit with Mr. Ouansafi. Mr. Ouansafi stated also that the HPHA has the funds to demolish but, not the funds to rebuild all units.

Director Yoshioka questioned how the HPHA demolished more units than they were supposed to. Ms. Choi responded that in the master plan, each phase does not have a one for one replacement, however, after all of the phases are completed, there would be a one for one replacement.

Director Yokoyama commented that he and Senator Kahele accompanied Mr. Ouansafi during his inspection of Lanakila, and agrees with Mr. Ouansafi's proposal.

Director Shimizu asked if the HPHA would need to change the 5-year plan. Mr. Ouansafi responded affirmatively.

**The motion was carried by the vote of: Ayes: Chairperson Gierlach
Director Yoshioka
Director Espero
Director Godfrey
Director Kihano
Director Shimizu**

**Director Tokishi
Director Yokoyama**

Nays: Director Thompson

Chairperson Gierlach called for a recess at 10:14 a.m. and reconvened at 10:26 a.m.

For Action:

Director Espero moved,

To Adopt Revisions to the HPHA’s Policy on Request for Reasonable Accommodations and Modifications Subject to Consultation with the Hawaii Government Employees Association and the United Public Workers Union

Ms. Oishi reported that the HPHA reasonable accommodations policy is being revised based on HUD guidance and review by the HPHA’s consultant, and to ensure that staff understands that there are consequences for failure to comply with the policy.

Director Shimizu commented that the phrase “reasonable time” on page 60, paragraph 9 of the policy, is vague. Ms. Oishi responded that it is very difficult to determine a standard time frame, as reasonable modifications sometimes involve lengthy time periods due to construction. HPHA is currently working with National Center for Housing Management (NCHM) regarding reasonable modification requests.

Director Espero asked if tenants are allowed to request temporary reasonable accommodations in advance, such as those suffering from injuries due to surgeries. Ms. Oishi replied that tenants are allowed to request in advance and will be approved if a health professional verifies the need for the reasonable accommodation.

Ms. Oishi also reported that the HPHA sought union consultation on the proposed changes to the reasonable accommodations and modifications policy. The Hawaii Government Employees Association (HGEA) did not submit any questions or concerns with the proposed changes. There is a meeting scheduled with the United Public Workers union this week.

The motion was unanimously carried.

For Action:

Director Espero moved,

To Adopt Proposed Changes to the HPHA’s Admissions and Continued Occupancy Policy for Federally Assisted Public Housing Regarding its Language Access Policy.

Ms. Oishi stated that HPHA held a public hearing in November 2011, and there was very little participation but most of the feedback was favorable. The HPHA also consulted with the

Resident Advisory Board (RAB). The language access law requires HPHA to provide these services.

The motion was unanimously carried.

Reports:

Board Task Force Reports: none

Executive Director's Report:

Pursuant to Board adopted policy, Chairperson Gierlach asked if anyone had any objections with Nikki Motson of Hawaii Public Radio audio recording the meeting. With there being no objections, Hawaii Pubic Radio was allowed to record the meeting.

Mr. Ouansafi reported that the HPHA will be identifying certain public housing buildings, and in the near future, requesting that the Board approve these buildings as "non-smoking."

Director Thompson asked what happens to a tenant who is a smoker living in a newly designated non-smoking building. Mr. Ouansafi replied that possibly if there are more non-smokers in the building, the smoker will be asked to move and vice versa.

Director Gierlach asked if smoking is a big problem. Mr. Ouansafi replied that tenants are getting physically sick, and there is a female tenant who is extremely allergic.

Director Espero asked if the tenants will have input as to which buildings will be designated as non-smoking. Mr. Ouansafi confirmed that the tenants will be able to provide input.

Mr. Ouansafi reported that the HPHA is looking into having a resident management advisor (RMA) at the projects. The RMA would receive a stipend from the HPHA, and will be available for tenants and police for events occurring after hours, and also have the authority to issue notices of violation to tenants. Once the staff has an outline of the plans, staff will ask for Board approval.

Director Yoshioka asked if the RMA would be in addition to, or replacing the tenant monitoring program. Mr. Ouansafi replied this would not necessarily replace the tenant monitoring program.

Mr. Ouansafi reported that the HPHA will be implementing a resident ID card program. This will assist security and law enforcement when dealing with trespassers. Although there are some complaints, Mr. Ouansafi stated that a resident of Trump Towers cannot enter without an ID card, and the same standard should apply to the public housing residents.

Mr. Ouansafi reported that the HPHA will encourage the formation of resident owned businesses and is considering partnering with small business associations to provide education and training for the residents.

Mr. Ouansafi reported that the HPHA will be working with the University of Hawaii (UH) in implementing a program where UH students tutor public housing students for credit.

Director Thompson commended Mr. Ouansafi for his desire to bring needed programs, but expressed concerns regarding HPHA's staffing levels and resources to implement so many new programs at one time. Mr. Ouansafi replied that these programs will give managers a reprieve.

Mr. Ouansafi reported that the HPHA is looking into month to month leases for State public housing projects.

Mr. Ouansafi reported that nearly 150 vacant units will be repaired by the end of February due to the "I Have a Dream Hawaii" campaign. Many of the units have been completed and the remainder will be completed in the coming weeks. The HPHA may also conduct mass certifications to ensure that the units are filled on a timely basis.

Mr. Ouansafi updated the Board on security measures that were underway at Mayor Wright Homes (MWH). He reported that discussions on security issues started in early January, and were well before the stabbing incident. The HPHA is in the process of securing bids for security cameras and increasing the height of existing fences. The HPHA is also in final negotiations with a Sheriff to move into one of the units.

Director Gierlach commented that he has never seen so much maintenance work being done at MWH until now, and also asked about the status of the security contract at MWH. Mr. Ouansafi responded that HPHA is taking the necessary actions and there may be an announcement soon.

Director Shimizu asked about federal grants. Mr. Ouansafi reported the staff contacted a grant writer and she may be willing to the help.

Director Godfrey asked about the status of Kuhio Park Terrace (KPT). Ms. Arashiro reported that the staff has a meeting with Michaels Development next week and will ask them to report the progress at a future Board meeting. Director Godfrey commented that the redevelopment at KPT has some momentum and that HPHA should continue its work to redevelop the entire parcel.

Director Thompson requested HPHA provide the Board with a timeline or master plan for KPT.

Motion: To go into Executive Session at 11:16 a.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to:

- 1. Personnel Issues at Punchbowl Homes;**

2. **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);***
3. **Approval of Executive Session Minutes of January 19, 2012.**

Director Espero moved at 11:13 a.m.

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:26 p.m.

For Information: Board Training by the National Center for Housing Management on the Fair Housing Act/Section 504 and ADA Regulations

Mr. Glenn Stevens and Mr. Mark Alper for National Center for Housing Management (NCHM) introduced themselves and explained that HPHA contracted with NCHM to conduct a self-evaluation and create a transition plan.

Mr. Alper stated that the HPHA has the same problems as found in 1999 (when NCHM conducted its first evaluation of HPHA's inventory). He also stated these problems are not unique to HPHA, as they exist in the private sector (hotels, restaurants, etc.) too.

Mr. Alper stated that the HPHA needs to comply with Section 504 of the Rehabilitation Act which the HUD adopted in 1988, the Americans with Disabilities Act of 1990 and the Fair Housing Act Amendments. Mr. Alper noted that most of HPHA's properties are old, and as a result, exempt from complying with certain legal requirements. HPHA must provide accessibility when there has been substantial rehabilitation or new construction. Section 504 applies to HPHA because it receives federal funds, but Section 504 precludes a private right of action.

Mr. Alper stated the biggest challenge is the Fair Housing Act reasonable modification provisions. Each reasonable accommodation/modification request needs to be reviewed separately and a cost analysis needs to be completed for each request. Mr. Alper stated that the key to the reasonable modification process is documentation. He asked for documentation at several projects and certain staff could not provide the documentation.

Mr. Alper stated he is working with Ms. Oishi on creating and implementing policies and procedures.

Mr. Alper stated that the State audit found that the HPHA did not comply with asset management, and he questioned whether HPHA could measure what constitutes an undue financial burden. Director Thompson responded that the HPHA implemented asset management after the audit was published. Mr. Alper asked HPHA to provide documentation showing the implementation of asset management so that he can include it in his report. Mr. Alper also noted

that HUD foisted Asset Management upon all PHAs without providing any technical assistance or training.

Mr. Alper reported that the transition plan will be completed in March 2012. This was not done during NCHM's 1999 evaluation of HPHA. Once the transition plan is created, HPHA must follow it.

Mr. Stevens reported his experiences upon meeting with HPHA AMP managers. He commented that HPHA has a beautiful and well functioning elderly housing project near HPHA's main office.

Mr. Alper reported that he is working with Ms. Oishi to revise the Admissions and Continued Occupancy Policy (ACOP) to include HUD's new rules regarding sexual orientation.

With no further business for the Board to conduct,

Director Espero moved to adjourn,

The motion was unanimously carried.

The meeting adjourned at 1:06 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Taryn Chikamori
Secretary to the Board

MAR 15 2012
Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on MAR 15 2012.



Jason Espero
Director/Board Secretary

MAR 15 2012
Date

FOR ACTION

SUBJECT: To Recognize the Kuhio Homes/Low Rise Resident Association Pursuant to Board Adopted Policy, Resolution No. 31

I. FACTS

- A. Public Housing Agencies have been mandated by Congress to comply with certain provisions under the Quality Housing and Work Responsibility Act of 1998. In addition, the U.S. Department of Housing and Urban Development has promulgated federal regulations governing resident councils and the election of a governing board for resident councils under volume 24 Code of Federal Regulations (CFR) part 964.

II. DISCUSSION

- A. Since November 15, 2011, the Low-Rise/Kuhio Homes Resident Association has been working with Realty Laua, their property management company, in order to comply with the federal requirements in volume 24 Code of Federal Regulations part 964 Tenant Participation and Tenant Opportunities in Public Housing.
- B. On January 4, 2012, the Low-Rise/Kuhio Homes Resident Association conducted their elections with Mr. Ioane Ah Sam, Property Manager and Spencer Andersen of the Honolulu Police Department. They were the independent third party observers that verified the process was fair, impartial and conducted pursuant to the Resident Association's By-laws.
- C. On January 26, 2012, the Low-Rise/Kuhio Homes Association held a general meeting to accept the current resident association's By-laws. The majority of the members present adopted these By-laws.
- D. Realty Laua, a local property management team, in partnership with Hawaii Public Housing Authority's (HPHA) Property Management and Maintenance Services Branch (PMMSB) has reviewed all submitted documents in conjunction with volume 24 Code of Federal Regulations part 964.

Review of the documents indicates the following:

- 1. Low-Rise/Kuhio Homes Resident Association By-laws conform to 24 CFR 964; and

2. Officers of the Low-Rise/Kuhio Homes Resident Association as elected on January 4, 2012 are:

President	-	Aitofele Togia (Fele)
Vice President	-	Vaeluaina Faletogo (Ina)
Secretary	-	Nisa Taua'a
Treasurer	-	Vacant
Sgt. at Arms	-	Lagi Falaniko

E. The following documents are on file and available for review:

1. Certificate of Election Results; and
2. Low-Rise/Kuhio Home Resident Association By-laws.

III. RECOMMENDATION:

That the HPHA Board of Directors Recognize the Kuhio Homes/Low Rise Resident Association Pursuant to Board Adopted Policy, Resolution No. 31.

Prepared by: Stephanie Fo, PMMSB Chief



Approved by the Board of Directors
on the date set forth above

David Gierlach
Chairperson



Certificate of Recognition

Low-Rise/Kuhio Homes Resident Association
March 15, 2012

Has met all the requirements of the U.S. Department of Housing and Urban Development under Volume 24 Code of Federal Regulations, "Tenant Participation and Tenant Opportunities in Public Housing" and is in conformance with the Hawaii Public Housing Authority, Board Resolution No. 31, and "Policy on Official Recognition of a Resident Association." Pursuant to their by-laws, Low-Rise/Kuhio Homes Resident Association has duly elected officers as of January 4, 2012. Therefore, be it known that the Hawaii Public Housing Authority Board of Directors hereby acknowledge and recognize the newly elected Low-Rise/Kuhio Homes Resident Association officers as the representative resident council.

David Gierlach
Chairperson

Hakim Ouansafi
Executive Director

FOR ACTION

SUBJECT: To Approve the Amendment to the Hawaii Public Housing Authority's Public Housing Agency 5-Year and Annual Plan for the Fiscal Year Beginning July 1, 2009 to June 30, 2014, and to Authorize the Executive Director to Take Required Actions to Submit the Approved Plan to the U.S. Department Of Housing and Urban Development

I. **FACTS**

- A. The HPHA 2009 – 2014 Five Year and Annual Plan as approved by the Board on April 16, 2009 must be amended to update Section 7.0: HOPE VI or Mixed Finance Modernization or Development to reflect the current status of the Kuhio Park Terrace mixed finance redevelopment.
- B. Public notice of hearings on the draft PHA 5-Year and Annual Plan amendment, required by 24 Code of Federal Regulations, Part 903.17, was approved by the Board of Directors on December 15, 2011 and published in the Honolulu Star-Advertiser, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) the week of December 23, 2011.
- C. Public hearings were held in each county on February 9, 2012. A summary of the testimony received prior to and at the hearings was completed. (Attachment A)
- D. A meeting with the Resident Advisory Board (RAB) on the draft amendment to the PHA 5-Year and Annual Plan was held on December 7, 2011. A summary of the RAB's final recommendations and HPHA's response was prepared. (Attachment B)
- E. HPHA must electronically submit the final proposed PHA 5-Year and Annual Plan and required attachments to the local Honolulu HUD Office no later than April 16, 2012 for its review and subsequent approval.

II. DISCUSSION

- A. HPHA staff reviewed and considered all testimony received prior to and at the public hearings, along with recommendations of the RAB. Appropriate changes were made to the draft amendment to the PHA 5-Year and Annual Plan. The changes made to the draft plan are non-substantial and therefore do not require additional public hearings. They are summarized in Attachment C.
- B. Discussion will continue with the RAB on the details and implementation of changes included in the PHA 5-Year and Annual Plan, once it is approved by the Board and HUD.
- C. Attachment D is the proposed final FY 2009-2014 PHA 5-Year and Annual Plan, subject to changes approved by the Board, and will be submitted to HUD upon approval.

III. RECOMMENDATION

That the HPHA Board of Directors approves HPHA's amendment to the Public Housing Agency (PHA) 5-Year and Annual Plan for 2009-2014 and authorizes the Executive Director to submit it along with required documents to the Department of Housing and Urban Development on or before April 15, 2012.

Attachment A: Summary of Public Testimony
Attachment B: RAB Recommendations and HPHA Response
Attachment C: Summary of Changes to the Draft PHA 5-Year Plan Amendment
Attachment D: Final Proposed FY 2009-2014 PHA 5-Year and Annual Plan

Prepared by: Nicholas Birck, Chief Planner



Approved:



David Gierlach
Chairperson



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

SUMMARY OF PUBLIC TESTIMONY

Public hearings on the amendment to the FY 2009-2014 PHA 5-Year and Annual Plan were held February 9, 2012 on Oahu, Kauai, Maui, and at two locations on the Big Island. One person submitted written comments. The following is a summary of testimony on the amendment to the PHA 5-Year and Annual Plan.

The testifier suggested that the pre-development unit count of Kuhio Homes be changed from 788 as stated in the amendment to 748 units. The testifier also questioned whether the statements made about the site based waiting list were correct and suggested that amendments be made to the language.



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

**RAB Comments and HPHA Response
Draft 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 IV 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: The RAB does not agree or disagree with this revitalizing amendment. The RAB understands that HPHA that Michael Development Corporation owns, operates and manages the two Kuhio Park Terrace Towers.



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

**SUMMARY OF PROPOSED CHANGES TO THE AMENDMENT TO THE 2009-2014
PHA 5-YEAR AND ANNUAL PLAN**

HPHA staff recommends that the following changes be made to the amendment to the PHA 5-Year and Annual Plan. The changes are stylistic or linguistically clarifying in nature and do not represent any substantial deviation or significant amendments/modifications.

Section 7.0:

The community will be transformed from ~~788~~ 748 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 (PBV) supported, public housing, 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 the HPHA waiting list and the PBV, LIHTC, and market rate units will be filled from a site-based waiting list established and managed by the new private property manager.

Aside from these clarifying modifications, all the items in the plan are important to the financial viability of HPHA, or will result in better living conditions for residents. Many of the items will be discussed further with RAB, and implementation will be done in consultation with residents and the Board.



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

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
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1.0	PHA Information					
	PHA Name: Hawaii Public Housing Authority			PHA Code: HI001		
	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: (MM/YYYY): 07/2009					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above)					
	Number of Public Housing Units: 5,331		Number of Housing Choice Voucher units: 3,128			
3.0	Submission Type					
	• <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission.					
	The mission of the Hawaii Public Housing authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.					



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5.2 Goals and Objectives

A. PHA Goal: Expand the supply of assisted housing

Objectives:

1. Apply for additional rental vouchers if available.
2. Reduce public housing vacancies: Not to exceed 5% vacancy rate.
3. Leverage private or other public funds to create additional housing opportunities: Assess the feasibility of mixed-use private redevelopment.
4. Shelter Plus – 100 units (20 unit per year)

B. PHA Goal: Improve the quality of assisted housing

Objectives:

1. Improve public housing management: (PHAS score)
 - PHAS Physical Condition (REAC) - Passing score of 75 out of 100 points.
 - PHAS Financial Condition- Increase rent collection rate to 95%.
 - PHAS Management Operations -Vacant Unit Turnaround Time: Less than or equal to 20 days; Work Orders: Complete or abate 100% of emergency work orders within 24 hours and complete non-emergency work orders within an average of 25 days; Annual Inspections: Inspected 100% of its units and systems using the Uniform Physical Condition Standard (UPCS).
 - PHAS Resident Survey – refer to “Increase Customer Satisfaction” below.
 - Evaluate and upgrade PHA computer software to increase the efficiency of programs agency-wide.
 - Improve tenant rent collection system through timely evictions for non-payment of rents.
2. Improve voucher management: (SEMAP score) Strive for High-Performer: 90%
 - Maintain lease-up to 95% of budget utilization.
 - Partner with the City and County of Honolulu, Section 8 Housing Choice Voucher Program to develop a rent reasonableness process to improve operational effectiveness.
 - Develop and maintain an effective reporting system to improve operational efficiency.
 - Continue to develop relationships with more partners in the recruitment and retention of landlords.
3. Increase customer satisfaction: Resident Services and Satisfaction Survey - Achieve at least a score of 80% in all categories (maintenance and repair, communication, safety, services and neighborhood appearance).
4. Concentrate on efforts to improve specific management functions:
 - Develop strategies and training for PH managers and staff to improve rating on the Resident Service and Satisfaction Survey.
 - Develop a plan to have Tenant Monitors available when managers are not available.
5. Renovate or modernize public housing units.
6. Demolish or dispose of obsolete public housing and provide replacement housing.
7. Provide replacement vouchers.
8. Leverage Capital Funds to accelerate modernization projects.
9. Study the feasibility of utilizing public/private partnerships for the redevelopment of public housing.

C. PHA Goal: Increase assisted housing choices

Objectives:

1. Conduct outreach efforts to potential voucher landlords.
2. Provide Section 8 voucher mobility counseling.
3. Increase voucher payment standards.



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5.2 Goals and Objectives (cont.)

4. Implement voucher homeownership program.
5. Implement public housing or other homeownership programs.
6. Utilize Geographical Wait Lists.
7. Pursue designated housing for elderly-only project(s).

D. PHA Goal: Provide an improved living environment

Objectives:

1. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.
2. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
3. Implement public housing security improvements.
4. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).

E. PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

1. Increase the number and percentage of employed persons in assisted families by annually assisting public housing residents to attain their goals for economic self-sufficiency.
2. Attract supportive services to improve assistance recipients' employability.
3. Attract supportive services to increase independence for the elderly or families with disabilities by annually providing or attracting supportive services at 5 public housing sites that service elderly or disabled populations.
4. Provide measures and opportunities to increase the income of residents to complement de-concentration and income targeting.
5. Encourage and support resident participation in an existing Individual Development Account (IDA).

F. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
4. Continue on-going efforts to educate and provide information to the general population and to landlords.
5. Conduct on-going training to educate staff.
6. Continue to implement the Section 504 and ADA transition plans.
7. Implement the Limited English Proficiency (LEP) plan for applicants and residents of public housing and Section 8 programs.
8. Provide training to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.
9. Build community ties with private and non-profit organizations to affirmatively further fair housing.
10. Update the Fair Housing Analysis of Impediments in 2009.



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5.2 Goals and Objectives (cont.)

- G. PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:
 - 1. Implement project based accounting and management for federal public housing.
 - 2. Evaluate and upgrade PHA computer software to improve financial accounting and reporting.
 - 3. Improve tenant rent collection system through updating policies and procedures, timely evictions for non-payment of rents, and timely write offs.

- H. PHA Goal: Evaluate the current administration of HPHA's Section 8 Housing Choice Voucher Program.

- I. PHA Goal: Due to the recent change in funding levels for the Section 8 HCV Program by HUD, HPHA will be exploring various options to maximize the number of voucher participants within the current HUD funding level, including:
 - 1. Adjusting the subsidies given to the current voucher holders to increase the number of active vouchers;
 - 2. Maintaining current subsidy amounts and not open the wait list until HUD funding is increased.

- J. PHA Goal: Comply with the Violence Against Women Act to support and assist victims of domestic violence, dating violence, sexual assault, or stalking. To protect certain victims as well as members of the victims' immediate families – from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim.



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6.0 PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission
- *Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures:* HPHA will establish a wait list preference for working families, and is pursuing public/private partnership mixed-use redevelopment at one or more sites to enhance de-concentration.
 - *Financial Resources* amounts have changed.
 - *Rent Determination:* HPHA will establish a minimum rent of at least \$50 for all tenants. This was presented to and approved by the Resident Advisory Board but inadvertently omitted from the public PHA Plan draft; public testimony was received asking that it be corrected. A new fee of \$25 will be charged for rent paid more than 7 business days after due, and for dishonored checks.
 - *Operations and Management* will incorporate mixed-use redevelopment.
 - *Designated Housing for Elderly:* HPHA will submit plans for elderly-only designation for one or more sites.
 - *Community Service and Self Sufficiency:* a waitlist preference for working families will encourage increased self-sufficiency.
 - *Safety and Crime Prevention:* additional sites have been added to those affected by safety needs; additional legislation is being pursued.

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

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

Also available on the internet at <http://www.hpha.hawaii.gov/housingplans/index.htm>

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



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6.0	(cont.) 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
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7.0

- **Hope VI or Mixed Finance Modernization or Development:** 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 748 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, public housing, 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.

- **Demolition and/or Disposition:**
 1. Lanakila Homes, Big Island: HPHA had previously received approval to demolish a number of buildings at Lanakila Homes. Subsequently it was determined that rehabilitation of 3 of those buildings would be more appropriate, and approval to rescind demolition of 6 units was granted by HUD. On February 19, 2009 the HPHA Board of Directors authorized HPHA to pursue a plan to utilize volunteer organizations to renovate the 6 units and return them to service.
 2. Waimanalo Homes, Oahu: The Department of Hawaiian Home Lands (DHHL) requested a no-cost six-foot wide sewer easement along the property line of Lot 146, in order to connect a new DHHL subdivision to the existing city sewer system. There is no adverse impact on HPHA, the property or its residents. No units are taken from service, no tenants displaced. Tenants will be informed of the planned easement.
 3. No additional demolition requests are planned at this time. HPHA may consider demolition of a limited number of units should circumstances require. Such action would only occur in consultation and with the approval of Department of Housing and Urban Development.
- **Conversion of Public Housing:** None planned for this time period.
- **Homeownership Programs:** Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. No change in status since previous PHA plan.



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7.0	<ul style="list-style-type: none">• Project-based Vouchers. 305 units at Pololo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives. <p>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. HPHA will continue to develop these strategies to better address housing needs in Hawaii.</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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>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 <i>Capital Fund Program Five-Year Action Plan</i>, 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>ATTACHED</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>NOT APPLICABLE</p>



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9.0 Housing Needs of Families in the Jurisdiction.

Housing Needs of Families on the Public Housing Waiting List		
	# of families	% of total families
Waiting list total	8,834	
Extremely low income <=30% AMI	7,457	84.41
Very low income (>30% but <=50% AMI)	1,170	13.24
Low income (>50% but <80% AMI)	177	2.0
Families with children	4,504	50.98
Elderly families	1,797	20.34
Families with Disabilities	1,774	20.08
White	1,456	16.48
Hispanic	589	6.67
Black	203	2.3
Am Indian, etc	105	1.19
Asian/Pacific Islander/Other	7,070	80.03
Characteristics by Bedroom Size (Public Housing Only)		
1BR and Studio	3,911	44.27
2 BR	3,277	37.10
3 BR	1,339	15.16
4 BR	227	3.14
5 BR	30	.34
5+ BR	0	



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9.0 Housing Needs (cont.)

Housing Needs of Families on the Section 8 Waiting List		
	# of families	% of total families
Waiting list total	4,252	
Extremely low income <=30% AMI	4,016	94.4
Very low income (>30% but <=50% AMI)	205	4.8
Low income (>50% but <80% AMI)	31	.07
Families with children	1,508	35.5
Elderly families	261	6.1
Families with Disabilities	691	16.3
White	786	18.6
Hispanic	358	8.4
Black	109	2.6
Am Indian, etc	51	1.2
Asian/Pacific Islander/Other	3,306	77.8%

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.



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9.0 Housing Needs (cont.)

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	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	46,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,844	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	16,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	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%	—

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

County	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$864	
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,546	\$1,650	\$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	43,887	\$1,310	\$1,346	\$1,104	\$979	\$1,072
	2006	49,484	\$1,461	\$1,451	\$1,458	\$1,256	\$1,253
Hawaii	1992	39,789	\$851	\$891	\$579	\$556	
	1997	46,271	\$954	\$1,089	\$840	\$897	\$844
	2003	54,844	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,148	\$1,152
Kauai	1992*	16,981	\$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	\$1,286	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,348



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9.0 Housing Needs (cont.)

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*	16,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,480	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.



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9.0 Housing Needs (cont.)

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
Waimea-Anahola	\$781	\$1,080	\$1,371	\$1,733	\$1,090	\$1,435	\$1,494	\$1,859	\$2,200	\$1,679
Poipu-Kalaheo	\$1,028	\$1,200	\$1,400	\$1,692	\$1,254	\$1,273	\$1,487	\$1,968	\$2,200	\$1,713
North Shore	\$1,097	\$1,408	\$1,553	\$2,238	\$1,622	\$1,199	\$2,108	\$2,608	\$3,250	\$2,332
Other		\$850	\$1,850	\$1,950	\$1,690	\$795	\$1,950	\$2,299	\$2,100	\$2,006
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.



9.1 Strategy for Addressing Housing Needs.

A. Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units by outsourcing where appropriate.
- Seek replacement of public housing units lost to the inventory through mixed finance development.
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

B. Need: Specific Family Types: Families at or below 30% of median

Strategy: Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work



9.1 **Strategy for Addressing Housing Needs (cont.)**

C. Need: Specific Family Types: Families at or below 50% of median

Strategy: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

D. Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

E. Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

F. Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Provide training to housing providers and to residents with limited English proficiency.

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing



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9.1

Reasons for Selecting Strategies (cont.)

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups



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10.0

Additional Information. (a) Progress in Meeting Mission and Goals in the previous 5- Year Plan (FY 2005-2009)

1. PHA Goal: Expand the supply of assisted housing

- A. Apply for additional rental subsidies: *Applications for HUD Specific Section 8 Housing Choice Vouchers will be submitted provided that HUD specific funding is available and HPHA meets the criteria for the specific funding.*
- B. Reduce public housing vacancies, not to exceed 5% vacancy rate.
- *Of the 537 units vacant as of June 30, 2008, 345 have been repaired.*
 - *The remaining 192 units are scheduled to be repaired or under contract for repairs by June 30, 2009.*
 - *Current occupancy rate is 94%*

2. PHA Goal: Improve the quality of assisted housing

- A. Improve public housing management: (PHAS score) 90.0: *The 2008 PHAS score is 75% (standard performer)*
- B. Attain SEMAP score of 90% or better: *The 2007-2008 final assessment SEMAP score ranks HPHA as a "Standard Performer."*
- C. Increase customer satisfaction: *The HPHA scored 9 out of 10 in the Resident Satisfaction Assessment Sub-System (RASS) for the fiscal year ending June 30, 2007.*
- D. Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) *Implemented strategies and training for public housing managers and their staff in order to obtain a high rating on the Resident Service and Satisfaction Survey.*
- E. Renovate or modernize public housing units: *the following have had substantial rehabilitation*
- *Kalihi Valley Homes Phase II (63 units); Pumehana (7 Units); and Lanakila Homes Development Phase IIa and 2b (48 Units).*
 - *Modernization at Kalihi Valley Homes Phase IIIa (45 units).*
 - *Modernization of Ka Hale Kahaluu (50 Units) completed November 2007.*
 - *Kalihi Valley Homes Phase IIIb (27 Units) will be completed by April 30, 2009..*
 - *Minor renovation at Noelani I and II (43 Units).*
 - *Pumehana, Kalanihuia, and Makamae exterior structure (414 Units).*



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10.0

Progress in Meeting Mission and Goals (cont.)

F. Provide replacement public housing:

- 48 new units were developed at Lanakila Homes in Phases IIa and IIb to replace demolished units.
- 20 new units currently in design and will be developed at Lanakila Homes in Phase IIIa to replace demolished units.

3. PHA Goal: Increase assisted housing choices

- Geographical Wait List: *Administrative rules implemented in December 2001.*
- Conduct ongoing outreach efforts to potential voucher landlords: *Outreach activities to attract new voucher landlords began in March, 2005, including owners of accessible units, and is ongoing on an annual basis.*

4. PHA Goal: Provide an improved living environment

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: *HPHA is considering a waiting list preference for families with income, and is investigating mixed-use redevelopment for one or more sites.*
- Implement public housing security improvements: *HPHA coordinated Neighborhood Watch and Voluntary Tenant Patrol programs in fourteen public housing sites and supported the Boys and Girls Club of Maui to provide after school youth program in public housing.*

5. PHA Goal: Promote self-sufficiency and asset development of assisted households

- Increase the number and percentage of employed persons in assisted families: *the following has been provided to federal public housing residents*
 - a) 40 Tenant Aide Positions filled, 19 hours per week
 - b) Individual Training Service Plans for 155 people
 - c) Case management and Congregate activities for 361 elderly residents
- Provide or attract supportive services to increase independence for the elderly or families with disabilities: *Under the Resident Opportunities and Self-Sufficiency Program, case management and congregate services are being provided at Kalakaua Homes, Makua Alii, Paoakalan; services at, Punchbowl Homes, Pumehana, Kalahaia and Makamae were provided until the grant expired June, 2008.*
- Submitted and awarded a 2006 Resident Opportunities and self-sufficiency (ROSS) grant application for \$450,000 over three years at Kalakaua Homes, Makua Alii and Paoakalani. *Partnering with child and Family Services/Honolulu Gerontology to provide case management/services to assist elderly residents to age in place.*



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10.0

Progress in Meeting Mission and Goals (cont.)

- *Submitted and awarded 2006 and 2007 Resident Opportunities and Self-sufficiency (ROSS) grant applications for a Family Self-sufficiency Coordinator.*
- *Submitted and awarded a 2006 Resident Opportunities and Self-sufficiency (ROSS) grant application for \$388,522 to assist residents with psychiatric disabilities at Kalakaua Homes, Makua Alii, and Paoakalani to live in their homes independently, safely and to minimize potential negative interactions*

6. PHA Goal: Ensure equal opportunity and affirmatively further fair housing

- *Policy and procedures for reasonable accommodation/modification are being implemented throughout HPHA offices.*
- *Complaint process has been established for the HPHA.*
- *On-going education on Fair Housing is being provided to include, but not limited to workshops, publications, etc.*
- *The HPHA has established a partnership with the counties, Hawaii Civil Rights Commission, and the Legal Aid Society of Hawaii.*
- *DHS Limited English Proficiency (LEP) plan has been adopted to affirmatively further fair housing.*
- *Ongoing effort to post fair housing posters at all projects and offices sites; all project management offices have posters. Main office has the posters displayed.*
- *On-going efforts to educate the public and landlords: free workshops have been conducted for anyone wishing to attend.*
- *On-going training to educate staff: in coordination with several counties, workshops were offered to all staff members.*
- *Provide information to the public: The HPHA in conjunction with the counties as coordinated training for the public, landlords, and employees on fair housing laws.*
- *Implement the Section 504 and ADA transition plans: plans for carrying out the transition plans have commenced; accessibility issues are being addressed at each project as they are scheduled.*

7. PHA Goal: Improve the housing delivery system through cost-effective management of federal and State government programs and resources:

- *Automating major operational components such as public housing and Section 8 wait list data, work order processing and tracking, materials inventory, public housing and Section 8 inspections. The computer system was upgraded to provide electronic transmission of HUD's 50058 Forms for public housing and Section 8 programs.*
- *Proceeding to upgrading the computer network infrastructure to increase productivity. Personal computers are in the process of being upgraded with new models, to provide faster response time for users. HPHA is in the process of developing a hardware and network plan, including upgrading the personal computers, cabling, and switches to provide faster response time for users.*
- *Ongoing SEMAP and PHAS training is being provided to HPHA staff.*



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10.0	<p>Additional Information. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), HPHA will submit the following attachments:</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) Elements of the Plan which were challenged in public hearings.(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)

FOR ACTION

SUBJECT: To Approve the Hawaii Public Housing Authority's Annual Public Housing Agency Plan for the Fiscal Year Beginning July 1, 2012 to June 30, 2013, and to Authorize the Executive Director to Take Required Actions to Submit the Approved Plan to the U.S. Department Of Housing and Urban Development

I. FACTS

- A. The FY 2012-2013 Annual Public Housing Agency (PHA) Plan modifies and updates the status of the goals and objectives set out in the HPHA 2009 – 2014 Five Year and Annual Plan as approved by the Board on April 16, 2009.
- B. Public notice of hearings on the draft PHA Plan, required by 24 Code of Federal Regulations, Part 903.17, was approved by the Board of Directors on December 15, 2011 and published in the Honolulu Star-Advertiser, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) the week of December 23, 2011.
- C. Public hearings were held in each county on February 9, 2012. A summary of the testimony received prior to and at the hearings was completed. (Attachment A)
- D. Meetings with the Resident Advisory Board (RAB) on the draft PHA Plan started in August 2011 and concluded on February 3, 2012. A summary of the RAB's final recommendations and HPHA's response was prepared. (Attachment B)
- E. HPHA must electronically submit the final proposed PHA Plan and required attachments to the local Honolulu HUD Office no later than April 16, 2012 for its review and subsequent approval.

II. DISCUSSION

- A. HPHA staff reviewed and considered all testimony received prior to and at the public hearings, along with recommendations of the RAB. Appropriate changes were made to the draft PHA Plan. The changes made to the draft plan are non-substantial and therefore do not require additional public hearings. They are summarized in Attachment C.
- B. Discussion will continue with the RAB on the details and implementation of changes included in the PHA Plan, once it is approved by the Board and HUD.
- C. Attachment D is the proposed final FY 2012-2013 PHA Plan, subject to changes approved by the Board, and will be submitted to HUD upon approval.

III. RECOMMENDATION

That the HPHA Board of Directors approves HPHA's final Public Housing Agency (PHA) Annual Plan for 2012-2013 and authorizes the Executive Director to submit it along with required documents to the Department of Housing and Urban Development on or before April 15, 2012.

Attachment A: Summary of Public Testimony
Attachment B: RAB Recommendations and HPHA Response
Attachment C: Summary of Changes to the Draft PHA Plan
Attachment D: Final Proposed FY 2012-2013 PHA Plan

Prepared by: Nicholas Birck, Chief Planner



Approved:



David Gierlach
Chairperson



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SUMMARY OF PUBLIC TESTIMONY

Public hearings on the FY 2012-2013 PHA Annual Plan were held February 9, 2012 on Oahu, Kauai, Maui, and at two locations on the Big Island. Two people submitted written comments and four people provided oral testimony. Several people provided testimony that did not relate to the draft PHA Annual Plan. The following is a summary of testimony on provisions of the draft PHA Annual Plan.

PHA Plan as a Whole

One person commented that he believed the draft PHA Annual Plan does not adequately evidence the participation of residents in the management and operations of the HPHA.

Kuhio Park Terrace Redevelopment

Two people commented on this element of the PHA Annual Plan. It was suggested that the next steps in the Kuhio Park Terrace (KPT) Redevelopment project might require the completion of an Environmental Impact Statement for the completion of future phases.

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

One testifier questioned whether the statements made about the site based waiting list at KPT were correct and suggested that amendments be made to the language.

The testifier also questioned the number of project-based vouchers (PBVs) committed to the KPT Redevelopment and expressed their support for the awarding of additional project-based vouchers for the project.

5-Year Capital Plan

Two people testified that recreational and community facilities at certain properties have been closed for too long or are inaccessible to certain tenant groups. This has a detrimental impact on kids and tenant groups that otherwise have no place to assemble or participate in activities.



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

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: The RAB disagrees with HPHA decision on allowing medicinal marijuana users to continue their occupancy in HPHA. However, the RAB does support HPHA position that there should be no loitering or drinking of alcoholic beverages in the common areas.

HPHA Response: HPHA notes the concerns of the RAB regarding a permissive policy allowing medical marijuana use and will further consult with the RAB in developing the policy prior to Board of Directors approval.

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. However, RAB wants to know how many residents are under the HPHA management.

HPHA Response: PMMSB Staff will discuss this matter with the RAB at a future meeting.

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.

HPHA Annual Plan FY 2013 § 11.0(f): Resident Advisory Board Comments



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

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.

RAB comment: The RAB does not agree or disagree with the Security Improvements. However, RAB stresses concern about their current security: trespassers and security guards not doing their rounds. RAB wants to review job functions, and contracts of security guards that are monitoring their communities.

HPHA Response: PMMSB Staff will discuss this matter with the RAB at a future meeting.

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.

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

RAB COMMENT: The RAB made several comments to the revised HPHA Admission and Continuous Occupancy Policy (ACOP). Regarding admissions, the RAB states that they would like to see new applicants admit into HPHA in a quicker speed. Regarding pet policy, RAB states that they would like to have more than one category of animal per household. Regarding the grievance procedure, the RAB states that residents who have committed criminal and/or drug activities in HPHA properties should be evicted without any delay.

HPHA Response: HPHA notes the concerns of the RAB and PMMSB Staff will consult with the RAB as new ACOP policies are developed.

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

HPHA Annual Plan FY 2013 § 11.0(f): Resident Advisory Board Comments



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

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 agrees with this section. The RAB wants to be part of the decision making process.

HPHA Response: HPHA notes the concerns of the RAB and PMMSB Staff will consult with the RAB as new capital improvement plans are developed.

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

RAB COMMENT: The RAB states that the information was provided to them. The RAB does not agree or disagree with this section.

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: The RAB understands the duties and responsibilities of the Asset Management Monitors. The RAB does not agree or disagree with this section. However, the RAB feels that residents do not have a department/point of contact to go to when they have concerns or problems about other residents or property management, and request that HPHA bring back the Resident Services Section.

HPHA Response: PMMSB Staff will discuss this matter with the RAB at a future meeting.

SUMMARY OF PROPOSED CHANGES TO THE FY 2013 PHA ANNUAL PLAN

HPHA staff recommends that the following changes be made to the draft PHA Annual Plan. The changes are stylistic or linguistically clarifying in nature and do not represent any substantial deviation or significant amendments/modifications.

Section 6.0(a):

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, and obtaining an Environmental Impact Statement (EIS) for the development of future phases.

Section 7.0:

- **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 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 for the PBV and LIHTC units. HPHA will continue to provide qualified applicants for the 347 public housing units, which will be administered under a and different Admissions and Continued Occupancy Policy (ACOP).

Aside from these clarifying modifications, all the items in the plan are important to the financial viability of HPHA, or will result in better living conditions for residents. Many of the items will be discussed further with RAB, and implementation will be done in consultation with residents and the Board.



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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
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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, additional senior housing developments in mid-rise structures, and obtaining an Environmental Impact Statement (EIS) for the development of future phases. 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 for the PBV and LIHTC units. HPHA will continue to provide qualified applicants for the 347 public housing units, which will be administered under a 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. Housing Needs of Families on the Public Housing Waiting List as of December, 2011</p> <table border="1"> <thead> <tr> <th data-bbox="188 953 760 993">Total Families on Waiting List = 13,634</th> <th data-bbox="760 953 1027 993"># of families</th> <th data-bbox="1027 953 1287 993">% of total families</th> </tr> <tr> <th colspan="3" data-bbox="188 993 1287 1033">Income Levels</th> </tr> </thead> <tbody> <tr> <td data-bbox="188 1033 760 1073">Extremely low income <=30% AMI</td> <td data-bbox="760 1033 1027 1073">12,333</td> <td data-bbox="1027 1033 1287 1073">90.46%</td> </tr> <tr> <td data-bbox="188 1073 760 1113">Very low income (>30% but <=50% AMI)</td> <td data-bbox="760 1073 1027 1113">1095</td> <td data-bbox="1027 1073 1287 1113">8.03%</td> </tr> <tr> <td data-bbox="188 1113 760 1152">Low income (>50% but <80% AMI)</td> <td data-bbox="760 1113 1027 1152">154</td> <td data-bbox="1027 1113 1287 1152">1.13%</td> </tr> <tr> <td data-bbox="188 1152 760 1192">Income at or above 80% AMI</td> <td data-bbox="760 1152 1027 1192">54</td> <td data-bbox="1027 1152 1287 1192">0.40%</td> </tr> <tr> <td data-bbox="188 1192 760 1232">Families with children</td> <td data-bbox="760 1192 1027 1232">6,641</td> <td data-bbox="1027 1192 1287 1232">48.71%</td> </tr> <tr> <td data-bbox="188 1232 760 1272">Elderly families</td> <td data-bbox="760 1232 1027 1272">2,809</td> <td data-bbox="1027 1232 1287 1272">20.60%</td> </tr> <tr> <td data-bbox="188 1272 760 1312">Families with Disabilities</td> <td data-bbox="760 1272 1027 1312">2,678</td> <td data-bbox="1027 1272 1287 1312">19.64%</td> </tr> <tr> <th colspan="3" data-bbox="188 1312 1287 1352">Racial Distribution</th> </tr> <tr> <td data-bbox="188 1352 760 1392">Asian</td> <td data-bbox="760 1352 1027 1392">6,594</td> <td data-bbox="1027 1352 1287 1392">48.36%</td> </tr> <tr> <td data-bbox="188 1392 760 1432">Native Hawaiian, other Pacific Islander</td> <td data-bbox="760 1392 1027 1432">3,044</td> <td data-bbox="1027 1392 1287 1432">22.33%</td> </tr> <tr> <td data-bbox="188 1432 760 1472">White</td> <td data-bbox="760 1432 1027 1472">2,803</td> <td data-bbox="1027 1432 1287 1472">20.56%</td> </tr> <tr> <td data-bbox="188 1472 760 1512">Black</td> <td data-bbox="760 1472 1027 1512">465</td> <td data-bbox="1027 1472 1287 1512">3.41%</td> </tr> <tr> <td data-bbox="188 1512 760 1551">American Indian, Native Alaskan</td> <td data-bbox="760 1512 1027 1551">231</td> <td data-bbox="1027 1512 1287 1551">1.69%</td> </tr> <tr> <td data-bbox="188 1551 760 1591">Other and Unreported</td> <td data-bbox="760 1551 1027 1591">1,052</td> <td data-bbox="1027 1551 1287 1591">7.72%</td> </tr> <tr> <td data-bbox="188 1591 760 1631">Hispanic (ethnicity)</td> <td data-bbox="760 1591 1027 1631">1,129</td> <td data-bbox="1027 1591 1287 1631">8.28%</td> </tr> <tr> <th colspan="3" data-bbox="188 1631 1287 1671">Bedrooms Needed</th> </tr> <tr> <td data-bbox="188 1671 760 1711">Studio</td> <td data-bbox="760 1671 1027 1711">604</td> <td data-bbox="1027 1671 1287 1711">4.43%</td> </tr> <tr> <td data-bbox="188 1711 760 1751">1BR</td> <td data-bbox="760 1711 1027 1751">5,731</td> <td data-bbox="1027 1711 1287 1751">42.03%</td> </tr> <tr> <td data-bbox="188 1751 760 1791">2 BR</td> <td data-bbox="760 1751 1027 1791">5,028</td> <td data-bbox="1027 1751 1287 1791">36.88%</td> </tr> <tr> <td data-bbox="188 1791 760 1831">3 BR</td> <td data-bbox="760 1791 1027 1831">2,132</td> <td data-bbox="1027 1791 1287 1831">15.64%</td> </tr> <tr> <td data-bbox="188 1831 760 1871">4 BR</td> <td data-bbox="760 1831 1027 1871">551</td> <td data-bbox="1027 1831 1287 1871">4.04%</td> </tr> <tr> <td data-bbox="188 1871 760 1911">5 BR</td> <td data-bbox="760 1871 1027 1911">52</td> <td data-bbox="1027 1871 1287 1911">0.38%</td> </tr> </tbody> </table> <p>Source: Hawaii Public Housing Authority Wait List Data, December 2011.</p>	Total Families on Waiting List = 13,634	# of families	% of total families	Income Levels			Extremely low income <=30% AMI	12,333	90.46%	Very low income (>30% but <=50% AMI)	1095	8.03%	Low income (>50% but <80% AMI)	154	1.13%	Income at or above 80% AMI	54	0.40%	Families with children	6,641	48.71%	Elderly families	2,809	20.60%	Families with Disabilities	2,678	19.64%	Racial Distribution			Asian	6,594	48.36%	Native Hawaiian, other Pacific Islander	3,044	22.33%	White	2,803	20.56%	Black	465	3.41%	American Indian, Native Alaskan	231	1.69%	Other and Unreported	1,052	7.72%	Hispanic (ethnicity)	1,129	8.28%	Bedrooms Needed			Studio	604	4.43%	1BR	5,731	42.03%	2 BR	5,028	36.88%	3 BR	2,132	15.64%	4 BR	551	4.04%	5 BR	52	0.38%
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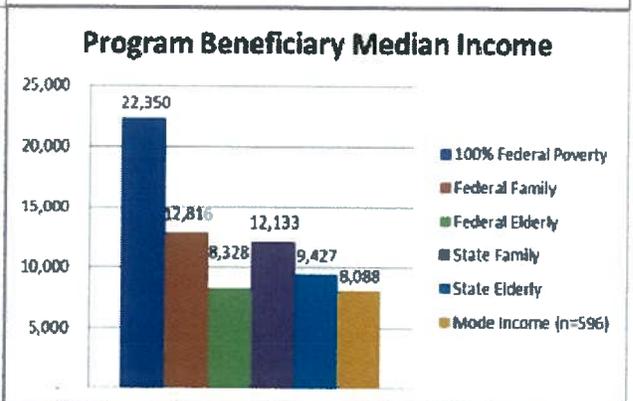
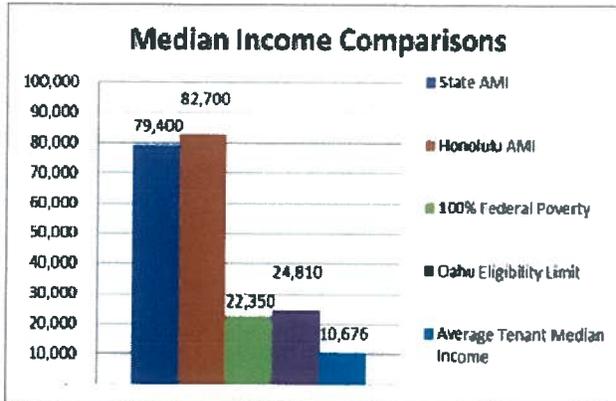
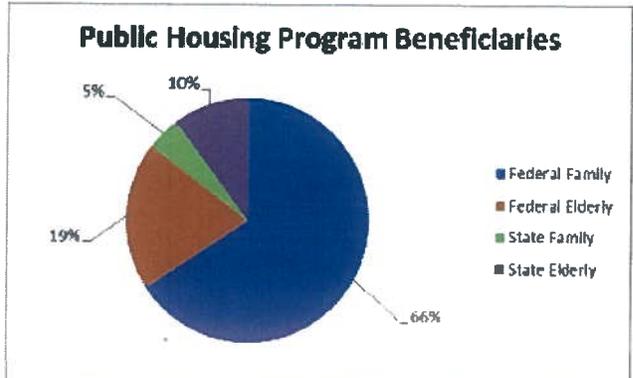


9.0

Housing Needs of Families in the Jurisdiction. (continued)
HPHA Public Housing Program Beneficiary Characteristics

House **"Extremely Low Income"** people: those earning between zero (0) and **thirty (30) percent Area Median Income (AMI)**

- Current Statewide AMI for family of four (4) = **\$79,400**
- Current Honolulu AMI for family of four (4) = **\$82,700**
- Tenancy restricted to families earning less than **\$24,810**



Program	Number of Families	Number of Individuals	Average Family Size
Federal Family Low Income Public Housing	3,687	12,625	3.42
Federal Elderly Low Income Public Housing	1,097	1,313	1.2
Total Federal Tenants	4,784	13,938	2.91
State Family Low Income Public Housing	257	812	3.16
State Elderly Low Income Public Housing	569	752	1.32
Total State Tenants	826	1,564	1.89
Total Tenants	5,610	15,502	2.76



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

HPHA Rental Assistance Program Beneficiary Characteristics

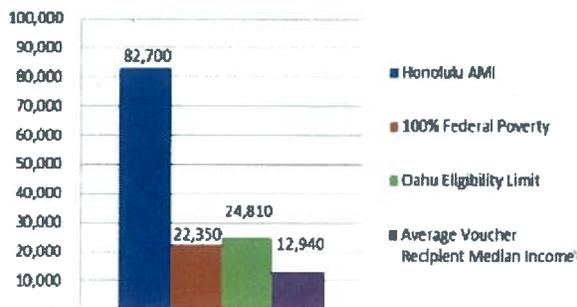
HPHA administers **1,773 vouchers** through the HUD HCV program, Average HCV Housing Assistance Payment (HAP) = **\$1,700** per month

140 Veterans Affairs Supportive Housing (VASH) vouchers, Avg. HAP is **\$800**

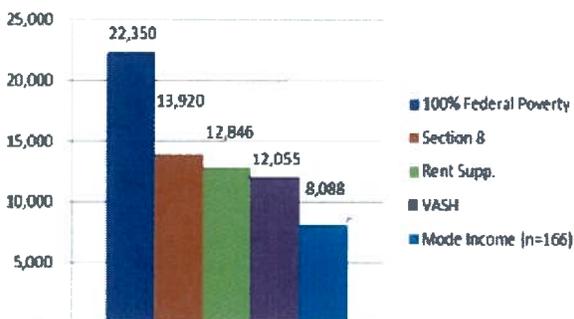
State Rent Supplement Program funds 300 vouchers, Avg. payment of **\$230** per household

Section 8 & Rent Supplement programs on O'ahu only; VASH is statewide

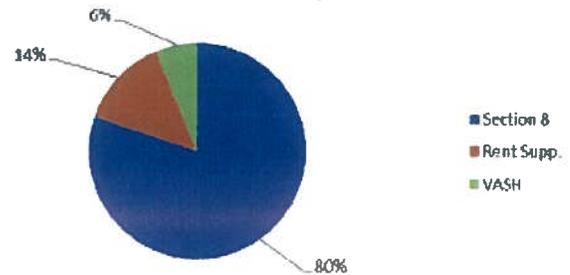
Median Income Comparisons



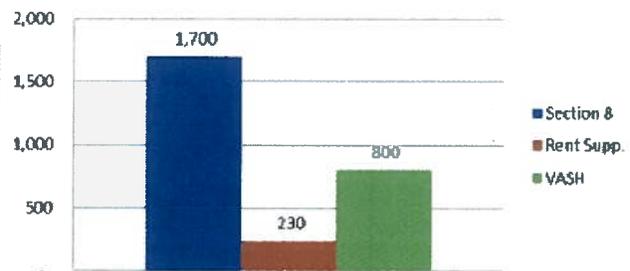
Program Beneficiary Median Income



Rental Assistance Programs by Means of Funding



Rental Assistance Programs by Average HAP



Program	Number of Families	Number of Individuals	Average Family Size
Section 8	1,578	6,689	4.24
VASH	103	145	1.41
Total Federal	1,681	6,834	4.07
State Rent Supp.	458	1,517	3.31
Total Tenants	3,820	15,185	3.98

Source: Hawaii Public Housing Authority Program Data, December 2011.



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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) <i>(as of January 2009)</i>		HAWAII <i>(as of August 2009)</i>		HONOLULU <i>(as of January 2009)</i>		KAUAI <i>(as of Sept 2009)</i>		MAUI <i>(as of July 2009)</i>	
	# 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

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

Source: Consolidated Plan 2010-2014



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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, 2011, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC):

Table 11. Needed Housing Units by HUD Income Classification, Counties and State of Hawai'i, 2012-2016

	Total Units Needed, 2012 through 2016							Total
	HUD Income Classification							
	LT 30	30 to 50	50 to 80	80 to 120	120 to 140	140 to 180	180+	
State of Hawai'i	8,136	4,891	6,221	2,857	1,944	1,320	2,768	28,137
Ownership Units	2,248	1,149	2,833	1,364	1,297	886	1,961	11,738
Single-Family	1,225	674	2,207	1,014	994	828	1,383	8,325
Multi-Family	1,023	475	626	350	303	58	578	3,413
Rental Units	5,888	3,742	3,388	1,493	647	434	807	16,399
Single-Family	559	337	422	83	40	135	282	1,858
Multi-Family	5,329	3,405	2,966	1,410	607	299	525	14,541
City and County of Honolulu	6,006	3,549	4,268	1,976	1,561	632	1,865	19,857
Ownership Units	1,850	669	2,038	929	1,046	364	1,344	8,240
Single-Family	887	277	1,499	643	752	364	779	5,201
Multi-Family	963	392	539	286	294	0	565	3,039
Rental Units	4,156	2,880	2,230	1,047	515	268	521	11,617
Single-Family	134	69	183	0	0	92	195	673
Multi-Family	4,022	2,811	2,047	1,047	515	176	326	10,944
County of Maui	803	690	924	374	101	302	260	3,454
Ownership Units	130	249	380	131	10	261	199	1,360
Single-Family	88	212	331	117	10	203	190	1,151
Multi-Family	42	37	49	14	0	58	9	209
Rental Units	673	441	544	243	91	41	61	2,094
Single-Family	83	90	104	49	15	0	31	372
Multi-Family	590	351	440	194	76	41	30	1,722
County of Hawai'i	1,013	493	577	339	237	316	539	3,514
Ownership Units	243	184	286	224	201	236	387	1,761
Single-Family	225	172	277	179	192	236	387	1,668
Multi-Family	18	12	9	45	9	0	0	93
Rental Units	770	309	291	115	36	80	152	1,753
Single-Family	231	145	32	12	24	29	52	525
Multi-Family	539	164	259	103	12	51	100	1,228
County of Kaua'i	315	159	451	167	45	71	104	1,312
Ownership Units	26	46	128	79	40	26	31	376
Single-Family	26	13	99	74	40	26	26	304
Multi-Family	0	33	29	5	0	0	5	72
Rental Units	289	113	323	88	5	45	73	936
Single-Family	111	34	102	22	0	15	4	288
Multi-Family	178	79	221	66	5	30	69	648

Sources: Housing Demand Survey, 2011 and Hawai'i Housing Model, 2011.

Note. The sum of the needed units for the four counties may not equal the total number of needed units for the State due to rounding. Needed units are those housing units needed to eliminate pent-up demand and accommodate new household formation between 2012 and 2016 for the State of Hawai'i and its four counties, by preferred tenancy and unit type.

Shelter to Income Ratio by County, 2011

Table 5: Shelter-to-Income Ratio by County, 2011

Shelter payment as % of HH income	State of Hawai'i	City & County of Honolulu	County of Hawai'i	County of Maui	County of Kaua'i
Less than 30	51.4%	54.1%	49.1%	40.8%	46.0%
30 to 40	10.4%	8.2%	12.5%	18.0%	17.3%
Over 40	27.7%	28.0%	25.1%	30.2%	24.2%



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

Table A-1. Characteristics of Housing Units, 1992, 1997, 2003, 2006, and 2011

County	Year	Tenancy		Unit Size (Bedrooms)			
		Own	Rent	Studio or 1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Honolulu	1992	48%	52%	20%	32%	30%	19%
	1997	54%	46%	16%	27%	36%	21%
	2003	61%	39%	15%	25%	35%	25%
	2006	59%	41%	18%	25%	37%	20%
	2011	56%	44%	15%	21%	37%	26%
Maui	1992	61%	39%	14%	26%	46%	15%
	1997	65%	35%	12%	23%	46%	19%
	2003	61%	40%	13%	28%	42%	17%
	2006	60%	40%	15%	27%	43%	17%
	2011	54%	46%	17%	26%	37%	20%
Hawai'i	1992	68%	32%	7%	25%	53%	14%
	1997	72%	28%	8%	21%	54%	17%
	2003	70%	30%	12%	19%	50%	19%
	2006	69%	31%	11%	22%	49%	18%
	2011	67%	33%	13%	21%	47%	19%
Kaua'i	1992	60%	40%	12%	19%	53%	15%
	1997	67%	33%	8%	19%	57%	15%
	2003	66%	34%	11%	20%	53%	17%
	2006	66%	34%	10%	21%	51%	18%
	2011	59%	41%	12%	19%	51%	18%
State	1992	52%	48%	17%	30%	35%	18%
	1997	58%	42%	14%	25%	40%	20%
	2003	62%	38%	14%	24%	39%	23%
	2006	61%	39%	17%	24%	39%	20%
	2011	57%	43%	15%	22%	39%	24%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011

Note: Sum of County figures may not equal the State total due to rounding.

Table A-2. Household Income Data, 1992, 1997, 2003, 2006, and 2011

County	Year	Total Households	Household Income						Median HH Income
			Less than \$15,000	\$15,000 to \$24,999	\$25,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	
Honolulu	1992	247,349	N/A	24%	29%	12%	6%	7%	\$36,974
	1997	272,234	9%	9%	28%	15%	9%	6%	\$42,234
	2003	292,003	8%	10%	36%	18%	11%	17%	\$47,917
	2006	303,149	13%	7%	26%	22%	12%		\$58,385
	2011	310,882	12%	7%	25%	22%	9%	25%	\$59,076
Maui	1992	34,266	N/A	20%	36%	11%	2%	3%	\$35,843
	1997	39,252	10%	8%	33%	15%	7%	6%	\$38,908
	2003	43,687	9%	13%	34%	19%	14%	11%	\$44,297
	2006	49,484	11%	8%	29%	20%	15%	17%	\$49,795
	2011	54,132	12%	10%	27%	19%	11%	21%	\$58,424
Hawai'i	1992	39,789	N/A	24%	39%	11%	3%	4%	\$34,063
	1997	46,271	14%	14%	30%	12%	4%	4%	\$31,831
	2003	54,644	14%	12%	39%	17%	9%	9%	\$36,905
	2006	61,213	13%	10%	29%	22%	10%	16%	\$51,920
	2011	67,096	18%	13%	25%	17%	10%	17%	\$44,696
Kaua'i	1992	16,981	N/A	20%	36%	10%	5%	3%	\$36,966
	1997	18,817	11%	13%	30%	15%	5%	3%	\$34,891
	2003	20,460	13%	12%	37%	18%	9%	12%	\$42,205
	2006	21,971	10%	10%	27%	23%	11%	19%	\$53,116
	2011	23,201	13%	11%	25%	19%	9%	19%	\$49,730
State	1992	338,385	N/A	24%	31%	12%	5%	6%	\$36,289
	1997	376,574	10%	10%	29%	15%	8%	6%	\$39,883
	2003	410,794	10%	10%	36%	19%	10%	15%	\$46,086
	2006	435,818	13%	7%	27%	21%	12%	20%	\$58,393
	2011	455,311	13%	8%	26%	21%	10%	23%	\$58,700

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011

Note: The number of total households for the Housing Demand survey represents an SNS estimate developed using ACS 2009 data prior to the release of Census 2010. The total number of households for each county differs by less than one percent from Census 2010 figures presented in Table 4.

Note: Sum of County figures may not equal the State total due to rounding.



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

Table 11. Needed Housing Units by HUD Income Classification, Counties and State of Hawai'i, 2012-2016

	Total Units Needed, 2012 through 2016							
	HUD Income Classification							
	LT 30	30 to 50	50 to 80	80 to 120	120 to 140	140 to 180	180+	Total
State of Hawai'i	8,136	4,891	6,221	2,857	1,944	1,320	2,768	28,137
Ownership Units	2,248	1,149	2,833	1,364	1,297	886	1,961	11,738
Single-Family	1,225	674	2,207	1,014	994	828	1,383	8,325
Multi-Family	1,023	475	626	350	303	58	578	3,413
Rental Units	5,888	3,742	3,388	1,493	647	434	807	16,399
Single-Family	559	337	422	83	40	135	282	1,858
Multi-Family	5,329	3,405	2,966	1,410	607	299	525	14,541
City and County of Honolulu	6,006	3,549	4,268	1,976	1,561	632	1,865	19,857
Ownership Units	1,850	669	2,038	929	1,046	364	1,344	8,240
Single-Family	887	277	1,499	643	752	364	779	5,201
Multi-Family	963	392	539	286	294	0	565	3,039
Rental Units	4,156	2,880	2,230	1,047	515	268	521	11,617
Single-Family	134	69	183	0	0	92	195	673
Multi-Family	4,022	2,811	2,047	1,047	515	176	326	10,944
County of Maui	803	690	924	374	101	302	260	3,454
Ownership Units	130	249	380	131	10	261	199	1,360
Single-Family	88	212	331	117	10	203	190	1,151
Multi-Family	42	37	49	14	0	58	9	209
Rental Units	673	441	544	243	91	41	61	2,094
Single-Family	83	90	104	49	15	0	31	372
Multi-Family	590	351	440	194	76	41	30	1,722
County of Hawai'i	1,013	493	577	339	237	316	539	3,514
Ownership Units	243	184	286	224	201	236	387	1,761
Single-Family	225	172	277	179	192	236	387	1,668
Multi-Family	18	12	9	45	9	0	0	93
Rental Units	770	309	291	115	36	80	152	1,753
Single-Family	231	145	32	12	24	29	52	525
Multi-Family	539	164	259	103	12	51	100	1,228
County of Kaua'i	315	159	451	167	45	71	104	1,312
Ownership Units	26	46	128	79	40	26	31	376
Single-Family	26	13	99	74	40	26	26	304
Multi-Family	0	33	29	5	0	0	5	72
Rental Units	289	113	323	88	5	45	73	936
Single-Family	111	34	102	22	0	15	4	288
Multi-Family	178	79	221	66	5	30	69	648

Sources: Housing Demand Survey, 2011 and Hawai'i Housing Model, 2011.

Note. The sum of the needed units for the four counties may not equal the total number of needed units for the State due to rounding. Needed units are those housing units needed to eliminate pent-up demand and accommodate new household formation between 2012 and 2016 for the State of Hawai'i and its four counties, by preferred tenancy and unit type.



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9.0

Housing Needs of Families in the Jurisdiction.(continued)
Table A-5: Average Monthly Housing Cost, 1992, 1997, 2003, 2006, and 2011

County	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$915	\$832	\$864	
	1997	272,234	\$1,430	\$1,369	\$1,335	\$928	\$923
	2003	292,003	\$1,546	\$1,650	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,393
	2011	310,882	\$1,415	\$1,393	\$1,510	\$1,502	\$1,487
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	\$1,256	\$1,253
	2011	54,132	\$1,461	\$1,468	\$1,411	\$1,280	\$1,303
Hawai'i	1992	39,789	\$651	\$691	\$579	\$556	
	1997	46,271	\$954	\$1,069	\$840	\$697	\$644
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
	2011	67,096	\$1,106	\$1,102	\$1,389	\$1,121	\$986
Kaua'i	1992	16,981	\$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
	2011	23,201	\$1,273	\$1,254	\$983	\$1,311	\$1,292
State	1992	338,385	\$800	\$863	\$813	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,286	\$897	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,081	\$1,274	\$1,346
	2011	455,311	\$1,355	\$1,332	\$1,495	\$1,421	\$1,398

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note: Sum of County figures may not equal the State total due to rounding.

Table A-9. Shelter-to-Income Ratios, 1992, 1997, 2003, 2006, and 2011

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%
	2011	310,882	54.1%	8.2%	28.0%	9.7%
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%
	2011	54,132	40.8%	18.0%	30.2%	11.0%
Hawai'i	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%
	2011	67,096	49.1%	12.5%	25.1%	13.3%
Kaua'i	1992	16,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	16.7%	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%
	2011	23,201	46.0%	17.3%	24.2%	12.6%
State	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%
	2011	455,311	51.4%	10.4%	27.7%	10.5%

Source: Housing Demand Survey, 1992, 1997, 2003, 2006, and 2011
Note: "Not enough information" households include those with no shelter payment and those that did not provide sufficient information to calculate a shelter-to-income ratio.
Note: Sum of County figures may not equal the State total due to rounding.



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9.1	<p>Strategy for Addressing Housing Needs.</p> <ul style="list-style-type: none">• Mixed finance public-private partnership redevelopment <p>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.</p> <ul style="list-style-type: none">• Grant Funds <p>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.</p> <ul style="list-style-type: none">• Personnel <p>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.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals:</p> <ul style="list-style-type: none">• 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. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>



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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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March 15, 2012

FOR ACTION

MOTION: To Adopt Revisions to the Admissions and Continued Occupancy Policy Regarding Relocation and Transfer of Residents to Remodeled Units

I. FACTS

- A. When circumstances necessitate the transfer of a family within the HPHA's property portfolio, either within a development or between different developments, the process is controlled by the ACOP, Chapter 8, Transfer Policy.
- B. ACOP, Chapter 8, Section A "General Statement" provides for transfers for a variety of reasons, including for emergencies and special circumstances.
- C. Under the Section regarding "Special Circumstance Transfers" the ACOP currently provides as follows:

The PHA will authorize transfers under special circumstances for a participant family if one of the following conditions occurs:

- The resident's unit is being modernized or significantly remodeled. In such cases the family may only be offered temporary relocation and may be allowed to return to their unit once rehabilitation is complete.
- The PHA has a need, at the discretion of the Area Manager to transfer the resident family to another unit and the resident voluntarily agrees to such transfer.

II. DISCUSSION

- A. After units undergo modernization, they may be appropriate for a family of a different size than previously occupying the unit.
- B. Modernization efforts might also result in a unit that was previously inaccessible to be converted to allow for physical or sensory impaired tenants.

- C. The current ACOP language provides for families to re-locate to their original unit, regardless of changes in configuration or size that might have occurred.
- D. This could result in a family being relocated to a unit that is no longer the right size for the family. It could also require the HPHA to return a family to an accessible unit when there are reasonable accommodations transfers that would be more appropriate for the unit.
- E. The HPHA cannot be required to guarantee a family's return to their original unit if it has been reconfigured or designated as accessible.
- F. The ACOP Special Transfers Section must be amended to modify the current language to read as follows:

The PHA will authorize transfers under special circumstances for a participant family if one of the following conditions occurs:

- The resident's unit is being modernized or significantly remodeled. In such cases the family may only be offered temporary relocation and may be allowed to return to ~~their~~ a renovated unit once rehabilitation is complete.
 - The PHA has a need, at the discretion of the Area Manager to transfer the resident family to another unit and the resident voluntarily agrees to such transfer.
- G. The proposed amendment would be subject to review and approval as to form by the Department of the Attorney General.

III. STAFF RECOMMENDATION

That the Hawaii Public Housing Authority's Board of Directors revisions to the Admissions and Continued Occupancy Policy regarding relocation and transfer of residents to remodernized units

Attachment A: Draft Proposed Changes to the Admissions and Continued Occupancy Policy for the Federally Assisted Public Housing Program

Prepared by: Nicholas Birck, Chief Planner



Adopted by the HPHA Board of Directors on
the date set forth above:

David Gierlach, Chairperson

Chapter 8
TRANSFER POLICY

INTRODUCTION

The transferring of families is a very costly procedure, both to the PHA and to the families. However, it is the policy of the PHA to permit a resident to transfer within or between housing developments; when it is necessary to comply with occupancy standards; or when it will help accomplish the Affirmative Housing goals of the PHA.

For purposes of this transfer policy the "losing development" refers to the unit from which the family is moving and the "gaining development" refers to the unit to which the family is transferring.

A. GENERAL STATEMENT

A family may be eligible to transfer for valid and certifiable reasons such as enabling the family to be:

- Closer to a required medical treatment center;
- In areas providing more opportunity for economic self-sufficiency;
- To move from an upstairs to a downstairs units for medical or accessibility reasons; or
- Administrative purposes.

The PHA will always consider a request to transfer as a reasonable accommodation for a person with a disability.

Families transferring to another development must have paid the security deposit in full at the losing development. Any move-out charges will be posted to the new unit.

The PHA will charge the families for any damages to the previous unit that exceeds that unit's security deposit.

Except in emergency situations, transfers will be avoided when the family is:

- Delinquent in its rent;
- In the process of reexamination to determine rent and eligibility;
- About to be asked to move for reasons other than non-payment of rent; or
- Not in good standing with the PHA due to rental history or a history of disturbances.

Rank Order of Transfer List

Tenant transfers take precedence over new admissions.

The Transfer Wait list will be maintained in rank order by:

- Medical hardship
- Date of approval
- Emergency
- Unit too large or small
- Administrative reason determined by the PHA
- Employment and education opportunities

Mandatory Transfers

If there is a required change in the size of unit needed, it will be necessary for the resident to move to a unit of an appropriate size and a new lease will be executed.

If an appropriate unit is not available, the resident will be placed on a transfer list and moved to such unit when it does become available.

The PHA will place all families requiring a mandatory transfer due to occupancy standards on a transfer list, which will be reviewed for need-based transfers before any unit is offered to a family on the waiting list.

The family will be offered the next appropriately sized unit that becomes available after other such families already on the transfer list who are in need of the same size unit.

If a family that is required to move refuses the offered unit, the PHA will evaluate the reason for the refusal and determine if it is one of good cause. If the PHA determines that there is no good cause, the PHA will begin lease termination proceedings.

The PHA will consider the living area for occupancy standards so that the family may avoid losing their assistance.

The PHA will offer the family an opportunity for an informal conference before terminating the family's lease. The family will have fourteen (14) days from the issue date of the Notice to Terminate to request an informal conference.

The Housing manager has the authority to suspend the mandatory transfer should the resident request such time as to provide sufficient information to the PHA to support the family's position.

Non-Mandatory Transfers

When a unit becomes available, and after the transfer list has been reviewed for families requiring a mandatory transfer based on occupancy standards, the transfer list will be reviewed for other families desiring a transfer.

If there is a participant family waiting for transfer to an available and appropriately sized unit, the participant family will be offered the unit.

If the family has good cause for refusing the unit, the PHA will not count that unit as an offer and will allow the family to remain on the transfer list until another unit is offered.

Good cause may be any of the following reasons:

- Travel to the doctor from the new unit would create a hardship for an elderly or disabled person.
- The inconvenience or undesirability of changing schools for any minor child will not be considered good cause.

Emergency Transfers

The PHA will authorize an emergency transfer for a participant family if one of the following conditions occurs:

- The resident's unit has been damaged by fire, flood, or other causes to such a degree that the unit is not habitable, provided the damage was not the result of an intentional act on the part of the resident or a member of the resident's household.
- The resident's unit has been damaged by fire, flood or other causes to such a degree that the unit is not habitable, provided that, although the damage was a result of carelessness or negligence of the resident or a member of the resident's household, the resident has, in writing, accepted the responsibility for such damage and has agreed to make restitution to the PHA for the expense of repairing such damage.

Special Circumstance Transfers

The PHA will authorize transfers under special circumstances for a participant family if one of the following conditions occurs:

- The resident's unit is being modernized or significantly remodeled. In such cases the family may only be offered temporary relocation and may be allowed to return to ~~their~~ a renovated unit once rehabilitation is complete.
- The PHA has a need, at the discretion of the Area Manager to transfer the resident family to another unit and the resident voluntarily agrees to such transfer.

Moving Costs

The resident, except when the transfer is due to inhabitability, through no fault of the resident, or the need of the PHA, will pay all moving costs related to the transfer.

Security Deposits

The family will be required to pay a new deposit and upon acceptance of a unit will be informed of the manner in which it is to be paid, if tenant requested the move.

Security deposits will always be transferred from the losing development to the gaining development minus any damage or cleaning charges applicable to the losing unit.

The resident will be billed for any charges that occur as a result of the resident moving out of the apartment. The office of the gaining development is responsible for collecting any maintenance charges due the PHA.

A transfer between developments will not be considered a move-out.

B. TRANSFERS BETWEEN NON-ELDERLY DEVELOPMENTS

A transfer between non-elderly developments is generally based on an immediate need.

For this reason, the manager will advise the resident of the locations where a suitable vacancy would be most apt to occur.

The family will be advised that the transfer will be given priority if the family accepts an apartment in a development which would have a positive effect on the PHA's Affirmative Occupancy goals.

C. TRANSFERS FROM NON-ELDERLY TO ELDERLY DEVELOPMENTS

Transfers will be based on needs such as proper bedroom size and availability of social services within the community, which meet the family's needs.

Priority will be given to elderly families living in upstairs units needing to transfer for medical reasons to downstairs units.

A family will be given priority if it accepts an apartment in a development, which will assist the PHA in reaching the PHA's Affirmative Housing goals.

The PHA will consider all requests from elderly participants living in non-elderly projects who wish to transfer into an elderly project, provided there are no non-elderly family members to be considered.

The PHA will not approve a transfer request from an elderly member who wishes to move out of the non-elderly unit, which they occupy with non-elderly family, and into an elderly complex.

Such elderly family members will be encouraged to complete a new application for admission and the application will be treated in the same manner as other applicants desiring public housing assistance.

D. TRANSFERS BETWEEN ELDERLY DEVELOPMENTS

Only in unusual cases will a family be transferred from one elderly development to another elderly development or to another unit with the same elderly development. An exception is made in the case of a person occupying an upstairs apartment for which it is a medical hardship to continue to climb stairs.

E. TRANSFERS WITHIN THE DEVELOPMENT

The PHA does not allow residents to transfer from one unit to another within the same development, unless it is needed as a reasonable request as an accommodation for a family with a member with a disability.

Requests from residents asking permission to transfer to an apartment in another area of the development or to another apartment in the same high-rise and which are not built on any special need will be denied. This policy of not transferring is not to be confused with the provision of the lease, which requires the resident, at the request of management, to move to an appropriate size unit.

F. TRANSFERS DURING INITIAL OCCUPANCY

Transfers from other developments will not be considered during the initial occupancy of any new development, except where the transfer would assist the PHA in reaching the PHA's Affirmative Housing goals.

After the initial occupancy period has been attained, transfers are to be considered in accordance with other transfers.

G. TRANSFER REQUEST PROCEDURE

Residents desiring transfer to another unit or development will be required to sign a Request for Transfer which is prepared in duplicate.

Residents applying for a transfer will have to complete a transfer request form stating the reason a transfer is being requested. The Manager will evaluate the request to determine if a transfer is justified.

Residents applying for a transfer will be interviewed by the housing manager to determine the reason for the request and to determine whether a transfer is justified.

If the interview reveals that there is a problem at the family's present site, the manager will address the problem and once solved to the manager's satisfaction, the request for transfer will be cancelled.

The housing manager's endorsement will be completed and the original of the Request for Transfer form will be transmitted to PMMB for consideration

The approved request for transfer form will be kept in a file arranged in chronological order or on the computer by bedroom size.

Mandatory transfers due to occupancy standards will be maintained on the transfer list in a manner that allows the PHA to easily distinguish between those that are not mandatory.

The gaining development may request the resident's file for review, prior to making a decision on the requested transfer. A second copy of the Request for Transfer will be filed in the resident's folder.

If the request is approved, the family will be sent a letter stating that their name has been placed on the transfer list for the bedroom size desired.

The resident will be informed of the security deposit procedures.

NOTE: A transfer will require good coordination and communication between the gaining and losing developments.

H. PROCESSING IN AND OUT OF DEVELOPMENTS

There will be no lapsed time between move-out and move-in. Effective dates must not overlap nor will both projects carry the resident on their books at the same time.

The resident's records will show a continuous residence in public housing in one development or the other, but not in both projects at the same time.

The resident will be informed that once the family has leased up and been issued the keys, the family will be charged rent on both units until the keys from the old unit are turned in. (Note: this is in case a change in income has occurred since the last reexamination.)

Both losing and gaining developments involved must have a definite agreement as to when the losing development will move the resident out and the gaining development will move the resident in.

Losing Developments

Transfers to other developments will be processed in the same manner as move-outs. The name of the transferred resident and the name of the development s/he transferred to, with other required information, will be reported as a move-out on the Project Daily Report.

Gaining Developments

Transfers from other developments will be processed in the same manner as move-ins, including a new lease and applicable security deposit. The name of the transferred resident and the name of the development s/he transferred from, with other required information, will be reported as a move-in on the Project Daily Report.

The transferred resident, between public housing projects, does not have to meet the admission eligibility requirements pertaining to income or preference.

I. RENT ADJUSTMENTS OF TRANSFERRED RESIDENTS

Residents who have had a change in income since the last reexamination will have their rent set at the applicable amount beginning with the first day of the new lease.

A resident will pay the same rent at the gaining development as s/he paid at the losing development during the month of the transfer. If warranted, the resident's rent will be adjusted by the gaining development to be effective the first of the month following the month of the transfer.

The PHA will notify the resident of the rent change by use of the Notice of Rent Adjustment Letter.

J. REEXAMINATION DATE

The date of the transfer does not change the reexamination date. The gaining development should be certain that the annual review is properly scheduled to give the staff time to re-determine rent in order to meet the established reexamination date.

An interim examination, verifying income only, will be conducted at the time of lease up and the family will have a new reexamination date.

The losing development will send the family's file to the gaining development once they have been notified that the family has accepted the unit and before the family is leased up. The gaining development will not attempt to lease up a family without possession of the family's file.

To reduce vacancy time, the losing development may fax the required information to the gaining office, if requested, while the family's file is routed to the gaining development.

**Executive Director's Board Status Report
February 2012/March 2012**

I. Accomplishments for the Month of February 2012

Major Programs

A. Public Housing

- "I Have a Dream" Campaign was a success! Thanks to the hundreds of community volunteers and employees, we were able to reach our goals to make ready vacant housing units.
- Met with the Honolulu Police Department (HPD) and discussed improving crime prevention efforts, such as community watch programs, training by HPD education programs pertaining to criminal activities, Police Activities Leagues programs, ways to improve HPD's response time, expectations from HPD and HPHA and quarterly meetings.
- Created a Task Force to address rent delinquencies in AMPS 30, 32, 38 and 40.
- Conducted community meeting with David Malo Circle. Discussed concerns and found solutions to visitors being on property. To date, have not had any reports of reoccurring events.

B. Section 8 Subsidy Programs

- For Section 8 Subsidy Activities in February 2012 see Program Reports.
- VASH Vouchers: This is a high priority for the agency and HUD. Implemented bi-weekly meetings with the Veteran's Administration to lease up VASH vouchers. HUD has allocated 195 VASH vouchers; Vouchered 186; Currently Leased: 149.
- HPHA accepted HUD's invitation to administer 75 additional VASH vouchers. 50 more for Oahu and 25 for the Neighbor Islands.

C. Construction Management Branch

Large Capacity Cesspools

- Contract documents to initiate award and implementation of the sewer work at Kealakehe, Hale Hauoli and Lokahi in the Big Island for Willocks Construction is being reviewed by the Attorney General's Office.

Administrative Services

A. Compliance Office

- Resolved approximately 38 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act as follows:
 - 8 for transfers to ADA accessible or ground floor units.
 - 4 for transfers for other reasons.
 - 8 for installation and use of air conditioner.
 - 6 for service or comfort animals.
 - 2 for a reserved parking stall.

B. Planning and Evaluation Office (PEO)

- Monitored federal Notices of Funding Availability for potential grant opportunities.
- Coordinated and convened public hearing on PHA 5-Year and Annual Plan

Media Inquiries

- Received and processed UIPA requests for information.

Legislative

- Coordinated introduction meetings with Executive Director and various legislators.
- Prepared testimony and attended various legislative hearings.

C. Fiscal Management Office

For Fiscal Management Office Activities, see Financial reports.

D. Contracts and Procurement

For Solicitations and Contracts Issued in February 2012 see Program Reports.

E. Information Technology Office

- Set up 17 new computers at AMPs and PMMSB; Set-up will continue through February 2012.

F. Hearings Office

For Hearings Office Activities in February 2012 see Program Reports.

G. Personnel

Summary of HPHA Staffing Turnover for FY 2012

Staffing as of February 29, 2012, Full-time Equivalent positions:

Filled positions:	261
Vacant positions:	89
Total FTEs:	350
New Hires:	3
Resigned/Retired:	2

II. Planned Activities for March/April 2012

- A. 'I Have A Dream Hawaii Housing" Campaign. Although officially recognized in February and March 2012, some community groups are scheduled to assist with vacant unit repairs and grounds maintenance/improvements in late March and April.
- B. Over the next two months, the HPHA is addressing the following priority issues through a concerted effort of assessment, evaluation, and redesigning of procedures where appropriate:
- Fixing and filling of units;
 - Applicant certification and occupancy;
 - Rent Collections; and
 - Fiscal management.

Where necessary, the Executive Director and senior staff are also pursuing position transfers, deployment, temporary assignments, redesignations, and reorganization.

- C. Security improvements at Mayor Wright Homes are continuing and will remain a priority for the HPHA.
- D. The HPHA is researching the possible establishment of a for profit division.

**HAWAII PUBLIC HOUSING AUTHORITY
Board Report – January 2012**

AGENCY TOTAL – Variance Analysis based on any increases(decreases) of 10% with the month of January 2012 being the basis for the variances.

I. INCOME STATEMENT

A. REVENUES:

Actual revenues for the month of January 2012 increased by \$724k or 10% versus Budget due to HUD Operating Subsidies increasing 4% or an increase of \$186k and decreases in COCC Fee income of \$(74)k (18)%, General Fund Income increase of \$548k or 525%, Rental Income decrease of \$(212)k or (14)% and increase of \$276k or 87% in Other Income. The increase in the Operating Subsidies reflect a \$(256)k or (15)% decrease in the Housing Choice Voucher Program and a 30% or \$420k increase for Federal Low Rent Program. . COCC Fee(Management and Accounting Fees) Income decrease due to units out of service but included in the Budget computation of fees. Rental Income decrease correspondingly due out of service units that were budgeted to be occupied. General Fund Income increase due to funds transferred in to support the State Projects. In January 2012 Repair & Maintenance General Fund was added so that costs not allocated can be accounted for.

B. EXPENSES:

Administrative:

Administrative Expenses reflected a decrease of \$124k due primarily to staffing positions for the month of January that were budgeted to be filled and are still vacant. There were also reductions in employee benefits, Office Expenses, Subscriptions, equipment purchases, travel offset by increases in Legal, Telephone, accounting, audit fees and postage.

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.

Management and Bookkeeping Fees:

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)% or \$(256)k from budget due increase in HAP expense payment.

Tenant Services:

Tenant services reflect budgeted allocations.

Utilities:

decrease were Fuel 100% or \$39k (Should be budgeted in Maintenance re: fuel for Lawn mowers and weed eaters and vehicles), increases were Sewer 1% or \$4k, Water 12% or \$24k, Gas 86% or \$79k, Electricity 40% or \$131k resulting in a net increase in utilities expenses of 20% or \$196k.

Maintenance:

Maintenance expenses showed a 7% decrease due decreases in Maintenance Salaries and Benefits, Contract costs and maintenance materials costs.

Protective Services:

Increase of \$206k primarily due to increase cost related to Mayor Wright's increase in protective services.

Insurance:

Reflect a 24% or \$18k decrease in accrual.

General Expenses:

Additional depreciation from construction in progress being capitalized and depreciated \$(58k), P-Card Undistributed expenses \$91k, Severance expenses \$2k, and Extraordinary maintenance budgeted but not expended \$97k, bad debt \$(316)k and Other General expense \$34k variances.

OVERVIEW – Current Fiscal Year:

Year to date revenues exceed budget by 10% or \$724k and total expenses increase by 6% or \$570k favorable resulting in a net income variance of \$155k or a 12% over budget on an accrual basis. On a cash basis(*After adding back Depreciation Expense and Bad Debt Write-Off*) reflected an increase in net income over budget of \$529k or 147%. 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:

Increase in cash of \$2,439k due primarily to the inclusion of the Repair and Maintenance General Fund in January 2012 so that Contract Costs and lapsed Funds costs not allocated can be accounted for.

ACCOUNT RECEIVABLE:

Primarily decrease due to write-offs of uncollectable accounts of \$330k and increase in the Allowance for Doubtful Accounts net of receivable increase.

INTERPROGRAM DUE FROM:

Allocation of expenses paid to the various projects.

PROPERTY, PLANT & EQUIPMENT, NET:

The \$(953)k represents depreciation expense for the month of January net of additions to Furniture & Equipment of \$14k.

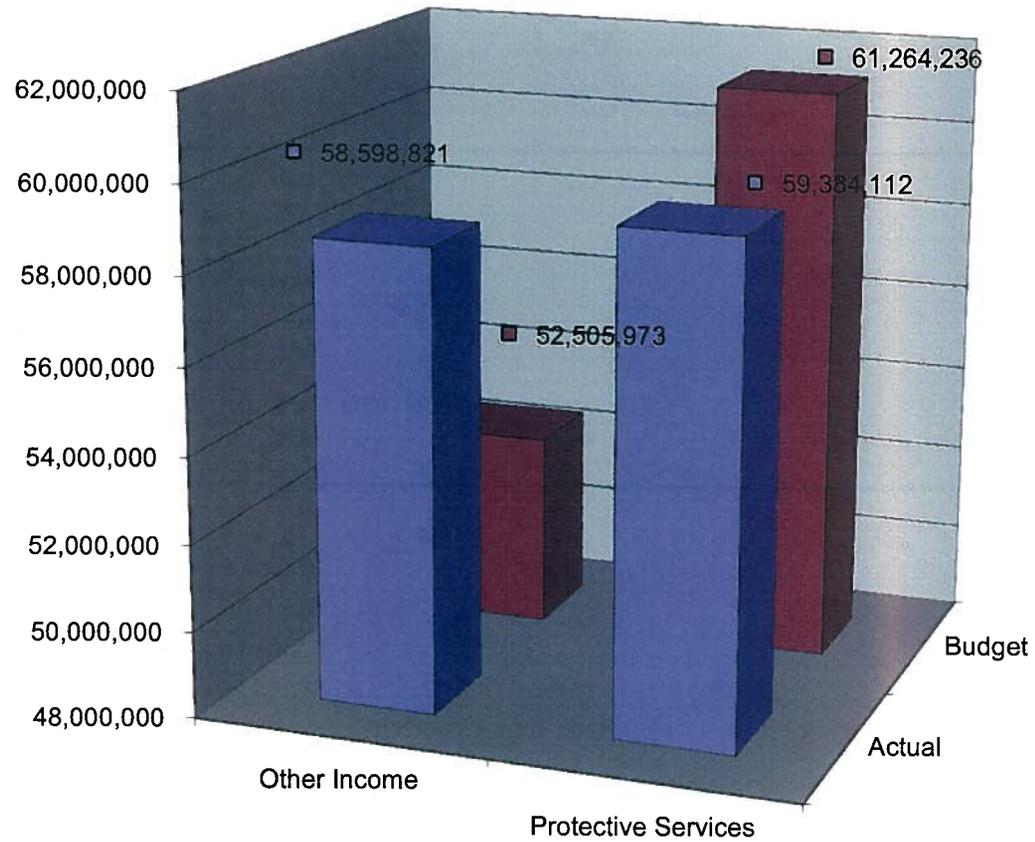
LIABILITIES AND EQUITY:

ACCOUNTS PAYABLE:

Contracts and Vendors payments.

OTHER LIABILITIES & DEFERRED INCOME:

HPHA January 31, 2012 Actual VS Budget



	Other Income	Protective Services
Actual	58,598,821	59,384,112
Budget	52,505,973	61,264,236

**HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

<u>MONTH OF JANUARY, 2012</u>				<u>YEAR TO DATE ENDING JANUARY 31, 2012</u>							
<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							
\$ 1,279,112	\$ 1,490,805	\$ (211,693)	-14%	Dwelling Rental Income	\$ 9,365,596	\$ 10,414,738	\$ (1,049,142)	-10%	\$ 10,906,896	\$ (1,541,300)	-14%
5,350,076	5,163,691	186,385	4%	HUD Operating Subsidies	41,177,629	36,319,102	4,858,527	13%	38,421,429	2,756,199	7%
330,210	404,518	(74,308)	-18%	COCC Fee Income	2,306,657	2,831,626	(524,969)	-19%	2,282,521	24,136	1%
652,755	104,426	548,329	525%	General Fund	3,365,275	730,982	2,634,293	360%	56,149	3,309,126	5893%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
591,422	315,654	275,768	87%	Other Income	2,383,664	2,209,525	174,139	8%	6,355,609	(3,971,945)	-62%
8,203,576	7,479,094	724,482	10%	Total Revenues	58,598,821	52,505,973	6,092,848	12%	58,022,605	576,216	1%
				EXPENSES							
929,581	1,053,351	123,770	12%	Administrative	5,934,866	7,315,270	1,380,404	19%	5,694,993	(239,873)	-4%
-	62,099	62,099	100%	Asset Management Fees	-	434,693	434,693	100%	-	-	0%
278,584	303,452	24,868	8%	Management Fees	1,944,687	2,124,164	179,477	8%	2,078,314	133,627	6%
51,626	52,264	638	1%	Bookkeeping Fees	361,971	365,848	3,877	1%	423,604	61,633	15%
4,003,732	3,747,601	(256,131)	-7%	Housing Assistance Payments	27,196,568	26,233,207	(963,361)	-4%	25,906,909	(1,289,658)	-5%
100,984	23,478	(77,506)	-330%	Tenant Services	511,276	165,045	(346,231)	-210%	360,845	(150,432)	-42%
1,198,441	1,002,420	(196,021)	-20%	Utilities	7,051,681	7,016,914	(34,767)	0%	7,753,005	701,324	9%
1,191,833	1,278,396	86,563	7%	Maintenance	7,375,960	8,929,613	1,553,653	17%	8,782,876	1,406,916	16%
314,560	108,539	(206,021)	-190%	Protective Services	1,011,308	759,770	(251,538)	-33%	1,034,313	23,005	2%
59,137	77,669	18,532	24%	Insurance	432,987	543,489	110,502	20%	555,126	122,139	22%
1,204,102	1,053,753	(150,349)	-14%	General Expenses	7,562,809	7,376,223	(186,586)	-3%	2,528,089	(5,034,720)	-199%
9,332,579	8,763,022	(569,557)	-6%	Total Expenses	59,384,112	61,264,236	1,880,124	3%	55,118,073	(4,266,039)	-8%
\$ (1,129,004)	\$ (1,283,928)	\$ 154,924	12%	Net Income(Loss)	\$ (785,291)	\$ (8,758,263)	\$ 7,972,972	91%	\$ 2,904,531	\$ (3,689,822)	-127%
				CASH BASIS:							
\$ (1,129,004)	\$ (1,283,928)	\$ 154,924	12%	Net Income(loss) per Above	\$ (785,291)	\$ (8,758,263)	\$ 7,972,972	91%	\$ 2,904,531	\$ (3,689,822)	-127%
				Add back non cash items:							
967,524	909,629	57,895	6%	Depreciation Expense	6,857,739	6,367,355	490,384	8%	1,939,375	4,918,364	254%
329,762	13,669	316,093	2312%	Bad Debt Expense	341,317	95,683	245,634	257%	2,866	338,451	11811%
\$ 168,282	\$ (360,630)	\$ 528,912	147%	TOTAL CASH BASIS	\$ 6,413,765	\$ (2,295,225)	\$ 8,708,990	379%	\$ 4,846,772	\$ 1,566,993	32%

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337, 020
FOR PERIOD ENDING JANUARY 31, 2012
AGENCY TOTAL**

		<u>January</u>	<u>December</u>	<u>Increase (Decrease)</u>
ASSETS:				
Cash		47,968,729	45,529,905	2,438,825
Receivables:				
Accrued Interest	646,097			
Tenant Receivables	5,041,685			
Other	1,741,667			
Less Allowance for Doubtful Accounts	<u>(4,584,663)</u>	2,844,786	3,690,594	(845,808)
Total receivables				
Prepaid Expenses		957,096	1,951,620	(994,525)
Inventories		1,941,124	953,962	987,161
Interprogram Due From		14,026,313	14,654,161	(627,848)
Total Current Assets		<u>67,738,047</u>	<u>66,780,242</u>	<u>957,805</u>
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	499,169,582			
Furniture & Equipment	6,154,189			
Motor vehicles	1,355,056			
Construction in Progress	9,265,865			
Less: Accumulated Depreciation	<u>(308,064,297)</u>	229,331,722	230,285,528	(953,806)
Notes, Loans & Mortgage Receivable-Non Current		426,100	426,100	-
Other Long term assets		-	-	-
Total Assets		<u>297,495,868</u>	<u>297,491,870</u>	<u>3,998</u>

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337, 020
FOR PERIOD ENDING JANUARY 31, 2012
AGENCY TOTAL**

	<u>January</u>	<u>December</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	270,289	66,688	203,601
Accrued Expenses	391,325	391,325	-
Accrued Salaries & Wages	326,345	502,125	(175,779)
Accrued Vacation	649,885	649,885	-
Tenant Security Deposits	783,299	780,584	2,715
Other Liabilities & Deferred Income	7,792,462	7,078,629	713,833
Interprogram Due To	7,015,263	7,627,744	(612,481)
Total Current Liabilities	17,228,869	17,096,980	131,889
Accrued Pension and OPEB Liability	6,029,526	6,029,526	-
Accrued Compensated Absences - Non Current	1,663,695	1,663,695	-
Accrued Expenses	129,338	129,336	2
Net Assets:			
Restricted Net Assets	1,900,129	1,900,129	
Unrestricted Net Assets	271,329,603	270,623,334	
Net Income Year to Date	(785,291)	48,870	
Total Equity	272,444,440	272,572,333	(127,893)
Total Liabilities & Equity	297,495,868	297,491,870	3,998

**HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
1,418,958	1,674,702	(255,744)	-15%
-	-	-	0%
-	-	-	0%
-	-	-	0%
143,519	177,832	(34,313)	-19%
1,562,477	1,852,534	(290,057)	-16%
94,690	121,166	26,476	22%
-	-	-	0%
22,404	19,668	(2,736)	-14%
14,003	12,292	(1,711)	-14%
1,829,132	1,564,486	(264,646)	-17%
-	2,795	2,795	100%
5,140	1,672	(3,468)	-207%
18,823	24,138	5,315	22%
180	35	(145)	-414%
328	969	641	66%
(2,394)	5,303	7,697	145%
1,982,306	1,752,524	(229,782)	-13%
\$ (419,829)	\$ 100,010	\$ (519,839)	-520%
\$ (419,829)	\$ 100,010	\$ (519,839)	-520%
-	-	-	0%
-	-	-	0%
\$ (419,829)	\$ 100,010	\$ (519,839)	-520%

YEAR TO DATE ENDING JANUARY 31, 2012										
<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%				
12,571,025	11,722,914	848,111	7%	11,407,397	1,163,628	10%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
1,026,827	1,244,824	(217,997)	-18%	1,309,987	(283,161)	-22%				
13,597,852	12,967,738	630,114	5%	12,717,384	880,467	7%				
EXPENSES										
652,240	848,162	195,922	23%	530,441	(121,799)	-23%				
-	-	-	0%	-	-	0%				
151,680	137,676	(14,004)	-10%	138,948	(12,732)	-9%				
94,800	86,044	(8,756)	-10%	86,843	(7,958)	-9%				
12,063,720	10,951,402	(1,112,318)	-10%	10,951,406	(1,112,314)	-10%				
-	19,565	19,565	100%	-	-	0%				
19,697	11,704	(7,993)	-68%	11,141	(8,556)	-77%				
117,190	168,966	51,776	31%	165,452	48,262	29%				
246	245	(1)	0%	245	(1)	0%				
2,297	6,783	4,486	66%	2,296	(0)	0%				
14,897	37,121	22,224	60%	71,002.80	56,106	79%				
13,116,766	12,267,668	(849,098)	-7%	11,957,775	(1,158,992)	-10%				
\$ 481,086	\$ 700,070	\$ (218,984)	-31%	\$ 759,610	\$ (278,524)	-37%				
CASH BASIS:										
\$ 481,086	\$ 700,070	\$ (218,984)	-31%	\$ 759,610	\$ (278,524)	-37%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
\$ 481,086	\$ 700,070	\$ (218,984)	-31%	\$ 759,610	\$ (278,524)	-37%				

**HAWAII PUBLIC HOUSING AUTHORITY
REPAIRS & MAINTENANCE GENERAL FUND
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012				
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	
\$ -	\$ -	\$ -	0%	
-	-	-	0%	
-	-	-	0%	
(582,678)	-	(582,678)	0%	
-	-	-	0%	
-	-	-	0%	
(582,678)	-	(582,678)	0%	
(93,745)	-	93,745	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
-	-	-	0%	
(424,437)	-	424,437	0%	
(293,388)	-	293,388	0%	
(7,456)	-	7,456	0%	
-	-	-	0%	
(819,026)	-	819,026	0%	
\$ 236,348	\$ -	\$ 236,348	0%	
\$ 236,348	\$ -	\$ 236,348	0%	
-	-	-	0%	
-	-	-	0%	
\$ 236,348	\$ -	\$ 236,348	0%	

YEAR TO DATE ENDING JANUARY 31, 2012									
<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%			
		-	0%		-	0%			
926,183	-	926,183	0%	3,180,186	(2,254,003)	-71%			
		-	0%		-	0%			
		-	0%		-	0%			
926,183	-	926,183	0%	3,180,186	(2,254,003)	-71%			
EXPENSES									
170,958	-	(170,958)	0%	140,002	(30,956)	-22%			
		-	0%		-	0%			
		-	0%		-	0%			
		-	0%		-	0%			
		-	0%		-	0%			
		-	0%		-	0%			
		-	0%		-	0%			
224,034	-	(224,034)	0%	833,770	609,736	73%			
		-	0%	633,938	633,938	100%			
		-	0%		-	0%			
		-	0%		-	0%			
394,992	-	(394,992)	0%	1,607,710	1,212,718	75%			
\$ 531,191	\$ -	\$ 531,191	0%	\$ 1,572,476	\$ (1,041,285)	-66%			
CASH BASIS:									
\$ 531,191	\$ -	\$ 531,191	0%	\$ 1,572,476	\$ (1,041,285)	-66%			
		-	0%		-	0%			
		-	0%		-	0%			
\$ 531,191	\$ -	\$ 531,191	0%	\$ 1,572,476	\$ (1,041,285)	-66%			

**STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
5,550	104,426	(98,876)	-95%
-	-	-	0%
10,582	8,021	2,561	32%
-	-	-	0%
-	-	-	0%
16,132	112,447	(96,315)	-86%
6,667	7,543	876	12%
-	-	-	0%
783	961	178	19%
491	602	111	18%
52,146	62,115	9,969	16%
-	-	-	0%
1,286	418	(868)	-208%
-	262	262	100%
-	-	-	0%
23	24	1	5%
-	-	-	0%
61,397	71,925	10,528	15%
\$ (45,265)	\$ 40,522	\$ (85,787)	-212%
\$ -	-	-	0%
-	-	-	0%
\$ (45,265)	\$ 40,522	\$ (85,787)	-212%

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 JANUARY 31, 2012						
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
494,934	730,982	(236,048)	-32%	730,985	(236,051)	-32%
-	-	-	0%	-	-	0%
41,345	56,147	(14,802)	-26%	56,149	(14,804)	-26%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
536,279	787,129	(250,850)	-32%	787,133	(250,855)	-32%
47,256	52,799	5,543	10%	42,745	(4,511)	-11%
-	-	-	0%	-	-	0%
5,670	6,727	1,057	16%	6,531	861	13%
3,553	4,214	661	16%	4,093	540	13%
381,552	434,805	53,253	12%	434,687	53,135	12%
-	-	-	0%	-	-	0%
4,929	2,926	(2,003)	-68%	2,788	(2,141)	-77%
-	1,834	1,834	100%	1,781	1,781	100%
-	-	-	0%	-	-	0%
159	168	9	5%	159	(0)	0%
-	-	-	0%	-	-	0%
443,120	503,473	60,354	12%	492,784	49,664	10%
\$ 93,159	\$ 283,656	\$ (190,497)	-67%	\$ 294,350	\$ (201,190)	-68%
\$ 93,159	\$ 283,656	(190,497)	-67%	\$ 294,350	(201,190)	-68%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 93,159	\$ 283,656	\$ (190,497)	-67%	\$ 294,350	\$ (201,190)	-68%

State Rent Operating Subsidies is funded on a Quarterly Basis.

**PROJECT BASED CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

<u>MONTH OF JANUARY, 2012</u>				<u>YEAR TO DATE ENDING JANUARY 31, 2012</u>							
<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>
\$	\$	\$	0%	REVENUES	\$	\$	\$	0%	\$	\$	0%
2,122,454	2,100,383	22,071	1%	Dwelling Rental Income	14,751,296	14,702,681	48,615	0%	14,520,702	230,594	2%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
148,764	12	148,752	1239602%	Other Income	725,618	84	725,534	863731%	529,607	196,011	37%
2,271,218	2,100,395	170,823	8%	Total Revenues	15,476,914	14,702,765	774,149	5%	15,050,309	426,605	3%
				EXPENSES							
6,563	-	(6,563)	0%	Administrative	51,342	-	(51,342)	0%	21,417	(29,926)	-140%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
2,122,454	2,121,000	(1,454)	0%	Housing Assistance Payments	14,751,296	14,847,000	95,704	1%	14,520,702	(230,594)	-2%
100,935	-	(100,935)	0%	Tenant Services	504,673	-	(504,673)	0%	350,738	(153,934)	-44%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
0	553	553	100%	General Expenses	4,008	3,871	(137)	-4%	4,198	189	5%
2,229,951	2,121,553	(108,398)	-5%	Total Expenses	15,311,319	14,850,871	(460,448)	-3%	14,897,054	(414,265)	-3%
\$ 41,267	\$ (21,158)	\$ 62,425	295%	Net Income(Loss)	\$ 165,594	\$ (148,106)	\$ 313,700	212%	\$ 153,254	\$ 12,340	8%
				CASH BASIS:							
\$ 41,267	\$ (21,158)	\$ 62,425	295%	Net Income(loss) per Above	\$ 165,594	\$ (148,106)	\$ 313,700	212%	\$ 153,254	\$ 12,340	8%
-	-	-	0%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ 41,267	\$ (21,158)	\$ 62,425	295%	TOTAL CASH BASIS	\$ 165,594	\$ (148,106)	\$ 313,700	212%	\$ 153,254	\$ 12,340	8%

**CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012				YEAR TO DATE ENDING JANUARY 31, 2012							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
-	56,161	\$ (56,161)	-100%	Dwelling Rental Income	-	393,127	\$ (393,127)	-100%	-	\$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
277,497	343,092	(65,595)	-19%	Management Fees	1,940,374	2,401,644	(461,270)	-19%	1,926,831	13,543	1%
52,713	-	52,713	0%	Bookeeping Fees	366,283	-	366,283	0%	355,690	10,594	3%
-	61,426	(61,426)	-100%	Asset Management Fees	-	429,982	(429,982)	-100%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
182,012	50,000	132,012	264%	CMSS Front Line Service Fee	182,012	350,000	(167,988)	-48%	-	182,012	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
23,049	20,833	2,216	11%	Other Income	52,504	145,831	(93,327)	-64%	47,545	4,958	10%
535,271	531,512	3,759	1%	Total Revenues	2,541,173	3,720,584	(1,179,411)	-32%	2,330,066	211,107	9%
				EXPENSES							
459,490	537,329	77,839	14%	Administrative	2,687,938	3,717,935	1,029,997	28%	2,496,037	(191,901)	-8%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	52	52	100%	Tenant Services	32	364	332	91%	-	(32)	0%
18,834	8,281	(10,553)	-127%	Utilities	63,434	57,967	(5,467)	-9%	49,846	(13,588)	-27%
81,202	85,087	3,885	5%	Maintenance	542,412	599,166	56,754	9%	533,841	(8,571)	-2%
2,250	613	(1,637)	-267%	Protective Services	3,925	4,291	366	9%	3,430	(495)	-14%
1,757	6,695	4,938	74%	Insurance	12,300	46,847	34,547	74%	35,319	23,019	61%
(25,725)	110,358	136,083	123%	General Expenses	121,665	772,458	650,793	84%	154,897	33,232	21%
537,809	748,415	210,606	28%	Total Expenses	3,431,707	5,199,028	1,767,321	34%	3,273,371	(158,336)	-5%
\$ (2,538)	\$ (216,903)	\$ 214,365	99%	Net Income(Loss)	\$ (890,534)	\$ (1,478,444)	\$ 587,910	40%	\$ (943,305)	\$ 52,771	6%
				CASH BASIS:							
\$ (2,538)	\$ (216,903)	\$ 214,365	99%	Net Income(loss) per Above	\$ (890,534)	\$ (1,478,444)	\$ 587,910	40%	\$ (943,305)	\$ 52,771	6%
				Add back non cash items:							
669	101,372	(100,703)	-99%	Depreciation Expense	4,684	709,556	(704,872)	-99%	411	4,274	1041%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
\$ (1,869)	\$ (115,531)	\$ 113,662	98%	TOTAL CASH BASIS	\$ (885,849)	\$ (768,888)	\$ (116,961)	-15%	\$ (942,894)	\$ 57,045	6%

**STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012					YEAR TO DATE ENDING JANUARY 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES					REVENUES						
\$ 163,120	\$ 165,195	\$ (2,075)	-1%	Dwelling Rental Income	\$ 1,144,795	\$ 1,156,365	\$ (11,570)	-1%	\$ 1,156,368	\$ (11,573)	-1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
476,883	8,518	468,365	5499%	Other Income	623,280	59,626	563,654	945%	128,486	494,794	385%
640,003	173,713	466,290	268%	Total Revenues	1,768,075	1,215,991	552,084	45%	1,284,854	483,221	38%
EXPENSES					EXPENSES						
103,494	46,736	(56,758)	-121%	Administrative	158,156	325,722	167,566	51%	87,272	(70,884)	-81%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
33,182	33,008	(174)	-1%	Management Fees	231,518	231,056	(462)	0%	210,054	(21,464)	-10%
4,290	4,267	(23)	-1%	Bookkeeping Fees	29,933	29,869	(64)	0%	27,158	(2,775)	-10%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
121,928	136,272	14,344	11%	Utilities	702,830	953,904	251,074	26%	628,939	(73,890)	-12%
380,587	223,027	(157,560)	-71%	Maintenance	515,252	1,556,022	1,040,770	67%	442,588	(72,664)	-16%
258	7,474	7,216	97%	Protective Services	301	52,318	52,017	99%	-	(301)	0%
17,255	10,863	(6,392)	-59%	Insurance	66,110	75,891	9,781	13%	73,830	7,720	10%
115,158	98,187	(16,971)	-17%	General Expenses	806,132	687,309	(118,823)	-17%	230,835	(575,297)	-249%
776,152	559,834	(216,318)	-39%	Total Expenses	2,510,230	3,912,091	1,401,861	36%	1,700,675	(809,554)	-48%
\$ (136,149)	\$ (386,121)	\$ 249,972	65%	Net Income(Loss)	\$ (742,155)	\$ (2,696,100)	\$ 1,953,945	72%	\$ (415,821)	\$ (326,333)	-78%
CASH BASIS:					CASH BASIS:						
\$ (136,149)	\$ (386,121)	\$ 249,972	65%	Net Income(loss) per Above	\$ (742,155)	\$ (2,696,100)	\$ 1,953,945	72%	\$ (415,821)	\$ (326,333)	-78%
115,157	-	115,157	0%	Add back non cash items:							
1	-	1	0%	Depreciation Expense	806,131	-	806,131	0%	230,800	575,331	249%
				Bad Debt Expense	1	-	1	0%	35	(34)	-97%
\$ (20,991)	\$ (386,121)	\$ 365,130	95%	TOTAL CASH BASIS	\$ 63,977	\$ (2,696,100)	\$ 2,760,077	102%	\$ (184,987)	\$ 248,964	135%

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ 75,347	\$ 93,634	\$ (18,287)	-20%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
189,406	2,701	186,705	6912%
264,753	96,335	168,418	175%
42,283	26,876	(15,407)	-57%
-	1,930	1,930	100%
14,967	13,168	(1,799)	-14%
1,935	1,703	(232)	-14%
-	-	-	0%
-	5	5	100%
64,587	69,399	4,812	7%
206,057	61,782	(144,275)	-234%
-	-	-	0%
3,209	3,029	(180)	-6%
69,356	276	(69,080)	-25029%
402,392	178,168	(224,224)	-126%
\$ (137,640)	\$ (81,833)	\$ (55,807)	-68%
\$ (137,640)	\$ (81,833)	\$ (55,807)	-68%
33,548	276	33,272	12055%
35,808	-	35,808	0%
\$ (68,284)	\$ (81,557)	\$ 13,273	16%

YEAR TO DATE ENDING JANUARY 31, 2012						
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES						
\$ 593,299	\$ 652,522	\$ (59,223)	-9%	\$ 558,925	\$ 34,374	6%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
797,805	18,907	778,898	4120%	73,619	724,186	984%
1,391,104	671,429	719,675	107%	632,544	758,560	120%
EXPENSES						
163,533	188,115	24,582	13%	153,987	(9,546)	-6%
-	13,510	13,510	100%	-	-	0%
104,882	92,176	(12,706)	-14%	96,278	(8,604)	-9%
13,560	11,921	(1,639)	-14%	12,338	(1,223)	-10%
-	-	-	0%	-	-	0%
-	35	35	100%	-	-	0%
421,651	485,793	64,142	13%	413,791	(7,860)	-2%
429,495	434,024	4,529	1%	330,583	(98,912)	-30%
-	-	-	0%	-	-	0%
18,206	21,203	2,997	14%	17,674	(532)	-3%
312,189	1,932	(310,257)	-16059%	68,074	(244,115)	-359%
1,463,515	1,248,709	(214,806)	-17%	1,092,724	(370,792)	-34%
\$ (72,411)	\$ (577,280)	\$ 504,869	87%	\$ (460,180)	\$ 387,769	84%
CASH BASIS:						
\$ (72,411)	\$ (577,280)	\$ 504,869	87%	\$ (460,180)	\$ 387,769	84%
Add back non cash items:						
270,956	1,932	269,024	13925%	64,179	206,777	322%
37,293	-	37,293	0%	(347)	37,640	10849%
\$ 235,838	\$ (575,348)	\$ 811,186	141%	\$ (396,347)	\$ 632,185	160%

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ 1,040,646	\$ 1,175,815	\$ (135,169)	-11%
1,808,665	1,388,606	420,059	30%
-	-	-	0%
-	-	-	0%
577,023	-	577,023	0%
70,067	47,737	22,330	47%
3,496,400	2,612,158	884,242	34%

310,138	324,274	14,136	4%
-	59,169	59,169	100%
207,249	236,647	29,398	12%
30,908	33,400	2,493	7%
-	-	-	0%
49	11,053	11,004	100%
986,666	786,378	(200,288)	-25%
929,601	884,100	(45,501)	-5%
605,260	100,417	(504,843)	-503%
44,021	56,089	12,068	22%
1,047,707	839,076	(208,631)	-25%

4,161,598	3,330,603	(830,995)	-25%
\$ (665,198)	\$ (718,445)	\$ 53,247	7%

\$ (665,198)	\$ (718,445)	\$ 53,247	7%
818,149	807,981	10,168	1%
293,954	13,669	280,285	2051%
\$ 446,905	\$ 103,205	\$ 343,700	333%

YEAR TO DATE ENDING JANUARY 31, 2012									
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>			
REVENUES									
\$ 7,627,502	8,212,724	\$ (585,222)	-7%	\$ 9,191,603	\$ (1,564,101)	-17%			
13,855,308	9,893,507	3,961,801	40%	12,493,331	1,361,977	11%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
577,023	-	577,023	0%	-	577,023	0%			
301,408	334,106	(32,698)	-10%	355,194	(53,787)	-15%			
22,361,241	18,440,337	3,920,904	21%	22,040,128	321,113	1%			

EXPENSES									
2,003,443	2,256,548	253,105	11%	2,223,092	219,649	10%			
-	414,183	414,183	100%	-	-	0%			
1,450,937	1,656,529	205,592	12%	1,626,502	175,566	11%			
220,125	233,800	13,675	6%	293,173	73,048	25%			
-	-	-	0%	-	-	0%			
6,572	78,070	71,498	92%	10,106	3,534	35%			
5,839,141	5,504,620	(334,521)	-6%	6,646,501	807,360	12%			
5,547,577	6,169,601	622,024	10%	6,474,861	927,284	14%			
1,006,836	702,916	(303,920)	-43%	396,700	(610,137)	-154%			
333,915	392,597	58,682	15%	425,847	91,932	22%			
6,303,918	5,873,532	(430,386)	-7%	1,999,197	(4,304,720)	-215%			
22,712,463	23,282,396	569,933	2%	20,095,981	(2,616,483)	-13%			
\$ (351,222)	\$ (4,842,059)	\$ 4,490,837	93%	\$ 1,944,147	\$ (2,295,370)	-118%			

CASH BASIS:									
\$ (351,222)	\$ (4,842,059)	\$ 4,490,837	93%	\$ 1,944,147	\$ (2,295,370)	-118%			
Add back non cash items:									
5,775,968	5,655,867	120,101	2%	1,643,985	4,131,983	251%			
304,023	95,683	208,340	218%	3,178	300,845	9467%			
\$ 5,728,768	\$ 909,491	\$ 4,819,277	530%	\$ 3,591,311	\$ 2,137,458	60%			

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012
(Amounts in Full Dollars)**

MONTH OF JANUARY, 2012

	Actual	Budget	Variance	
			Amount	%
\$ 397,272	\$ 234,647	\$ 162,625	69%	
432,547	208,642	223,905	107%	
328,559	252,218	76,341	30%	
239,017	194,600	44,417	23%	
328,496	295,637	32,859	11%	
506,348	305,575	200,773	66%	
169,272	148,660	20,612	14%	
179,865	164,778	15,087	9%	
115,131	99,687	15,444	15%	
155,472	114,987	40,485	35%	
118,847	115,877	2,970	3%	
163,413	162,672	741	0%	
137,706	103,716	33,990	33%	
55,471	53,662	1,809	3%	
85,180	80,523	4,657	6%	
83,803	76,277	7,526	10%	
\$ 3,496,400	\$ 2,612,158	\$ 884,242	34%	

\$ (154,528)	\$ (138,231)	\$ (16,297)	-12%
(152,676)	(176,529)	23,853	14%
50,023	15,527	34,496	222%
(13,540)	(44,083)	30,543	69%
46,272	(41,036)	87,308	213%
18,173	(51,783)	69,956	135%
(93,518)	(129,295)	35,777	28%
(56,743)	20,907	(77,650)	-371%
(23,616)	(15,745)	(7,871)	-50%
(123,776)	3,050	(126,826)	-4158%
1,763	(49,607)	51,370	104%
(33,573)	(48,122)	14,549	30%
(36,457)	(59,063)	22,606	38%
(27,879)	(9,198)	(18,681)	-203%
(91,385)	682	(92,067)	-13500%
26,260	4,081	22,179	543%
\$ (665,198)	\$ (718,445)	\$ 53,247	7%

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 JANUARY 31, 2012

	Actual	Budget	Variance		Prior Year	Variance	
			Amount	%		Amount	%
\$ 2,016,348	\$ 1,659,850	\$ 356,498	21%	\$ 1,645,189	\$ 371,159	23%	
1,973,121	1,476,208	496,913	34%	1,524,048	449,073	29%	
2,158,240	1,775,534	382,706	22%	1,859,416	298,824	16%	
1,674,892	1,375,748	299,144	22%	1,434,709	240,182	17%	
2,392,777	2,090,561	302,216	14%	2,192,645	200,132	9%	
2,519,638	2,160,673	358,965	17%	2,243,006	276,633	12%	
1,049,815	1,050,262	(447)	0%	1,048,122	1,694	0%	
1,351,061	1,169,220	181,841	16%	1,520,302	(169,241)	-11%	
807,605	702,177	105,428	15%	605,143	202,463	33%	
1,507,989	804,909	703,080	87%	3,827,606	(2,319,617)	-61%	
892,669	818,388	74,281	9%	791,879	100,790	13%	
1,256,246	1,144,732	111,514	10%	1,114,222	142,024	13%	
1,098,370	730,506	367,864	50%	704,714	393,656	56%	
399,917	370,817	29,100	8%	360,998	38,919	11%	
604,830	569,433	35,397	6%	590,948	13,882	2%	
657,722	541,319	116,403	22%	577,182	80,539	14%	
\$ 22,361,241	\$ 18,440,337	\$ 3,920,904	21%	\$ 22,040,128	\$ 321,113	1%	

(676,467)	(934,774)	\$ 258,307	28%	\$ (85,319)	\$ (591,148)	-693%
(604,351)	(1,219,989)	615,638	50%	313,639	(917,990)	-293%
562,187	117,012	445,175	380%	671,784	(109,597)	-16%
109,603	(293,977)	403,580	137%	262,701	(153,098)	-58%
506,402	(272,672)	779,074	286%	447,658	58,744	13%
299,888	(340,827)	640,715	188%	424,440	(124,552)	-29%
(717,007)	(895,613)	178,607	20%	(86,434)	(630,573)	-730%
167,440	162,144	5,296	3%	511,050	(343,610)	-67%
(46,125)	(89,030)	42,905	48%	(179,131)	133,006	74%
179,150	20,350	158,800	780%	(702,294)	881,445	126%
(132,933)	(340,000)	207,067	61%	(80,514)	(52,419)	-65%
(39,194)	(330,826)	291,633	88%	235,627	(274,821)	-117%
1,386	(408,947)	410,333	100%	(63,722)	65,108	102%
(123,869)	(61,403)	(62,466)	-102%	(36,707)	(87,161)	-237%
(139,922)	10,546	(150,468)	-1427%	90,060	(229,982)	-255%
302,589	35,947	266,642	742%	221,311	81,277	37%
\$ (351,222)	\$ (4,842,059)	\$ 4,490,837	93%	\$ 1,944,147	\$ (2,295,370)	-118%

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE FIVE MONTHS ENDING JANUARY 31, 2012**

MONTH OF JANUARY, 2012

(Amounts in Full Dollars)

YEAR TO DATE ENDING JANUARY 31, 2012

MONTH OF JANUARY, 2012				CASH BASIS				YEAR TO DATE ENDING JANUARY 31, 2012			
Actual	Budget	Variance		Actual	Budget	Variance		Prior Year	Variance		
		Amount	%			Amount	%		Amount	%	
REVENUES											
\$ 397,272	\$ 234,647	\$ 162,625	69%	Asset Management Project - 30	\$ 2,016,348	\$ 1,659,850	\$ 356,498	21%	\$ 1,645,189	\$ 371,159	23%
432,547	208,642	223,905	107%	Asset Management Project - 31	1,973,121	1,476,208	496,913	34%	1,524,048	449,073	29%
328,559	252,218	76,341	30%	Asset Management Project - 32	2,158,240	1,775,534	382,706	22%	1,859,416	298,824	16%
239,017	194,600	44,417	23%	Asset Management Project - 33	1,674,892	1,375,748	299,144	22%	1,434,709	240,182	17%
328,496	295,637	32,859	11%	Asset Management Project - 34	2,392,777	2,090,561	302,216	14%	2,192,645	200,132	9%
506,348	305,575	200,773	66%	Asset Management Project - 35	2,519,638	2,160,673	358,965	17%	2,243,006	276,633	12%
169,272	148,660	20,612	14%	Asset Management Project - 37	1,049,815	1,050,262	(447)	0%	1,048,122	1,694	0%
179,865	164,778	15,087	9%	Asset Management Project - 38	1,351,061	1,169,220	181,841	16%	1,520,302	(169,241)	-11%
115,131	99,687	15,444	15%	Asset Management Project - 39	807,605	702,177	105,428	15%	605,143	202,463	33%
155,472	114,987	40,485	35%	Asset Management Project - 40	1,507,989	804,909	703,080	87%	3,827,606	(2,319,617)	-61%
118,847	115,877	2,970	3%	Asset Management Project - 43	892,669	818,388	74,281	9%	791,879	100,790	13%
163,413	162,672	741	0%	Asset Management Project - 44	1,256,246	1,144,732	111,514	10%	1,114,222	142,024	13%
137,706	103,716	33,990	33%	Asset Management Project - 45	1,098,370	730,506	367,864	50%	704,714	393,656	56%
55,471	53,662	1,809	3%	Asset Management Project - 46	399,917	370,817	29,100	8%	360,998	38,919	11%
85,180	80,523	4,657	6%	Asset Management Project - 49	604,830	569,433	35,397	6%	590,948	13,882	2%
83,803	76,277	7,526	10%	Asset Management Project - 50	657,722	541,319	116,403	22%	577,182	80,539	14%
\$ 3,496,400	\$ 2,612,158	\$ 884,242	34%	Total Revenues	\$ 22,361,241	\$ 18,440,337	\$ 3,920,904	21%	\$ 22,040,128	\$ 321,113	1%
NET INCOME(LOSS)											
13,728	(35,593)	\$ 49,321	139%	Asset Management Project - 30	99,568	(216,308)	\$ 315,876	146%	120,255	\$ (20,687)	-17%
28,920	2,209	26,711	1209%	Asset Management Project - 31	484,783	31,177	453,606	1455%	570,705	(85,922)	-15%
91,361	46,799	44,562	95%	Asset Management Project - 32	688,863	335,916	352,947	105%	727,840	(38,977)	-5%
70,093	8,191	61,902	756%	Asset Management Project - 33	508,372	71,941	436,431	607%	367,478	140,893	38%
90,671	(6,754)	97,425	1442%	Asset Management Project - 34	756,876	(32,698)	789,574	2415%	523,827	233,049	44%
66,391	13,474	52,917	393%	Asset Management Project - 35	609,883	115,972	493,911	426%	524,578	85,305	16%
40,586	(261)	40,847	15650%	Asset Management Project - 37	174,481	7,625	166,856	2188%	160,727	13,754	9%
4,904	45,335	(40,431)	-89%	Asset Management Project - 38	369,896	333,140	36,756	11%	562,491	(192,595)	-34%
(13,512)	(1,229)	(12,283)	-999%	Asset Management Project - 39	50,970	12,582	38,388	305%	(147,183)	198,153	135%
(132,194)	4,981	(137,175)	-2754%	Asset Management Project - 40	182,672	33,867	148,805	439%	(701,087)	883,759	126%
65,288	2,916	62,372	2139%	Asset Management Project - 43	187,122	27,661	159,461	576%	(15,571)	202,692	1302%
98,782	20,367	78,415	385%	Asset Management Project - 44	617,277	148,597	468,680	315%	414,490	202,787	49%
36,133	6,059	30,074	496%	Asset Management Project - 45	460,558	46,907	413,651	882%	72,324	388,234	537%
6,763	(8,552)	15,315	179%	Asset Management Project - 46	79,949	(56,881)	136,830	241%	11,229	68,720	612%
(51,157)	682	(51,839)	-7601%	Asset Management Project - 49	143,952	10,546	133,406	1265%	175,478	(31,526)	-18%
30,148	4,581	25,567	558%	Asset Management Project - 50	313,547	39,447	274,100	695%	223,728	89,819	40%
\$ 446,905	\$ 103,205	\$ 343,700	333%	Total Net Income(Loss)	\$ 5,728,768	\$ 909,491	\$ 4,819,277	530%	\$ 3,591,311	\$ 2,137,458	60%

**Contract & Procurement Office
Monthly Status Report for February 2012**

Solicitations Issued in February 2012:

- None

Contracts Executed in February 2012:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 08-17-SC01	Architects Pacific, Inc. Extension of Time of 435 calendar days for Building Improvements at Hale Poai (MU 42) on the Island of Oahu End Date: September 19, 2012	n/a	\$362,322.00
PMB 12-01	Realty Laua LLC Furnish Property Management, Maintenance, and Resident Services at Palolo Valley Homes under Asset Management Project 50 on the Island of Oahu End Date: December 1, 2012		\$338,486.00
PMB 08-16-SC04	Realty Laua LLC Continue to Furnish Property Management, Maintenance, and Resident Services at Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Kauhale Ohana and Waimanalo Homes under Asset Management Project 45 on the Island of Oahu End Date: July 1, 2012	\$281,562.00	\$2,145,024.00

**Federal LIPH
HPHA Island Overview Report
February 2012**

Island	Occupancy *							LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	621	533	74	85.83%	8	6	14	Average Income	40	0.37%	6.86	3.36
Kauai	319	273	46	85.58%	2	1	0	Low Income (80%)	155	1.43%	2.87	1.94
Maui	196	150	46	76.53%	7	1	0	Very Low Inc. (50%)	991	9.16%	2.88	1.92
Oahu	3,555	3,310	203	93.11%	22	9	42	Extremely Low Inc. (30%)	9,634	89.04%	2.56	1.76
Total	4,691	4,266	369	90.94%	39	17	56		10,820	100.00%	2.60	1.78

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	15	\$ 2,477.00	26	\$ 12,411.00	\$ 113,942.00	\$ 129,996.25	114.09%
Kauai	31	\$ 17,507.77	26	\$ 90,030.68	\$ 74,418.00	\$ 93,535.27	125.69%
Maui	8	\$ 2,463.30	18	\$ 5,654.93	\$ 43,797.00	\$ 47,465.60	108.38%
Oahu	159	\$ 89,835.53	206	\$ 278,395.96	\$ 898,482.79	\$ 996,986.76	110.96%
Total	213	\$ 112,283.60	276	\$ 386,492.57	\$ 1,130,639.79	\$ 1,267,983.88	112.15%

* 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
February 2012**

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	334	16	92.27%	3	1	12
31P-KVH	373	329	41	88.20%	2	0	3
32P-MWH	363	342	20	94.21%	2	1	1
33P-Kam/Kaamanu	371	358	13	96.50%	3	3	0
34P-Kalakaua	581	552	25	95.01%	1	1	4
35P-Kalanihua	587	578	5	98.47%	8	1	4
37P-Hilo	320	253	59	79.06%	4	3	8
38P-Kauai	319	273	46	85.58%	2	1	0
39P-Maui	196	150	46	76.53%	7	1	0
40P-KPT	170	160	9	94.12%	2	2	1
43P-Kona	200	192	6	96.00%	4	3	2
44P-Leeward Oahu	258	219	35	84.88%	0	0	4
45P-Windward Oahu	225	216	5	96.00%	0	0	4
46P-Kamuela	101	88	9	87.13%	0	0	4
49P-Central Oahu	150	113	29	75.33%	1	0	8
50P-Palolo	115	109	5	94.78%	0	0	1
Total	4,691	4,266	369	90.94%	39	17	56

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	37	25,106.02	28	39,392.80	\$ 123,723.00	\$ 154,412.53	124.81%
31P-KVH	14	10,536.45	17	32,002.62	\$ 85,659.00	\$ 99,037.84	115.62%
32P-MWH	12	7,448.72	17	14,667.95	\$ 105,497.18	\$ 122,742.56	116.35%
33P-Kam/Kaamanu	21	9,055.00	27	35,451.94	\$ 88,138.82	\$ 103,692.35	117.65%
34P-Kalakaua	10	4,499.00	8	18,631.40	\$ 126,720.44	\$ 122,073.73	96.33%
35P-Kalanihua	9	2,621.00	4	4,714.29	\$ 140,479.52	\$ 140,727.66	100.18%
37P-Hilo	5	639.00	6	3,262.00	\$ 60,565.00	\$ 66,800.25	110.30%
38P-Kauai	31	17,507.77	26	90,030.68	\$ 74,418.00	\$ 93,535.27	125.69%
39P-Maui	8	2,463.30	18	5,654.93	\$ 43,797.00	\$ 47,465.60	108.38%
40P-KPT	6	4,731.87	41	29,143.35	\$ 65,748.00	\$ 70,614.49	107.40%
43P-Kona	3	340.00	4	497.33	\$ 35,228.00	\$ 35,759.00	101.51%
44P-Leeward Oahu	33	17,623.00	40	64,705.01	\$ 46,648.00	\$ 55,879.16	119.79%
45P-Windward Oahu	6	3,313.47	14	10,468.09	\$ 64,022.00	\$ 74,187.99	115.88%
46P-Kamuela	7	1,498.00	16	8,651.67	\$ 18,149.00	\$ 27,437.00	151.18%
49P-Central Oahu	8	3,367.00	5	9,642.22	\$ 31,878.00	\$ 27,884.00	87.47%
50P-Palolo	3	1,534.00	5	19,576.29	\$ 19,968.83	\$ 25,734.45	128.87%
Total	213	\$ 112,283.60	276	\$ 386,492.57	\$ 1,130,639.79	\$ 1,267,983.88	112.15%

* 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).

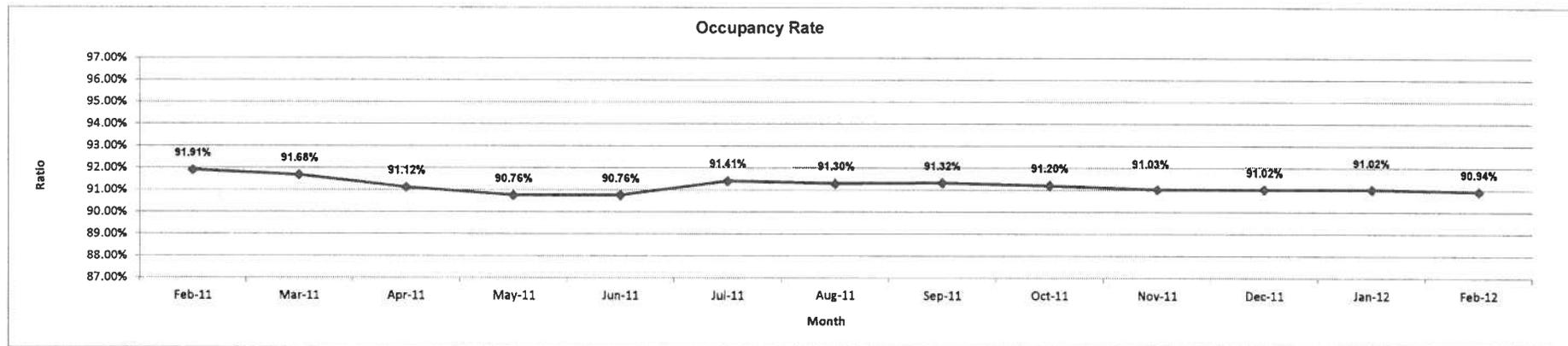
FEDERAL PUBLIC HOUSING

Occupancy from February 2011 to February 2012

	Feb-11			Mar-11			Apr-11			May-11			Jun-11			Jul-11		
	Total Units	Occ Units	Ratio															
Hawaii	601	537	89.35%	601	535	89.02%	621	527	84.86%	621	529	85.19%	621	529	85.19%	621	524	84.38%
Kauai	319	293	91.85%	319	287	89.97%	319	287	89.97%	319	285	89.34%	319	285	89.34%	319	281	88.09%
Maui	196	132	67.35%	196	136	69.39%	196	136	69.39%	196	136	69.39%	196	136	69.39%	196	147	75.00%
Oahu	4,122	3,852	93.45%	4,122	3,844	93.26%	4,122	3,841	93.18%	4,123	3,823	92.72%	4,123	3,823	92.72%	3,554	3,335	93.84%
Total	5,238	4,814	91.91%	5,238	4,802	91.68%	5,258	4,791	91.12%	5,259	4,773	90.76%	5,259	4,773	90.76%	4,690	4,287	91.41%

Cumulative (12 Months)	
02/11 - 02/12	
Units	63,777.00
Tenants	58,159.00
Ratio	91.19%

	Aug-11			Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	621	526	84.70%	621.00	530.00	85.35%	623	533	85.55%	623	532	85.39%	621	533	85.83%	621	533	85.83%	621	533	85.83%
Kauai	319	278	87.15%	319.00	276.00	86.52%	319	275	86.21%	319	274	85.89%	319	274	85.89%	319	274	85.89%	319	273	85.58%
Maui	196	151	77.04%	196.00	149.00	76.02%	196	147	75.00%	196	146	74.49%	196	147	75.00%	196	147	75.00%	196	150	76.53%
Oahu	3,554	3,327	93.61%	3,554.00	3,328.00	93.64%	3,554	3,324	93.53%	3,554	3,319	93.39%	3,554	3,315	93.28%	3,554	3,315	93.28%	3,555	3,310	93.11%
Total	4,690	4,282	91.30%	4,690.00	4,283.00	91.32%	4,692	4,279	91.20%	4,692	4,271	91.03%	4,690	4,269	91.02%	4,690	4,269	91.02%	4,691	4,268	90.94%



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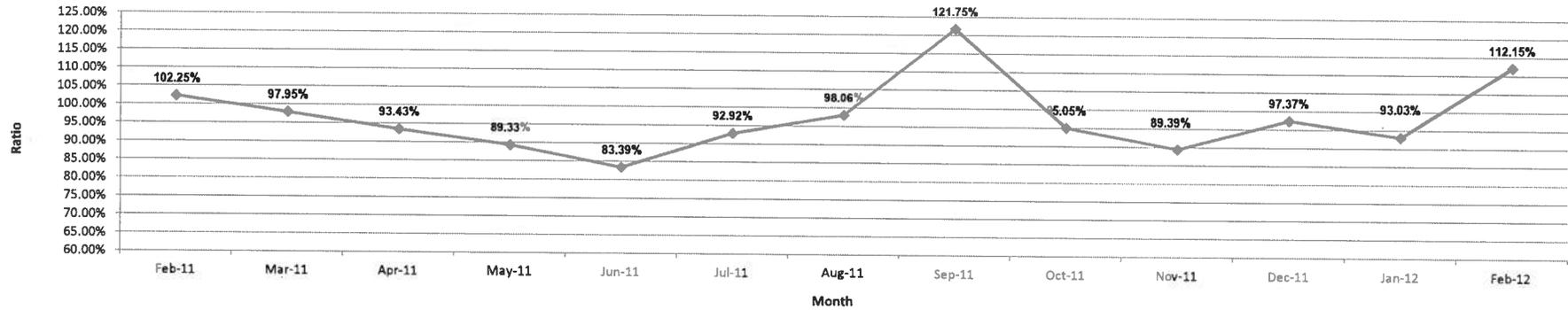
Rent Collection from February 2011 to February 2012

	Feb-11			Mar-11			Apr-11			May-11			Jun-11			Jul-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 118,550.70	\$ 137,139.87	115.68%	\$ 123,938.00	\$ 116,949.67	94.36%	\$ 122,543.00	\$ 121,343.89	99.02%	\$ 117,325.00	\$ 111,523.98	95.05%	\$ 115,734.00	\$ 111,964.58	96.74%	\$ 113,713.50	\$ 111,319.98	97.90%
Kauai	\$ 83,547.00	\$ 82,100.90	98.27%	\$ 83,159.00	\$ 76,059.50	91.46%	\$ 79,632.00	\$ 68,713.39	86.29%	\$ 80,434.00	\$ 69,028.50	85.82%	\$ 79,977.00	\$ 69,040.63	86.33%	\$ 79,108.00	\$ 63,237.00	79.94%
Maui	\$ 40,207.00	\$ 38,945.99	96.86%	\$ 38,867.00	\$ 43,430.34	111.74%	\$ 41,884.00	\$ 42,337.92	101.08%	\$ 41,843.00	\$ 41,402.45	98.95%	\$ 41,642.00	\$ 40,666.84	97.66%	\$ 42,037.00	\$ 43,722.93	104.01%
Oahu	\$ 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%	\$ 1,090,577.98	\$ 966,307.46	88.61%	\$ 1,087,013.66	\$ 982,733.02	91.21%	\$ 908,990.06	\$ 844,614.03	92.92%
Total	\$ 1,364,503.17	\$ 1,365,205.40	102.25%	\$ 1,365,490.48	\$ 1,337,462.95	97.95%	\$ 1,351,337.94	\$ 1,262,498.32	93.43%	\$ 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%

Cumulative (12 Months)	
02/11 - 01/12	
Charges	\$ 15,607,711.88
Collections	\$ 15,106,027.01
Total	\$ (501,684.87)
Ratio	96.79%

	Aug-11			Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$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%	\$116,323.00	\$116,388.33	100.06%	\$114,209.50	\$110,422.26	96.68%	\$113,942.00	\$129,996.25	114.09%
Kauai	\$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%	\$76,420.00	\$72,976.75	95.49%	\$74,647.00	\$73,572.68	98.56%	\$74,418.00	\$93,535.27	125.69%
Maui	\$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%	\$44,242.00	\$43,525.67	98.38%	\$44,064.00	\$39,954.01	90.67%	\$43,797.00	\$47,465.60	108.38%
Oahu	\$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%	\$895,633.23	\$869,941.27	97.13%	\$895,613.84	\$825,897.28	92.22%	\$898,482.79	\$996,986.76	110.96%
Total	\$ 1,144,739.05	\$ 1,122,542.99	98.06%	\$ 910,924.65	\$ 1,099,029.79	121.76%	\$ 1,140,264.01	\$ 1,083,788.39	95.05%	\$ 1,140,264.01	\$ 1,019,275.64	89.39%	\$ 1,132,618.23	\$ 1,102,832.02	97.37%	\$ 1,128,534.34	\$ 1,049,846.23	93.03%	\$ 1,130,636.79	\$ 1,267,983.86	112.15%

Rent Collection Rate



**State LIPH
HPHA Island Overview Report
February 2012**

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	48	6	85.71%	0	0	2	Average Income	28	0.36%	7.48	3.55
Kauai	26	23	3	88.46%	0	0	0	Low Income (80%)	79	1.00%	2.62	1.84
Maui	32	27	5	84.38%	3	0	0	Very Low Inc. (50%)	658	8.35%	2.88	1.91
Oahu	749	730	16	97.46%	3	1	3	Extremely Low Inc. (30%)	7,113	90.29%	2.43	1.66
Total	863	828	30	95.94%	6	1	5		7,878	100.00%	2.49	1.69

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	9	\$ 3,152.00	9	\$ 14,831.17	\$ 17,779.00	\$ 18,461.00	103.84%
Kauai	3	\$ 2,122.00	3	\$ 14,409.46	\$ 4,980.00	\$ 4,831.00	97.01%
Maui	5	\$ 877.00	17	\$ 15,866.53	\$ 4,901.00	\$ 6,354.00	129.65%
Oahu	14	\$ 7,746.60	49	\$ 194,261.69	\$ 226,763.00	\$ 224,341.74	98.93%
Total	31	\$ 13,897.60	78	\$ 239,368.85	\$ 254,423.00	\$ 253,987.74	99.83%

* 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
February 2012**

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	120	6	93.75%	1	0	2
2204-Kawailehua	26	23	3	88.46%	0	0	0
2205-Kahale Mua	32	27	5	84.38%	3	0	0
2206-Lokahi	30	25	5	83.33%	0	0	0
2207-Ke Kumu Elua	26	23	1	88.46%	0	0	2
2401-Hale Po'ai	206	202	4	98.06%	1	1	0
2402-La'iola	108	106	2	98.15%	0	0	0
2403-Kamalu-Ho'olulu	220	219	1	99.55%	1	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	1
Total	863	828	30	95.94%	6	1	5

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	2	\$ 1,848.60	12	\$ 80,537.51	\$ 16,707.00	\$ 17,566.50	105.14%
2202-Puahala Homes	12	\$ 5,898.00	24	\$ 109,449.26	\$ 45,690.00	\$ 45,225.24	98.98%
2204-Kawailehua	3	\$ 2,122.00	3	\$ 14,409.46	\$ 4,980.00	\$ 4,831.00	97.01%
2205-Kahale Mua	5	\$ 877.00	17	\$ 15,866.53	\$ 4,901.00	\$ 6,354.00	129.65%
2206-Lokahi	3	\$ 1,054.00	3	\$ 12,597.50	\$ 10,184.00	\$ 11,091.00	108.91%
2207-Ke Kumu Elua	6	\$ 2,098.00	6	\$ 2,233.67	\$ 7,595.00	\$ 7,370.00	97.04%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,312.00	\$ 56,350.00	98.32%
2402-La'iola	0	\$ -	7	\$ 1,986.52	\$ 33,905.00	\$ 33,021.00	97.39%
2403-Kamalu-Ho'olulu	0	\$ -	1	\$ 4.40	\$ 62,208.00	\$ 61,238.00	98.44%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,941.00	\$ 10,941.00	100.00%
Total	31	\$ 13,897.60	78	\$ 239,368.85	\$ 254,423.00	\$ 253,987.74	99.83%

* Occupancy also counts Scheduled for Modernization Units.

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

STATE PUBLIC HOUSING

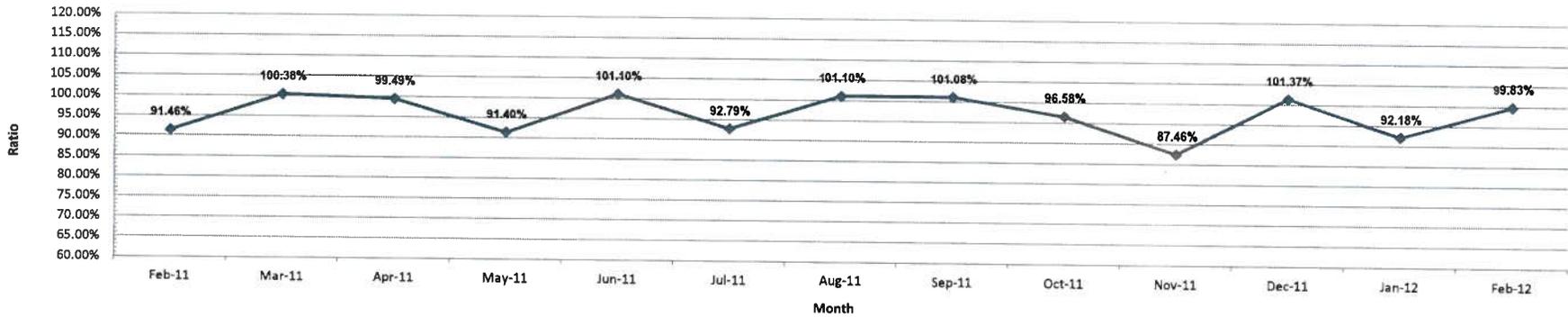
Rent Collection from February 2011 to February 2012

	Feb-11			Mar-11			Apr-11			May-11			Jun-11			Jul-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 9,585.00	\$ 11,907.70	124.23%	\$ 11,813.00	\$ 10,679.30	90.40%	\$ 13,492.00	\$ 13,372.00	99.11%	\$ 13,190.00	\$ 11,357.00	86.10%	\$ 13,820.00	\$ 11,564.00	83.68%	\$ 14,198.00	\$ 11,011.00	77.55%
Kauai	\$ 5,327.00	\$ 6,287.00	118.02%	\$ 5,368.00	\$ 4,385.00	81.69%	\$ 5,368.00	\$ 4,504.00	83.90%	\$ 5,243.00	\$ 4,449.00	84.86%	\$ 5,210.00	\$ 3,640.00	69.87%	\$ 5,336.00	\$ 5,095.00	95.48%
MauI	\$ 5,474.00	\$ 5,139.00	93.88%	\$ 5,640.00	\$ 5,570.00	98.76%	\$ 5,562.00	\$ 3,882.00	69.80%	\$ 5,339.00	\$ 5,014.00	93.91%	\$ 5,470.00	\$ 4,680.00	85.56%	\$ 5,327.00	\$ 5,744.00	107.83%
Oahu	\$ 230,412.00	\$ 206,035.83	89.42%	\$ 229,468.00	\$ 232,605.36	101.37%	\$ 228,396.00	\$ 229,762.40	100.60%	\$ 227,111.00	\$ 208,478.54	91.80%	\$ 228,510.00	\$ 235,913.89	103.24%	\$ 228,461.00	\$ 213,201.40	93.32%
Total	\$ 250,798.00	\$ 229,369.53	91.46%	\$ 252,289.00	\$ 253,239.66	100.38%	\$ 252,838.00	\$ 251,520.40	99.49%	\$ 250,883.00	\$ 229,298.54	91.40%	\$ 253,010.00	\$ 255,797.89	101.10%	\$ 253,322.00	\$ 236,051.40	92.79%

Cumulative (12 Months)	
02/11 - 01/12	
Charges	\$ 3,293,589.88
Collections	\$ 3,183,038.80
Total	\$ (110,551.08)
Ratio	96.64%

	Aug-11			Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 16,098.00	\$ 14,089.00	87.52%	\$ 17,160.00	\$ 13,920.00	81.12%	\$ 17,779.00	\$ 18,461.00	103.84%
Kauai	\$ 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%	\$ 5,176.00	\$ 5,036.00	97.30%	\$ 4,980.00	\$ 3,606.93	72.43%	\$ 4,980.00	\$ 4,631.00	97.01%
MauI	\$ 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%	\$ 4,754.00	\$ 4,964.00	104.42%	\$ 4,765.00	\$ 3,194.00	67.03%	\$ 4,901.00	\$ 6,354.00	129.65%
Oahu	\$ 228,214.00	\$ 232,531.34	101.89%	\$ 236,848.68	\$ 241,166.02	101.82%	\$ 228,648.00	\$ 225,787.56	98.75%	\$ 228,648.00	\$ 200,070.86	87.50%	\$ 226,267.00	\$ 231,667.63	102.39%	\$ 227,509.00	\$ 213,788.90	93.97%	\$ 226,763.00	\$ 224,341.74	98.93%
Total	\$ 253,703.00	\$ 256,493.94	101.10%	\$ 259,284.88	\$ 262,076.82	101.08%	\$ 263,175.00	\$ 244,516.56	96.58%	\$ 253,175.00	\$ 221,420.86	87.46%	\$ 252,295.00	\$ 255,756.63	101.37%	\$ 254,414.00	\$ 234,509.83	92.18%	\$ 254,423.00	\$ 253,987.74	99.83%

Rent Collection Rate



STATE PUBLIC HOUSING

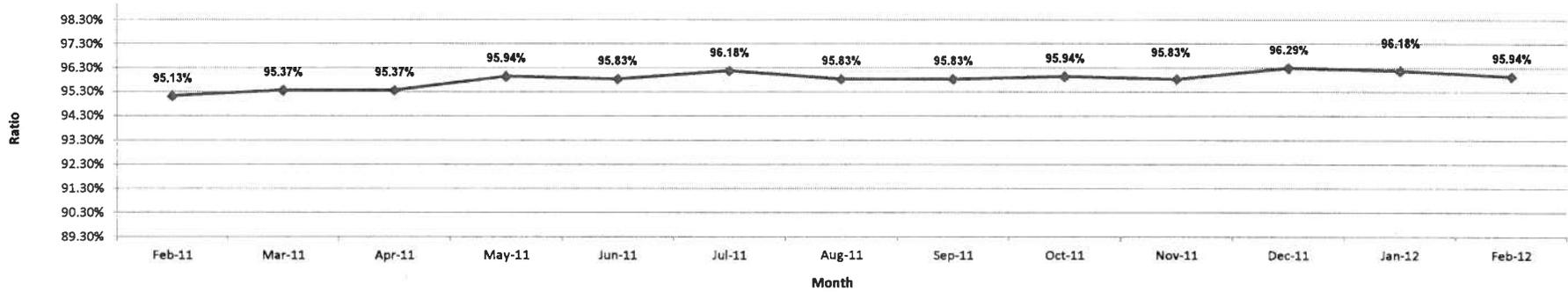
Occupancy from February 2011 to February 2012

	Feb-11			Mar-11			Apr-11			May-11			Jun-11			Jul-11		
	Total Units	Occ Units	Ratio															
Hawaii	56	39	69.64%	56	42	75.00%	56	42	75.00%	56	44	78.57%	56	45	80.36%	56	46	82.14%
Kauai	26	25	96.15%	26	25	96.15%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%
Maui	32	27	84.38%	32	27	84.38%	32	26	81.25%	32	26	81.25%	32	25	78.13%	32	26	81.25%
Oahu	749	730	97.46%	749	729	97.33%	749	731	97.60%	749	734	98.00%	749	733	97.86%	749	734	98.00%
Total	863	821	95.13%	863	823	95.37%	863	823	95.37%	863	828	95.94%	863	827	95.83%	863	830	96.18%

Cumulative (12 Months)	
02/11 - 02/12	
Units	11,219.00
Tenants	10,750.00
Ratio	95.82%

	Aug-11			Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12		
	Total Units	Occ Units	Ratio																		
Hawaii	56	45	80.36%	56	47	83.93%	56	47	83.93%	56	47	83.93%	56	49	87.50%	56	49	87.50%	56	48	85.71%
Kauai	26	24	92.31%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%
Maui	32	24	75.00%	32	24	75.00%	32	23	71.88%	32	24	75.00%	32	25	78.13%	32	24	75.00%	32	27	84.38%
Oahu	749	734	98.00%	749	733	97.86%	749	735	98.13%	749	733	97.86%	749	734	98.00%	749	734	98.00%	749	730	97.46%
Total	863	827	95.83%	863	827	95.83%	863	828	95.94%	863	827	95.83%	863	831	96.29%	863	830	96.18%	863	828	95.94%

Rent Collection Rate



**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

Month: FEBRUARY 2012

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on 1-Feb-12	(4) Total Move-Ins for the entire month Feb-12	(5) Units Rent Ready and Not Occupied in Month Feb-12	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Completed a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
30 Puuwai Momi	363	33	4	11	1	0	0	0	7	4	6	
31 KVH	373	46	2	3	0	0	0	0	5	0	36	
32 MWH	364	22	3	2	1	1	0	0	10	0	5	
33 Kamehameha	373	13	4	0	2	1	0	0	6	0	0	
34 Kalakaua	583	33	1	2	3	0	0	3	11	0	13	
35 Kalanihuia	587	17	11	4	0	0	0	0	0	2	0	
37 Hilo	375	138	4	1	2	2	0	64	10	0	55	
38 Kauai	321	51	2	0	3	0	0	0	27	4	15	
39 Maui	196	52	6	0	0	0	0	0	11	0	35	
40 KH	174	14	2	1	0	0	0	4	5	0	2	
43 Kona	202	12	3	2	1	0	1	0	5	0	0	Unit 2H@Nani Olu is occupied temp by tenant who has pending case w/ HPHA
44 Leeward	260	38	0	0	2	0	0	0	16	5	15	
45 Windward	226	9	2	3	1	0	0	0	0	0	3	
46 North HI	103	13	0	4	2	0	0	0	1	0	6	
49 Wahiawa	150	35	0	4	1	0	0	0	6	5	19	
50 Palolo	118	9	0	1	3	0	0	0	2	0	1	Unit 16B approved by HUD for onsite emp. Units 12D & 18A pending HPHA deter to abate asbestos & renovate
TOTAL	4,768				22						211	

*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, relocation and scheduled for demolition.

**VACANT UNIT INFORMATION REPORT
STATE PROJECTS**

Month: February 2012

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units	(4) Total Move-Ins for the entire month	(5) Units Rent Ready and Not Occupied	(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 AMP Submitted a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
31 Puahala	174	10	1	3		0	0	0	6	0	0	
37 Hilo	30	5	0	0		0	2	0	3		0	1 unit needs 25,000 to repair the other one is on hold for septic tank CMS
38 Kauai	26	3	0	0		0	0	0	1	0	2	
39 Maui	32	8	3	1		0	0	0	2	0	2	
42 Hale Poai	576	6	2	4		0	0	0	0	0		
46 North HI	26	3	0	2		0	1	0	0	0	0	Deprog unit
TOTAL	864										4	

*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

**Construction Management Branch
Status Report for Vacant Units Type C
March 2, 2012**

Type C Vacant Unit is defined as a vacant unit needing non-routine maintenance - major capital improvements over and above routine maintenance. Repairs to units which are vacant with damages due to major building capital improvements resulting in the unit not being available to rent.

Completed Activities

- **Group A – 10 Vacant Units on Oahu**
 - Mayor Wright Homes – 5 units – demolition completed, KSC
 - Kuhio Park Terrace Low Rise – 3 units – installation of gas lines per Change Order#1 completed.
 - Palolo Homes – 1 unit – entry stair completed.
 - Kuhio Homes – 1 unit – windows installed.

- **Group A – 1 Vacant Unit on Kauai**
 - Submittal process completed.

- **Makua Alii Modernization**
 - 3 Units Construction completed; contractor working on punchlist.

- **20 Vacant Units on Maui – (Kahekili Terrace)**
 - Notice to Proceed issued on 1/16/12. Construction on-going.

Planned Activities

- **Group A – 10 Vacant Units on Oahu**
 - Mayor Wright Homes - Contractor scheduling installation of masonry interior walls and exterior walkways. Roof repair pending final installation of interior cabinets/fixtures.
 - Kuhio Park Terrace Low Rise – 3 units – Glazing/Window installation ongoing

- **Group B – 32 Vacant Units on Oahu**
 - Permit estimated 3/30/12
 - A cost proposal will be provided by GYA Architects for additional cost to provide services to replace 2 ADA units at Wahiawa Terrace to non ADA units.
 - Pre Construction meeting scheduling for 4/6/12

- **Group B – 6 Vacant Units on Hawaii**
 - Pre Construction meeting scheduling for 3/30/12

- **20 Vacant Units on Maui – (Kahekili Terrace)**
 - Construction in progress.
 - Estimated completion date 7/15/12

- **5 Vacant Units at Kalakaua Homes (ADA Compliance)**
 - Construction in progress.
 - Estimated completion date 7/30/12.

- **1 Vacant Unit at Hale Hoolulu, 3 Vacant Units at Kalaheo Homes Modernization**
 - Awaiting bid release.

- **3 Vacant Units at Hui Hanamaulu Modernization and ADA**
 - Negotiating fees with Consultant
 - Unit 7-L and Unit 5-L; Unit 23R is being used as a community center (ADA upgrade in the renovation project)

- **Requesting HUD approval of all Vacant Units undergoing modernization.**

VACANT UNITS TYPE C STATEWIDE (As of March 1, 2012)

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
Oahu	32	1003	Mayor Wright Homes	5	24C, 24E, 24F, 26E, 26F	Grp A	9/8/11	5/7/12	2/9/12		Mitsunaga & Associates - Consultant, KSC Construction - under construction
Oahu	50	1008	Palolo Valley Homes	1	7E	Grp A	9/8/11	5/7/12	2/9/12		Mitsunaga & Associates - Consultant, KSC Construction - under construction
Oahu	40	1007	Kuhio Homes	1	6F	Grp A	9/8/11	5/7/12	2/9/12		Mitsunaga & Associates - Consultant, KSC Construction - under construction
Oahu	40	1010	Kuhio Park Terrace	3	1568C, 1570C, 1584C	Grp A	9/8/11	5/7/12	2/9/12		Mitsunaga & Associates - Consultant, KSC Construction - under construction
Oahu	30	1038	Waipahu	1	5	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Oahu	44	1035	Nanakuli Homes	1	5	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Oahu	44	1035	Nanakuli Homes	4	01, 02, 06, 34	Grp B	9/12/11	11/15/12	2/9/12		GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 3/30/12.
Oahu	44	1035	Nanakuli Homes	1	8						CMB to verify Form A
Oahu	44	1091	Kauaiokalani	1	301	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Oahu	44	1091	Kauaiokalani	4	101, 201, 303, 304	Grp B	9/12/11	11/15/12	2/9/12		GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 3/30/12.
Oahu	45	1072	Ho'okipa-Kahalu'u	2	G-102, G-202	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Oahu	44	1108	Maili II	2	9, 13	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Oahu	44	1108	Maili II	2	19, 24	Grp B	9/12/11	11/15/12	2/9/12		GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 3/30/12.
Oahu	44	1057	Waimaha-Sunflower	1	308	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Oahu	44	1057	Waimaha-Sunflower	3	B128, B220, B320	Grp B	9/12/11	11/15/12	2/9/12		GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 3/30/12.
Oahu	49	1050	Kupuna Home O Waiialua	2	10, 22	Grp B	9/12/11	11/15/12	2/9/12		GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 3/30/12.
Oahu	49	1015	Wahiawa Terrace	17	1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7	Grp B	9/12/11	11/15/12	2/9/12		GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 3/30/12.
Oahu	49	1015	Wahiawa Terrace	2	5-3, 5-4						Missing Form A
Oahu	31	1005	Kalihi Valley Homes	9	24-227A, B, C, D, E, F, G, H, J	Mod.	8/18/09	12/30/12			GYA Architects, General Contractor: Rainforest G - on hold until completion of collapsed retaining wall
Oahu	31	1005	Kalihi Valley Homes	7	16C, D, 20D, E, G, J, 21F						CMB to verify Form A
Oahu	31	1005	Kalihi Valley Homes	12	41C, 41D, 41E, 42J, 43D, 43E, 43G, 43H, 43J, 44F, 44G, 44J						Consultant to be selected by CMB
Oahu	45	1090	Kauhale O'hana	1	201						CMB to verify Form A
Oahu	34	1062	Kalakaua Homes	6	211, 212, 213, B102, F102, G101	Mod.			3/6/2012		Construction in progress
Oahu	34	1062	Kalakaua Homes	2	210, A106						Missing Form A
Oahu	30	1026	Puuwai Momi	6	2C, 5C, 5G, 8C, 8D, 24D	Grp C					CMB to verify Form A
Maui	39	1088	Kahale Mua	4	17, 20A, 21C, 24A	Consult Contr					Reike, Sunnland, Kono Architects working on bid documents, tentative bid 10/12
Maui	39	1016	David Malo Circle	2	725C, 745A	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Maui	39	1044	Piilani Homes	1	1028-F5	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga
Maui	39	1092	Makani Kai Hale	3	24, 34, 43	Grp A					To be added to Group A under Mitsunaga contract to replace KPT units removed from scope, verifying scope of work with Mitsunaga

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
Maui	39	1017	Kahekili Terrace	20	1837-A2, A4, B2, B3, B4, B5, 1859-2, 227-A6, A8, 219-A2, A5, A6, 3, 4, 6, 2035-C7, C8, 2049-C1, C2, C3	HPHA	10/18/11	7/15/12	2/9/12		HPHA Design, General Contractor: Betsill - under construction
Maui	39	1017	Kahekili Terrace	6	2033-A2, A5, A6, 2049-A2, A3, A6						Missing Form A
Kauai	38	1018	Kapaa	1	1L	Grp A	8/18/11	5/28/12	2/9/12		Mitsunaga & Associates, General Contractor: PDC, LLC - Consultant reviewing submittals from contractor
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Grp C					Consultant to be selected by CMB
Kauai	38	1019	Hale Ho'olulu	1	B1	Grp C					Consultant to be selected by CMB
Kauai	38	1064	Kekaha Haaheo	2	3C, 13A						CMB to verify Form A
Kauai	38	1086	Kawaiiehua	2	G102, H106	Grp C					Consultant to be selected by CMB
Kauai	38	1086	Kawaiiehua	3	E102, E107, H101	Mod.	10/17/11	4/15/12	3/6/2016		Construction ongoing with Artistic Builders
Kauai	38	1055	Hale Ho'onanea	7	2L, 9L, 13L, 14L, 14R, 15R, 17R	Grp C					Consultant to be selected by CMB
Hawaii	46	1071	Noelani I	2	01, 04	Grp B			2/9/12		GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor
Hawaii	46	1078	Noelani II	1	B103	Grp B			2/9/12		GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor
Hawaii	46	1097	Ke Kumu Ekolu	2	B2201, B2204	Grp B			2/9/12		GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor
Hawaii	46	1097	Ke Kumu Ekolu	1	B2202	Grp C					Consultant to be selected by CMB
Hawaii	43	1053	Hale Ho'okipa	1	G2	Grp B			2/9/12		GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor
Hawaii	37	1045	Pahala	2	3F, 5A	Consult Contr					Preparing design contract with consultant Allana Buick & Bers
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C, 8B, 9A	Consult Contr					Preparing design contract with consultant Allana Buick & Bers
Hawaii	37	1029	Pomaikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr					Preparing design contract with consultant Allana Buick & Bers
Hawaii	37	1004	Lanakila Homes I	42	55L, 55R - 75L, 75R	Demo					Scheduled for Demolition
Hawaii	37	1014	Lanakila Homes III	20	106L, 106R, 107L, 107R, 108L, 108R, 109L, 109R, 110L, 110R, 111L, 111R, 112L, 112R, 113L, 113R, 114L, 114R, 115L, 115R	Demo					Scheduled for Demolition

Total Verified Type C Vacant Units by County:

Oahu	96
Maui	36
Kauai	19
Hawaii	21
	<u>172</u>

Total Group A to be added to Mitsunaga Contract:	14
Total Group C awaiting Consultant Selection:	25
Total Being Added to Consultant Contract:	<u>39</u>

Total Group A Under Construction Contract:	11
Total Group B Under Construction Contract:	38
Total Kahekili Terrace Under Construction Contract:	20
Total Units Under Modernization Construction Contracts:	18
Total Vacant Units Under Construction Contract:	<u>87</u>

Total Form A's to be verified by CMB:	16
Total Missing Form A:	8
Total Needing to be Verified:	<u>24</u>

Total Units Approved for Demo: 62

Note: The 172 vacant units are as per the Emphasys Report. The 211 vacant units reported by PMMSB is based on AMP reporting. CMB and PMMSB are working together to reconcile the reports with Emphasys.

**Construction Management Branch
Status Report for Large Capacity Cesspool Conversions (LCCC) Statewide
March 1, 2012**

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 is being reviewed by the Attorney General's Office.

Planned Activities

- Connection to the sewer main at Kealakehe and Hale Haouli in the Big Island and the backfilling of the large capacity cesspools at those two areas are the only remaining outstanding issues in the Environmental Protection Agency (EPA) Consent Agreement/Formal Order (CA/FO). Notice to Proceed (NTP) is being planned for April 2012.
- 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.
- 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).
- 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. Additional properties not part of the CA/FO will be added: Kauhale O Hanakahi and Punahale Homes

Trends/Issues

- Honokaa sewer main is expected to be ready for connection. 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.

CONSTRUCTION MANAGEMENT BRANCH
Project Status Report
Elevator Modernization Projects

March 1, 2012

Completed Activities

- 11 State Elevators Repairs and Maintenance:
 - Schindler completed repair work to elevator at Kulaokahua. Repair work to elevators at Hale Poai, Halia Hale, Laiola and Kamalu is in progress.

Planned Activities

- Elevator Consulting Services (ECS):
 - Monitoring ongoing modernization work.
- 16 Federal Elevator Modernization and Repairs:
 - Modernization work in progress for Car #2 at Kalakaua and Car #1 at Makua Alii.
 - Maintenance service to all other elevators is on schedule.
- 11 State Elevators Repair and Maintenance
 - Maintenance services to elevators are on schedule. Repair work to elevators at Hale Poai, Halia Hale, Laiola and Kamalu scheduled to be completed before end of March 2012. Repair work to all other elevators will be done as per the repair schedule prepared by Schindler.
 - Maintenance service to all other elevators is on schedule.

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 3/1/2012

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF FEDERAL 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	Construction Start	Estimated Construction Completion
							Major	Minor				
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2		\$460,733	B-08-401-K	May-11	Jan-12
		2	1983	25							Jan-12	May-12
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		\$460,733	B-08-401-K	Jul-11	Jan-12
		2	1967	41							Jan-12	Mar-12
Kalanihuia Phase 2	Elderly	1	1968	40	151	15	2		\$471,204	B-08-401-K	Apr-12	Aug-12
		2	1968	40							Aug-12	Dec-12
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		\$445,026	B-08-401-K	May-12	Sep-12
		2	1970	38							Sep-12	Dec-12
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		\$465,968	B-08-401-K	Dec-12	Apr-13
		2	1972	36							Apr. 13	Aug-13
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		\$371,728	B-08-401-K	Dec. 12	Apr. 13
		2	1961	47							Apr. 13	Aug-13
Makamae Phase 4	Elderly	1	1971	37	124	4	2		\$261,780	B-08-401-K	Aug-13	Nov-13
		2	1971	37							Nov-13	Feb-14
Salt Lake Apts	Family	1	1970	38	28	8	1		\$1,000,000	B-08-401-K	Sep-12	Nov-13

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 3/1/2012

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF STATE 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	Construction Start	Estimated Construction Completion	
							Major	Minor					
Hale Poai	Elderly	1	1989	19	206	7		2	\$65,723	B-10-404-K	Dec. 1/2011	Mar 22/2012	
		2	1989	19							Feb 6/2012	Mar 24/2012	
Halia Hale	Elderly	1	1995	13	41	5		1	\$27,681	B-10-404-K	Feb 27/2012	Mar 29/2012	
Laiola	Elderly	1	1991	17	108	6		2	\$55,757	B-10-404-K	Mar 1/2012	Mar 14/2012	
		2	1991	17							Mar 8/2012	Mar 14/2012	
Kulaokahua	Homeless	1	1992	16	30	3		1	\$16,055	B-10-404-K	Jan 19/2012	Jan 19/2012	
Ho'olulu Elderly	Elderly	1	1994	14	112	7		2	\$108,627	B-10-404-K	Apr 16/2012	Apr 20/2012	
		2	1994	14							Apr 23/2012	Apr 27/2012	
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$52,720	B-10-404-K	Mar 15/2012	Mar 20/2012	
		2	1993	15							Mar 21/2012	Mar 26/2012	
	TOTAL	26			1,775	137	15	10	\$4,263,735	B-10-404-K			
				Average age of elevators									29

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**Construction Management Branch
Status Report for Mayor Wright Homes (MWH)
March 1, 2012**

Completed Activities

- Improvements to the site infrastructure such as fencing, gates, cameras, location of guardhouses and pedestrian & vehicular access to the complex is being implemented to support the security measures for the residents of MWH.
- Spall repairs at the roof areas of Buildings 24, 26 & 30 have been completed.
- Three vacant units at Building 24 and two vacant units at Building 26 have undergone demolition in preparation to their renovation.

Planned Activities

- With the completion of the spall repairs at Buildings 24, 26 & 30, the re-roofing of the three buildings are scheduled to start on March 2, 2012. The re-roofing for all three buildings are expected to be completed within two months.
- The renovation of the five vacant units at MWH is expected to be completed before the end of the year. The vacant units at MWH are part of a multi-site vacant unit project and the Contractor is scheduling the work at the various sites by type of activity (where demolition at all vacant units are the first activity).
- JJS Construction is still waiting for the completion of the re-roofing of Buildings 24, 26 & 30 so that the retrofit of those buildings can be completed, and the warranties for all buildings processed. Completion of the re-roofing work is expected before January 2013.

Trends/Issues

- The CIP funds of \$5.6 M was approved for the replacement of the solar hot water system for Mayor Wright Homes. Designs must be started by June 2012 to meet construction funds encumbrance. Construction funds need to be encumbered by June 2014. There is a need to modify the language used in the appropriation of the \$5.6 M if the funds will be used for another purpose such as the redevelopment of Mayor Wright Homes.
- Renovation of the vacant units is dependent on completion of the re-roofing work to ensure that the new work is not damaged by a leaking roof. It is also dependent on the timely arrival of necessary materials, and that the right materials are ordered. At MWH, the windows ordered by the Contractor were incorrect, thus some more delays have been incurred.

Risks

- MWH is featured in a class action lawsuit filed against the HPHA

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	72	56	16	21	24	0	2	21	50

July 2011 - February 2012

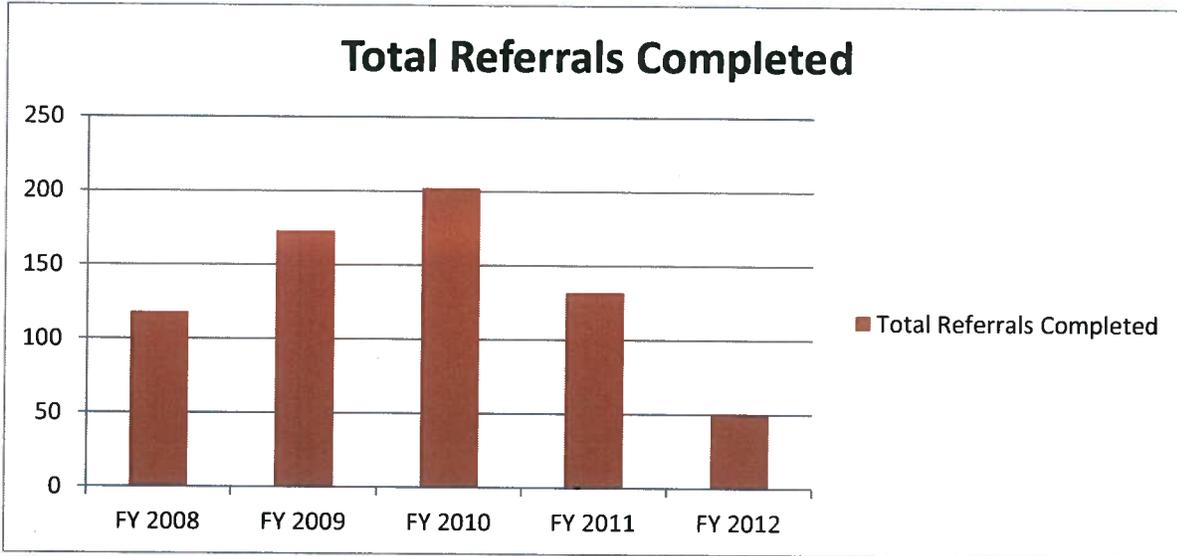
MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
July 11	5	3	2	2	1	0	0	2	3
Aug 11	11	8	3	3	3	0	1	4	6
Sept 11	9	8	1	2	5	0	0	2	7
Oct 11	7	7	0	3	3	0	0	1	6
Nov 11	16	13	3	6	4	0	0	6	10
Dec 11	3	1	2	2	1	0	0	0	3
Jan 12	7	5	2	3	2	0	1	1	6
Feb 12	14	11	3	3	5	0	0	5	9
TOTALS	72	56	16	24	24	0	2	21	50

Total # of Cases Heard for the Month of February 2012: 14
(Oahu & Neighbor Islands)

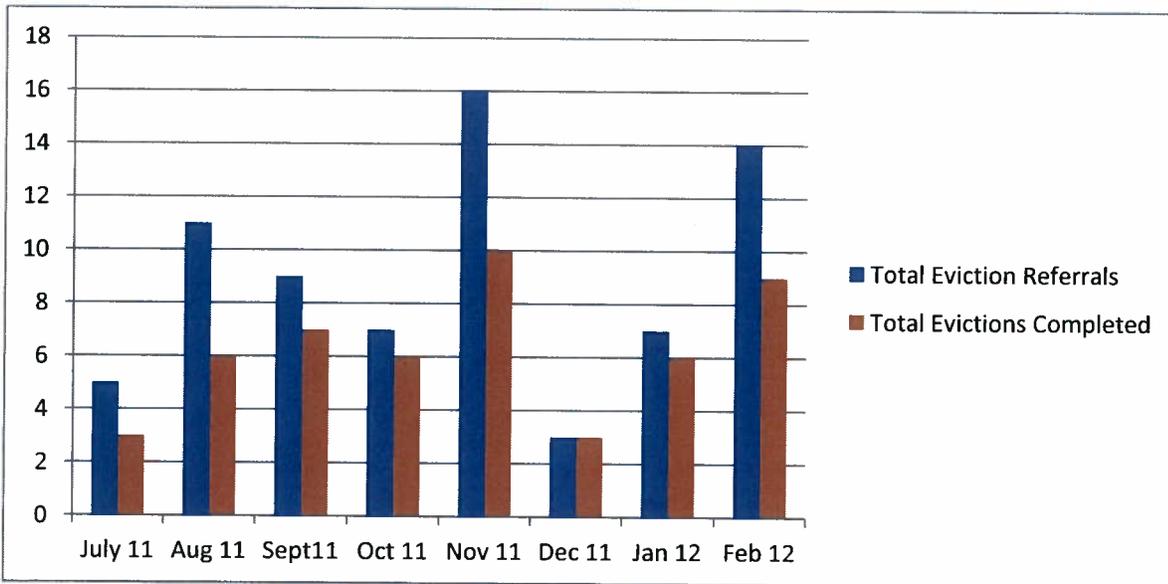
Decisions Rendered:	Rent Violations	Other Violations
Eviction	1	3
Evict w/cond	5	0
10-day cure	0	0
Dismissal	0	0
Continued	5	0
Total	11	3

Delinquent balances for rent cases ordered evicted for month of February 2012: \$0.00

Fiscal Years 2008-2012



July 2011 - February 2012 (By Month)



VMS Data Collection Report

From	3/1/2011										
To	2/1/2012										
As of	3/7/2012										
PHA Code	HI901										
PHA Name	Hawaii Public Housing Authority										
Point of Contact	Stephanie Fo										
Point of Contact Phone	(808) 832-4696										
E-mail	stephanie.l.fo@hawaii.gov										
	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
Litigation											
Litigation HAP											
1 Year Mainstream	160	162	160	158	156	174	175	172	170	164	163
1 Year Mainstream HAP	\$135,042	\$134,631	\$133,713	\$134,398	\$133,509	\$154,125	\$151,630	\$148,365	\$147,212	\$142,438	\$140,224
Homeownership	10	10	10	10	10	10	10	10	10	11	11
Homeownership HAP	\$10,387	\$10,350	\$10,350	\$10,301	\$10,301	\$9,985	\$9,985	\$9,995	\$9,985	\$11,205	\$11,262
New Home Owners - This Month											
Moving To Work Vouchers											
HAP Moving To Work Vouchers:											
Family Unification											
Family Unification HAP											
2008 and 2009 Family Unification											
2008 and 2009 Family Unification HAP											
2008 and 2009 Non-Elderly Disabled											
2008 and 2009 Non-Elderly Disabled HAP											
Portable Vouchers Paid	22	23	23	22	25	25	22	26	26	29	27
Portable Voucher HAP	\$18,991	\$21,309	\$21,783	\$20,678	\$21,466	\$21,722	\$20,360	\$20,564	\$19,152	\$22,115	\$20,692
Hope 6 Section 8 Vouchers											
Hope 6 Section 8 Vouchers											
Tenant Protection			78	78	80	80	80	80	80	147	147
HAP Tenant Protection			\$96,057	\$144,087	\$147,894	\$147,894	\$147,051	\$147,051	\$148,085	\$271,434	\$273,405
Enhanced Vouchers this Month											
Veteran's Arrair Supported Housing (VASH) Voucher	94	96	98	104	114	125	123	124	120	124	126

Veteran's Affairs Supported Housing (VASH)											
HAP	\$64,716	\$66,751	\$68,314	\$73,430	\$80,553	\$87,064	\$87,357	\$85,236	\$81,050	\$84,776	\$86,641
DHAP to HCV Vouchers Leased											
DHAP to HCV Voucher HAP											
All Other Vouchers	1,424	1,417	1,569	1,574	1,574	1,567	1,558	1,551	1,558	1,396	1,409
HAP All Other Vouchers	\$1,362,703	\$1,354,242	\$1,541,694	\$1,643,706	\$1,646,203	\$1,643,712	\$1,634,847	\$1,637,075	\$1,633,795	\$1,355,744	\$1,357,671
FSS Escrow Deposits	\$3,784	\$3,729	\$3,403	\$2,523	\$4,029	\$3,181	\$3,308	\$3,061	\$2,923	\$2,806	\$4,685
All Voucher HAP Expenses After the First of Month	\$6,933	\$9,118	\$14,639	\$6,097	\$11,040	\$5,469	\$8,558	\$10,344	\$7,341	\$9,665	\$8,200
Total Vouchers	1,710	1,708	1,938	1,946	1,959	1,981	1,968	1,963	1,964	1,871	1,883
HAP Total	\$1,602,556	\$1,600,130	\$1,889,953	\$2,035,220	\$2,054,995	\$2,073,152	\$2,063,096	\$2,061,691	\$2,049,543	\$1,900,183	\$1,902,780
Number of Vouchers Under Leased (HAP Contract) on the last day of the Month	1,728	1,729	1,737	1,723	1,737	1,754	1,888	1,879	1,884	1,877	1,873
Temporary Housing Units to HCV Conversion - Leasing											
Temporary Housing Units to HCV Conversion - HAP											
HA Owned Units Leased - included in the units leased above											
New vouchers issued but not under HAP contracts as of the last day of the month	3	5	2	1	1	7	7	16	47	66	45
Portability - In	22	16	17	17	18	7	22	26	14	16	17
Portability - In	\$22,595	\$25,208	\$18,201	\$18,804	\$17,055	\$7,855	\$12,690	\$18,114	\$19,152	\$17,848	\$18,904
Number of Vouchers Covered by Project-Based AHAPs and HAPs	186	182	252	255	252	253	253	255	258	455	455
Mainstream 5-Year											
HAP Mainstream 5-Year											
Tenant Protection - New this Month											
Fraud Recovery - Amount Booked this Month interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	\$563	\$1,159	\$320	\$1,201	\$720	\$629	\$862	\$869	\$424	\$431	\$525
FSS Escrow Forfeitures	\$727			\$3,900			\$1,726			\$537	
Number of Hard-to-House Families Leased	19	16	19	11	24	16	15	12	19	16	16
Number of LBP Initial Clearance Tests											
Portable HAP Costs Billed and Unpaid - 90 Days or older											
Number of LBP Risk Assessments											
FSS Coordinator	\$10,505	\$10,505	\$10,505	\$10,505	\$10,505	\$10,505	\$10,505	\$10,505	\$10,505	\$10,505	\$5,255
FSS Coordinator Expenses Not Covered by FSS Grant	\$22,267	\$27,346	\$24,262	\$10,845	\$11,774	\$11,495	\$12,224	\$21,786			\$12,995

Administrative Expense	\$129,778	\$126,346	\$166,389	\$205,927	\$72,349	\$137,133	\$161,809	\$147,316	\$147,675	\$130,408	\$141,119
Audit								\$22,502	\$5,625	\$5,625	
Net Restricted Assets (NRA) as of the Last Day of the Month	\$1,900,129	\$1,900,129	\$1,900,129	\$1,900,129	\$2,828,116	\$2,828,116	\$2,828,116	\$2,828,116	\$2,828,116	\$3,712,475	\$1,515,332
Unrestricted Net Assets (UNA) as of the Last Day of the Month	\$2,462,598	\$2,462,598	\$2,462,598	\$2,462,598	\$2,539,635	\$2,539,635	\$2,539,635	\$2,539,635	\$2,539,635	\$2,317,128	\$2,372,830
Cash/Investment as of the Last Day of the Month - Voucher Program Only	\$6,269,804	\$6,132,697	\$6,415,135	\$5,801,304	\$6,082,186	\$6,482,748	\$4,704,347	\$4,887,695	\$4,920,518	\$5,853,986	\$3,864,082
Administrative Fee Earned											
Hard to House											
LBP Clearance Test											
LBP Risk Assessment											
Mobility Counseling											
Preliminary Fees											
Housing Conversion Fees											
Regional Opportunity Counseling											
Expense Amount 1											
Expense Description 1											
Expense Amount 2											
Expense Description 2											
Expense Amount 3											
Expense Description 3											
Expense Amount 4											
Expense Description 4											
Expense Amount 5											
Expense Description 5											
Comments	125 PBV's unleased and unpaid	122 Projet based vouchers unleased and unpaid	120 PBV unleased and unpaid	118 Unleased and unpaid.		118 PBV unleased and unpaid.	120 PB vouchers unleased and unpaid.		118 PBV unleased and unpaid. 4 zero HAP families. 80 protection vouchers.		based unleased and unpaid 3 zero hap 167 kpt protection vouchers 45 vash issued not leased 21 reg issued not leased 3 leased after the 1st

**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 5, 2012**

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Mgt Advisor	SRNA	Pending 89day recommendation.
COMPLIANCE OFFICE						
103020	EX	N	T	Chief Compliance Officer	SRNA	Pending appointment date.
102190	EX	N	P	Hsg Comp & Eval Spclt	SRNA	No action; cost savings.
42104	CS	W	P	Secretary I	SR12	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
96908K	CS	N	T	Office Assistant III	SR08	No action; cost savings.
7994	CS	W	P	Account Clerk V	SR15	Pending 89-Day recommendation start date; internal vacancy annoucement open until 03/16/12.
46278	CS	W	P	Accountant III	SR20	Filled by an 89-Day appointment, nte: 05/25/12. On DHRD recruitment until 03/09/12.
5854	CS	W	P	Accountant III	SR18	Internal vacancy annoucement open until 03/16/12.
22265	CS	W	P	Account Clerk III	SR11	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Hsg Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Pending recruitment.
117691	EX	N	T	Hsg Contact Spclt	SRNA	On HPHA continuous recruitment.
31664	CS	W	P	Procurement & Supply Spclt III	SR20	No action; cost savings.
CONSTRUCTION MANAGEMENT BRANCH						
8774	CS	N	P	Engineer VI	SR28	Updating position description.
48707	CS	N	T	Office Assistant III	SR08	Pending recommendation.
120410	CS	W	T	Bldg Constr Inspector II	SR19	On DHRD recruitment until 03/09/12.
120409	CS	W	T	Bldg Constr Inspector II	SR19	On DHRD recruitment until 03/09/12.
103029	EX	N	T	Project Engineer	SRNA	Pending start date.
102676	CS	W	T	Building Engineer IV	SR24	Internal vacancy closed 3/2/12; pending eligible listing.
101326	EX	W	T	Hsg Dev Spclt III	SRNA	No action; cost savings.
100886	EX	W	T	Hsg Dev Spclt I	SRNA	Updating position description.
PERSONNEL OFFICE						
30111	CS	N	P	Personnel Mgt Spclt IV	SR22	Filled by an 89-Day appointment.
51784	CS	N	T	Office Assistant III	SR08	No action; cost savings.
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Hsg Planner	SRNA	No action; cost savings.
98902K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Spvr VI	SR26	Pending eligible listing from DHRD.
96904K	EX	N	T	Hsg Maint Manager	SRNA	No action; cost savings.
32210	CS	W	P	Office Assistant III	SR08	No action; cost savings.
PMMSB - APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.

**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 5, 2012**

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
41255	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
PMMSB - CENTRAL MAINTENANCE SERVICES SECTION (CMSS)						
8045	CS	N	P	Plumber Helper	BC10	Pending DHRD announcement; pending 89day recommendation.
5968	CS	N	P	Welder I	BC10	Filled by an 89Day appointment. On DHRD continuous recruitment.
PMMSB - ASSET MANAGEMENT PROJECT 30 (MU 1)						
5643	CS	N	P	Bldg Maint Helper	BC05	No action; cost savings.
5636	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
19593	CS	N	P	Public Hsg Spclt II	SR18	Pending 89-Day appointment.
4940	CS	N	P	General Laborer I	BC02	No action; cost savings.
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105746	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101120	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 31 (MU 2)						
111470	CS	N	T	Public Hsg Spclt I	SR16	Pending start date.
18669	CS	W	P	Social Service Assistant IV	SR11	Interview scheduled mid March.
30242	CS	N	P	Office Assistant III	SR08	Pending recommendation from an eligible list. Filled by an 89-Day appointment.
6642	CS	N	P	Truck Driver	BC06	No action; cost savings.
10376	CS	N	P	Bldg Maint Worker I	BC09	No action; cost savings.
32407	CS	N	W	General Laborer I	BC02	No action; cost savings.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
101128	TA	N	T	Social Service Aide I	SRNA	Pending recommendation to hire.
PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
6281	CS	N	P	Gen Constr & Maint Spvr I	F110	Interviews completed and non-selection. Filled by 89day appointment.
6727	CS	N	P	Bldg Maint Worker I	BC09	No action; cost savings.
8851	CS	N	P	Bldg Maint Worker I	BC09	Pending 89day hire.
9662	CS	N	P	Bldg Maint Helper	BC05	No action; cost savings.
6304	CS	N	P	Account Clerk II	SR08	Filled by an 89-Day appointment.
6681	CS	N	P	General Laborer II	BC03	No action; cost savings.
6286	CS	N	P	Public Hsg Spclt II	SR18	Pending eligible listing from DHS.
8834	CS	N	P	Bldg Maint Worker I	BC09	Pending 89day hire.
46195	CS	N	P	Social Service Assistant IV	SR11	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	Pending start date.
PMMSB - ASSET MANAGEMENT PROJECT 34 (MU 4)						
8636	CS	N	P	Painter I	BC09	No action; cost savings.
6792	CS	N	P	Bldg Maint Helper	BC05	No action; cost savings.
105744	TA	N	T	General Laborer I	SRNA	No action; cost savings.
3489	CS	N	P	Office Assistant IV	SR10	Pending request for 89day appointment.
5475	CS	N	P	Public Hsg Spclt I	SR16	Pending request to fill.
44184	CS	N	P	Office Assistant III	SR08	Pending recommendation.
36360	CS	N	P	Account Clerk II	SR11	Pending 89day hire recommendation.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.

**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of March 5, 2012**

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)						
10907	CS	N	P	Painter I	BC09	Updating position description.
5856	CS	W	P	Office Assistant IV	SR10	Pending start date.
5640	CS	N	P	Bldg Maint Worker I	BC09	No action; cost savings.
8846	CS	N	P	Bldg Maint Worker I	BC09	No action; cost savings.
10866	CS	N	P	Bldg Maint Worker I	BC09	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 37 (MU 7)						
6931	CS	N	P	Bldg Maint Supervisor I	F109	Filled by an 89-Day appointment.
8719	CS	N	P	Secretary I	SR12	No action; cost savings.
101112	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)						
14978	CS	N	P	Public Hsg Spvr V	SR24	On DHRD continuous recruitment; HPHA advertised thru local newspaper.
41349	CS	N	P	Public Hsg Spvr IV	SR22	No action; cost savings.
119285	CS	N	T	Public Hsg Spvr III	SR20	Internal vacancy announcement ended 2/23/12; no eligible listing; pending 89day hire.
18794	CS	N	P	Social Service Assistant IV	SR11	Pending start date.
22433	CS	N	P	Bldg Maint Helper	BC05	No action; cost savings.
102242	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 39 (MU 9)						
23050	CS	N	P	Public Hsg Spvr IV	SR22	No action; cost savings.
45873	CS	N	P	Social Service Assistant IV	SR11	No action; cost savings.
6731	CS	N	P	Bldg Maint Worker I	BC09	No action; cost savings.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
100986	EX	N	T	Property Mgt Coordinator II	SRNA	Updating position description.
102048	EX	W	P	Property Mgt Spclt	SRNA	No action; cost savings.
107932	EX	N	T	Property Mgt Spclt	SRNA	No action; cost savings.
117929	EX	N	T	Property Mgt Spclt	SRNA	On HPHA continuous recruitment.
42096	CS	W	P	Secretary I	SR12	No action; cost savings.
PMMSB - RESIDENT SERVICES SECTION						
100892	EX	N	T	Tenant Services Manager	SRNA	No action; cost savings.
103045	EX	N	T	Program Spclt & Tenant Services	SRNA	No action; cost savings.
103030	EX	N	T	Program Spclt & Tenant Services	SRNA	No action; cost savings.
103036	EX	N	T	Resident Services Prog Spclt	SRNA	On HPHA continuous recruitment.
111874	EX	N	T	Resident Services Prog Spclt	SRNA	No action; cost savings.
103043	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
SECTION 8 SUBSIDY PROGRAM BRANCH						
S8SPB - INSPECTION SECTION						
119190	CS	N	T	Hsg Quality Standards Inspector I	SR13	Filled by an 89Day appointment.
119198	CS	N	T	Hsg Quality Standards Inspector II	SR15	Pending internal vacancy announcement.

DEPARTMENT OF HUMAN SERVICE
 HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
 As of March 5, 2012

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
119192	CS	N	T	Hsg Quality Standards Inspector I	SR13	Pending 89day hire.
119199	CS	N	T	Hsg Quality Standards Inspector II	SR15	No action; cost savings.
101130	TA	N	T	Clerk I	SRNA	No action; cost savings.
100895	EX	N	T	Research & Couns Assistant	SRNA	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 1						
42526	CS	N	T	Public Hsg Spclt II	SR18	Pending recommendation.
14977	CS	N	P	Office Assistant III	SR08	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt I	SR16	Incumbent resigned 03/02/12.
101132	TA	N	T	Clerk I	SRNA	Pending request to fill.

FOR DISCUSSION

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

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*

(There are no handout/packet materials for this item.)

FOR DISCUSSION

SUBJECT: *Kuhio Park Terrace Mixed Finance Redevelopment*

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.

(There are no handout/packet materials for this item.)

FOR DISCUSSION

SUBJECT: Update on Energy Services Agreement with Ameresco as Requested by the HPHA Board on January 19, 2012

(Material for this item are forthcoming)