

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

**April 19, 2012
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, March 15, 2012 (Pgs. 01-10)
- B. Executive Session Minutes, March 15, 2012

III. PUBLIC TESTIMONY

Public testimony on any item relevant to this agenda 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 Adopt Revisions to the Admissions and Continued Occupancy Policy Regarding Relocation and Transfer of Residents to Modernized Units (Pgs. 11-21)
- B. Motion: To Certify the Hawaii Public Housing Authority's Application for a Choice Neighborhoods Planning Grant and to Authorize the Executive Director to Take All Actions Necessary to Prepare and Submit an Application to the U.S. Department of Housing and Urban Development (Pgs. 22-26)

V. REPORTS

- A. Board Task Force Reports: None
- B. Executive Director's Report: (Pgs. 27-80)

Updates and Accomplishments Related to Public Housing Occupancy, Maintenance Repairs; Design and Construction Project Updates; Media Inquiries, Legislation and Impacts on HPHA; Audit and Financial Data Submission; Contracts & Procurements Executed During March 2012; Emphasys System and Elite Updates; Rent Collections and Evictions, and Personnel Actions

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2) on matters of privacy as related to personnel matters and pursuant to section 92-4(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities a

VI. FOR DISCUSSION/INFORMATION

- A. For Information: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)* (Pg. 80)

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 Information: 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 (Pg. 81)

- C. Presentation on the Kalihi Neighborhood Transit-Oriented Development (TOD) Plan (Scheduled for approximately 10:30 am) (Pgs. 82-92)

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, MARCH 15, 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, March 15, 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 Godfrey
Director Desiree Kihano
Designee Wilfredo Tungol
Director Travis Thompson
Director Trevor Tokishi

Executive Director, Hakim Ouansafi
Deputy Attorney General, Jennifer Sugita

EXCUSED: Director Debbie Shimizu
Director George Yokoyama

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Clarence Allen, Acting CFMA
Nicholas Birck, Chief Planner
Rose Churma, Contract Administrator
Stephanie Fo, Property Management & Maintenance Services
Branch Chief, Acting Section 8 Chief
Diane Johns, Program Specialist
Earl Nakaya, Resident Services Specialist
Kiriko Oishi, Compliance Specialist
Joanna Renken, Acting Public Housing Supervisor
William Richardson, Resident Services Specialist
Rick Sogawa, Contracts and Procurement Officer
Taryn Chikamori, Secretary to the Board

OTHERS: Kent Anderson, Office of Social Ministry
Ira Calkins, Punchbowl Homes Resident
Gloria Castro, Mayor Wright Homes Resident
Augafa Ene, Mayor Wrights Homes Resident

Carol Ignacio, Office of Social Ministry
Fetu Kolio, Mayor Wright Homes Resident
Bob Loren, HPHA Public Housing Resident
David Moakley, Ameresco
Nancy Schroeder, Punchbowl Homes Resident
Matthew Taufetee, Peacemakers
Jun Yang, Faith Action for Community Equity

Proceedings:

Chairperson Gierlach declared a quorum present.

The business of the Board proceeded with approval of the Regular Meeting Minutes of February 16, 2012.

Director Espero moved to approve the minutes.

Director Yoshioka questioned why on page 5 there is a vote with members being listed but in other places there is no list. Chairperson Gierlach explained because there is a “nay” vote where as other votes were unanimous.

Director Thompson stated that the last paragraph on page is duplicated on page 10.

Mr. Ouansafi reported that on page 5 “Lanikila” is misspelled it and it should be “Lanakila”.

The minutes were unanimously approved as amended.

Pursuant to Board adopted policy, Chairperson Gierlach asked if anyone had any objections with videotaping of the meeting. With there being no objections, the videotaping of the meeting was allowed.

Public Testimony

Nancy Schroeder, Punchbowl Homes Resident, stated there is a lack of care for the property. The grass is long and the stairs are unsafe. She also stated that the recreation room should be open to all tenants. She also stated that Tenants Association of Protective Services (TAPS) has requested many times to post newsletters on the tenant bulletin board and management has not responded to the requests. .

Director Yoshioka questioned why the recreation room is not open to all residents. Ms. Schroeder replied a Korean resident opened the room and tenants were using it but a tenant complained that only Korean residents get to use the room, so the room was shut down.

Bob Loren, Punchbowl Homes Resident, stated that since the last Board meeting, there have been improvements at Punchbowl Homes. He hopes that with the new deputy manager communication will be better. He also stated he supports smoke free building, and asked that the Board review and change the pet policy.

Ira Calkins, Punchbowl Homes Resident, stated that the grass is so long that he thinks a suspect hid from the police in the grass. He stated that the only change in the grievance procedure is changing the word corporation to authority. He stated the grievance procedures do not match the Administrative Rules. The Administrative Rules section 172020-14 allows a tenant to negotiate the location of a grievance hearing with the Hawaii Public Housing Authority (HPHA). This information is not given to the tenants.

Matthew Taufetee, Peacemakers, stated the Mayor Wright Homes (MWH) association has no unity. At the last resident meeting the officers agreed to hold a new election. The community also did a walk of the property to take ownership of their property.

Director Thompson asked how Mr. Taufetee got involved. Mr. Taufetee stated a friend of his, who is a MWH resident, asked him to help after the incident.

Kent Anderson, Office of Social Ministry, thanked staff for working with the volunteers. He also stated it was a success. Mr. Anderson offered the following feedback to HPHA: 1) focus on filling and not only fixing the units; 2) encourage property managers to fix the units; 3) it was a great partnership and there was always a staff person present; 4) staff needs to take more of a leadership role; 5) some projects informed tenants of the volunteer work and encouraged the tenants to volunteer whereas other projects did not; 6) for the most part, supplies were available and plentiful; and 7) the volunteers are still confused about the minimum age requirements for volunteers.

Jun Yang, Faith Action for Community Equity, stated that Kuhio Park Terrace and Kuhio Homes residents are divided and the two managers are not working together. Security at Kuhio Homes asks loiterers to vacate the property. The loiterers then go to the towers property where security is allowing them to loiter.

Carol Ignacio, Office of Social Ministry, acknowledged Mr. Ouansafi for his efforts in working with volunteers. She stated there were so many volunteers that some were turned away. She stated she had the opportunity to work with the Maui staff. Maui had every staff member present with the exception of one person. The Maui staff was very helpful and showed that they wanted to be there. She also stated tenants need to be more responsible for the units after they vacate. The HPHA needs to look at its policies and stop the abuse of the units.

Mr. Fetu Kolio, Mayor Wright Homes Resident, stated there are language barriers and the grievance procedures need to be translated into all languages. He also stated that it is difficult to evict a tenant who also works for the HPHA. He also stated that HPHA staff should not sit on the grievance hearing board. He also stated that he likes the idea of IDs for tenants.

Gloria Castro, Mayor Wright Homes Resident, stated the Samoan community at MWH is concerned that the security measures are moving too fast and they did not have a chance to provide input. She asked that management have another meeting with the tenants.

For Action:

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

Chairperson Gierlach stated that the motion will be deferred.

For Action:

Director Yoshioka moved,

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.

Mr. Birck stated that the 5-year plan is for the period of 2009-2014. The HPHA is amending the plan to include what has taken place with the KPT redevelopment.

Director Thompson asked when the report on page 27 was published and stated that he recalls Director McManaman asked for it to be updated. Mr. Birck reported that the report is from 2009 and the updated report is in the annual plan.

Director Espero asked how the site-based application process will work. Mr. Birck replied that in order for the HPHA to do a site-based waitlist, the HPHA needs to indicate it in the 5-year plan, which will then allow the HPHA to address the process.

The motion was unanimously carried.

For Action:

Director Espero moved,

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.

Mr. Birck stated that plan must be submitted to the U.S. Department of Housing and Urban Development (HUD) by April 18, 2012 in order to receive the capital funds.

Director Yoshioka asked if the plan addresses the undemolishing of Lanakila Homes. Mr. Ouansafi stated that the HPHA is still working with HUD, but HUD has stated that there will not be any consequences. The HPHA asked HUD to provide written confirmation that there will no consequences for HPHA and upon receipt of same, the administrative work will be done.

Director Yoshioka noted that the undemolishing of Lanakila is not in the annual plan, and inquired if this would hold up the work at Lanakila Homes. Mr. Ouansafi responded that it will not hold up the work.

Director Thompson asked why future phases of the KPT redevelopments need an environmental review. Ms. Barbara Arashiro responded that the towers were excluded from the environmental review because it was not changing the foot print, whereas future phases involve demolition and new construction.

Director Thompson asked why the median income on page 50 is \$79,400 and on page 54 the median income is \$36,289. Mr. Ouansafi responded that staff will look into the difference.

The motion was unanimously carried.

For Action:

Director Yoshioka moved,

To Adopt Revisions to the Admissions and Continued Occupancy Policy Regarding Relocation and Transfer of Residents to Remodernized Units.

Mr. Birck stated that the HPHA wants to change the policy from ... “may be allowed to return to ~~their~~” to “a renovated” unit once rehabilitation is complete.”

Mr. Ouansafi stated there are thousands of families on the waitlist and many of them are living on the streets. This policy change would save the expense of moving families in and out and move families in quicker. The HPHA is trying to balance the needs of those in housing with the needs of thousands of families currently without a roof over their heads.

Chairperson Gierlach stated that public housing should be temporary, not permanent and staff should have the discretion to place families in the appropriate units.

Director Kihano stated that management is only looking at how much it would save the agency and not at the cost to the residents.

Mr. Ouansafi stated that the HPHA is willing to work with the residents and is willing to help with the changes involved in moving units.

Director Thompson stated the way the policy is worded, it reads to benefit the HPHA not the residents. He also stated that the point should not be about the money, but respecting the rights of tenants.

Chairperson Gierlach stated the mission of the HPHA is to provide safe, sanitary and decent housing and that does not mean a tenant needs to return to the same unit. Also the tenant has the right to appeal the HPHA's decision. He also stated that the manager should not be the one making the decision, and such language should be included in the policy.

Ms. Arashiro asked that if it is clear that the HPHA is not asking to move tenants to a different project but to the same project just a different unit. Director Tokishi stated it was not clear in the policy, and he would like such language to be added.

Chairperson Gierlach stated there should also be language that states the HPHA will work with the tenants and include an appeal process.

Director Thompson moved,

To Defer the Motion to Adopt Revisions to the Admissions and Continued Occupancy Policy Regarding Relocation and Transfer of Residents to Remodernized Units.

The motion was unanimously carried.

Chairperson Gierlach called for a recess at 10:26 a.m. and reconvened at 10:37 a.m.

Reports:

Board Task Force Reports: none

Chairperson Gierlach appointed Director Kihano, Director Espero, Designee Tungol, and himself to the Mayor Wright Homes Task Force. The Task Force will work with the Executive Director on the visioning process and future of Mayor Wright Homes.

Executive Director's Report:

Mr. Ouansafi reported that the HPHA staff thanked the community for their participation in the "I Have a Dream" Hawaii Housing Campaign and handed out roses to strangers and asked them to pass it on to another stranger on behalf the HPHA.

Mr. Ouansafi reported that 199 units are rent ready. The HPHA used single and mass certifications and moved in 132 families.

Mr. Ouansafi stated he is looking at the deficiencies of the 46 units on Kauai and wants them rent ready as soon as possible.

Director Tungol asked about the number of hours spent by volunteers and if the HPHA could ask the community to provide lunch for the volunteers. Mr. Ouansafi reported that the average time was about five hours per person and that because of federal guidelines the HPHA cannot solicit donations.

Mr. Ouansafi reported that the HPHA provides translation for documents in many languages. Mr. Ouansafi stated that the security measures at MWH are moving fast because of the incidents at the project. He also stated that the previous security contractor has been released and Matt Levi will be taking over security at MWH as of 5:00 p.m. today. Matt Levi uses guards with law enforcement background. The tenants are being given the opportunity to take back their community. Visitors are welcome, if they are invited. No visitor's cars will be allowed on the property after a certain time and lighting is being increased. The HPHA is also meeting with organizations and authorized Mr. Taufetee, Peacemakers, to meet with the residents.

Mr. Ouansafi reported that over the last month the delinquencies were reduced by \$280,000 and a task force has been created to deal with delinquencies. The HPHA worked with 383 families on getting them up-to-date on rent. The HPHA closed 2073 work orders. He also stated he is working on restructuring the agency.

Chairperson Gierlach asked who is responsible for cutting the grass at the projects. Mr. Ouansafi reported that it is the property managers' responsibility but, upper management does not always give them the right tools to do their job. Mr. Ouansafi reported that the HPHA has requested that 19 new positions be created to ensure project managers have appropriate staffing to do their jobs.

Mr. Ouansafi reported that he met with the Department of Human Services (DHS) on changing the name of Section 8. He also stated he wants to restructure how a vacant unit is processed. One person should be responsible from vacancy to occupancy.

Mr. Ouansafi reported that he also met with DHS regarding designating smoke free building(s) and is creating procedures. He intends to start the smoke free pilot project this year.

Mr. Ouansafi also reported that he is lobbying the Legislature for more funds and asked HUD for training.

Mr. Ouansafi reported that the fiscal office is working out the issues with the single audit and Ms. Arashiro has been relocated to the fiscal office to help with the issues.

Mr. Ouansafi reported the HPHA is in the process of engaging a grant writer to assist with the available grants.

Mr. Ouansafi stated he is looking into creating a for profit section of the HPHA. The profit would be used to invest in more training and hiring tenants. Mr. Ouansafi stated if the Board is interested in the idea he can put packet together.

Director Espero responded that he thinks it is a good idea but believes that the Legislature would need to amend the statutes.

Director Thompson stated he would like to have an opinion from the attorney general's (AG) office. Mr. Ouansafi reported the HPHA has submitted it to the AG's office.

Director Kihano supports the idea of establishing a For Profit area of the HPHA.

Chairperson Gierlach asked about the pending legislation regarding compensation for the Executive Director. Mr. Birck replied the legislation died. Chairperson Gierlach asked where that leaves the HPHA with HUD. Mr. Ouansafi reported HUD has told the HPHA to just wait and see.

Director Yoshioka asked if HPH staff serve on the eviction board. Director Kihano responded that there are HPHA staff members on the grievance hearing board, but not the eviction hearing board.

Director Yoshioka asked about TAPS at Punchbowl and whether it replaced the tenant association. Mr. Ouansafi reported that it is a self formed group and that it does not replace the tenant association. Chairperson Gierlach asked why TAPS does not have access to the tenant bulletin board. Mr. Ouansafi reported staff will look into the issue and report back to the Board.

Director Thompson asked why Hilo used to have 375 units and now shows 320 units. Ms. Fo stated the previous count included the units that will be demolished and those units should have not been included in the count.

Director Yoshioka asked the status of the American Reinvestment and Recovery Act (ARRA) funds. Mr. Ouansafi reported that all deadlines were met. Ms. Arashiro stated that all ARRA items were closed in February.

Director Thompson asked what the (\$4,584,663) less allowance for doubtful accounts is for. Mr. Allen stated it is for the delinquencies and will be removed after it is analyzed. Director Thompson asked if the HPHA asks the board approval before writing off delinquencies. Mr. Allen responded that the HPHA sends it to the AG's office. Director Thompson asked how old the balance is. Mr. Allen replied around nine years old.

Director Tokishi asked why it has not been written off since it's nine years old. Ms. Arashiro replied that the HPHA is starting to clean it up. Mr. Ouansafi stated that even if there is a balance of \$1, the question needs to be asked why, how, when and what needs to be done to correct the error.

Director Godfrey asked when the budget is being done. Mr. Allen replied the HPHA is currently working on the 2012-2013 budget. Director Tokishi asked if the HPHA does a restatement of the budget. Ms. Arashiro confirmed that the budget is restated, if there is a significant need to do so.

Director Yoshioka stated there was an article in the paper regarding Kukui Gardens and public housing, but Kukui Gardens is not a HPHA property. Mr. Ouansafi reported the media has been contacted and informed that Kukui Gardens is not a public housing property.

Director Espero moved at 11:35 a.m.

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

1. **Approval of Executive Session Minutes of February 16, 2012;**
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. **Issues regarding Kuhio Park Terrace;**
4. **Issues regarding contract negotiations with Ameresco.**

The motion was unanimously carried.

The Board reconvened from Executive Session at 1:01 p.m.

Mr. Ouansafi reported that Ms. Churma was the lead in the MWH hot water issue, the large capacity cesspool conversation and the Kauai flood. He reported Ms. Churma is leaving the HPHA to become the President of the Filipino Community Center for Non-Profit Organizations.

Chairperson Gierlach thanked Ms. Churma for all her hard work at the HPHA and that the Board is grateful for all she has done. He also wished her well on her future endeavors.

With no further business for the Board to conduct,

Director Espero moved to adjourn,

The motion was unanimously carried.

The meeting adjourned at 1:10 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:

Taryn J. Chikamori
Taryn Chikamori
Secretary to the Board

APR 19 2012
Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on APR 19 2012.

J. Espero
Jason Espero
Director/Board Secretary

APR 19 2012
Date

April 19, 2012

FOR ACTION

MOTION: To Adopt Revisions to the Admissions and Continued Occupancy Policy Regarding Relocation and Transfer of Residents to Modernized 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, renovated, rehabilitated, or significantly remodeled (collectively "Rehabilitation"). In such cases, the family resident may only be offered temporary relocation. The resident will be and may be allowed to return to their the same unit or location once Rehabilitation is complete if consistent with a relocation plan that has been reviewed and approved by the Compliance Office and the Office of the Executive Director, and subject to 24 C.F.R. §968.108. If the PHA cannot return the temporarily relocated tenant to the same unit or location, then the PHA must offer and pay for "permanent relocation assistance."
 - 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 modernized units

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

Attachment B: 24 C.F.R. § 968.108

Prepared by: Nicholas Birck, Chief Planner



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



David Gierach, 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, renovated, rehabilitated, or significantly remodeled (collectively "Rehabilitation"). In such cases, the family resident may only be offered temporary relocation. The resident will be and may be allowed to return to their the same unit or location once Rehabilitation is complete if consistent with a relocation plan that has been reviewed and approved by the Compliance Office and the Office of the Executive Director, and subject to 24 C.F.R. §968.108. If the PHA cannot return the temporarily relocated tenant to the same unit or location, then the PHA must offer and pay for "permanent relocation assistance."
- 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.

FOR ACTION

MOTION: To Certify the Hawaii Public Housing Authority's Application for a Choice Neighborhoods Planning Grant and to Authorize the Executive Director to Take All Actions Necessary to Prepare and Submit the Application to the U.S. Department of Housing and Urban Development

I. FACTS

- A. The U.S. Department of Housing and Urban Development (HUD) is offering the opportunity for interested stakeholders to apply for grants under the Choice Neighborhoods Initiative of the Department.
- B. The Choice Neighborhoods Initiative Planning grant is being offered through a competitive application process to stakeholders interested in developing a comprehensive neighborhood revitalization plan for a selected neighborhood.
- C. HUD is making available approximately \$5 million in FY2012 funds for Choice Neighborhoods Planning grants, anticipating the award of 17-20 Planning grants of up to \$300,000 each.
- D. The purpose of the Choice Neighborhoods planning grant program is to support the development of a "Transformation Plan" that seeks to transform neighborhoods by revitalizing severely distressed public and/or assisted housing and leveraging other public and private assets.
- E. Successful grant applications are funded with up to \$300,000 to be expended in the development of the Transformation Plan. A Choice Neighborhoods Planning grant is required for the HPHA to apply for a Choice Neighborhoods Implementation grant in the future.

II. DISCUSSION

- A. The HPHA is currently working in partnership with EJP Consulting and the Michaels Development Company on an application for the Choice Neighborhoods Planning grant being offered under the 2012 Notice of Funding Availability (NOFA).

- B. The HPHA intends to utilize funds made available through this NOFA to support the development of a Transformation Plan for the neighborhood surrounding and including the Towers at Kuhio Park and Kuhio Homes in Kalihi-Palama.
- C. HPHA, EJP Consulting, and Michaels Development Company, through partnerships with other public and private agencies, non-profit and for-profit organizations, and individuals, will utilize planning grant funds to leverage significant neighborhood assets to revitalize the neighborhood through strategic, financially sustainable investments.
- D. The planning grant will be used to develop a Transformation Plan, which will then support the HPHA's future application for a Choice Neighborhoods Initiative Implementation Grant.
- E. The grant requires the HPHA to enter into Memoranda of Understanding with potential partners in support of the application for the grant. It also requires certification, signed by the Chairperson of the Board of Directors, attesting that the HPHA will comply with all application and expenditure requirements (Attachment A).

III. RECOMMENDATION

That the Hawaii Public Housing Authority's Board of Directors certify the HPHA's application for a Choice Neighborhoods Planning Grant and authorize the Executive Director to take all actions necessary to prepare and submit the application to the U.S. Department of Housing and Urban Development.

Attachment A: HUD Form 53156, Choice Neighborhoods Application Certifications - Planning Grants

Prepared by: Nicholas Birck, Chief Planner



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



David Gierlach
Chairperson

**CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS –
PLANNING GRANTS**

The following are certifications to and agreements with the Department of Housing and Urban Development (HUD) required in connection with the Choice Neighborhoods Planning Grants application and implementation.

1. The public or assisted housing project targeted in this Choice Neighborhoods grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The Lead Applicant and Co-Applicant (if any) have not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the Choice Neighborhoods application.
3. The Lead Applicant and Co-Applicant (if any) do not have any litigation pending which would preclude timely startup of activities.
4. The Lead Applicant and Co-Applicant (if any) are in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the Lead Applicant's and Co-Applicant's (if any) public or assisted housing program and that is in effect on the date of application submission.
5. The Lead Applicant and Co-Applicant (if any) have returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or other HUD contracts, or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

If selected for Choice Neighborhoods funding:

9. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all policies, procedures, and requirements, including the Program Requirements provided in the NOFA Section III.C.3, prescribed by HUD for the Choice Neighborhoods Program.

10. The Lead Applicant and Co-Applicant (of any), will ensure that Choice Neighborhoods grant activities are implemented in a timely, efficient, and economical manner. The Lead Applicant and Co-Applicant (of any), will ensure that all FY2012 Choice Neighborhoods grant funds are expended by the statutory deadline. In accordance with 31 U.S.C. § 1552, all FY 2012 Choice Neighborhoods funds expire on September 30, 2019. Any funds that are not expended by that date will be cancelled and recaptured by the Treasury, and thereafter will not be available for obligation or expenditure for any purpose.

11. The Lead Applicant and Co-Applicant (if any) will ensure assistance from the Federal government, State, or unit of local government, or any agency or instrumentality is not received for the specific activities funded by the Choice Neighborhoods grant. The Lead Applicant and Co-Applicant (if any) has established controls to ensure that any activity funded by the Choice Neighborhoods grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.

12. The Lead Applicant and Co-Applicant (if any) will ensure that more assistance is not provided to any housing site or neighborhood under the Choice Neighborhoods grant than is necessary to provide for the planning of affordable housing and neighborhood transformation after taking into account other governmental assistance provided.

13. The Lead Applicant and Co-Applicant (if any) will ensure that the aggregate amount of the Choice Neighborhoods grant is supplemented with funds from sources other than Choice Neighborhoods in an amount not less than 5 percent of the amount of the Choice Neighborhoods grant in accordance with Section III.B of the Planning Grants section of the NOFA.

14. The Lead Applicant and Co-Applicant (if any) will ensure compliance with:

- (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
- (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);
- (c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;
- (d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

15. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all Choice Neighborhoods requirements for reporting, providing access to records, and evaluation.

Lead Applicant: _____

Co-Applicant (if any): _____

Name of Targeted Public and/or Assisted Housing Site(s):

I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Name of Lead Applicant's Executive Officer: _____

Title: _____

Signature: _____

Date: _____

Name of Co-Applicant's (if any) Executive Officer: _____

Title: _____

Signature: _____

Date: _____

The following signature is applicable if the Lead Applicant or Co-Applicant is a Public Housing Authority.

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Certified By: Board Chairman's Name: _____

Board Chairman's Signature: _____

Date: _____

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 32 U.S.C. 3729, 3802)

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

I. Accomplishments for the Month of March 2012

Major Programs

A. Public Housing

- PMMSB completed four Mass Certification meetings to screen families on the waitlist and speed up placement into vacant units.
- PMMSB has made concerted efforts to collect rent on delinquent accounts. The AMP Managers and the Hearings Office are working collaboratively to track and collect on delinquent accounts, and to expeditiously refer tenants who owe back rent for eviction.
- AMP 32 (Mayor Wright Homes, and AMP 33 (Kamehameha, Kaahumanu Homes): New security company started at Mayor Wright Homes and 95% of Mayor Wright Homes tenant ID photos are complete.
- AMP 37 (Hilo) Lanakila Homes: Painted exterior of buildings; 58 volunteers assisted with painting four units at Lanakila Homes; Inmates assisted the AMP by clearing overgrowth at the Lanakila site where the demo units are fenced in.
- AMP 38 (Kauai) "I Have a Dream Campaign" community volunteers painted and cleaned three units at Hui o` Hanamaulu on Kauai.

B. Section 8 Subsidy Programs

- For Section 8 Subsidy Activities in March 2012 see Program Reports.

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 has been approved by the Attorney General's Office; routing for execution together with the Notice of Award.

Administrative Services

A. Compliance Office

- Resolved approximately 34 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act as follows:
 - 10 for transfers to ADA accessible or ground floor units.
 - 7 for transfers for other reasons.
 - 4 for installation and use of air conditioner.
 - 4 for service or comfort animals.
 - 2 for a reserved parking stall.
 - 1 Increase in utility allowance for other medical device

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.
- HPHA submitted the financial and single audit to HUD's financial data systems and the federal audit clearinghouse by the due date.

D. Contracts and Procurement

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

E. Information Technology Office

- Set up 8 new computers at AMPs and Central Office.

- Discussion with Hawaiian Telcom to network upgrades for HPHA offices statewide.
- Continue to work with Emphasys Computer Solutions on the upgrade to the Elite system in the fiscal office.

F. Hearings Office

For Hearings Office Activities in March 2012 see Program Reports.

G. Personnel

Summary of HPHA Staffing Turnover for FY 2012

Staffing as of March 31, 2012, Full-time Equivalent positions:

Filled positions:	256
Vacant positions:	94
89 day hires:	7
Total FTEs:	350
New Hires:	2
Resigned/Retired:	5

In an effort to reconnect staff to the families they serve, the HPHA has instituted a new telephone greeting. All callers are being warmly greeted with the phrase "Aloha, HPHA. This is _____. How may I serve you?"

II. Planned Activities for April/May 2012

- A. 'I Have A Dream " Hawaii 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 April. Additionally, the HPHA continues to pursue all forms of assistance in repairing vacant units, including but not limited to, seeking assistance from the following:
- DAGS, Central Services Section
 - DPS, Correctional Industries
 - Army Corp of Engineers
 - Other government and public housing agencies
 - Various Community Groups
- 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, redescrptions, and reorganization.

- C. Security improvements at Mayor Wright Homes and other properties are continuing and will remain a priority for the HPHA.

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

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

I. INCOME STATEMENT

A. REVENUES:

Actual revenues for the month of February 2012 increased by \$1,225k or 16% versus Budget due to HUD Operating Subsidies increasing 13% or an increase of \$689k and decreases in COCC Fee income of \$(98)k (21%), Rental Income decreased \$(207)k or (14)% and increase of \$103k or 40% in Other Income, Grant income increased \$738k or 706%. The increase in the Operating Subsidies reflect a \$49k or 3% increase in the Housing Choice Voucher Program and a 34% or \$478k increase for Federal Low Rent Program. There was also an increase of 8% or \$162k for the Project Based Contract Administration HUD Operating Suubsidy as compared to Budget. COCC Fee(Management and Accounting Fees) Income decrease \$(98)k or (21)% due to units out of service and not occupied but included in the Budget computation of fees. Rental Income decreased correspondingly due out of service units that were budgeted to be occupied. Grant Income increase due to funds transferred in to support the State Projects. Other income include increases in Laundry income, Administrative Fee Earned net of Front Line Service Fee not allocated for the month but Budgeted, reduction of investment income due sale proceeds held in a passbook account. 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 \$156k or 15% due primarily to staffing positions for the month of February that were budgeted to be filled and are still vacant. There were also reductions in employee benefits, Subscriptions, small equipment purchases, travel and Legal offset by increases in Telephone, Office Supplies, Postage and Private Management Contracts and Benefits..

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 resulting in a slight decrease.

Housing Assistance Payments(HAP):

Increase of (9)% or \$(353)k from budget due increase payment in Section 8, decrease in State Rent Supplement Program payments and an increase in the Project Based Contract Administration(PBCA). The PBCA payouts equal the amounts received from HUD but increased over Budget by \$(141)k. The Housing Choice Voucher Program increased by \$(223)k and the State Rent Supplement Program decreased over Budget by \$11k.

Tenant Services:

Reflect payments to Bremerton for PBCA Services.

Utilities:

decrease were Fuel 100% or \$39k (Should be budgeted in Maintenance re: fuel for Lawn mowers and weed eaters and vehicles), decreases were Sewer 20% or \$70k, Water 27% or \$56k, and increases were Gas (61)% or \$(55)k, Electricity (24)% or \$(77)k resulting in a net decrease in utilities expenses of 3% or \$33k.

Maintenance:

Maintenance expenses showed a (17)% increase due primarily to Private Management Maintenance Salaries and Benefits and Frontline Service Fees Fee paid and accrued.

Protective Services:

Decrease of \$80k or 73%.

Insurance:

Reflect a 19% or \$20k decrease in accrual.

General Expenses:

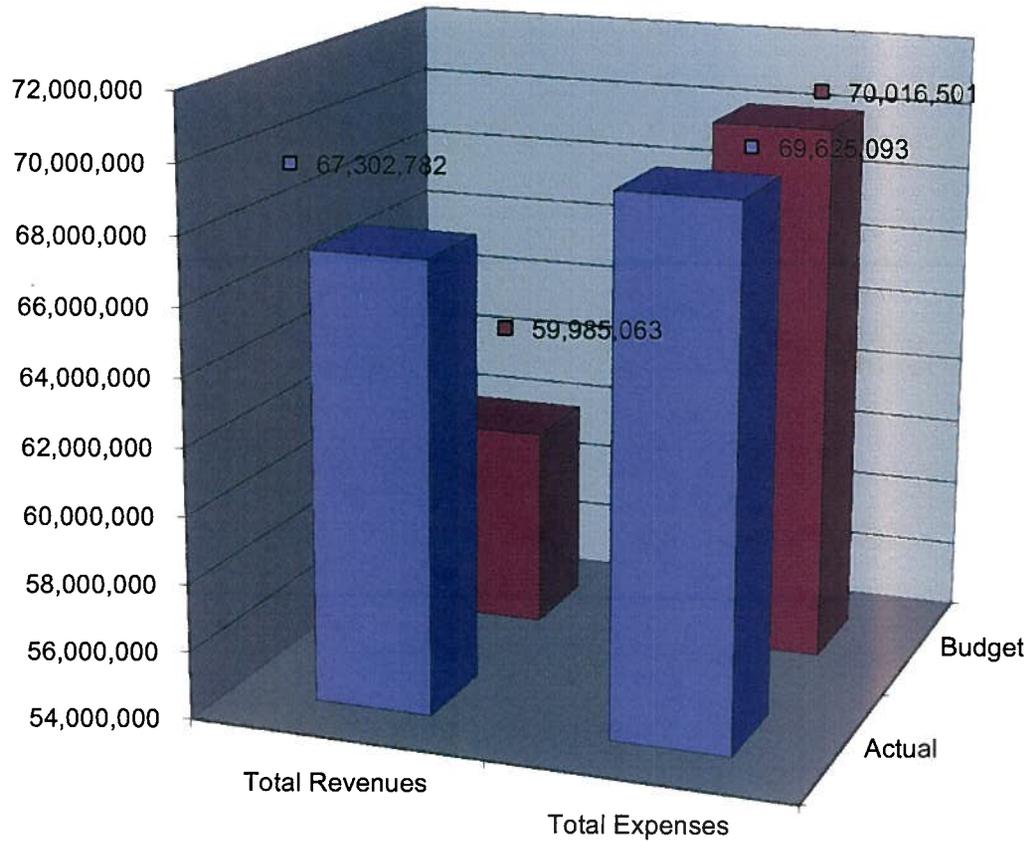
Increases Vehicle Rentals \$(11)k, Severance \$(32), Depreciation \$(57) and Undistributed Expense-P Cards and decreases in Extraordinary Maintenance \$97 and Others \$12k.

OVERVIEW – Current Fiscal Year:

Year to date revenues exceed budget by 12% or \$7318k and total expenses increase by 1% or \$391k resulting in a net income variance of \$7,709k or a 77% 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 \$8,395k or 317%. 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.

HPHA FEBRUARY 29, 2012 Actual VS Budget



	Total Revenues	Total Expenses
Actual	67,302,782	69,625,093
Budget	59,985,063	70,016,501

**HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

<u>MONTH OF FEBRUARY, 2012</u>				<u>YEAR TO DATE ENDING FEBRUARY 29, 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>
				<u>REVENUES</u>							
1,292,538	1,499,590	\$ (207,052)	-14%	Dwelling Rental Income	10,683,496	11,975,823	\$ (1,292,327)	-11%	12,543,922	\$ (1,860,426)	-15%
5,852,604	5,163,691	688,913	13%	HUD Operating Subsidies	47,030,233	41,482,793	5,547,440	13%	43,578,982	3,451,251	8%
356,872	454,518	(97,646)	-21%	COCC Fee Income	2,845,541	3,636,144	(790,603)	-22%	2,880,789	(35,248)	-1%
-	-	-	0%	General Fund	-	-	0	0%	-	-	0%
842,080	104,426	737,654	706%	Grant Income	4,207,355	835,408	3,371,946.76	404%	56,149	4,151,206	7393%
359,867	256,865	103,002	40%	Other Income	2,536,157	2,054,895	481,262	23%	6,751,833	(4,215,676)	-62%
8,703,961	7,479,090	1,224,871	16%	Total Revenues	67,302,782	59,985,063	7,317,719	12%	65,811,674	1,491,107	2%
				<u>EXPENSES</u>							
888,500	1,044,675	156,175	15%	Administrative	6,823,366	8,359,945	1,536,579	18%	6,553,632	(269,734)	-4%
-	62,099	62,099	100%	Asset Management Fees	-	496,792	496,792	100%	-	-	0%
302,126	303,452	1,326	0%	Management Fees	2,246,813	2,427,616	180,803	7%	2,416,366	169,553	7%
54,746	52,264	(2,482)	-5%	Bookkeeping Fees	416,716	418,112	1,396	0%	446,616	29,900	7%
4,100,599	3,747,601	(352,998)	-9%	Housing Assistance Payments	32,519,234	29,980,808	(2,538,426)	-8%	29,686,994	(2,832,240)	-10%
78,603	23,480	(55,123)	-235%	Tenant Services	589,879	188,525	(401,354)	-213%	360,845	(229,034)	-63%
969,205	1,002,422	33,217	3%	Utilities	8,020,886	8,019,336	(1,550)	0%	8,933,238	912,352	10%
1,489,373	1,276,322	(213,051)	-17%	Maintenance	8,865,333	10,205,935	1,340,602	13%	10,001,572	1,136,239	11%
28,786	108,539	79,753	73%	Protective Services	1,040,094	868,309	(171,785)	-20%	1,286,113	246,019	19%
62,750	77,658	14,908	19%	Insurance	495,737	621,147	125,410	20%	651,463	155,726	24%
1,044,228	1,053,753	9,525	1%	General Expenses	8,607,036	8,429,976	(177,060)	-2%	9,158,333	551,297	6%
9,018,914	8,752,265	(266,649)	-3%	Total Expenses	69,625,093	70,016,501	391,408	1%	69,495,171	(129,922)	0%
\$ (314,954)	\$ (1,273,175)	\$ 958,221	75%	Net Income(Loss)	\$ (2,322,312)	\$ (10,031,438)	\$ 7,709,126	77%	\$ (3,683,497)	\$ 1,361,185	37%
				<u>CASH BASIS:</u>							
\$ (314,954)	\$ (1,273,175)	\$ 958,221	75%	Net Income(loss) per Above	\$ (2,322,312)	\$ (10,031,438)	\$ 7,709,126	77%	\$ (3,683,497)	\$ 1,361,185	37%
				Add back non cash items:							
966,888	909,629	57,259	6%	Depreciation Expense	7,824,627	7,276,984	547,643	8%	8,364,988	(540,361)	-6%
(93,866)	13,669	(107,535)	-787%	Bad Debt Expense	247,451	109,352	138,099	126%	15,292	232,158	1518%
\$ 558,068	\$ (349,877)	\$ 907,945	260%	TOTAL CASH BASIS	\$ 5,749,766	\$ (2,645,102)	\$ 8,394,868	317%	\$ 4,696,783	\$ 1,052,983	22%

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337, 020
FOR PERIOD ENDING FEBRUARY 29, 2012
AGENCY TOTAL**

		<u>February</u>	<u>January</u>	<u>Increase (Decrease)</u>
ASSETS:				
Cash		48,501,191	47,968,729	532,462
Receivables:				
Accrued Interest	646,239			
Tenant Receivables	4,823,920			
Other	2,299,541			
Less Allowance for Doubtful Accounts	<u>(4,495,174)</u>	3,274,526	2,844,786	429,740
Total receivables				
Prepaid Expenses		962,369	957,096	5,274
Inventories		1,691,712	1,941,124	(249,411)
Interprogram Due From		<u>14,507,167</u>	<u>14,026,313</u>	480,854
Total Current Assets		<u>68,936,965</u>	<u>67,738,047</u>	<u>1,198,919</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>(309,031,185)</u>	228,364,834	229,331,722	(966,888)
Notes, Loans & Mortgage Receivable-Non Current		426,100	426,100	-
Other Long term assets		-	-	-
Total Assets		<u>297,727,899</u>	<u>297,495,868</u>	<u>232,031</u>

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337, 020
FOR PERIOD ENDING FEBRUARY 29, 2012
AGENCY TOTAL**

	<u>February</u>	<u>January</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	316,288	270,289	45,999
Accrued Expenses	391,325	391,325	-
Accrued Salaries & Wages	326,345	326,345	-
Accrued Vacation	649,885	649,885	-
Tenant Security Deposits	789,100	783,299	5,801
Other Liabilities & Deferred Income	9,381,608	7,792,462	1,589,147
Interprogram Due To	7,143,488	7,015,263	128,224
Total Current Liabilities	18,998,039	17,228,869	1,769,171
Accrued Pension and OPEB Liability	6,029,526	6,029,526	-
Accrued Compensated Absences - Non Current	1,663,695	1,663,695	-
Accrued Expenses	129,219	129,338	(119)
Net Assets:			
Restricted Net Assets	1,900,129	1,900,129	
Unrestricted Net Assets	271,329,603	271,329,603	
Net Income Year to Date	(2,322,312)	(785,291)	
Total Equity	270,907,420	272,444,440	(1,537,021)
 Total Liabilities & Equity	 297,727,899	 297,495,868	 232,031

**HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

<u>MONTH OF FEBRUARY, 2012</u>				<u>YEAR TO DATE ENDING FEBRUARY 29, 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%
1,723,579	1,674,702	48,877	3%	Dwelling Rental Income	14,294,604	13,397,616	896,988	7%	13,025,462	1,269,142	10%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
107,227	177,832	(70,605)	-40%	Grant Income	-	-	-	0%	-	-	0%
				Other Income	1,134,054	1,422,656	(288,602)	-20%	1,467,207	(333,153)	-23%
1,830,806	1,852,534	(21,728)	-1%	Total Revenues	15,428,658	14,820,272	608,386	4%	14,492,669	935,989	6%
				EXPENSES							
88,922	121,166	32,244	27%	Administrative	741,162	969,328	228,166	24%	615,338	(125,825)	-20%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
22,416	19,668	(2,748)	-14%	Management Fees	174,096	157,344	(16,752)	-11%	158,532	(15,564)	-10%
14,010	12,292	(1,718)	-14%	Bookkeeping Fees	108,810	98,336	(10,474)	-11%	99,083	(9,728)	-10%
1,787,744	1,564,486	(223,258)	-14%	Housing Assistance Payments	15,073,531	12,515,888	(2,557,643)	-20%	12,516,756	(2,556,775)	-20%
-	2,795	2,795	100%	Tenant Services	-	22,360	22,360	100%	-	-	0%
2,493	1,672	(821)	-49%	Utilities	22,190	13,376	(8,814)	-66%	13,174	(9,016)	-68%
16,293	24,138	7,845	33%	Maintenance	133,482	193,104	59,622	31%	217,691	84,208	39%
60	35	(25)	-71%	Protective Services	306	280	(26)	-9%	245	(61)	-25%
328	969	641	66%	Insurance	2,625	7,752	5,127	66%	2,625	(0)	0%
(14,654)	5,303	19,957	376%	General Expenses	243	42,424	42,181	99%	68,469.63	68,227	100%
1,917,612	1,752,524	(165,088)	-9%	Total Expenses	16,256,446	14,020,192	(2,236,254)	-16%	13,691,912	(2,564,533)	-15%
\$ (86,806)	\$ 100,010	\$ (186,816)	-187%	Net Income(Loss)	\$ (827,788)	\$ 800,080	\$ (1,627,868)	-203%	\$ 800,757	\$ (1,628,544)	-203%
\$ (86,806)	\$ 100,010	\$ (186,816)	-187%	CASH BASIS:	\$ (827,788)	\$ 800,080	\$ (1,627,868)	-203%	\$ 800,757	\$ (1,628,544)	-203%
-	-	-	0%	Net Income(loss) per Above	-	-	-	0%	-	-	0%
-	-	-	0%	Add back non cash items:	-	-	-	0%	-	-	0%
				Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ (86,806)	\$ 100,010	\$ (186,816)	-187%	TOTAL CASH BASIS	\$ (827,788)	\$ 800,080	\$ (1,627,868)	-203%	\$ 800,757	\$ (1,628,544)	-203%

**HAWAII PUBLIC HOUSING AUTHORITY
REPAIRS & MAINTENANCE GENERAL FUND
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

MONTH OF FEBRUARY, 2012					YEAR TO DATE ENDING FEBRUARY 29, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
\$ -	\$ -	\$ -	0%	REVENUES			\$ -	0%	\$ -	\$ -	0%
-	-	-	0%	Dwelling Rental Income			-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies			-	0%	-	-	0%
800,000	-	800,000	0%	COCC Fee Income			-	0%	-	-	0%
-	-	-	0%	General Fund	1,726,183	-	1,726,183	0%	3,180,186	(1,454,003)	-46%
-	-	-	0%	Grant Income			-	0%	-	-	0%
-	-	-	0%	Other Income			-	0%	-	-	0%
800,000	-	800,000	0%	Total Revenues	1,726,183	-	1,726,183	0%	3,180,186	(1,454,003)	-46%
				EXPENSES							
16,277	-	(16,277)	0%	Administrative	187,235	-	(187,235)	0%	175,752	(11,483)	-7%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
95,321	-	(95,321)	0%	Maintenance	319,355	-	(319,355)	0%	1,055,359	736,004	70%
(0)	-	0	0%	Protective Services	(0)	-	0	0%	836,160	836,160	100%
3,386	-	(3,386)	0%	Insurance	3,386	-	(3,386)	0%	-	(3,386)	0%
25,439	-	(25,439)	0%	General Expenses	25,439	-	(25,439)	0%	-	(25,439)	0%
140,422	-	(140,422)	0%	Total Expenses	535,414	-	(535,414)	0%	2,067,271	1,531,857	74%
\$ 659,578	\$ -	\$ 659,578	0%	Net Income(Loss)	\$ 1,190,769	\$ -	\$ 1,190,769	0%	\$ 1,112,915	\$ 77,854	7%
				CASH BASIS:							
\$ 659,578	\$ -	\$ 659,578	0%	Net Income(loss) per Above	\$ 1,190,769	\$ -	\$ 1,190,769	0%	\$ 1,112,915	\$ 77,854	7%
-	-	-	0%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ 659,578	\$ -	\$ 659,578	0%	TOTAL CASH BASIS	\$ 1,190,769	\$ -	\$ 1,190,769	0%	\$ 1,112,915	\$ 77,854	7%

**STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

MONTH OF FEBRUARY, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
-	-	-	0%
-	-	-	0%
2,645	8,021	(5,376)	-67%
42,080	104,426	(62,346)	-60%
-	-	-	0%
44,725	112,447	(67,722)	-60%
5,085	7,543	2,458	33%
-	-	-	0%
759	961	202	21%
476	602	126	21%
50,838	62,115	11,277	18%
-	-	-	0%
624	418	(206)	-49%
-	262	262	100%
-	-	-	0%
23	24	1	5%
-	-	-	0%
57,804	71,925	14,121	20%
\$ (13,079)	\$ 40,522	\$ (53,601)	-132%
\$ (13,079)	\$ 40,522	\$ (53,601)	-132%
-	-	-	0%
-	-	-	0%
\$ (13,079)	\$ 40,522	\$ (53,601)	-132%

State Rent Operating Subsidies is funded on a Quarterly Basis.

YEAR TO DATE ENDING FEBRUARY 29, 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%			
43,990	64,168	(20,178)	-31%	56,149	(12,159)	-22%			
537,014	835,408	(298,394)	-36%	730,985	(193,971)	-27%			
-	-	-	0%	-	-	0%			
581,004	899,576	(318,572)	-35%	787,133	(206,130)	-26%			
EXPENSES									
52,341	60,342	8,001	13%	47,664	(4,677)	-10%			
-	-	-	0%	-	-	0%			
6,429	7,688	1,259	16%	7,425	996	13%			
4,029	4,816	787	16%	4,653	624	13%			
432,390	496,920	64,530	13%	554,143	121,753	22%			
-	-	-	0%	-	-	0%			
5,553	3,344	(2,209)	-66%	3,297	(2,256)	-68%			
-	2,096	2,096	100%	1,781	1,781	100%			
-	-	-	0%	-	-	0%			
182	192	10	5%	182	(0)	0%			
-	-	-	0%	-	-	0%			
500,924	575,398	74,474	13%	619,144	118,221	19%			
\$ 80,080	\$ 324,178	\$ (244,098)	-75%	\$ 167,989	\$ (87,909)	-52%			
CASH BASIS:									
\$ 80,080	\$ 324,178	\$ (244,098)	-75%	\$ 167,989	\$ (87,909)	-52%			
Add back non cash items:									
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
\$ 80,080	\$ 324,178	\$ (244,098)	-75%	\$ 167,989	\$ (87,909)	-52%			

**PROJECT BASED CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

MONTH OF FEBRUARY, 2012

<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
2,262,017	2,100,383	161,634	8%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
192,274	12	192,262	1602182%
2,454,291	2,100,395	353,896	17%

-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
2,262,017	2,121,000	(141,017)	-7%
76,903	-	(76,903)	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
1,244	553	(691)	-125%
2,340,163	2,121,553	(218,610)	-10%

\$ 114,127	\$ (21,158)	\$ 135,285	639%
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\$ 114,127	\$ (21,158)	\$ 135,285	639%
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-	-	-	0%
-	-	-	0%

\$ 114,127	\$ (21,158)	\$ 135,285	639%
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YEAR TO DATE ENDING FEBRUARY 29, 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%
17,013,312	16,803,064	210,248	1%	16,615,981	397,332	2%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
917,892	96	917,796	956037%	579,614	338,278	58%
17,931,204	16,803,160	1,128,044	7%	17,195,594	735,610	4%

EXPENSES						
51,342	-	(51,342)	0%	21,417	(29,926)	-140%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
17,013,312	16,968,000	(45,312)	0%	16,615,981	(397,332)	-2%
581,575	-	(581,575)	0%	350,738	(230,837)	-66%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
5,252	4,424	(828)	-19%	4,198	(1,055)	-25%
17,651,482	16,972,424	(679,058)	-4%	16,992,333	(659,149)	-4%

\$ 279,722	\$ (169,264)	\$ 448,986	265%	\$ 203,261	\$ 76,461	38%
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CASH BASIS:						
\$ 279,722	\$ (169,264)	\$ 448,986	265%	\$ 203,261	\$ 76,461	38%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%

\$ 279,722	\$ (169,264)	\$ 448,986	265%	\$ 203,261	\$ 76,461	38%
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**CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

<u>MONTH OF FEBRUARY, 2012</u>					<u>YEAR TO DATE ENDING FEBRUARY 29, 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							
-	56,161	\$ (56,161)	-100%	Dwelling Rental Income	-	449,288	\$ (449,288)	-100%	-	\$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
300,993	343,092	(42,099)	-12%	Management Fees	2,241,368	2,744,736	(503,368)	-18%	2,439,165	(197,797)	-8%
55,878	-	55,878	0%	Bookeeping Fees	422,161	-	422,161	0%	441,624	(19,463)	-4%
-	61,426	(61,426)	-100%	Asset Management Fees	-	491,408	(491,408)	-100%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	50,000	(50,000)	-100%	CMSS Front Line Service Fee	182,012	400,000	(217,988)	-54%	-	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%
6,532	20,833	(14,301)	-69%	Other Income	59,036	166,664	(107,628)	-65%	55,916	3,120	6%
363,404	531,512	(168,108)	-32%	Total Revenues	2,904,577	4,252,096	(1,347,519)	-32%	2,936,705	(32,128)	-1%
				EXPENSES							
424,602	526,864	102,262	19%	Administrative	3,112,541	4,237,799	1,125,258	27%	2,881,650	(230,891)	-8%
-	1,000	1,000	100%	Asset Management Fees	-	8,000	8,000	100%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	52	52	100%	Tenant Services	32	416	384	92%	-	(32)	0%
9,272	8,281	(991)	-12%	Utilities	72,706	66,248	(6,458)	-10%	57,484	(15,222)	-26%
164,883	84,757	(80,126)	-95%	Maintenance	707,295	683,923	(23,372)	-3%	622,536	(84,759)	-14%
732	613	(119)	-19%	Protective Services	4,657	4,904	247	5%	3,430	(1,227)	-28%
1,757	6,695	4,938	74%	Insurance	14,057	53,542	39,485	74%	37,226	23,168	33%
43,194	110,358	67,164	61%	General Expenses	164,859	882,816	717,957	81%	247,207	82,347	33%
644,440	738,620	94,180	13%	Total Expenses	4,076,147	5,937,648	1,861,501	31%	3,849,533	(226,614)	-6%
\$ (281,036)	\$ (207,108)	\$ (73,928)	-36%	Net Income(Loss)	\$ (1,171,570)	\$ (1,685,552)	\$ 513,982	30%	\$ (912,828)	\$ (258,742)	-28%
				CASH BASIS:							
\$ (281,036)	\$ (207,108)	\$ (73,928)	-36%	Net Income(loss) per Above	\$ (1,171,570)	\$ (1,685,552)	\$ 513,982	30%	\$ (912,828)	\$ (258,742)	-28%
				Add back non cash items:							
669	101,372	(100,703)	-99%	Depreciation Expense	5,354	810,928	(805,574)	-99%	8,451	(3,097)	-37%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
\$ (280,367)	\$ (105,736)	\$ (174,631)	-165%	TOTAL CASH BASIS	\$ (1,166,217)	\$ (874,624)	\$ (291,593)	-33%	\$ (904,377)	\$ (261,839)	-29%

**STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

MONTH OF FEBRUARY, 2012					YEAR TO DATE ENDING FEBRUARY 29, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
\$ 162,794	\$ 165,195	\$ (2,401)	-1%	REVENUES	\$ 1,307,589	\$ 1,321,560	\$ (13,971)	-1%	\$ 1,321,051	\$ (13,462)	-1%
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	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%
4,002	8,518	(4,516)	-53%	Other Income	627,282	68,144	559,138	821%	137,040	490,241	358%
166,796	173,713	(6,917)	-4%	Total Revenues	1,934,871	1,389,704	545,167	39%	1,458,091	476,779	33%
3,769	46,735	42,966	92%	EXPENSES	161,925	372,457	210,532	57%	95,111	(66,814)	-70%
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
32,892	33,008	116	0%	Asset Management Fees	264,410	264,064	(346)	0%	243,062	(21,348)	-9%
4,253	4,267	15	0%	Management Fees	34,185	34,136	(49)	0%	31,425	(2,760)	-9%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
109,388	136,272	26,884	20%	Tenant Services	-	-	-	0%	-	-	0%
14,565	223,027	208,462	93%	Utilities	812,217	1,090,176	277,959	25%	722,096	(90,121)	-12%
43	7,474	7,431	99%	Maintenance	529,816	1,779,049	1,249,233	70%	465,733	(64,083)	-14%
7,097	10,864	3,767	35%	Protective Services	344	59,792	59,448	99%	-	(344)	0%
115,157	98,187	(16,970)	-17%	Insurance	73,207	86,755	13,548	16%	80,927	7,720	10%
287,163	559,834	272,671	49%	General Expenses	921,289	785,496	(135,793)	-17%	923,799	2,510	0%
\$ (120,367)	\$ (386,121)	\$ 265,754	69%	Total Expenses	2,797,393	4,471,925	1,674,532	37%	2,562,153	(235,240)	-9%
				Net Income(Loss)	\$ (862,522)	\$ (3,082,221)	\$ 2,219,699	72%	\$ (1,104,062)	\$ 241,540	22%
\$ (120,367)	\$ (386,121)	\$ 265,754	69%	CASH BASIS:	\$ (862,522)	\$ (3,082,221)	\$ 2,219,699	72%	\$ (1,104,062)	\$ 241,540	22%
115,157	-	115,157	0%	Net Income(loss) per Above	921,288	-	921,288	0%	923,765	(2,476)	0%
-	-	-	0%	Add back non cash items:	1	-	1	0%	35	(34)	-97%
				Depreciation Expense							
				Bad Debt Expense							
\$ (5,210)	\$ (386,121)	\$ 380,911	99%	TOTAL CASH BASIS	\$ 58,767	\$ (3,082,221)	\$ 3,140,988	102%	\$ (180,262)	\$ 239,029	133%

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

MONTH OF FEBRUARY, 2012					YEAR TO DATE ENDING FEBRUARY 29, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
89,551	93,634	\$ (4,083)	-4%	REVENUES	685,255	746,156	\$ (60,901)	-8%	647,399	\$ 37,857	6%
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	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%
4,639	2,701	1,938	72%	Other Income	800,039	21,608	778,431	3603%	75,013	725,026	967%
94,190	96,335	(2,145)	-2%	Total Revenues	1,485,294	767,764	717,530	93%	722,412	762,882	106%
17,087	26,877	9,790	36%	EXPENSES	180,620	214,992	34,372	16%	173,137	(7,482)	-4%
-	1,930	1,930	100%	Administrative	-	15,440	15,440	100%	-	-	0%
15,141	13,168	(1,973)	-15%	Asset Management Fees	120,023	105,344	(14,679)	-14%	110,897	(9,126)	-8%
1,958	1,703	(255)	-15%	Management Fees	15,518	13,624	(1,894)	-14%	14,228	(1,290)	-9%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	5	5	100%	Housing Assistance Payments	-	40	40	100%	-	-	0%
31,649	69,399	37,750	54%	Tenant Services	453,300	555,192	101,892	18%	465,577	12,277	3%
46,632	61,782	15,150	25%	Utilities	476,127	495,806	19,679	4%	366,356	(109,771)	-30%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
2,525	3,025	500	17%	Protective Services	20,730	24,228	3,498	14%	20,199	(532)	-3%
23,728	276	(23,452)	-8497%	Insurance	335,917	2,208	(333,709)	-15114%	320,733	(15,184)	-5%
138,718	178,165	39,447	22%	General Expenses	1,602,233	1,426,874	(175,359)	-12%	1,471,126	(131,108)	-9%
\$ (44,528)	\$ (81,830)	\$ 37,302	46%	Total Expenses	\$ (116,939)	\$ (659,110)	\$ 542,171	82%	\$ (748,714)	\$ 631,775	84%
				Net Income(Loss)							
\$ (44,528)	(81,830)	37,302	46%	CASH BASIS:	\$ (116,939)	(659,110)	542,171	82%	(748,714)	631,775	84%
33,548	276	33,272	12055%	Net Income(loss) per Above	304,504	2,208	302,296	13691%	316,838	(12,334)	-4%
(9,820)	-	(9,820)	0%	Add back non cash items:	27,473	-	27,473	0%	(347)	27,820	8018%
				Depreciation Expense							
				Bad Debt Expense							
\$ (20,800)	\$ (81,554)	\$ 60,754	74%	TOTAL CASH BASIS	\$ 215,038	\$ (656,902)	\$ 871,940	133%	\$ (432,223)	\$ 647,261	150%

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

MONTH OF FEBRUARY, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
1,040,193	1,184,600	\$ (144,407)	-12%
1,867,009	1,388,606	478,403	34%
-	-	-	0%
-	-	-	0%
-	-	-	0%
42,548	38,948	3,600	9%
2,949,750	2,612,154	337,596	13%
332,758	325,063	(7,695)	-2%
-	59,169	59,169	100%
230,919	236,647	5,728	2%
34,050	33,400	(650)	-2%
-	-	-	0%
1,700	11,055	9,355	85%
815,779	786,380	(29,399)	-4%
1,151,680	882,356	(269,324)	-31%
27,951	100,417	72,466	72%
47,634	56,081	8,447	15%
850,119	839,076	(11,043)	-1%
3,492,591	3,329,644	(162,947)	-5%
\$ (542,841)	\$ (717,490)	\$ 174,649	24%
817,513	807,981	9,532	1%
(84,046)	13,669	(97,715)	-715%
\$ 190,626	\$ 104,160	\$ 86,466	83%

YEAR TO DATE ENDING FEBRUARY 29, 2012										
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>				
REVENUES										
Dwelling Rental Income	8,707,409	9,458,819	\$ (751,410)	-8%	10,575,472	\$ (1,868,063)	-18%			
HUD Operating Subsidies	15,722,316	11,282,113	4,440,203	39%	13,937,540	1,784,777	13%			
COCC Fee Income	-	-	-	0%	-	-	0%			
General Fund	-	-	-	0%	-	-	0%			
Grant Income	577,023	-	577,023	0%	-	577,023	0%			
Other Income	304,241	311,559	(7,318)	-2%	525,872	(221,631)	-42%			
Total Revenues	25,310,991	21,052,491	4,258,500	20%	25,038,883	272,107	1%			
EXPENSES										
Administrative	2,336,201	2,581,611	245,410	10%	2,543,564	207,363	8%			
Asset Management Fees	-	473,352	473,352	100%	-	-	0%			
Management Fees	1,681,855	1,893,176	211,321	11%	1,896,450	214,595	11%			
Bookkeeping Fees	254,175	267,200	13,025	5%	297,228	43,053	14%			
Housing Assistance Payments	-	-	-	0%	-	-	0%			
Tenant Services	8,272	89,125	80,853	91%	10,106	1,834	18%			
Utilities	6,654,920	6,291,000	(363,920)	-6%	7,671,610	1,016,690	13%			
Maintenance	6,699,258	7,051,957	352,699	5%	7,272,116	572,858	8%			
Protective Services	1,034,788	803,333	(231,455)	-29%	446,278	(588,510)	-132%			
Insurance	381,549	448,678	67,129	15%	510,305	128,756	25%			
General Expenses	7,154,037	6,712,608	(441,429)	-7%	7,594,042	440,005	6%			
Total Expenses	26,205,054	26,612,040	406,986	2%	28,241,699	2,036,644	7%			
Net Income(Loss)	\$ (894,064)	\$ (5,559,549)	\$ 4,665,485	84%	\$ (3,202,815)	\$ 2,308,751	72%			
CASH BASIS:										
Net Income(loss) per Above	\$ (894,064)	\$ (5,559,549)	\$ 4,665,485	84%	\$ (3,202,815)	\$ 2,308,751	72%			
Add back non cash items:										
Depreciation Expense	6,593,481	6,463,848	129,633	2%	7,115,934	(522,453)	-7%			
Bad Debt Expense	219,976	109,352	110,624	101%	15,605	204,372	1310%			
TOTAL CASH BASIS	\$ 5,919,394	\$ 1,013,651	\$ 4,905,743	484%	\$ 3,928,723	\$ 1,990,671	51%			

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012
(Amounts in Full Dollars)**

MONTH OF FEBRUARY, 2012

Actual	Budget	Variance	
		Amount	%
\$ 272,117	\$ 234,647	\$ 37,470	16%
231,826	208,642	23,184	11%
253,921	252,218	1,703	1%
207,718	194,601	13,117	7%
339,018	295,637	43,381	15%
354,758	305,574	49,184	16%
146,462	148,660	(2,198)	-1%
183,354	164,778	18,576	11%
114,286	99,686	14,600	15%
196,596	114,987	81,609	71%
118,641	115,877	2,764	2%
170,702	162,672	8,030	5%
136,859	103,712	33,147	32%
59,507	53,663	5,844	11%
81,758	80,523	1,235	2%
82,227	76,277	5,950	8%
\$ 2,949,750	\$ 2,612,154	\$ 337,596	13%

\$ (116,128)	\$ (138,523)	\$ 22,395	16%
(95,352)	(176,527)	81,175	46%
19,464	15,227	4,237	28%
(62,175)	(43,981)	(18,194)	-41%
(2,541)	(41,036)	38,495	94%
20,490	(51,781)	72,271	140%
(127,857)	(129,298)	1,441	1%
44,822	20,906	23,916	114%
(17,839)	(15,746)	(2,093)	-13%
76,821	2,550	74,271	2913%
(75,928)	(49,608)	(26,320)	-53%
(67,054)	(48,122)	(18,932)	-39%
(29,070)	(59,067)	29,997	51%
(7,429)	(7,247)	(182)	-3%
(82,449)	682	(83,131)	-12189%
(20,618)	4,081	(24,699)	-605%
\$ (542,841)	\$ (717,490)	\$ 174,649	24%

YEAR TO DATE ENDING FEBRUARY 29, 2012

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)

Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
\$ 2,288,465	\$ 1,894,497	\$ 393,968	21%	\$ 1,879,384	\$ 409,081	22%
2,204,948	1,684,850	520,098	31%	1,718,681	486,266	28%
2,412,161	2,027,752	384,409	19%	2,091,782	320,378	15%
1,882,610	1,570,349	312,261	20%	1,617,911	264,699	16%
2,731,795	2,386,198	345,597	14%	2,480,257	251,539	10%
2,874,396	2,466,247	408,149	17%	2,548,166	326,230	13%
1,196,278	1,198,922	(2,644)	0%	1,210,046	(13,769)	-1%
1,534,415	1,333,998	200,417	15%	1,698,247	(163,832)	-10%
921,891	801,863	120,028	15%	693,231	228,660	33%
1,704,585	919,896	784,689	85%	4,324,290	(2,619,705)	-61%
1,011,310	934,265	77,045	8%	891,541	119,770	13%
1,426,948	1,307,404	119,544	9%	1,361,835	65,114	5%
1,235,228	834,218	401,010	48%	809,586	425,642	53%
459,423	424,480	34,943	8%	406,771	52,653	13%
686,589	649,956	36,633	6%	661,785	24,804	4%
739,948	617,596	122,352	20%	645,373	94,576	15%
\$ 25,310,991	\$ 21,052,491	\$ 4,258,500	20%	\$ 25,038,883	\$ 272,107	1%

(792,594)	(1,073,297)	\$ 280,703	26%	\$ (691,042)	\$ (101,552)	-15%
(699,703)	(1,396,516)	696,813	50%	(746,606)	46,903	6%
581,651	132,239	449,412	340%	620,529	(38,878)	-6%
47,427	(337,958)	385,385	114%	(37,028)	84,455	228%
503,861	(313,708)	817,569	261%	232,233	271,629	117%
320,378	(392,608)	712,986	182%	52,952	267,426	505%
(844,864)	(1,024,911)	180,047	18%	(859,239)	14,375	2%
212,261	183,050	29,211	16%	423,749	(211,488)	-50%
(63,964)	(104,776)	40,812	39%	(270,760)	206,796	76%
255,972	22,900	233,072	1018%	(821,478)	1,077,449	131%
(208,861)	(389,608)	180,747	46%	(414,395)	205,534	50%
(106,247)	(378,948)	272,701	72%	(136,309)	30,062	22%
(27,683)	(468,014)	440,331	94%	(439,823)	412,139	94%
(131,297)	(68,650)	(62,647)	-91%	(224,554)	93,257	42%
(222,371)	11,228	(233,599)	-2081%	(123,438)	(98,933)	-80%
281,971	40,028	241,943	604%	232,395	49,576	21%
\$ (894,064)	\$ (5,559,549)	\$ 4,665,485	84%	\$ (3,202,815)	\$ 2,308,751	72%

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE EIGHT MONTHS ENDING FEBRUARY 29, 2012**

<u>MONTH OF FEBRUARY, 2012</u>				<u>YEAR TO DATE ENDING FEBRUARY 29, 2012</u>							
				<u>(Amounts in Full Dollars)</u>							
				<u>CASH BASIS</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											
\$ 272,117	\$ 234,647	\$ 37,470	16%	Asset Management Project - 30	\$ 2,288,465	\$ 1,894,497	\$ 393,968	21%	\$ 1,879,384	\$ 409,081	22%
231,826	208,642	23,184	11%	Asset Management Project - 31	2,204,948	1,684,850	520,098	31%	1,718,681	486,266	28%
253,921	252,218	1,703	1%	Asset Management Project - 32	2,412,161	2,027,752	384,409	19%	2,091,782	320,378	15%
207,718	194,601	13,117	7%	Asset Management Project - 33	1,882,610	1,570,349	312,261	20%	1,617,911	264,699	16%
339,018	295,637	43,381	15%	Asset Management Project - 34	2,731,795	2,386,198	345,597	14%	2,480,257	251,539	10%
354,758	305,574	49,184	16%	Asset Management Project - 35	2,874,396	2,466,247	408,149	17%	2,548,166	326,230	13%
146,462	148,660	(2,198)	-1%	Asset Management Project - 37	1,196,278	1,198,922	(2,644)	0%	1,210,046	(13,769)	-1%
183,354	164,778	18,576	11%	Asset Management Project - 38	1,534,415	1,333,998	200,417	15%	1,698,247	(163,832)	-10%
114,286	99,686	14,600	15%	Asset Management Project - 39	921,891	801,863	120,028	15%	693,231	228,660	33%
196,596	114,987	81,609	71%	Asset Management Project - 40	1,704,585	919,896	784,689	85%	4,324,290	(2,619,705)	-61%
118,641	115,877	2,764	2%	Asset Management Project - 43	1,011,310	934,265	77,045	8%	891,541	119,770	13%
170,702	162,672	8,030	5%	Asset Management Project - 44	1,426,948	1,307,404	119,544	9%	1,361,835	65,114	5%
136,859	103,712	33,147	32%	Asset Management Project - 45	1,235,228	834,218	401,010	48%	809,586	425,642	53%
59,507	53,663	5,844	11%	Asset Management Project - 46	459,423	424,480	34,943	8%	406,771	52,653	13%
81,758	80,523	1,235	2%	Asset Management Project - 49	686,589	649,956	36,633	6%	661,785	24,804	4%
82,227	76,277	5,950	8%	Asset Management Project - 50	739,948	617,596	122,352	20%	645,373	94,576	15%
\$ 2,949,750	\$ 2,612,154	\$ 337,596	13%	Total Revenues	\$ 25,310,991	\$ 21,052,491	\$ 4,258,500	20%	\$ 25,038,883	\$ 272,107	1%
NET INCOME(LOSS)											
(28,807)	(35,885)	\$ 7,078	20%	Asset Management Project - 30	70,760	(252,193)	\$ 322,953	128%	116,759	\$ (45,999)	-39%
45,241	2,211	43,030	1946%	Asset Management Project - 31	530,025	33,388	496,637	1487%	599,615	(69,590)	-12%
11,547	46,499	(34,952)	-75%	Asset Management Project - 32	700,410	382,415	317,995	83%	789,728	(89,318)	-11%
(24,012)	8,293	(32,305)	-390%	Asset Management Project - 33	484,360	80,234	404,126	504%	382,522	101,839	27%
34,869	(6,754)	41,623	616%	Asset Management Project - 34	791,746	(39,452)	831,198	2107%	507,197	284,549	56%
59,259	13,476	45,783	340%	Asset Management Project - 35	669,142	129,448	539,694	417%	552,033	117,110	21%
(1,959)	(264)	(1,695)	-642%	Asset Management Project - 37	172,522	7,361	165,161	2244%	190,592	(18,071)	-9%
47,556	45,334	2,222	5%	Asset Management Project - 38	417,452	378,474	38,978	10%	623,005	(205,553)	-33%
(2,215)	(1,230)	(985)	-80%	Asset Management Project - 39	48,755	11,352	37,403	329%	(152,675)	201,430	132%
77,896	4,481	73,415	1638%	Asset Management Project - 40	260,568	38,348	222,220	579%	(758,131)	1,018,700	134%
(31,219)	2,915	(34,134)	-1171%	Asset Management Project - 43	155,903	30,576	125,327	410%	(12,330)	168,233	1364%
15,579	20,367	(4,788)	-24%	Asset Management Project - 44	632,856	168,964	463,892	275%	561,498	71,358	13%
34,170	6,055	28,115	464%	Asset Management Project - 45	494,728	52,962	441,766	834%	75,438	419,290	556%
16,554	(6,601)	23,155	351%	Asset Management Project - 46	96,502	(63,482)	159,984	252%	10,192	86,310	847%
(41,161)	682	(41,843)	-6135%	Asset Management Project - 49	102,791	11,228	91,563	815%	201,518	(98,727)	-49%
(22,674)	4,581	(27,255)	-595%	Asset Management Project - 50	290,874	44,028	246,846	561%	241,764	49,109	20%
\$ 190,626	\$ 104,160	\$ 86,466	83%	Total Net Income(Loss)	\$ 5,919,394	\$ 1,013,651	\$ 4,905,743	484%	\$ 3,928,723	\$ 1,990,671	51%

**Construction Management Branch
Status Report for Vacant Units Type C
April 5, 2012**

Completed Activities

- **Makua Alii Modernization**
 - 3 Units Construction completed; contractor working on punchlist.
- **Kawailehua Modernization & ADA Compliance (State)**
 - Units E102 and E107 completed 3/9/12

Planned Activities

- **Group A – 10 Vacant Units on Oahu**
 - Mayor Wright Homes – 5 units (24C, 24E, 24F, 26E, 26F) – 35% completed. Estimated completion 5/4/2012.
 - Kuhio Park Terrace Low Rise – 3 units (1568C, 1570C, 1584C) – 60% completed. Estimated completion 5/4/2012.
 - Palolo Homes – 1 unit (7E) – 60% completed. Estimated completion 4/20/12.
 - Kuhio Homes – 1 unit (6F) – 55% completed. Estimated completion 5/4/2012.
- **Group A – 1 Vacant Unit on Kauai**
 - Kapaa – 1 unit (1L) - 80% completed. Estimated completion 4/19/12.
 -
- **Group A – 9 Additional Vacant Units on Oahu** awaiting proposal
 - Palolo Homes – 1 unit (8F)
 - Waipahu – 1 unit (5)
 - Nanakuli Homes – 1 unit (5)
 - Kauioakalani – 1 unit (301)
 - Ho'okipa Kahalu'u – 2 units (G-102, G-202)
 - Maili II – 2 units (9, 13)
 - Waimaha-Sunflower – 1 unit (308)
- **Group A – 6 Additional Vacant Units on Maui** scope is being verified
 - David Malo Circle – 2 units (725C, 745A)
 - Piilani Homes – 1 unit (1028-F5)
 - Makani Kai Hale – 3 units (24, 34, 43)
- **Group B – 32 Vacant Units on Oahu**
 - Kauioakalani - 4 units (101, 201, 303, 304) Estimated completion 12/31/12
 - Waimaha Sunflower – 3 units (B128, B220, B320) Estimated completion 12/31/12
 - Maili – 2 units (19, 24) Estimated completion 12/31/12
 - Nanakuli Homes - 4 units (01, 02, 06, 34) Estimated completion 12/31/12
 - Kupuna Home O Waialua – 2 units (10,22) Estimated completion 12/31/12
 - Wahiawa Terrace – 17 units (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) Estimated completion 12/31/12
 - Permit estimated 4/20/12
 - GYA Architects to provide a cost proposal to provide services to replace 2 ADA units at Wahiawa Terrace to non ADA units (5-3, 5-4)

- Submittal review in progress
 - HUD approved vacant units to be re-classed as Undergoing Modernization
- **Group B – 6 Vacant Units on Hawaii**
 - Noelani I & II - 3 units (01, 04, B103) Estimated completion 10/15/12.
 - Ke Kumu Ekolu - 2 units (B2201, B2204) Estimated completion 10/15/12.
 - Hale Hookipa – 1 unit (G2) Estimated completion 10/15/12.
 - Submittal review in progress
 - Notice to Proceed 4/5/12
 - HUD approved vacant units to be re-classed as Undergoing Modernization.
- **20 Vacant Units on Maui –(Kahekili Terrace)**
 - 20 vacant units (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)
 - Notice to Proceed issued on 1/16/12. Construction on-going.
 - Estimated completion 7/15/12
- **Kalakaua Homes Modernization and ADA Compliance**
 - 6 vacant units (211, 212, 213, B102, F102, G101)
 - Construction in progress.
 - Estimated completion date 7/30/12.
 - HUD approved vacant units to be re-classed as Undergoing Modernization
- **Kawailehua (State) Modernization and ADA Compliance**
 - Construction in progress – 1 unit (H101), estimated completion date 6/30/12.
- **Hale Hoolulu, Kalaheo Homes, Hale Nana Kai O Kea Modernization & ADA Compliance**
 - Bid packet is being finalized.
 - Hale Ho’olulu – 1 unit (B1)
 - Kalaheo – 3 units (1B, 4A, 4B)
- **Hui O Hanamaulu Modernization and ADA**
 - Negotiating fees with Consultant
- **Requesting HUD approval of all Vacant Units undergoing modernization.**
- **HPHA to develop specifications for in-house design to repair vacant units.**
- **Consultant Selection to be scheduled for Group C Vacant units for 46 units.**

Issues/Concerns:

- Mayor Wright Homes – Roofing contract is delaying renovation of 5 units.
- Wahiawa Terrace – Roofing contract may delay renovation of 17 units.
- Kalihi Valley Homes – Collapsed retaining rock wall repair delaying renovation of 9 units

Risks:

- Rainforest G Construction, General Contractor for the Modernization at Kalihi Valley Homes (9 vacant units) may go out of business before contract is complete.

VACANT UNITS TYPE C STATEWIDE 4-5-12

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	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Estimated completion 5/4/2012.
Oahu	50	1008	Palolo Valley Homes	1	7E	Grp A	9/8/11	5/7/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Estimated completion 5/4/2012.
Oahu	50	1008	Palolo Valley Homes	1	8F	Grp A				No	To be added to Group A - negotiating contract, awaiting change proposal.
Oahu	40	1007	Kuhio Homes	1	6F	Grp A	9/8/11	5/7/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Estimated completion 5/4/2012.
Oahu	40	1010	Kuhio Park Terrace	3	1568C, 1570C, 1584C	Grp A	9/8/11	5/7/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Estimated completion 5/4/2012.
Oahu	40	1010	Kuhio Park Terrace	2	1538, 1540	Grp C					Consultant to be selected by CMB
Oahu	30	1038	Waipahu	1	5	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
Oahu	44	1035	Nanakuli Homes	1	5	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
Oahu	44	1035	Nanakuli Homes	4	01, 02, 06, 34	Grp B	9/12/11	11/15/12	2/9/12	No	GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 4/20/12.
Oahu	44	1035	Nanakuli Homes	1	8	Grp C					Consultant to be selected by CMB
Oahu	44	1091	Kauaiokalani	1	301	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
Oahu	44	1091	Kauaiokalani	4	101, 201, 303, 304	Grp B	9/12/11	11/15/12	2/9/12	No	GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 4/20/12.
Oahu	44	1108	Maili II	2	9, 13	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
Oahu	44	1108	Maili II	2	19, 24	Grp B	9/12/11	11/15/12	2/9/12	No	GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 4/20/12.
Oahu	44	1057	Waimaha-Sunflower	1	308	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
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 4/20/12.
Oahu	45	1072	Ho'okipa - Kahalu'u	2	G-102, G-202	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
Oahu	49	1050	Kupuna Home O Waialua	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 4/20/12.
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	Yes	GYA Architects, General Contractor: Society Contracting, awaiting bldg permit, tentative approval 4/20/12.
Oahu	49	1015	Wahiawa Terrace	2	5-3, 5-4	Grp B					To be added to Group B, awaiting cost proposal.
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	Grp C					Consultant to be selected by CMB
Oahu	31	1005	Kalihi Valley Homes	20	30J, 32C, 34E, 36C, 36D, 36E, 37C, 39A, 41C, 41D, 41E, 42J, 43D, 43E, 43G, 43H, 43J, 44F, 44G, 44J	Grp C					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.		12/30/12	3/6/2012	Yes	Construction in progress
Oahu	34	1062	Kalakaua Homes	2	210, A106						Missing Form A
Oahu	30	1026	Puuwai Momi	4	5C, 5G, 8C, 8D	Grp C					CMB to verify Form A
Oahu	30	1026	Puuwai Momi	2	27A, 27B	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 - negotiating contract, awaiting change proposal.

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	1044	Piilani Homes	1	1028-F5	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
Maui	39	1092	Makani Kai Hale	3	24, 34, 43	Grp A					To be added to Group A - negotiating contract, awaiting change proposal.
Maui	39	1017	Kahekili Terrace	20	1837-A2, A4, B2, B3, B4, B5, 1859-2, 227-A6, A8, 219-A2, A5, A6, 219-3, 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	2	2033-A2, A5						Missing Form A
Kauai	38	1018	Kapaa	1	1L	Grp A	8/18/11	5/28/12	2/9/12	No	Mitsunaga & Associates, General Contractor: PDC, LLC - Pre-Final Inspection 4/19
Kauai	38	1018	Kapaa	4	3R, 3L, 14L, 17L	Grp C					Consultant to be selected by CMB
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Mod.					Group 70 working on bid documents
Kauai	38	1019	Hale Ho'olulu	1	B1	Mod.					Group 70 working on bid documents
Kauai	38	1064	Kekaha Haaheo	2	3C, 13A						CMB to verify Form A
Kauai	38	1086	Kawailehua	2	G102, H106	Grp C					Consultant to be selected by CMB
Kauai	38	1086	Kawailehua	1	H101	Mod.	10/17/11	4/15/12	3/6/12		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		10/15/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor, NTP 4/5/12
Hawaii	46	1078	Noelani II	1	B103	Grp B		10/15/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor, NTP 4/5/12
Hawaii	46	1097	Ke Kumu Ekolu	2	B2201, B2204	Grp B		10/15/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor, NTP 4/5/12
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		10/15/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Consultant reviewing submittals from contractor, NTP 4/5/12
Hawaii	37	1045	Pahala	2	3F, 5A	Consult Contr					Design contract with consultant Allana Buick & Bers in approval process
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C, 8B, 9A	Consult Contr					Design contract with consultant Allana Buick & Bers in approval process
Hawaii	37	1029	Pomaikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr					Design contract with consultant Allana Buick & Bers in approval process
Hawaii	37	1051	Keaau	2	3-B, 4-A	Consult Contr					Design contract with consultant Allana Buick & Bers in approval process
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	107
Maui	32
Kauai	21
Hawaii	23
Total	183

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:	87

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Total Under Design Contracts	24
Total Group A to be added to Mitsunaga Contract:	15
Total Group C awaiting Consultant Selection:	41
Total Being Added to Consultant Contract:	80

Total Form A's to be verified by CMB:	9
Total Missing Form A:	4
Total Needing to be Verified:	13
Total Units Approved for Demo:	62

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

Completed Activities

- Contract documents to initiate award and implementation of the sewer work at Kealakehe, Hale Hau'oli and Lokahi in the Big Island for Willocks Construction has been approved by the Attorney General's Office; routing for execution together with Notice of Award.

Planned Activities

- Closeout items under review.
- Contractor Goodfellow Brothers, Inc. for Hale Ho'olulu has just submitted a cost proposal for resurfacing of the parking lot. Interoffice Memorandum and Attorney General transmittals being routed concurrently.
- Connection to the sewer main at Kealakehe and Hale Hau'oli 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. Supplemental Contract #5 for AECOM's continuing work on this is being routed for final signatures.

Trends/Issues

- Honokaa sewer main is expected to be ready for connection. Upon receipt of letter from the County, Hale Hau'oli 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 Hau'oli 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

April 2, 2012

Completed Activities

- 11 State Elevators Repairs and Maintenance:
 - Schindler completed repair work to elevator at Halia Hale and Laiola. Repair work to elevators at Hale Poai and Kamalu is in progress.
- 16 Federal Elevator Modernization and Repairs:
 - Modernization work completed for Car #1 at Makua Alii. The car was turned over to the project to be used by the tenants.

Planned Activities

- Elevator Consulting Services (ECS):
 - Monitoring service is ongoing for modernization work.
- 16 Federal Elevator Modernization and Repairs:
 - Modernization work in progress for Car #2 at Kalakaua.
 - Maintenance service to all other elevators is on schedule.
- 11 State Elevators Repair and Maintenance
 - Maintenance services to elevators are on schedule. Asbestos was detected in the Hale Poai' elevator floor; abatement work is in progress. Contractor is still waiting for materials for the Kamalu elevators. Repair work on both Hale Poai and Kamalu elevators are scheduled to be completed before end of May 2012.
 - Maintenance service to all other elevators is on schedule.

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 4/1/2012

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	completed on 1/19/2012
		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	completed on 3/23/2012
		2	1967	41							Jan-12	completed on 1/13/2012
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	May 30/2012
		2	1989	19							Feb 6/2012	May 30/2012
Halia Hale	Elderly	1	1995	13	41	5		1	\$27,681	B-10-404-K	Feb 27/2012	Completed 3/29/2012
Laiola	Elderly	1	1991	17	108	6		2	\$55,757	B-10-404-K	Mar 1/2012	Completed 3/14/2012
		2	1991	17							Mar 8/2012	Completed 3/14/2012
Kulaokahua	Homeless	1	1992	16	30	3		1	\$16,055	B-10-404-K	Jan 19/2012	Completed 1/19/2012
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	\$108,627	B-10-404-K	Apr 16/2012	May 20/2012
		2	1994	14							Apr 23/2012	May 27/2012
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$52,720	B-10-404-K	Mar 15/2012	May 20/2012
		2	1993	15							Mar 21/2012	May 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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**Contract & Procurement Office
Monthly Status Report for March 2012**

Solicitations Issued in March 2012:

Solicitation No.	Title	Due Date
n/a	Notice to Providers of Professional Services for Federal Capital Fund Program Projects	March 30 ,2012
IFB-CMS-2012-01	Palolo Valley Homes Modernization Phases 1 & 2	April 9, 2012
IFB-CMS-2011-19	Modernization of Salt Lake Apts. Phase 1	April 12, 2012

Contracts Executed in March 2012:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
ASO 09-01-SC03	Emphasys Computer Solutions, Inc. dba emphasys software No Cost Extension of Time for the Conversion to Emphasys Elite Completion Date: March 31 ,2013	n/a	\$790,647.92
CMS 10-07-CO05	Isemoto Contracting Company, Ltd. Provide Additional Labor, Materials and Equipment, Reduction in Scope of Service and Assessment of Liquidated Damages for Reroof and Renovation to Hale Hauoli (AMP 37) on the Island of Hawaii Completion Date: September 7, 2011	(\$4,813.00)	\$2,026,254.00
CMS 10-21-CO03	Global Specialty Contractors, Inc. No Cost Extension of Time for Site Improvements to Puahala Homes (AMP 31) on the Island of Oahu End Date: May 6, 2012	n/a	\$2,778,008.00
CMS 10-16-CO04	Hi Tec Roofing, Inc. dba Hi Tec Roofing Services (Executed in February) Provide Additional Labor, Materials and Equipment for Unforeseen Crack and Spall Repair for Reroof of Mayor Wright Homes and Wahiawa Terrace (AMP 32) on the Island of Oahu Completion Date: May 28, 2012	\$233,604.63	\$1,321,097.08

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 11-05-SC02	JJS Construction, Inc. Additional Charges for the Connecting and Disconnecting of Electrical and Plumbing Lines and Extension of Time for Installation of Instantaneous Gas Water Heaters and Hardware at Mayor Wright Homes (AMP 32) on the Island of Oahu Completion Date: January 19, 2013	\$1,497.00	\$568,590.00
CMS 11-10-CO01	All Maintenance and Repair, LLC Provide Additional Labor, Materials, and Equipment and Extension of Time for Exterior Repairs and ADA Accessibility Compliance at Kalakaua Homes (AMP 34) on the Island of Oahu Completion Date: August 14, 2012	\$53,788.00	\$2,034,101.36
CMS 11-13-CO01	KSC Construction, Inc. Provide Additional Labor, Materials, and Equipment of Renovation to 10 Vacant Units at Various Public Housing Sites on the Island of Oahu Completion Date: May 7, 2012	\$17,560.00	\$814,418.32
PMB 12-01	Matt Levi Corporation dba Matt Levi Investigations Provide Temporary Security Services at Mayor Wright Homes under Asset Management Project 21 on the Island of Oahu End Date: June 13, 2012		\$181,020.00
PMB 09-04-SC03	Alii Security Systems, Inc. Continue to Furnish Security Services at Mayor Wright Homes under Asset Management Project 32 and Kamehameha Homes and Kaahumanu under Asset Management Project 33 on the Island of Oahu End Date: August 31, 2012 *Note: Effective March 15, 2012 security services at Mayor Wright Homes canceled; supplemental amount does not reflect the cancellation of services of approximately \$124,957.	*(Original SC \$349,661.44 was reduced to \$224,704.44	\$1,572,276.48

Contract No.	Contractor & Description	Supp. Amount	Total Amount
PMB 11-06-SC01	Services Hawaii Rubbish Solutions Continue to Furnish Refuse Collection Services at Hale Hauoli under Asset Management Project 46 on the Island of Hawaii End Date: January 31, 2013	\$28,329.60	\$53,949.60

VMS Data Collection Report

From	4/1/2011
To	2/29/2012
As of	4/11/2012
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

	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12
Litigation											
Litigation HAP											
1 Year Mainstream	162	160	158	156	174	175	172	170	164	163	159
1 Year Mainstream HAP	\$134,631	\$133,713	\$134,398	\$133,509	\$154,125	\$151,630	\$148,365	\$147,212	\$142,438	\$140,224	\$137,904
Homeownership	10	10	10	10	10	10	10	10	11	11	11
Homeownership HAP	\$10,350	\$10,350	\$10,301	\$10,301	\$9,985	\$9,985	\$9,995	\$9,985	\$11,205	\$11,262	\$11,357
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	23	23	22	25	25	22	26	26	29	27	27
Portable Voucher HAP	\$21,309	\$21,783	\$20,678	\$21,466	\$21,722	\$20,360	\$20,564	\$19,152	\$22,115	\$20,692	\$20,996
Hope 6 Section 8 Vouchers											
Hope 6 Section 8 Vouchers											
Tenant Protection		78	78	80	80	80	167	167	147	147	145
HAP Tenant Protection		\$96,057	\$144,087	\$147,894	\$147,894	\$147,051	\$147,051	\$148,085	\$271,434	\$273,405	\$266,165
Enhanced Vouchers this Month											
Veteran's Affairs Supported Housing (VASH) Voucher	96	98	104	114	125	123	124	120	124	126	136

Veteran's Affairs Supported Housing (VASH) HAP	\$66,751	\$68,314	\$73,430	\$80,553	\$87,064	\$87,357	\$85,236	\$81,050	\$84,776	\$86,641	\$95,067
DHAP to HCV Vouchers Leased											
DHAP to HCV Voucher HAP											
All Other Vouchers	1,417	1,569	1,574	1,574	1,567	1,558	1,551	1,558	1,396	1,409	1,403
HAP All Other Vouchers	\$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	\$1,344,383
FSS Escrow Deposits	\$3,729	\$3,403	\$2,523	\$4,029	\$3,181	\$3,308	\$3,061	\$2,923	\$2,806	\$4,685	\$5,029
All Voucher HAP Expenses After the First of Month	\$9,118	\$14,639	\$6,097	\$11,040	\$5,469	\$8,558	\$10,344	\$7,341	\$9,665	\$8,200	\$4,425
Total Vouchers	1,708	1,938	1,946	1,959	1,981	1,968	2,050	2,051	1,871	1,883	1,881
HAP Total	\$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	\$1,885,326
Number of Vouchers Under Leased (HAP Contract) on the last day of the Month	1,729	1,737	1,723	1,737	1,754	1,888	1,879	1,884	1,877	1,873	1,881
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	5	2	1	1	7	7	16	47	66	45	38
Portability - In	16	17	17	18	7	22	26	14	16	17	20
Portability - In	\$25,208	\$18,201	\$18,804	\$17,055	\$7,855	\$12,690	\$18,114	\$19,152	\$17,848	\$18,904	\$22,921
Number of Vouchers Covered by Project-Based AHAPs and HAPs	182	252	255	252	253	253	255	258	455	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	\$1,159	\$320	\$1,201	\$720	\$629	\$862	\$869	\$424	\$431	\$525	\$1,092
FSS Escrow Forfeitures	\$24	\$23	\$24	\$25	\$28	\$30	\$25	\$17	\$19	\$24	\$14
Number of Hard-to-House Families Leased			\$3,900			\$1,726			\$537		\$121
Number of LBP Initial Clearance Tests	16	19	11	24	16	15	12	19	16	16	13
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	\$5,255	\$5,252
FSS Coordinator Expenses Not Covered by FSS Grant	\$27,346	\$24,262	\$10,845	\$11,774	\$11,495	\$12,224	\$21,786			\$12,995	\$10,248

Administrative Expense	\$126,346	\$166,389	\$205,927	\$72,349	\$137,133	\$161,809	\$147,316	\$147,675	\$130,408	\$141,119	\$136,082
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	\$2,828,116	\$2,828,116	\$2,828,116	\$2,828,116	\$2,828,116	\$3,712,475	\$1,515,332	\$2,067,681
Unrestricted Net Assets (UNA) as of the Last Day of the Month	\$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	\$2,373,945
Cash/Investment as of the Last Day of the Month - Voucher Program Only	\$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	\$3,819,271

**Federal LIPH
HPHA Island Overview Report
March 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	79	85.83%	24	17	9	Average Income	35	0.32%	6.67	3.22
Kauai	319	272	47	85.27%	4	1	0	Low Income (80%)	152	1.40%	2.85	1.94
Maui	196	152	44	77.55%	6	0	0	Very Low Inc. (50%)	970	8.95%	2.86	1.91
Oahu	3,554	3,343	189	94.06%	55	17	22	Extrmly Low Inc. (30%)	9,680	89.32%	2.55	1.76
Total	4,690	4,300	359	91.68%	89	35	31		10,837	100.00%	2.59	1.75

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	23	\$ 6,383.79	20	\$ 9,374.00	\$ 112,348.50	\$ 111,155.13	98.94%
Kauai	29	\$ 22,698.00	22	\$ 81,058.68	\$ 74,359.33	\$ 81,552.35	109.67%
Maui	10	\$ 3,470.30	18	\$ 5,667.93	\$ 43,703.00	\$ 42,816.67	97.97%
Oahu	238	\$ 147,956.04	182	\$ 256,099.01	\$ 918,878.90	\$ 910,771.32	99.12%
Total	300	\$ 180,508.13	242	\$ 352,199.62	\$ 1,149,289.73	\$ 1,146,295.47	99.74%

* 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
March 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	340	17	93.92%	8	4	5
31P-KVH	373	331	37	88.74%	3	0	5
32P-MWH	363	342	20	94.21%	6	2	1
33P-Kam/Kaamanu	371	362	9	97.57%	4	1	0
34P-Kalakaua	581	553	27	95.18%	6	4	1
35P-Kalanihua	587	584	1	99.49%	6	1	2
37P-Hilo	320	248	68	77.50%	15	13	4
38P-Kauai	319	272	47	85.27%	4	1	0
39P-Maui	196	152	44	77.55%	6	0	0
40P-KPT	170	161	9	94.71%	1	0	0
43P-Kona	200	194	4	97.00%	7	4	2
44P-Leeward Oahu	258	227	29	87.98%	14	4	2
45P-Windward Oahu	225	219	5	97.33%	2	0	1
46P-Kamuela	101	91	7	90.10%	2	0	3
49P-Central Oahu	150	115	30	76.67%	4	0	5
50P-Palolo	114	109	5	95.61%	1	1	0
Total	4,690	4,300	359	91.68%	89	35	31

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	35	33,072.79	19	34,101.16	\$ 122,858.00	\$ 128,214.94	104.36%
31P-KVH	28	21,988.46	17	31,387.62	\$ 86,732.00	\$ 78,321.64	90.30%
32P-MWH	32	18,960.37	14	11,756.74	\$ 111,881.35	\$ 109,968.44	98.29%
33P-Kam/Kaamanu	32	16,017.45	23	27,956.42	\$ 93,916.86	\$ 100,838.39	107.37%
34P-Kalakaua	15	6,766.75	8	16,870.80	\$ 129,015.15	\$ 121,654.66	94.29%
35P-Kalanihua	12	3,987.80	3	4,325.29	\$ 143,888.52	\$ 143,953.50	100.05%
37P-Hilo	7	1,270.00	2	711.00	\$ 60,256.50	\$ 60,543.52	100.48%
38P-Kauai	29	22,698.00	22	81,058.68	\$ 74,359.33	\$ 81,552.35	109.67%
39P-Maui	10	3,470.30	18	5,667.93	\$ 43,703.00	\$ 42,816.67	97.97%
40P-KPT	11	5,777.97	41	28,655.35	\$ 67,093.00	\$ 66,124.16	98.56%
43P-Kona	5	1,379.79	3	350.33	\$ 34,305.00	\$ 34,444.61	100.41%
44P-Leeward Oahu	43	25,851.96	35	64,418.73	\$ 47,943.00	\$ 44,868.21	93.59%
45P-Windward Oahu	13	5,650.50	14	9,867.09	\$ 61,595.00	\$ 63,492.63	103.08%
46P-Kamuela	11	3,734.00	15	8,312.67	\$ 17,787.00	\$ 16,167.00	90.89%
49P-Central Oahu	10	7,019.00	5	8,985.22	\$ 33,197.00	\$ 32,792.82	98.78%
50P-Palolo	7	2,862.99	3	17,774.59	\$ 20,759.02	\$ 20,541.93	98.95%
Total	300	\$ 180,508.13	242	\$ 352,199.62	\$ 1,149,289.73	\$ 1,146,295.47	99.74%

* 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).

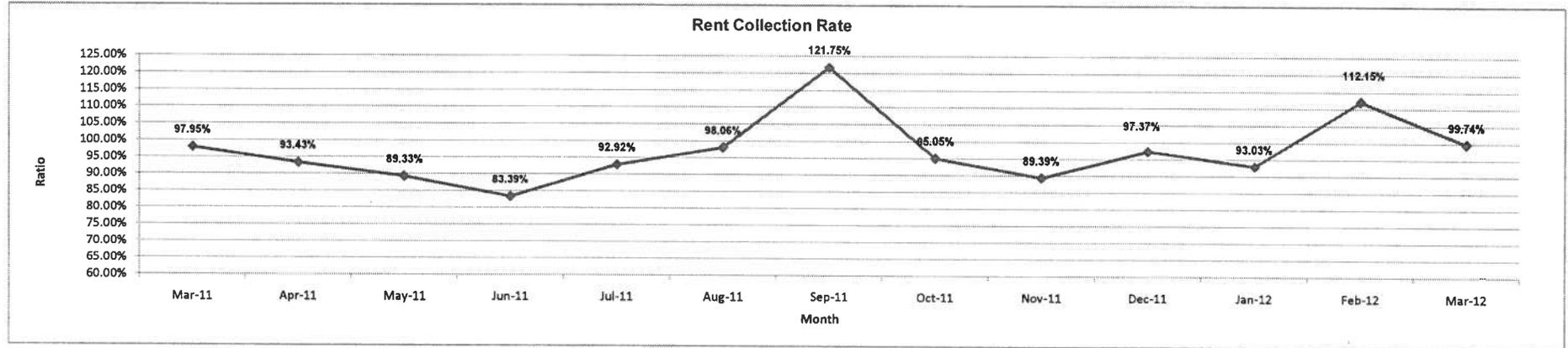
FEDERAL PUBLIC HOUSING

Rent Collection from March 2011 to March 2012

	Mar-11			Apr-11			May-11			Jun-11			Jul-11			Aug-11		
	Charges	Collected	Ratio															
Hawaii	\$ 123,938.00	\$ 116,949.67	94.36%	\$ 122,543.00	\$ 121,343.89	99.02%	\$ 117,326.00	\$ 111,523.98	95.05%	\$ 115,734.00	\$ 111,964.58	96.74%	\$ 113,713.50	\$ 111,319.98	97.90%	\$ 115,666.00	\$ 121,351.38	104.92%
Kauai	\$ 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%	\$ 77,537.00	\$ 71,685.17	92.45%
MauI	\$ 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%	\$ 44,681.00	\$ 48,814.87	109.25%
Oahu	\$ 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	\$ 882,733.02	81.21%	\$ 908,990.06	\$ 844,614.03	92.92%	\$ 906,855.05	\$ 880,691.57	97.11%
Total	\$ 1,365,490.49	\$ 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%	\$ 1,144,739.05	\$ 1,122,542.99	98.06%

Cumulative (12 Months) 03/11 - 03/12	
Charges	\$ 15,392,498.44
Collections	\$ 14,857,117.08
Total	\$ (535,381.36)
Ratio	96.52%

	Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12			Mar-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$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%	\$112,348.50	\$111,155.13	98.94%
Kauai	\$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%	\$74,359.33	\$81,562.35	109.67%
MauI	\$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%	\$43,703.00	\$42,816.67	97.97%
Oahu	\$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%	\$918,878.90	\$910,771.32	99.12%
Total	\$ 910,924.65	\$ 1,109,029.79	121.75%	\$ 1,140,264.01	\$ 1,083,788.39	95.05%	\$ 1,140,264.01	\$ 1,019,275.84	89.39%	\$ 1,132,618.23	\$ 1,102,832.02	97.37%	\$ 1,128,534.34	\$ 1,049,846.23	93.03%	\$ 1,130,639.79	\$ 1,267,963.88	112.15%	\$ 1,149,289.73	\$ 1,146,295.47	99.74%



FEDERAL PUBLIC HOUSING

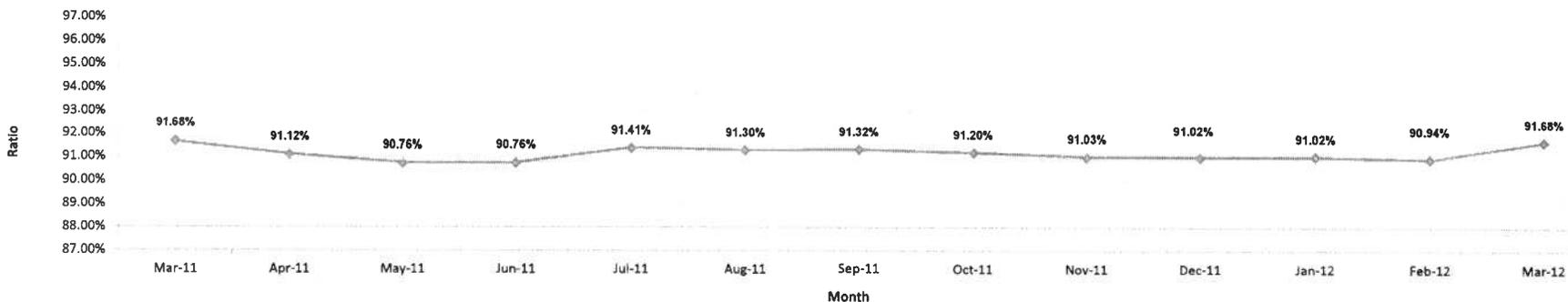
Occupancy from March 2011 to March 2012

	Mar-11			Apr-11			May-11			Jun-11			Jul-11			Aug-11		
	Total Units	Occ Units	Ratio															
Hawaii	601	535	89.02%	621	527	84.86%	621	529	85.19%	621	529	85.19%	621	524	84.38%	621	526	84.70%
Kauai	319	287	89.97%	319	287	89.97%	319	285	89.34%	319	285	89.34%	319	281	88.09%	319	278	87.15%
Maui	196	136	69.39%	196	136	69.39%	196	136	69.39%	196	136	69.39%	196	147	75.00%	196	151	77.04%
Oahu	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%	3,554	3,327	93.61%
Total	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%	4,690	4,282	91.30%

Cumulative (12 Months)	
02/11 - 02/12	
Units	63,229.00
Tenants	57,645.00
Ratio	91.17%

	Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12			Mar-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	621.00	530.00	85.35%	623	533	85.56%	623	532	85.39%	621	533	85.83%	621	533	85.83%	621	533	85.83%	621	533	85.83%
Kauai	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%	319	272	85.27%
Maui	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%	196	152	77.55%
Oahu	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%	3,554	3,343	94.06%
Total	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	4,266	90.94%	4,690	4,300	91.68%

Occupancy Rate



**State LIPH
HPHA Island Overview Report
March 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	46	8	82.14%	0	0	2	Average Income	26	0.33%	7.63	3.59
Kauai	26	23	3	88.46%	0	0	0	Low Income (80%)	77	0.98%	2.58	1.84
Maui	32	26	5	81.25%	1	1	1	Very Low Inc. (50%)	646	8.21%	2.85	1.90
Oahu	749	733	14	97.86%	5	0	2	Extremely Low Inc. (30%)	7,122	90.48%	2.43	1.67
Total	863	828	30	95.94%	6	1	5		7,871	100.00%	2.49	

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	8	\$ 3,507.00	7	\$ 2,110.67	\$ 17,154.00	\$ 15,435.00	89.98%
Kauai	4	\$ 3,400.00	3	\$ 13,163.46	\$ 5,086.00	\$ 6,646.00	130.67%
Maui	4	\$ 1,145.00	17	\$ 15,377.53	\$ 5,096.00	\$ 6,577.00	129.06%
Oahu	16	\$ 14,858.27	46	\$ 194,650.69	\$ 227,314.00	\$ 216,985.75	95.46%
Total	32	\$ 22,910.27	73	\$ 225,302.35	\$ 254,650.00	\$ 245,643.75	96.46%

* Occupancy also counts Scheduled for Modernization Units.

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

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

**State LIPH
HPHA Project Overview Report
March 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	7	93.75%	1	0	1
2204-Kawailehua	26	23	3	88.46%	0	0	0
2205-Kahale Mua	32	26	5	81.25%	1	1	1
2206-Lokahi	30	23	7	76.67%	0	0	0
2207-Ke Kumu Elua	26	23	1	88.46%	0	0	2
2401-Hale Po'ai	206	204	2	99.03%	2	0	0
2402-La'iola	108	106	2	98.15%	1	0	0
2403-Kamalu-Ho'olulu	220	220	0	100.00%	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	\$ 2,893.60	12	\$ 80,970.51	\$ 16,707.00	\$ 13,982.53	83.69%
2202-Puahala Homes	14	\$ 11,964.67	24	\$ 110,059.26	\$ 46,361.00	\$ 42,200.22	91.03%
2204-Kawailehua	4	\$ 3,400.00	3	\$ 13,163.46	\$ 5,086.00	\$ 6,646.00	130.67%
2205-Kahale Mua	4	\$ 1,145.00	17	\$ 15,377.53	\$ 5,096.00	\$ 6,577.00	129.06%
2206-Lokahi	2	\$ 1,138.00	1	\$ 6.00	\$ 9,786.00	\$ 8,015.00	81.90%
2207-Ke Kumu Elua	6	\$ 2,369.00	6	\$ 2,104.67	\$ 7,368.00	\$ 7,420.00	100.71%
2401-Hale Po'ai	0	\$ -	2	\$ 1,630.00	\$ 56,481.00	\$ 53,814.00	95.28%
2402-La'iola	0	\$ -	7	\$ 1,986.52	\$ 34,317.00	\$ 34,158.00	99.54%
2403-Kamalu-Ho'olulu	0	\$ -	1	\$ 4.40	\$ 62,630.00	\$ 61,511.00	98.21%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,818.00	\$ 11,320.00	104.64%
Total	32	\$ 22,910.27	73	\$ 225,302.35	\$ 254,650.00	\$ 245,643.75	96.46%

* Occupancy also counts Scheduled for Modernization Units.

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

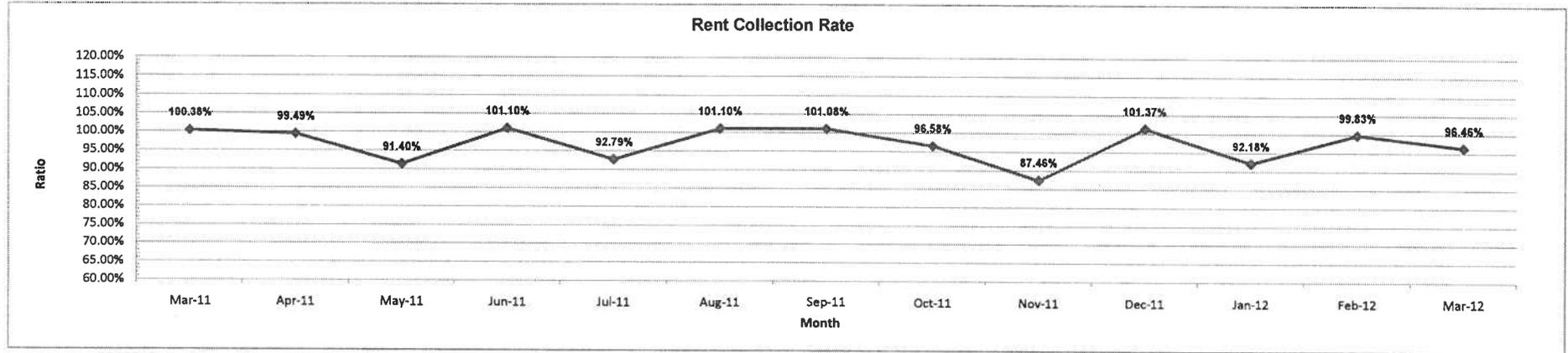
STATE PUBLIC HOUSING

Rent Collection from March 2011 to March 2012

	Mar-11			Apr-11			May-11			Jun-11			Jul-11			Aug-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 14,673.00	\$ 13,607.60	92.74%
Kauai	\$ 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%	\$ 5,511.00	\$ 4,705.00	85.37%
Maui	\$ 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%	\$ 5,305.00	\$ 5,650.00	106.50%
Oahu	\$ 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%	\$ 228,214.00	\$ 232,531.34	101.89%
Total	\$ 252,289.00	\$ 253,239.66	100.38%	\$ 252,818.00	\$ 251,520.40	99.49%	\$ 250,883.00	\$ 229,298.54	91.40%	\$ 253,010.00	\$ 255,797.89	101.10%	\$ 253,322.00	\$ 235,051.40	92.79%	\$ 253,703.00	\$ 256,493.94	101.10%

Cumulative (12 Months) 03/11 - 03/12	
Charges	\$ 3,297,441.88
Collections	\$ 3,199,313.02
Total	\$ (98,128.86)
Ratio	97.02%

	Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12			Mar-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 17,154.00	\$ 15,435.00	89.98%
Kauai	\$ 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	\$ 4,831.00	97.01%	\$ 5,086.00	\$ 6,646.00	130.67%
Maui	\$ 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%	\$ 5,096.00	\$ 6,577.00	129.06%
Oahu	\$ 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%	\$ 227,314.00	\$ 216,985.75	95.46%
Total	\$ 259,284.88	\$ 262,075.82	101.08%	\$ 253,175.00	\$ 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%	\$ 254,650.00	\$ 245,643.75	96.46%



STATE PUBLIC HOUSING

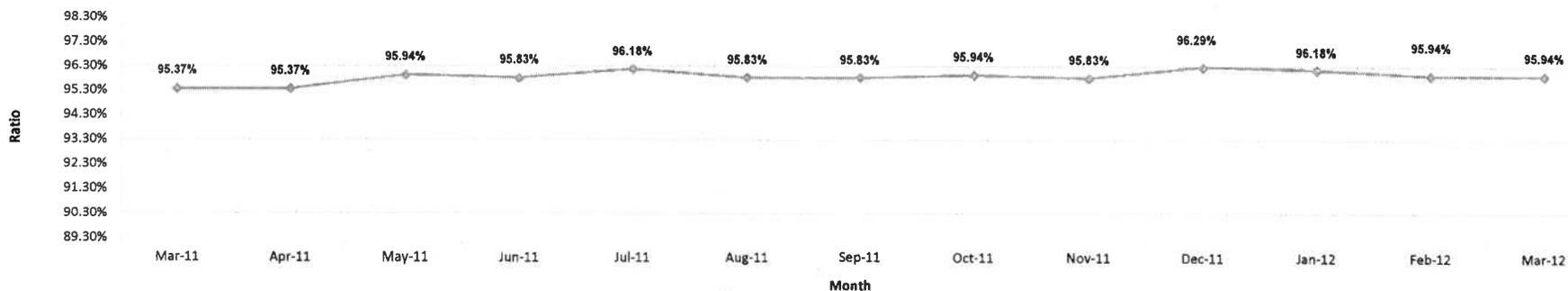
Occupancy from March 2011 to March 2012

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

Cumulative (12 Months)	
02/11 - 02/12	
Units	11,219.00
Tenants	10,757.00
Ratio	95.88%

	Sep-11			Oct-11			Nov-11			Dec-11			Jan-12			Feb-12			Mar-12		
	Total Units	Occ Units	Ratio																		
Hawaii	56	47	83.93%	56	47	83.93%	56	47	83.93%	56	49	87.50%	56	49	87.50%	56	48	85.71%	56	46	82.14%
Kauai	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%
Mauai	32	24	75.00%	32	23	71.88%	32	24	75.00%	32	25	78.13%	32	24	75.00%	32	27	84.38%	32	26	81.25%
Oahu	749	733	97.86%	749	735	98.13%	749	733	97.86%	749	734	98.00%	749	734	98.00%	749	730	97.46%	749	733	97.86%
Total	863	827	95.83%	863	828	95.94%	863	827	95.83%	863	831	96.29%	863	830	96.18%	863	828	95.94%	863	828	95.94%

Rent Collection Rate



**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

Month: March 2012

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on 1-Mar-12	(4) Total Move-Ins for the entire month Mar-12	(5) Units Rent Ready and Not Occupied in Month Mar-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	38	12	2	1	0	0	0	7	10	6	
31 KVH	373	45	3	5	0	0	0	0	1	0	36	
32 MWH	364	21	3	2	1	3	0	0	7	0	5	Health & safety/right size unit
33 Kamehameha	373	11	3	0	2	3	0	0	3	0	0	right size unit
34 Kalakaua	583	29	6	0	3	0	0	10	4	6	0	
35 Kalanihouia	587	9	5	1	0	0	0	0	3	0	0	
37 Hilo	375	154	17	1	2	0	0	62	17	0	55	
38 Kauai	321	49	3	0	3	0	0	0	28	0	15	
39 Maui	196	50	6	5	0	0	0	0	9	0	30	
40 KH	174	13	1	0	0	0	0	4	4	0	4	
43 Kona	202	15	7	2	2	0	1	0	2	0	1	
44 Leeward	260	44	14	2	2	0	0	0	6	5	15	
45 Windward	226	7	2	1	1	0	0	0	0	0	3	
46 North HI	103	13	1	3	2	0	0	0	1	0	6	
49 Wahiawa	150	35	3	1	1	2	0	0	3	6	19	
50 Palolo	118	10	1	0	4	0	0	0	3	0	2	
TOTAL	4,768	543	87	25	24	8	1	76	98	27	197	

*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: March 2012

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units 1-Mar-12	(4) Total Move-Ins for the entire month Mar-12	(5) Units Rent Ready and Not Occupied Mar-12	(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	1		0	0	0	8	0	0	
37 Hilo	30	6	0	0		0	1	0	5	1	0	Waiting on \$25,000 to fix unit
38 Kauai	26	3	0	0		0	0	0	1	0	2	
39 Maui	32										2	
42 Hale Poai	576	8	4	4		0	0	0	0	0		
46 North HI	26	3	0	2	0	0	1	0	0	0	0	Deprog unit
TOTAL	864	30	5	7	0	0	2	0	14	1	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

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS

		REFERRALS		RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL							
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	145	108	37	56	39	18	5	37	118
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	82	66	16	30	25	0	2	25	56

July 2011 - March 2012

		REFERRALS		RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL							
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
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	4	5	0	0	5	9
Mar 12	10	10	0	5	1	0	0	4	6
TOTALS	82	66	16	30	25	0	2	25	56

Total # of Cases Heard for the Month of March 2012: 10
(Oahu & Neighbor Islands)

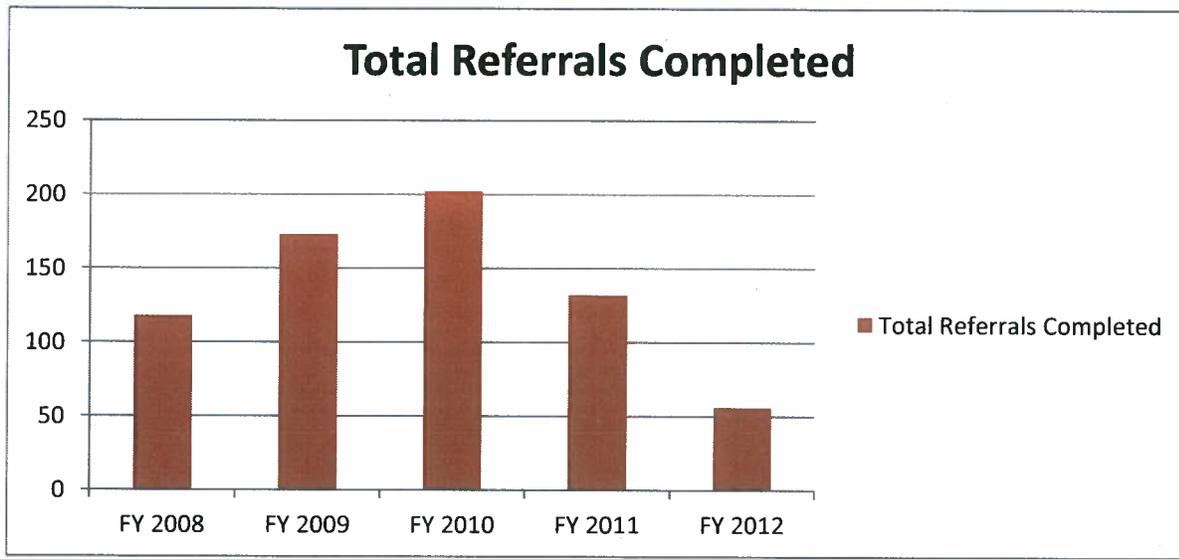
Decisions Rendered:	Rent Violations	Other Violations
Eviction	5	0
Evict w/cond	1	0
10-day cure	0	0
Dismissal	0	0
Continued	4	0
Total	10	0

Delinquent balances for rent cases ordered evicted for month of March 2012:

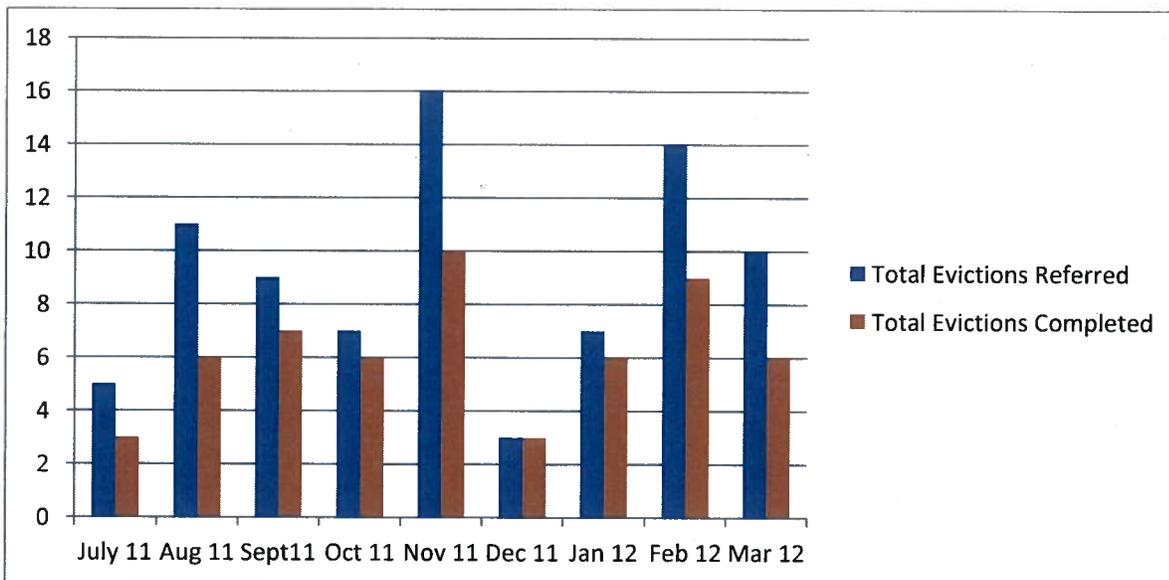
\$62,011

AMP 38	Kauai	\$46,299
AMP 44	Waimaha Sunflower	\$1,296
AMP 50	Palolo Valley	\$14,416
	Total	\$62,011

Fiscal Years 2008-2012



July 2010 -March 2012



DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA) FINANCIAL SERVICES
 As of April 9, 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 89-Day recommendation.
COMPLIANCE OFFICE						
103020	EX	N	T	Chief Compliance Officer	SRNA	Pending recommendation.
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	Filled by an 89-Day appointment; pending internal vacancy list from DHS.
46278	CS	W	P	Accountant III	SR20	Filled by an 89-Day appointment; pending eligible listing from DHRD.
5854	CS	W	P	Accountant III	SR18	Pending eligible listing from DHRD.
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.
120410	CS	W	T	Bldg Constr Inspector II	SR19	Pending DHRD recruitment.
120409	CS	W	T	Bldg Constr Inspector II	SR19	Pending DHRD recruitment.
103024	EX	N	T	Contract Administrator	SRNA	On HPHA continuous recruitment.
103029	EX	N	T	Project Engineer	SRNA	Pending start date.
102676	CS	W	T	Bldg Engineer IV	SR24	Pending DHRD recruitment.
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. On DHRD continuous recruitment.
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	On DHRD continuous recruitment
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						

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of April 9, 2012

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
117850	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.
41255	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
PMMSB - CENTRAL MAINTENANCE SERVICES SECTION (CMSS)						
8045	CS	N	P	Plumber Helper	BC10	Filled by an 89-Day appointment; pending eligible listing from DHRD.
5968	CS	N	P	Welder I	BC10	Filled by an 89-Day appointment; pending eligible listing from DHRD.
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	No action; cost savings.
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	Selected candidate starts 05/01/12.
18669	CS	W	P	Social Service Assistant IV	SR11	Interview was declined.
30242	CS	N	P	Office Assistant III	SR08	Selected candidate starts 4/10/12.
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	P	General Laborer I	BC02	No action; cost savings.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
6281	CS	N	P	Gen Constr & Maint Spvr I	F110	Filled by an 89-Day appointment.
6727	CS	N	P	Bldg Maint Worker I	BC09	No action; cost savings.
8851	CS	N	P	Bldg Maint Worker I	BC09	Pending 89-Day recommendation.
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	Internal vacancy posted until 04/12/12.
8834	CS	N	P	Bldg Maint Worker I	BC09	Pending 89-Day recommendation.
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.
8832	CS	N	P	Gen Constr & Maint Sup I	F110	Incumbent resigned 3/30/12.
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 89day hire start date.
5475	CS	N	P	Public Hsg Spclt I	SR16	Pending request to fill.
44184	CS	N	P	Office Assistant III	SR08	Recommendations declined; requested additional list
36360	CS	N	P	Account Clerk II	SR08	Pending 89-Day recommendation.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)						

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DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of April 9, 2012

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
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.
41539	CS	N	P	Social Service Assistant IV	SR11	Incumbent resigned 03/05/12.
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	On DHRD recruitment until 04/27/12.
8719	CS	N	P	Secretary I	SR12	No action; cost savings.
101112	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
101123	TA	N	T	Social Service Aide I	SRNA	Incumbent resigned 03/13/12.
PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)						
14978	CS	N	P	Public Hsg Spvr V	SR24	On DHRD continuous recruitment.
41349	CS	N	P	Public Hsg Spvr IV	SR22	No action; cost savings.
119285	CS	N	T	Public Hsg Spvr III	SR20	Pending 89day hire recommendation.
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.
101124	TA	N	T	THP Social Service Aide I	SRNA	Incumbent resigned 03/07/12.
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	Pending recommendation and continuous HPHA 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.
103044	EX	N	T	Social Service Aide I	SRNA	Pending recommendation.
31791	CS	N	P	Office Assistant III	SR08	Incumbent retired 03/30/12; pending 89 day recommendation
103030	EX	N	T	Program Spclt & Tenant Services	SRNA	No action; cost savings.
103036	EX	N	T	Resident Services Prog Spclt	SRNA	Pending recommendation. Still on HPHA continuous recruitment.
111874	EX	N	T	Resident Services Prog Spclt	SRNA	Pending recommendation and continuous HPHA
103043	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.

DEPARTMENT OF HUMAN SERVICES
HAWAIIAN PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of April 9, 2012

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
SECTION 8 SUBSIDY PROGRAM BRANCH						
S8SPB - INSPECTION SECTION						
119190	CS	N	T	Hsg Quality Standards Inspector I	SR13	Filled by an 89-Day appointment.
119192	CS	N	T	Hsg Quality Standards Inspector I	SR13	Pending 89-Day recommendation.
119198	CS	N	T	Hsg Quality Standards Inspector II	SR15	Pending internal vacancy list from DHS.
119199	CS	N	T	Hsg Quality Standards Inspector II	SR15	No action; cost savings.
101130	TA	N	T	Clerk I	SRNA	Pending start date.
100895	EX	N	T	Research & Couns Assistant	SRNA	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 1						
42526	CS	N	T	Public Hsg Spclt I	SR18	Pending start date.
14977	CS	N	P	Office Assistant III	SR08	No action; cost savings.
28655	CS	N	P	Office Assistant III	SR08	Incumbent resigned 03/15/12.
S8SPB - RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR18	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

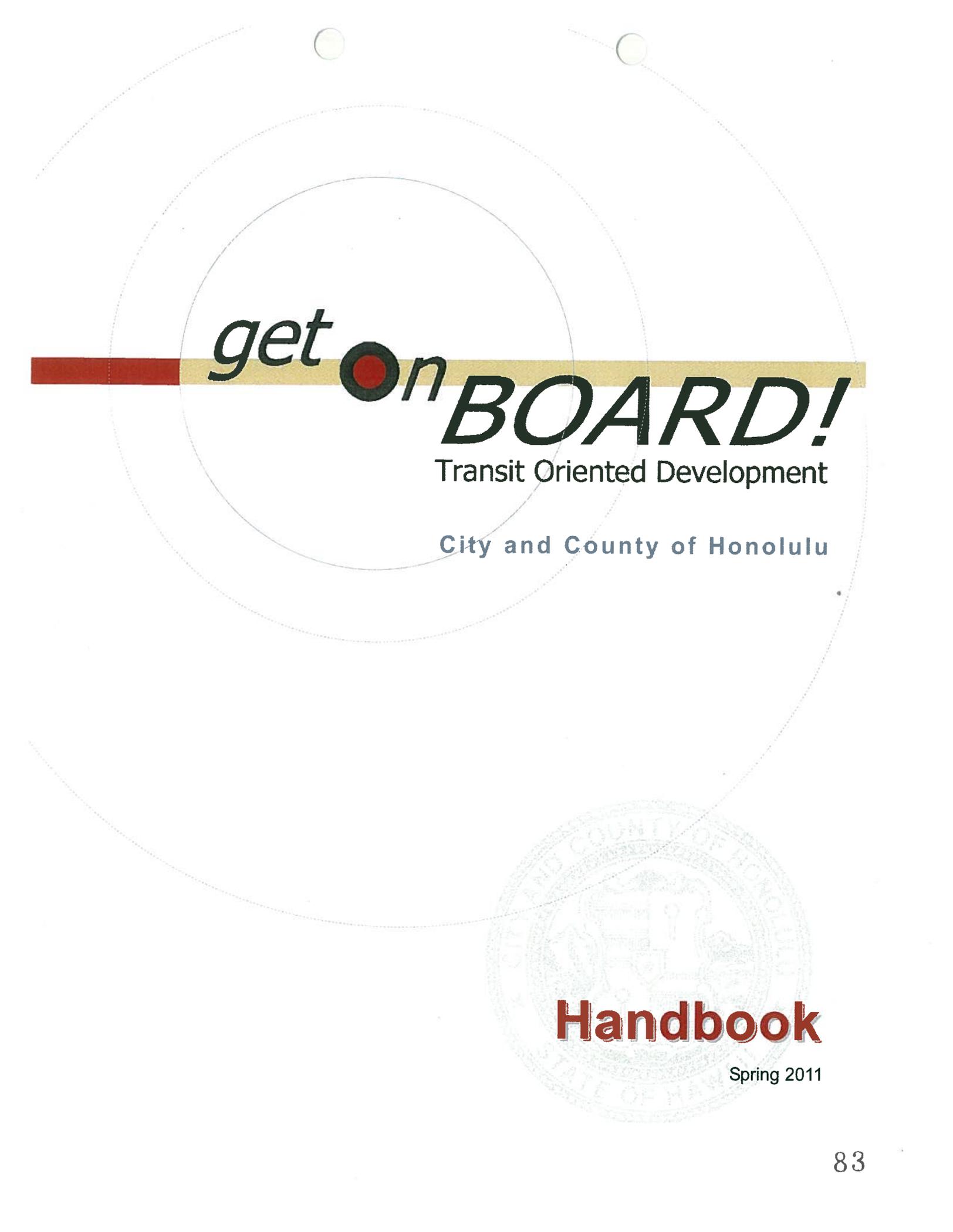
The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities

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

FOR DISCUSSION

SUBJECT: Presentation on the Kalihi Neighborhood Transit-Oriented Development (TOD) Plan (Scheduled for approximately 10:30 am)

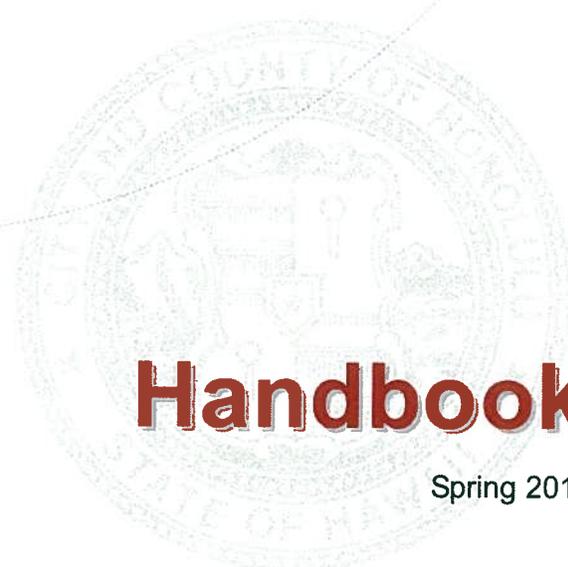
Hand outs are attached

The background features several concentric circles of varying line weights. A horizontal bar, colored red on the left and gold on the right, passes through the center of the design. The text 'get on BOARD!' is positioned across this bar. 'get' is in a lowercase, italicized sans-serif font. 'on' is in a lowercase, italicized sans-serif font with a black circle containing a red dot over the letter 'o'. 'BOARD!' is in a large, bold, uppercase sans-serif font.

get **on** **BOARD!**

Transit Oriented Development

City and County of Honolulu

A large, faint, circular seal of the City and County of Honolulu is visible in the lower right quadrant. It features a central emblem surrounded by the text 'CITY AND COUNTY OF HONOLULU' and 'STATE OF HAWAII'.

Handbook

Spring 2011

Introduction

Honolulu's rapid transit system will represent a quantum leap for our island, not only in the way we commute, but in the way we live. In the great cities of the world, including growing numbers in the United States, mass transit - not the personal motor vehicle - is the primary means by which most people travel.

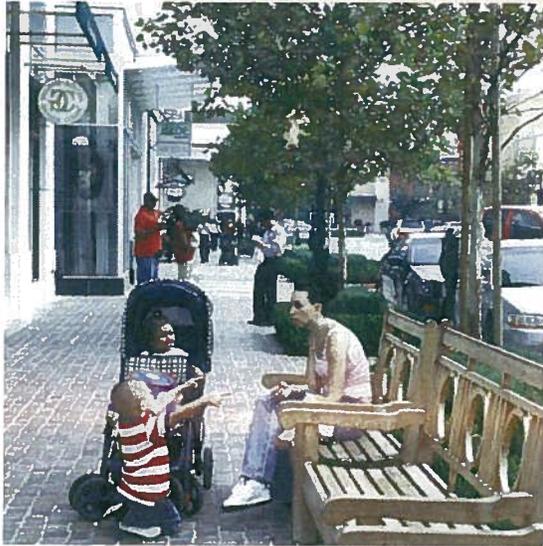
Just as people were once drawn to seaports, and those seaports eventually became the great cities, rail transit can likewise become a modern-day catalyst for living, commerce, and other activities. But rather than leave such growth to chance, the City and County of Honolulu must ensure that it proceeds in concert with the construction of our mass transit network and our long-term goals for this community.

That's why we're committed to our Transit-Oriented Development program. The experience of other cities demonstrates that transit systems spur growth and neighborhood investment, particularly in the areas surrounding the transit stations. We hope that new housing, particularly affordable housing, will spring up along the transit route. We want businesses and leisure activities to be attracted to these hubs. We want to create an environment that preserves open space, encourages community gathering and stimulates walking and bicycling, rather than driving. We want to create neighborhoods where people can live, work, play, and raise their families.

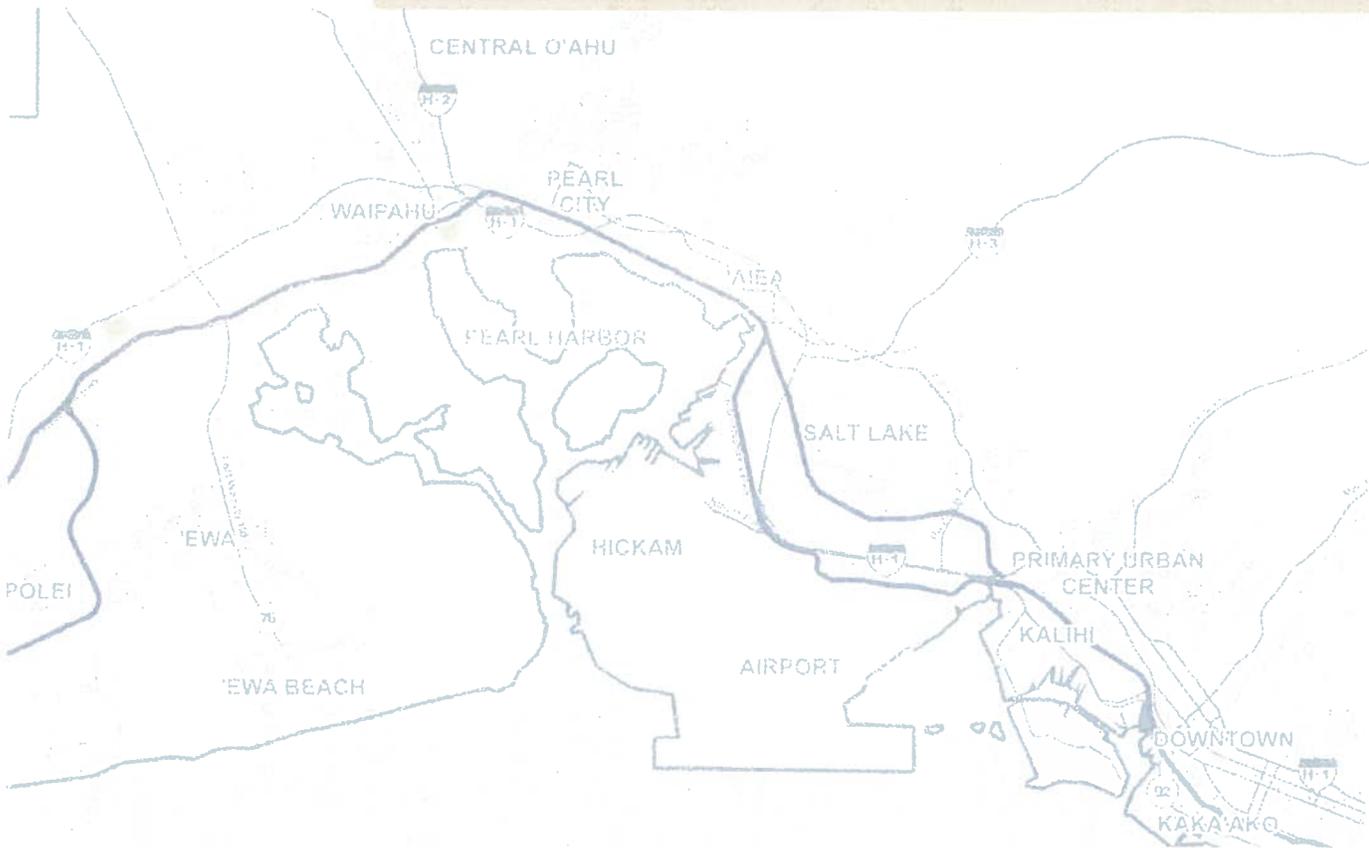
But we also want the public to have a say in our progress and in the way we establish and achieve our goals for our home, our Honolulu. There are many opportunities for you to provide input as construction of our fixed-guideway system gets underway in 2011. We welcome and appreciate your interest and ongoing support.



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What is **TOD**?

Transit-Oriented Development

is a pattern of different uses - residential and commercial - surrounding a transit station that takes advantage of the convenience of transit. A TOD neighborhood typically has more intense uses at its core with progressively lower-density development spreading outward. TODs generally occur within a radius of one-quarter mile from a transit stop, as this is considered to be a comfortable distance for pedestrians.

TODs can be characterized as:

- Providing a rich set of land uses - housing, jobs, services - in an efficient manner
- Being well-integrated with transit
- Reducing overall transportation costs
- Creating vibrant, dynamic pedestrian and bicycle-friendly communities
- Demonstrating a high level of design to attract residents, visitors and workers

TOD is also about more green space and public gathering places, safer streets, and less pollution and noise.

It's not "one size fits all" - a successful TOD should be unique and sensitive to its host neighborhood. It can improve our communities in ways that inspire pride.

It's about a higher quality of life.



Patterson Station Vancouver, BC
Serving residents of the surrounding low- and mid-rise dwellings, this station is located near Metrotown - one of eight regional centers for the Greater Vancouver region.

TOD: Suburban Center

Broadway Station

Vancouver, BC
One of the original stations, Broadway has helped revitalize the commercial and business center of this neighborhood, located on the edge of Vancouver's urban core.

TOD: Urban Neighborhood



Making it Happen

Like any other successful community project, high-quality Transit-Oriented Development depends on the participation and support of all stakeholders.

Government provides appropriate regulations and financial incentives to encourage developers to build desired kinds of projects while safeguarding community values and resources.

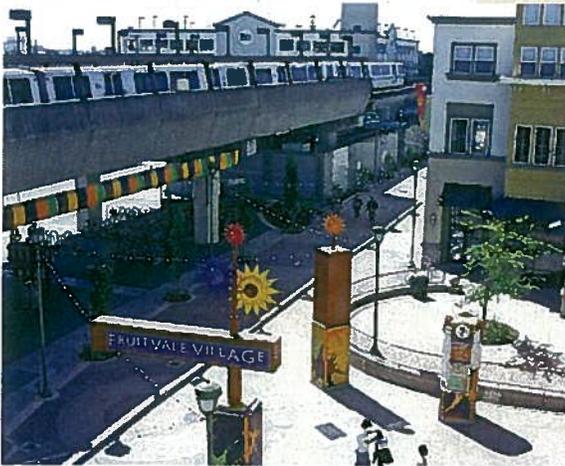
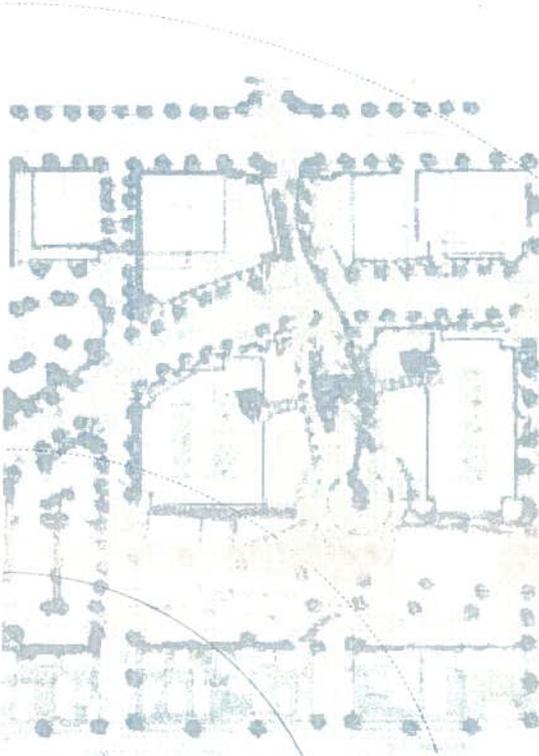
Landowners and developers recognize the economic benefits of TOD and are willing to work with host neighborhoods.

The financial sector is willing to invest in developments that may require innovative financing strategies.

Residents, businesses and community organizations must make a commitment to stay informed and participate in public forums to make sure their values and priorities are included in neighborhood planning and project reviews.

Innovation and “out of the box” strategies for building design, parking, public amenities and financing are often part of successful TOD projects. Partnerships involving the public and private sectors make these new approaches possible.

Good TOD projects usually don't happen overnight, rather they result from careful listening of all concerns and needs by all parties, resulting in a common set of goals.



Fruitvale Village Oakland, CA

Built on former BART parking lots, the TOD incorporates retail, multi-family housing, community services, and office spaces. An active retail street connects the BART station to the primary retail artery. This pedestrian street and plaza serve as a major community-gathering place.

TOD: Main Street



City Legislation & Planning

TOD Ordinance

Under Ordinance 07-01, the City Council approved the locally preferred alternative for rapid transit as a fixed guideway system.

Ordinance 09-04 established the City's TOD program and enabled the creation of special districts around each station (within 2000' from the station). For each station area, the preparation of a Neighborhood TOD Plan and its implementing regulations are required, along with extensive community participation.

Neighborhood TOD Plans

As a cornerstone of the City's TOD program, the Department of Planning and Permitting has been working with our communities on Neighborhood TOD Plans for the station areas under its jurisdiction, on a phased basis. Typically, each plan covers multiple stations, taking 12-18 months to complete.

The plans address land use, circulation, urban design, housing, community facilities, parking, pedestrian amenities, historic and cultural enhancements and desired and necessary public investments. It is from these completed plans that new zoning regulations will be adopted for the station areas.

The first plan addressed the areas around the 2 stations in **Waipahu**. The community planning process began in 2007 and involved many community meetings with residents and local businesses. The Waipahu Neighborhood TOD Plan is available at: www.honoluluodpp.org.

TOD planning for the 3 **East Kapolei** stations is also nearly complete, and the Draft TOD Plan is available online.

The Public Review Draft of the TOD Plan for the 3 stations in **Aiea** and **Pearl City** is also available on the City's website. This plan is a product of community feedback on concepts for both public and private improvements.

Neighborhood planning for the 3 **Kalihi** and 3 **Downtown** stations began in December of 2010, and the visioning process for the **Airport** and **Ala Moana** station areas will commence later this year.

In Addition...

The City is also identifying key infrastructure improvements that must be done to support TOD and innovative strategies to fund and construct these projects.



Aiea and Pearl City citizens "Get on Board," sharing their ideas at a recent community workshop.

To lay the foundation for neighborhood-based TOD planning, each host community creates a unique set of **Planning Principles** to guide future development and public space improvements. Several of these principles are illustrated here.

Waipahu



A desire for **active, welcoming transit station plazas** and a **variety of neighborhood open spaces** emerged from the community engagement process.

Aiea-Pearl City



The Aiea and Pearl City community identified a desire for **enhanced walkability**, higher density **residential development near the stations**, and improved **access to Pearl Harbor**.

East Kapolei



The community's TOD Plan for East Kapolei calls for a **multi-use trail** below the rail alignment, **pedestrian- and bicycle-friendly streets**, and **vibrant mixed-use "Main Streets."**

Resources & References

For more information about the **TOD** program, contact DPP at 768-8000 or visit the website: www.honoluluodpp.org/planning

For information on the **Transit** project, contact DTS at 566-2299 or visit the website: www.honolulutransit.org

Other useful sources of information:
www.citiventure.com
www.transitorienteddevelopment.org
www.reconnectingamerica.org
www.apta.com/research/info/briefings



Glossary & Terms

- DPP** City Department of Planning and Permitting. In charge of zoning, building permits, and TOD planning.
- DTS** City Department of Transportation Services. In charge of transit and transit stations.
- CFD** Community Facilities District. Area in which additional assessed fees are used for infrastructure investments.
- NGO** Non-Government Organizations. Also includes community development corporations.
- PPP** Public-Private Partnership. The teaming of government services or assets (e.g. land) with private business resources to plan, construct and/or operate an asset, such as TOD.
- TIF** Tax-Increment Financing. Uses future gains in tax revenues for current improvements. Not yet used in Hawaii, although enabling legislation exists.
- TOD** Transit-Oriented Development. Refers to the more intense development that occurs near a station because of the high ridership associated with rapid transit, which then translates to increased demand for housing, services and jobs.



FREQUENTLY ASKED QUESTIONS:

What is Transit-Oriented Development (TOD)?

TOD is not the construction of the transit line or stations. It is the development of the places and spaces surrounding the transit stations. TOD is a pattern of different land uses, such as housing, retail, office, and commercial, that takes advantage of the high ridership and convenience of transit.

Where does TOD occur?

TOD takes place in all types of neighborhoods, from urban to suburban. TOD neighborhoods generally encompass a radius of one-quarter to one-half mile around a transit station, as this is considered to be a comfortable distance that a person is willing to walk to take transit. This defines the primary area within which TOD should occur. There could also be “transit-adjacent” or “transit-influenced” areas where there is development within walking distance to transit, but the area is not significantly reshaped by transit.

What are some of the benefits of TOD?

- ***Improved communities & access***

TOD promotes compact development and considers the entire network of travel modes, including riding transit, driving, biking, and walking. Access to a diverse mix of services, activities and uses around a transit station, coupled with the comfort and safety of non-vehicular transportation, significantly reduces how much a person drives.

- ***Keep the country “country”***

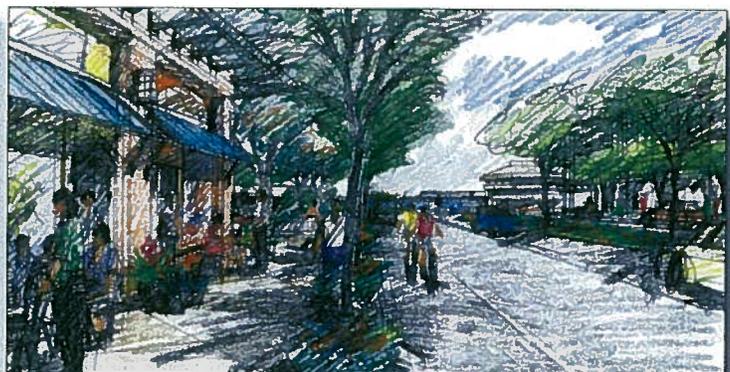
TOD may actually have an impact on directing development away from valued rural areas. Development along the transit corridor that contains a cohesive and rich mix of uses and a variety of housing types could direct a large portion of Oahu’s future population growth in those areas - reducing pressures to develop in rural agricultural lands, open spaces and residential areas - helping to keep the country “country”.

Who “builds” TOD? How does it get successfully developed?

TODs will be designed and built by private developers on private land. The City’s role is to encourage and enable good TOD - “publicly enabled; privately implemented.” Its success depends on many factors, including government regulations, community support, developer interest, and market conditions.



Kaonohi Street (Aiea) - Existing



Kaonohi Street (Aiea) - Community's TOD Vision

Why should I get involved in the planning of TOD?

More than a new bus route or new roads, the introduction of rapid transit to a neighborhood represents a powerful opportunity for reinvestment to occur. It is important that all community representatives - landowners, residents, businesses, and civic organizations participate in the planning of TOD to assure that community values are reflected in the development projects. We are shaping our communities for generations to come.

How can I get involved?

The community planning process for the area around the two Waipahu stations is nearly complete – you can access the Waipahu Neighborhood TOD Plan (Public Review Draft) online. It is the product of many community meetings, which began in the Fall of 2007. TOD planning for the three East Kapolei station areas is also well underway. The Draft East Kapolei Neighborhood TOD Plan is available online. This plan resulted from community engagement throughout 2009 and 2010.

The Public Review Draft of the Neighborhood TOD Plan for Aiea and Pearl City is also available online, and it reflects feedback from the public and the project Advisory Committee on various public and private investment ideas for the Leeward Community College, Pearl Highlands, and Pearlridge station areas.

The TOD planning processes for the three Kalihi and three Downtown stations began in late 2010, and many opportunities for community involvement are planned through 2012. Visioning for the four Airport stations and Ala Moana station will commence later this year.

All are welcome to attend TOD Plan workshops – call 768-8036 to add your name or organization to the respective mailing lists (email preferred to reduce our mailing cost)! Check the TOD website periodically for updates: www.honoluluodpp.org/planning.

What is the next step for TOD?

TOD plans outline how we want to shape development around our transit stations. They identify the intensity of land use, outline desired land uses, define better circulation patterns for pedestrians, vehicles and bicycles that support transit, and determine needed infrastructure improvements. The plans are not regulations, however. Once we agree on the direction for neighborhood TOD - evidenced by the adoption of the TOD Plans by City Council - implementation mechanisms, such as zoning regulation revisions, must be prepared and submitted for adoption. All station areas should have a completed Neighborhood TOD Plan before the first segment of the transit system is operational. As the 2 station areas in Kakaako are under the jurisdiction of the Hawaii Community Development Authority, the City will not be developing TOD plans for these areas.

The City is highly supportive of public-private partnerships under the TOD program and will continue to work with the development industry to create high-quality TOD projects.

Resources & References:

For more information about the City's **TOD Program**, please contact DPP at 768-8053 or visit: www.honoluluodpp.org/planning

For information on the **Rail Transit Project**, please contact the DTS Rapid Transit Division at 768-6159 or visit: www.honolulutrainsit.org



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

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

	Total CFP Appropriation	Budget Construction Activities (BLI 1411-1501)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Balance	Obligation Deadline	Notes
CFP 718	\$12,613,733	\$9,728,525	\$2,522,746	\$435,865	\$1,261,373	\$0	\$13,948,509	110.58%	(\$1,334,776)	6/12/10	All Contracts Awarded (over obligation/budget is result of funge for 718 close).
CFP 719	\$12,526,177	\$7,774,730	\$2,416,486	\$54,497	\$1,252,617	\$1,027,847	\$11,498,330	91.79%	\$1,027,847	4/14/12	All Contracts Awarded (under obligation/budget result of funge for 718 close). LOCCS created 09-12-09
CFP 720	\$12,389,235	\$8,375,174	\$2,477,847	\$246,838	\$1,038,924	\$250,454	\$10,235,525	82.62%	\$2,153,710	7/14/12	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$6,883,241	\$2,060,380	\$150,000	\$1,030,190	\$178,088	\$3,462,482	33.61%	\$6,839,416	7/13/13	These funds are available to PHA's. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$5,865,450	\$1,890,879	\$250,000	\$945,440	\$502,627	\$0	0.00%	\$9,454,397		
CFP Budget Totals	\$57,285,440	\$38,627,120	\$11,368,338	\$1,137,199	\$5,528,543	\$1,959,015	\$39,144,846	68%	\$18,140,594		

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

	Total CFP Appropriation	Expended Construction Activities (BLI 1411-1501)	Expended Operations (BLI 1406)	Expended Management Improvements (BLI 1408)	Expended Administration (BLI 1410)	Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Balance	Expenditure Deadline	Notes
CFP 718	\$12,613,733	\$8,192,243	\$2,522,747	\$435,865	\$1,261,373	\$0	\$12,412,227	98.40%	\$201,506	6/12/12	All Contracts Awarded
CFP 719	\$12,526,177	\$1,150,523	\$2,416,486	\$23,606	\$1,249,723	\$0	\$4,840,338	38.64%	\$7,685,839	4/14/14	All Contracts Awarded. LOCCS created 09-12-09
CFP 720	\$12,389,235	\$412,298	\$0	\$13,717	\$0	\$0	\$131,809	1.06%	\$12,257,426	7/14/14	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$10,301,898	7/13/15	These funds are available to PHA's. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,454,397		
CFP Expenditure Totals	\$57,285,440	\$9,755,064	\$4,939,233	\$473,188	\$2,511,096	\$0	\$17,384,373	30.35%	\$39,901,067		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Budget Design Allot as of 2/27/12	Budget Construction Allot as of 2/27/12	B & F Approved Design Allot as of 2/27/12	B & F Approved Const Allot as of 2/27/12	Total Budget Allot as of 2/27/12	Expended	% Expended	Balance	Encumbrance Deadline Date	Notes
FY 07-08 Lump Sum CIP	\$19,910,000	\$3,338,494	\$12,586,874	\$2,813,804	\$17,186,196	\$15,925,367	\$12,805,657	80.41%	\$3,119,710	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
FY 08-09 Lump Sum CIP	\$10,000,000	\$3,079,323	\$426,673	\$2,967,993	\$7,032,007	\$3,505,997	\$1,713,354	48.87%	\$1,792,643	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
FY 07-08 Elevator	\$4,939,503	\$520,468	\$3,918,066	\$800,361	\$4,139,142	\$4,438,534	\$3,611,784	81.37%	\$826,750	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
FY 08-09 Elevator	\$6,410,000	\$7,975	\$3,555,221	\$150,000	\$6,260,000	\$3,563,196	\$1,146,294	32.17%	\$2,416,902	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)
FY 09-10 Lump Sum CIP	\$7,913,000	\$1,683,131	\$6,229,869	\$1,654,340	\$6,258,660	\$7,913,000	\$4,614,899	58.32%	\$3,298,101	6/30/12	Allotment Granted
FY 10-11 Lump Sum CIP	\$4,500,000	\$813,414	\$3,686,586	\$746,473	\$3,753,527	\$4,500,000	\$649,834	14.44%	\$3,850,166	6/30/12	Allotment Granted
FY 11-12 CIP Totals	\$37,670,000	\$4,508,609	\$33,161,391			\$37,670,000	\$0	0.00%	\$37,670,000	6/30/14	Pending Allotment
FY 12-13 CIP Totals	\$40,800,000	\$800,000	\$40,000,000			\$40,800,000	\$0	0.00%	\$40,800,000	6/30/14	Pending Allotment
STATE CIP TOTALS	\$132,142,503	\$14,751,413	\$103,564,680			118,316,094	24,541,822	18.57%	\$93,774,272		

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