

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

**June 21, 2012
9:10 a.m.****

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, May 17, 2012 (*Pages 1-10*)
- B. Executive Session Minutes, April 19, 2012
- C. Executive Session Minutes, May 17, 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 Board Resolution No. 57 Expressing Appreciation to Director Travis Thompson (*Pages 11-12*)
- B. Motion: To Adopt Resolution No. 58 Approving the Hawaii Public Housing Authority's ("HPHA") Operating Budget for the Fiscal Year July 1, 2012 to June 30, 2013 and Authorizing the Executive Director to Undertake all Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (*Pages 13-19*)
- C. Motion: To Adopt Revisions to the HPHA's Policy on Collection of Vacated Tenant Accounts Receivable (*Pages 20-23*)

D. Motion: *(1)* To Approve a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between HPHA and the U.S. Department of Housing and Urban Development (HUD) for Executive Director Hakim Ouansafi as related to:

- (a) AECOM Technical Services, Inc.;
- (b) AECOM Pacific, Inc.;
- (c) AECOM Design;
- (d) AECOM Energy & Power;
- (e) AECOM Environment;
- (f) AECOM Government Services, Inc.;
- (g) AECOM, Inc.;
- (h) AECOM Services, Inc.;
- (i) AECOM Technology Corporation;
- (j) AECOM Transportation;
- (k) AECOM USA, Inc.;
- (l) AECOM Water;
- (m) Davis Langdon, Inc. (collectively, the “AECOM Companies”); and
- (n) any other entities owned by any of the AECOM Companies doing business in the State of Hawaii;

Provided the Executive Director Recuses Himself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts (“Procurement and Contract Authority”) Involving or Potentially Involving the AECOM Companies; and *(2)* to Delegate Procurement and Contract Authority to Executive Assistant Barbara Arashiro, Acting Contracts and Procurement Officer Rick Sogawa, or to Other Appropriate HPHA Staff Regarding Any Matters Related to, Involving, or Possibly Involving the AECOM Companies. *(Pages 24-27)*

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.

V. REPORTS

A. Board Task Force(s): None

B. Executive Director’s Report:

Updates and Accomplishments Related to Public Housing Occupancy, Maintenance Repairs; Design and Construction Project Updates; Media Inquiries, Contracts & Procurements Executed During May 2012; Rent Collections and Evictions. *(Pages 28-84)*

VI. FOR DISCUSSION/INFORMATION

- A. For Information: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795) (Page 85)*

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)*

(The HHA Wilikina Apartment Project, Inc. Regular Board meeting will start promptly at 9:00 am and the HPHA Regular Board meeting will convene immediately following the adjournment of the HHA Wilikina Apartment Project, Inc. Board meeting.)**

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, MAY 17, 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, May 17, 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 Roger Godfrey
Director Desiree Kihano
Director Patricia McManaman
Director Debbie Shimizu
Director Travis Thompson
Director George Yokoyama

Executive Director, Hakim Ouansafi
Deputy Attorney General, Jennifer Sugita

EXCUSED: Director Matilda Yoshioka, Vice-Chair
Director Jason Espero, Secretary
Director Trevor Tokishi

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Rochelle Akamine, Resident Services Program Specialist
Clarence Allen, Acting Chief Financial Management Advisor
Nicholas Birck, Chief Planner
Daniel Carona, Property Management Specialist
Becky Choi, State Housing Development Administrator
Diane Johns, Property Management Specialist
Joanna Renken, Acting Public Housing Supervisor
Rick Sogawa, Contracts and Procurement Officer
Taryn Chikamori, Secretary to the Board

OTHERS: Kenneth Asahan, private Resident
Jerry Ballard, Punchbowl Homes Resident
Ira Calkins, Punchbowl Homes Resident

Gloria Castro, Mayor Wright Homes Resident
Todd Cornellison, Punchbowl Homes Resident
Edith Eikes, Punchbowl Homes Resident
Augafa Ene, Mayor Wright Homes Resident
Michael Flores, U.S. Department of Housing and Urban Development
Fetu Kolio, Mayor Wright Homes Resident
Bob Loren, HPHA Public Housing Resident
Monique Ocampo, Nanakuli Homes Resident
Nancy Schroeder, Punchbowl Homes Resident
Matthew Taufetee, Peacemakers

Proceedings:

Chairperson Gierlach declared a quorum present.

The business of the Board proceeded with approval of the Regular Meeting Minutes of April 19, 2012.

Director Kihano moved to approve the minutes.

The minutes were unanimously approved.

Chairperson Gierlach deferred the approval of the Executive Session Meeting Minutes until later in the meeting.

Public Testimony

Kenneth Asahan, private resident, stated there is a Section 8 tenant living next to him who is blatantly abusing the Section 8 voucher, and has a restraining order against the tenant. He stated he has made numerous calls to Norhana Schumacher and Ms. Schumacher has not returned his calls. He also reported he has brought the matter to the attention of Stephanie Fo but has not called her yet. He reported that United States Housing Act 1937 supports self sufficiency, not to enhance their lavish life styles.

Chairperson Gierlach informed Mr. Asahan that his concern will be turned over to the Attorney General's (AG's) office to confirm what authority the agency has over a Section 8 tenant.

Fetu Kolio, Mayor Wright Homes Resident, stated that in March and April the tenant association had a meeting and a service provider created chaos. The Honolulu Police Department (HPD) had to be called. He stated service providers should not interfere with the meeting.

Jerry Ballard, Punchbowl Homes Resident, stated that he feels there should be honor and respect to those in authority whether a tenant agrees or disagrees with management. He feels that residents should work side by side with management and not against management. He

understands that being a manager is a difficult job and he appreciates what he has because public housing residents receive benefits unlike those who are not in public housing.

Augafa Ene, Mayor Wright Homes Resident, stated he would like to thank the Board and staff for all that they have done. He also stated he feels that a service provider should not come to the tenant association meeting and control the meeting.

Director McManaman arrived at 9:32 a.m.

Ira Calkins, Punchbowl Homes Resident, stated that Ms. Fo quoted from the rental agreement “Not make any alterations or additions to the dwelling unit, including the installation of any additional locks, bolts, screws or other fixtures, or any decorations therein which shall damage or deface the doors, windows, or floors with obtaining Management’s prior written consent;”. He stated Ms. Fo’s quote applies to the inside of the unit. He stated that he requested to be provided the rule that states that tenants are not allowed to post anything outside of the unit.

Matthew Taufetee, Peacemakers, stated that management attended the Mayor Wright Homes (MWH) tenant association meeting but because two gentlemen did not follow the rules and were disruptive, HPD had to be called. He stated that the MWH tenant association is getting out of control. There was a physical altercation between one of the gentlemen and an elderly man where they had to be separated. Mr. Taufetee noted that the meeting minutes will reflect what occurred.

Todd Cornellison, Punchbowl Homes Resident, stated that residents should get managers approval for election materials candidates want posted. He also stated that he did not tear down Nancy Schroeder’s signs, even though TAPS claimed he did. He stated that Bob Loren filed a harassment charge against him because he was taking pictures of his dogs off their leash to show management as proof.

Monique Ocampo, Nanakuli Homes Resident, President of the Nanakuli Tenant Association, and RAB Chairperson, urged the Governor to veto HR 77 and HR 102. Regarding smoking on public housing property, she stated that the research material provided by Senator Chun Oakland is not accurate. She asked, “How can 71% of people support no smoking in public housing but only a small percentage supports no smoking in a car when a child is present?”

For Action:

Director Thompson moved,

To Adopt Board Resolution No. 56 Authorizing the Executive Director to Execute an Inter-Governmental Agreement and all Necessary Documents with the Akron Metropolitan Housing Authority (AMHA) for the Section 8 Performance Based Administrator Program (PBCA).

Mr. Ouansafi reported that since 2004, Bremerton managed the Section 8 vouchers on behalf of the HPHA. Bremerton offered to provide its services again, and proposed that it could pay HPHA \$200,000. The HPHA also negotiated with another housing agency – Akron Housing Authority – which has a 100 point rating. Akron offered to pay the HPHA \$250,000 the negotiations also included a complete audit of the Section 8 program.

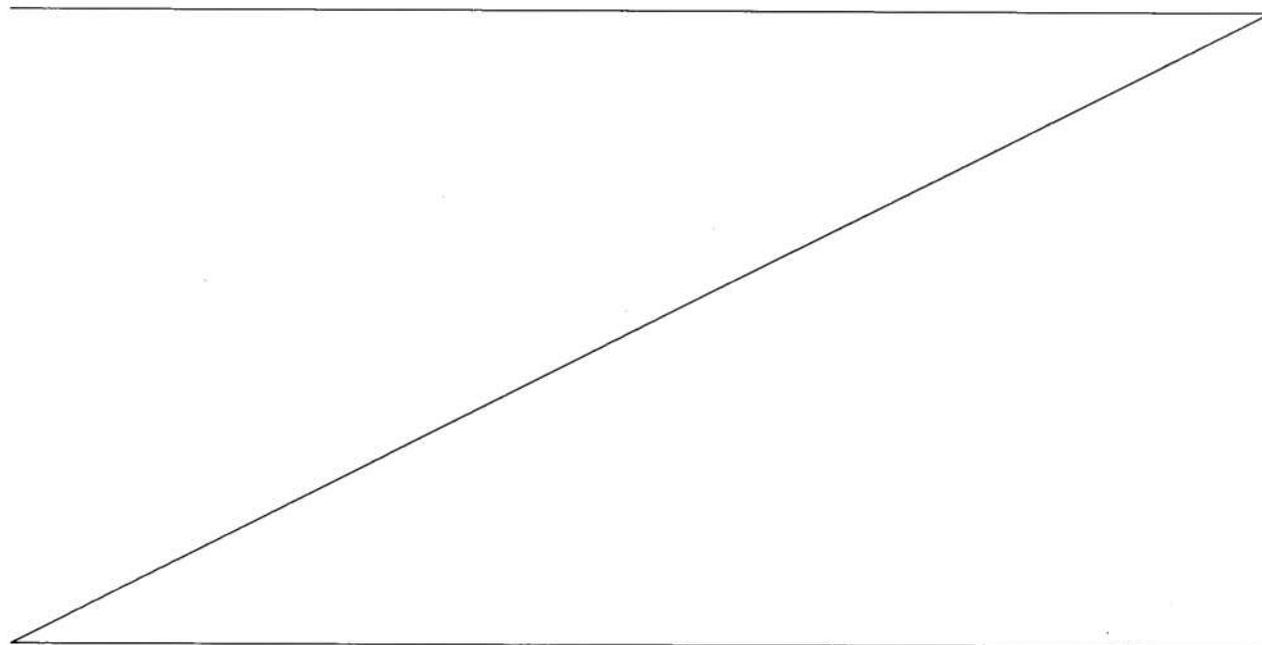
Director Thompson asked what the procurement process was. Mr. Ouansafi reported that the U.S. Department of Housing and Urban Development (HUD) issued an RFP. There were several agencies that approached the HPHA. Some bid \$70,000 while others were troubled agencies. It came down to Bremerton and Akron. Akron does consulting for HUD. This will be an inter-agency agreement.

Director Shimizu asked if there are any evaluations on Bremerton. Mr. Ouansafi reported that Burmington was performing and there were no major issues, but that. Bremerton does not have the expertise to provide the services the HPHA is looking for and Akron would be paying the HPHA \$50,000 more.

Director Shimizu asked how long the contract with Akron will be. Mr. Ouansafi reported that the contract will be a two year agreement.

Director Thompson asked what additional work Akron will be providing. Mr. Ouansafi asked to go into executive session because the contract is still being finalized. Director Thompson withdrew his question.

The motion was unanimously carried.



RESOLUTION NO. 56

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE AN INTER-GOVERNMENTAL AGREEMENT AND ALL NECESSARY DOCUMENTS WITH THE AKRON METROPOLITAN HOUSING AUTHORITY (AMHA) FOR THE SECTION 8 PERFORMANCE BASED CONTRACT ADMINISTRATOR (PBCA) PROGRAM

WHEREAS, pursuant to the United States Department of Housing and Urban Development's ("HUD") Notice of Fund Availability ("NOFA") issued on March 15, 2012, for the Section 8 PBCA to commence on December 1, 2012 with available funding for two years;

WHEREAS, under the NOFA all Public Housing Agencies ("PHA's") are required to re-compete and apply to the HUD to be the Program Administrator for their respective Section 8 program, by June 11, 2012;

WHEREAS, AMHA has proposed to administer the HPHA's Section 8 PBCA program, to assist HPHA in its PBCA application to HUD and to provide other consultant services for HPHA's Section 8 program, provided that the HPHA is awarded the Section 8 PBCA by HUD and is designated the Program Administrator for the State of Hawaii;

WHEREAS, any compensation to AMHA will be derived from the Earned Management fees authorized by the HUD, but in no event more than 2% of the Section 8 multi-family budget allocated to the HPHA by the HUD, beginning December 1, 2012;

WHEREAS, AMHA guarantees the HPHA \$250,000 per annum paid monthly from the HUD administrative fee proceeds received and 50% of the earned incentive fee in the HUD PBCA Section 8 program, based on a bid of 2% and an award and payment by the HUD of the same percentage;

WHEREAS, the HPHA is willing to accept AMHA's offer and to execute an Inter Governmental Agreement, which is exempt from the Procurement Code, and all necessary documents with AMHA, to delegate the Section 8 Program Administration to AMHA, beginning December 1, 2012;

WHEREAS, if approved, AMHA has also proposed that it will retain as a subcontractor, Summit Multifamily Housing Corporation, D & A RFS MS8 LLC also known as Multifamily Asset Managers to assist with the scope of work;

NOW THEREFORE, BE IT RESOLVED, the Executive Director is hereby authorized to enter into and execute an Inter Governmental Agreement with AMHA and all necessary documents to allow AMHA to qualify for and administer the HPHA's Section 8 PBCA pursuant to the March 15, 2012 HUD NOFA;

AND, NOW BE IT FURTHER RESOLVED, the Executive Director is directed to assure that if AMHA subcontracts any of the scope of work for which it was retained, any of AMHA's contractors or subcontractors be qualified and comply with all applicable Federal and State of Hawaii laws, rules and regulations, including but not limited to tax clearances and corporate establishment.

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on May 17, 2012 in Honolulu, Hawaii.



DAVID J. GIERLACH
CHAIRPERSON

Reports:

Board Task Force Reports: Chairperson Gierlach deferred the Mayor Wright Task Force report.

Executive Director's Report:

Mr. Ouansafi complimented the staff for all the hard work. Properties are inspected at all times of the day and night and stated that there has been great improvements but the HPHA has a long way to go. Mr. Ouansafi reported the two major problems are the financials and vacant units. The HPHA has a handle on the financials and is focusing on the vacant units.

Mr. Ouansafi reported that the HPHA has reached out to the Army Corp of Engineers, the Department of Accounting and General Services (DAGS) and the Corrections Department. DAGS will have about 9 staff members working on weekends to help fix vacant units. The Corrections Department has 5 teams with 10 people on each team. They have completed four units at Mayor Wright Homes (MWH).

Mr. Ouansafi reported that the HPHA is also conducting mass certification. The HPHA also approved overtime for staff and certifications will also be held on Saturdays or after hours.

Mr. Ouansafi reported that there is a backlog on transfers. He reported that the HPHA had 120 transfers in past 5 months. There has been a temporary stop to transfers except for reasonable accommodations or what is required by law.

Mr. Ouansafi reported that the HPHA has about \$16 million from 2007 and 2008 that has not been spent. The HPHA may lose some of the funds, but is working with DAGS to retain some of the funds. HPHA and DAGS will be discussing this matter with their respective deputies at the AG's office.

1. Mr. Ouansafi reported that for the Institute for Human Services (IHS) anniversary, IHS has selected the HPHA as the agency to team up with. IHS will help the HPHA reach out to the community to help get units rent ready.

Mr. Ouansafi reported that Maui was supposed to have 20 units ready in August, but the HPHA was informed that the units will be ready even earlier - in July. There will be four units under modernization and eight units will be under a contract shortly.

Mr. Ouansafi reported that the HPHA hired a manager for Kauai who will be starting next month.

Mr. Ouansafi reported that the HPHA's weakness is on the neighbor islands, and the HPHA is addressing the issue. A bill that passed the Legislature which exempts the HPHA from civil service will help the HPHA will this problem, and the HPHA will be hiring 70-80 people to work

on units for as long as they are needed. Once the units are rent ready, the HPHA should generate approximately \$3.7 million from the federal government.

Director Thompson stated that Maui always has about 40-45 vacant units. Mr. Ouansafi reported that there is currently 37 vacant units in Maui, five units are being repaired by HPHA staff, 20 are already under contract, four will be under modernization and eight will be under contract shortly.

Director Yokoyama asked about the status of the Big Island housing and Lanikila. Mr. Ouansafi reported that the HPHA is waiting on the official letter from HUD to confirm that there will be no penalties assessed if the HPHA “un-demolishes” the units at Lanikila. He reported that staff has scoped the work that needs to be completed at Lanikila. The HPHA is also working on a public private partnership to build elderly friendly buildings.

Director Yokoyama stated that he is concerned that when he or State Senators ask the asset management project (AMP) managers questions, the response is that they can’t give the information out. Mr. Ouansafi reported that staff has been instructed not to release information and that all requests from Board members, the Legislature, or media needs to be communicated from the Executive Director’s office.

Director Godfrey asked when the occupancy rate will go up since the units that are rent ready are going up. Mr. Ouansafi responded that all but 11 rent ready units are occupied. The HPHA has started mass certification and as soon as units are rent ready they will be occupied. The mass certification will certify 200-300 families and have them ready to be placed as soon as a unit is ready.

Mr. Ouansafi reported that the HPHA has cut the turnaround time from 280 days to 40 days. The HPHA’s goal is to have the turnaround time down to two weeks. In the past the HPHA would wait for a unit to be rent ready before certifying a family, and this has now changed.

Mr. Ouansafi reported that in the last five months the HPHA moved 146 families in and transferred 120 families.

Director Thompson stated he looked at private sector management vs. public housing management and private sector management’s turnaround time is two days whereas public management is 40 days, and that it is possible to cut the turnaround time down. Mr. Ouansafi stated that he agrees but public management has other issues that private management does not have and private sector management manages about 140 units where public housing managers currently manage about 720 units.

Mr. Ouansafi reported the HPHA will be hiring 19 new staff members, four will be property managers, four will be assistant managers, and the remainder will be plumbers and electricians.

Mr. Ouansafi reported that if the smoking ban is signed by the Governor, it will take effect July 1, 2012. Management will not be able to enforce the bill. There is also concern about

lawsuits. The HPHA has met with the Department of Human Services (DHS) and Tobacco Free Hawaii to help create a program.

Director McManaman stated that the public testimony at the Legislature was very compelling and there was little opposition from public housing tenants. She asked that if the bill is vetoed, the HPHA make creating a program a high priority. Mr. Ouansafi reported that the HPHA has made creating the program a high priority.

Director McManaman stated that Hawaii prisons are smoke-free.

Director Yokoyama reported he believes that the HPHA should create designated smoking areas.

Chairperson Gierlach called for a recess at 10:15 a.m. and reconvened at 10:25 a.m.

Chairperson Gierlach reported that the Senate has honored the HPHA with a recognition for providing outstanding service to the people of Hawaii for the "I have a Dream Project."

Director Thompson stated that there are 491 people delinquent on rent and the HPHA has only evicted 35 families. Mr. Ouansafi reported that the Legislature passed a bill allowing the HPHA to streamline the process and use the federal rules. The HPHA has also started a task force to help notify tenants as soon as they become past due. The HPHA has a payment plan with families and has reduced the debt by \$2 million.

Director Thompson asked that a column be added for the people on payment plans.

Mr. Ouansafi reported that the HPHA will be writing off \$2.4 million in debt for families that vacated public housing.

Director McManaman asked what the total is in uncollected rent. Mr. Ouansafi reported \$2.4 million in vacated tenants and \$1.2 in non-vacated tenants.

Chairperson Gierlach stated that tenants pay 30% of their income and sometimes their income fluctuates, and that the HPHA needs to come up with a system that adjusts families' rent quicker.

Director McManaman asked what is being done to collect the rent from tenants who have already been evicted. Mr. Ouansafi responded that the HPHA has a collection agency and also asked the AG's office to use tax intercept.

Director McManaman asked what is preventing someone who left owing the HPHA money from reapplying. Mr. Ouansafi reported that they are not allowed to reapply.

Director Thompson asked if the Board needs to approve the write-offs. Mr. Ouansafi responded no because the AG's office approves the write offs.

Director Godfrey moved at 10:36 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 April 19, 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);*

The motion was unanimously carried.

The Board reconvened from Executive Session at 11:00 a.m.

Chairperson Gierlach reported that the Board approved the April 19, 2012 executive session minutes and received an update from its attorney on the Kolio case.

For Information:

Discussion with the U.S. Department of Housing and Urban Development on Vacant Units and Sustainability Plan for the Hawaii Public Housing Authority

Michael Flores of HUD stated that he last reported to the Board of Directors at the January 19, 2012 meeting. During that meeting, Mr. Flores discussed the public housing assessment system (PHAS) with the Board. Mr. Flores noted that the PHAS covers three items. First is occupancy which is a priority for the administration and the HPHA. HUD feels that every unit is important and every unit should be filled. HUD has been providing Mr. Ouansafi with a weekly progress report of the occupied units. According to HUD, the HPHA has a 91.94% occupancy rate. Mr. Flores reported that the numbers will not add up because there are also 626 units in demolition status. After Kuhio Park Terrace's (KPT) renovation is completed there will only be 347 public housing units. The HPHA staff is working on inputting all the information. KPT and Kuhio Homes have 748 units combined. Kuhio Homes has 134 units and the remaining units are the high rise towers and low rise. Michaels Development has the high rise towers. There are 17 units being demolished which leaves about 555 units. Of the 555 units, there will be 347 public housing units, 150 will be project based voucher units, and 58 tax credit units. These changes will need to be inputted into the system.

Mr. Flores stated that in March, the HPHA went from 429 vacant units to 310 units that could be occupied.

Mr. Ouansafi stated that the HPHA has certain information that needs to be entered into the Public and Indian Housing Information Center (PIC) system, and the HPHA is experiencing problems in inputting some of the information. The HPHA is working with a contractor on figuring out the errors on the PIC system and correcting them. Mr. Flores stated that HUD uses the PIC system information to provide the HPHA with funding, determining the occupancy rate, etc.

Chairperson Gierlach asked if the staff is confident that the HPHA is above 93% for its occupancy rate. Mr. Ouansafi responded that he thinks the HPHA is about 97%, and is working on having HPHA's figures match HUD's calculations and figures.

Mr. Flores stated that although the HPHA received a passing score in 2010, it was considered substandard due its scores in the physical and financial areas. Because the HPHA was substandard in these two areas, the HPHA is considered as a troubled agency by HUD. Mr. Flores noted that because the 2011 score is different because the scoring system changed, and that the new 2011 scores were recently released to the HPHA.

Mr. Flores stated that the new PHAS scoring system started in January, and on February 17, 2012, the HPHA received its PHAS score for 2011. The HPHA received 29 out of 40 for the physical area. The HPHA also passed on its unaudited financial statement. The score might change after the audit is audited. The HPHA is considered substandard on management as the HPHA received a score of 14 out of 25.

Chairperson Gierlach asked about the time period for the PHAS scores. Mr. Flores responded that the period ended on June 30, 2011.

Director Shimizu asked about the capital fund scoring. Mr. Flores responded that the capital fund is divided into two parts, and each is worth five points, and reflects how the HPHA spends funds and its occupancy.

Mr. Flores explained that previously, the management score was based on the self-certification by the Public Housing Agencies, but with the new system, the score is based on information from the HPHA's financial statements.

Mr. Flores stated that there are three parts for the management scoring: occupancy, tenant account receivables, and accounts payable. The two troubled areas are occupancy and account receivables, resulting in the HPHA being designated substandard. HUD is currently developing a national recovery agreement template. Once the template is developed, the HPHA and HUD will be entering into a Recovery Agreement.

Ms. Sugita asked if the recovery agreement will supersede the Memorandum of Agreement (MOA), Improvement Plan and the Corrective Action Order (CAO). Mr. Flores responded that the Improvement Plan and the MOA have been extinguished. The CAO remains in place.

Ms. Sugita asked if the CAO was amended and if the HUD can provide documentation of the amendment. Mr. Flores responded the HUD will look at how the amendment was made and provide the HPHA with documentation.

Mr. Flores stated that the HPHA needs to fully utilize the funding and the funds in the net restricted asset (NRA) for the Housing Choice Voucher Program. Mr. Flores explained that NRA contains the remaining funds that are not used from the previous year.

Mr. Flores explained that because the HPHA had a NRA balance of \$1.8 million last year, the HPHA received \$1.8 million less this year. He also stated that this is the trend with the Housing Choice Voucher programs across the nation.

Mr. Flores stated that as of February, the HPHA is utilizing 71.6% of its NRA. The goal is for HPHA to be as close to 100% by the end of the calendar year to avoid another offset of funding for the following year.

Mr. Flores reported that the HPHA should use a HUD computer system tool that allows the HPHA to plug in numbers and figure out many vouchers the HPHA needs to issue to be at 100% utilization by the end of the year.

Mr. Ouansafi reported that the HPHA is now in the 93% range and the HPHA just did a mass certification of 150 vouchers and should be at 97% or 98%. He also stated that Hawaii does not issue as many vouchers as other states because the rent in Hawaii is so high.

Mr. Flores stated before 2004, the funding for the vouchers was done differently by HUD. Before 2004, if the HPHA was not using 100% of the vouchers, it would not receive funding for all of the vouchers. HUD changed this system, and the HPHA is no longer penalized for not using all of its vouchers. Currently, the HPHA is entitled to about 3000 vouchers, but the HPHA is being funded for about 1800.

Director McManaman stated that the HPHA should look into getting a law passed that requires landlords to accept Housing Choice Vouchers.

Mr. Ouansafi reported that the HPHA contracted an outside agency to conduct a study on the utility allowance and published the report in the newspapers statewide for public comment.

With no further business for the Board to conduct,

Director Godfrey moved to adjourn,

The motion was unanimously carried.

The meeting adjourned at 11:35 p.m.

MINUTES CERTIFICATION

FOR ACTION

MOTION: To Adopt Board Resolution No. 57 Expressing Appreciation to Director Travis Thompson

I. FACTS

A. Director Travis Thompson is a member of the Hawaii Public Housing Authority's Board of Directors.

II. DISCUSSION

A. Director Thompson's appointed term will end on June 30, 2012.

III. RECOMMENDATION

That the Board of Directors Adopt Board Resolution No. 57 Expressing Appreciation to Director Travis Thompson of the Hawaii Public Housing Authority's Board of Directors

Prepared by: Barbara E. Arashiro, Executive Assistant ^{for} 

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



David Gierlach, Chairperson

**RESOLUTION NO. 57
HAWAII PUBLIC HOUSING AUTHORITY**

EXPRESSING APPRECIATION TO DIRECTOR TRAVIS THOMPSON

WHEREAS, Director Travis Thompson is a member and immediate past Chairperson of the Hawaii Public Housing Authority's (HPHA) Board of Directors; and

WHEREAS, as the former Director of Finance for Maui County, Director Thompson brought with him a wealth of housing and finance experience which was reflected in his thoughtful inquiries, discussions and decisions at the Board level; and

WHEREAS, Director Thompson worked tirelessly to improve services and programs for the families in the HPHA's programs; and

WHEREAS, Director Thompson has been instrumental in resolving policy issues, serving on numerous task force committees and encouraging Board training; and

WHEREAS, in his role as a Board member, Director Thompson was particularly interested in increased accountability at all levels; and

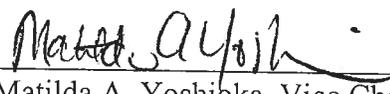
WHEREAS, the HPHA's Board of Directors hold Director Thompson in the highest personal regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 57 Expressing Appreciation to Director Travis Thompson on this 21st day of June 2012;

AND, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to Director Travis Thompson reflecting sincere appreciation of the Board for his contributions to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.



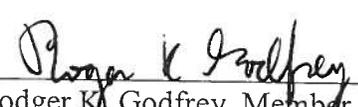
David Gierlach, Chairperson



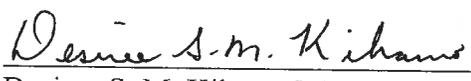
Matilda A. Yoshioka, Vice Chair



Jason T. Espero, Secretary



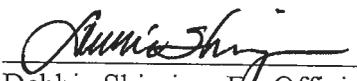
Rodger K. Godfrey, Member



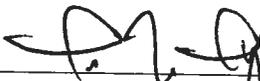
Desiree S. M. Kihano, Member



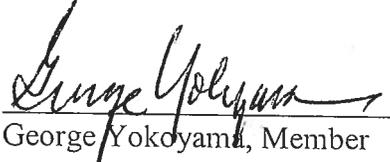
Patricia McManaman, Ex-Officio Member
for PM



Debbie Shimizu, Ex-Officio Member



Trevor N. Tokishi, Member



George Yokoyama, Member



FOR ACTION

SUBJECT: To Adopt Resolution No. 58 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2012 – 2013 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574).

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) is required to approve an operating and capital annual budget prior to the start of each fiscal year.
- B. The budget must be prepared based on requirements of the U.S. Department of Housing and Urban Development (HUD) and submitted prior to the fiscal year start date of July 1st.

HUD's requirements as detailed in Supplement to HUD Handbook 7475.1 Rev CHG-1, Financial Management Handbook are as follows:

1. Operating budgets shall be developed for each Asset Management Project (Development).
2. There is no specific budget format, including for those troubled public housing agencies that must submit their budget to HUD for approval.
3. While there will be no uniform/required format, all budgets must be easily reconcilable to Financial Data Submittal (FDS) line items.
4. Public housing agencies shall develop and maintain Development budgets that allow for comparative analysis of budgeted line items to actual revenues and expenses.
5. Operating budgets shall include estimates for all revenue and expenses under the Operating Fund and Capital Fund Programs (CFP) that directly or indirectly support the operations of the Development, as well as capital expenses to be paid with operating funds, including all data needed to complete Development-based financial statements in accordance with generally accepted accounting principles (GAAP). In this context, the operating budget

should contain such Capital Fund Program (CFP) activities as operating transfers, management improvements, or other CFP activity allowed by the program that is not capital in nature (for example, a vacancy reduction program which is aimed at marketing).

6. Operating budget revenues shall include operating subsidy, dwelling rents, Capital Fund used for non-capital activities, and all other revenue used to support the Development. Subsidy levels should be based on the project formula components (i.e., the Development's project expense level, utility expense level, add-ons, and formula income), with an estimate of the projected proration percentage. Budgets should also include any "transfers" under the "fungibility" provisions of the final rule.
7. Operating budget expenses shall include, but are not limited to, direct administrative costs, utilities, maintenance, security, general expenses, and non-routine or capital expenses to be paid with operating funds. These categories also include any Central Office Cost Center (COCC) frontline costs charged as fee-for-service.
8. Development operating budgets must be approved by the PHA's Board before the commencement of the fiscal year; however, the Board does not need to pass a resolution for each project budget. Operating budgets for all or multiple Developments can be approved with a Board joint vote. The Board resolution must be filed at the local field office (HUD-Form 52574).

II. DISCUSSION

- A. Fiscal Year 2011-2012 represented the first year of full compliance with asset management as defined by HUD's Asset Management model which requires federal public housing to adopt a business model similar to multi-family housing, with project-based budgeting, project-based accounting and project-based management.
- B. Major expenditures such as capital expenditures are separately budgeted and funded by capital dollars from the State and HUD and are not paid for by the Developments through operations. The asset is depreciated and reflected in each associated Development's profit and loss once it is placed into service. Thus, the profitability of the Development is analyzed prior to depreciation expense as this is a non-cash non-controllable item.
- C. Attached for the Board's review and consideration are the proposed operating budgets by Development and HPHA Consolidated Budget with instructions.

- D. In order to prepare such a budget, certain assumptions have to be made at the beginning of the budget cycle and moving forward these assumptions are adjusted to meet a realistic goal. The following budget assumptions were used by all offices in the preparation of their budgets.
1. HUD's Public Housing Operating Subsidy was estimated to be in line with the latest ACC Allocation from HUD which showed an increase from 2012.
 2. Projects should include all vacant positions that will come on line in Fiscal 2013 in their budgets; this includes State projects also.
 3. Operating expenses reflect a 3% increase from 2012 expenditures except for utilities which reflect a 6.7% increase.
 4. Tenant rental revenues will be projected by taking into consideration prior year's occupancy rate, the economy and any renovations/construction that will increase or reduce the availability of rental units.
 5. Employee benefits are estimated at 42% of salaries and wages. It should be noted that currently in 2012 the rate is 39.76%. Also the privately managed Developments should reflect a lower rate between 30% to 33% of gross salaries and wages (based on their current contract agreements). Employee benefit rate for HPHA is issued at the State level by the Department of Budget and Finance.
 6. Insurance cost is estimated to increase by 3%. Insurance costs are negotiated by the State's Risk Management Office and allocated to State agencies based on their inventory of physical assets.
 7. The FMO Staff estimated management, accounting and asset management fees, based on HUD's recommended formula utilizing occupied units, average occupancy and HUD's supplied rates.
 8. Rates for per diem for interisland travel are \$20 for same day travel and \$90 per 24-hour day. Per diem rates are fixed in the collective bargaining agreements of the HGEA and UPW, and are not discretionary.

E. Timeline

1. Draft budgets have been received from all offices and have been through an initial review with the fiscal office.

2. The final budget will be submitted to the Board for adoption at the June 21st Board meeting.

III. RECOMMENDATION

That the Board of Directors Adopt Resolution No. 58 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2012 – 2013 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development

Prepared by: Clarence Allen, Fiscal Officer



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



David Gierlach, Chairperson

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 12/31/2012)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Hawaii Public Housing Authority PHA Code: H1001

PHA Fiscal Year Beginning: July 1, 2012 Board Resolution Number: 58

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: June 21, 2012
- Operating Budget submitted to HUD, if applicable, on: _____
- Operating Budget revision approved by Board resolution on: _____
- Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: David Gierlach	Signature: 	Date: JUN 21 2012
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RESOLUTION NO. 58

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION APPROVING THE HAWAII PUBLIC HOUSING AUTHORITY'S OPERATING BUDGET FOR FISCAL YEAR 2012 – 2013 AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT AND SUBMIT BUDGET CERTIFICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, all statutory and regulatory requirements have been met;

WHEREAS, the HPHA has sufficient operating reserves to meet the working capital needs of its developments;

WHEREAS, proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;

WHEREAS, the budget indicates a source of funds adequate to cover all proposed expenditures;

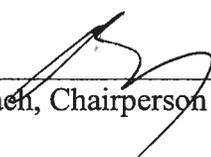
WHEREAS, the HPHA will comply with the wage rate requirement under 24 CFR 968.11(c) and (f);

WHEREAS, the HPHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i); and

WHEREAS, this Resolution is intended to apply to all Asset Management Projects (Developments) and Programs under the HPHA's jurisdiction.

NOW THEREFORE, BE IT RESOLVED, that the HPHA Board of Directors do hereby adopt this Resolution No. 58 approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2012 – 2013.

The UNDERSIGNED, hereby certifies that the forgoing resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on June 21, 2012, in Honolulu, Hawaii.



David Gierlach, Chairperson

FOR ACTION

MOTION: To Adopt Revisions to the HPHA's Policy on Collection of Vacated Tenant Accounts Receivable

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) currently writes off vacated accounts, with the approval of the Department of the Attorney General (AG), once the collection of the receivable is considered unlikely or impossible to collect. Writing off the bad debt allows the HPHA to remove the amount from the balance sheet.
- B. Current financial reports indicate that the HPHA is carrying over \$2.0M in uncollected vacated tenant accounts on its balance sheet. Some of these vacated accounts are as old as 10 years past due. Failure to write off these debts have negatively impacted the HPHA's Quick Ratio and Months Expandable Net Assets Ratio (as defined by HUD's Public Housing Assessment System). A summary breakdown of the vacated accounts receivable is attached.
- C. A review of the current policies indicate that HPHA does not have an established dollar threshold for the write off of vacated tenant accounts.

II. DISCUSSION

- A. Pursuant to Hawaii Revised Statutes (HRS), section 356D-32, *Delinquent Accounts*, HPHA has the discretion in collecting delinquent debts, and exempts HPHA from HRS section 40-82. HRS section 356D-32 does not require that HPHA hire a collection agency to collect past 90 day debts from former tenants, or exhaust all possible administrative collection efforts before requesting approval from the AGs to delete the delinquent accounts from its accounts receivables.
- B. In an effort to remove the vacated tenant accounts from the HPHA's balance sheet and to assist the AGs in determining that adequate efforts have been made to collect on delinquent accounts, the AGs have recommended the following revised procedures:

1. HPHA should establish a dollar threshold between debts to write off and collect by utilizing tax intercept and other tools versus those debts where HPHA wants a court judgment against the former tenant.
 2. HPHA must make an effort to find the last known address for the ex-tenant, by using an internet investigative people search service. The AGs have agreed to arrange for HPHA to become an "authorized user" under their account.
 3. Upon receipt of HPHA's request for a write off, and above documentation, the AGs Civil Recoveries Division (CRD) will decide whether to approve the request. At the same time, CRD will take action to collect on the debt by using tax-intercept, and other tools. For any judgments obtained after July 1, 2012, CRD will enforce a judgment by encumbering the former tenant's vehicle(s) registration and title under Act 67 (SB 2224).
- C. Review of the current uncollected vacated tenant accounts indicate that 98.87% of the accounts are over 90 days old. The AGs has recommended that the Board establish a threshold to write off debts.

III. RECOMMENDATION

That the Board of Directors Adopt Revisions to the HPHA's Policy on Collection of Vacated Tenant Accounts Receivable (TARs) as follows:

- A. Vacated TARs over \$1.00 and over 90 days old and accrued before July 1, 2012 will be written off. Once written off, efforts will still be made to collect the bad debt utilizing tax intercept and other tools (e.g., encumbrance of the former tenant's vehicle registration).
- B. Vacated TARs below \$20,000 and over 90 days old and accrued on or after July 1, 2012 will be written off. Once written off, efforts will still be made to collect the bad debt utilizing tax intercept and other tools (e.g., encumbrance of the former tenant's vehicle registration).

- C. Vacated TARs \$20,000 and over, HPHA will pursue a court judgment against the former tenant.

Prepared by: Stephanie L. Fo, Property Management Branch Chief SF

Attachment

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



David Gierlach
Chairperson

Amendments: page 2 recommendation A. second sentence change the word "will" to "may". Also add to the end of the sentence "subject to AG's approval"

Delinquent Vacant Accounts in Federal Public Housing Over 90 Days Old

AMP	Number of Tenants Over 90 Days Old (Cases)	Balance Over 90 Days Old
30	61	\$ 156,274.10
31	41	\$ 184,469.14
32	28	\$ 111,283.33
33	16	\$ 52,461.59
34	22	\$ 9,933.80
35	88	\$ 117,408.23
37	41	\$ 58,303.94
38	67	\$ 192,625.47
39	120	\$ 435,600.56
40	157	\$ 278,619.82
43	26	\$ 27,775.83
44	83	\$ 345,166.77
45	77	\$ 261,630.54
46	63	\$ 147,254.08
49	9	\$ 10,060.40
50	8	\$ 40,661.79
TOTAL	907	\$ 2,429,529.39

FOR ACTION

MOTION: (1) To Approve a Waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between HPHA and the U.S. Department of Housing and Urban Development (HUD) for Executive Director Hakim Ouansafi as related to:

- (a) AECOM Technical Services, Inc.;
- (b) AECOM Pacific, Inc.;
- (c) AECOM Design;
- (d) AECOM Energy & Power;
- (e) AECOM Environment;
- (f) AECOM Government Services, Inc.;
- (g) AECOM, Inc.;
- (h) AECOM Services, Inc.;
- (i) AECOM Technology Corporation;
- (j) AECOM Transportation;
- (k) AECOM USA, Inc.;
- (l) AECOM Water;
- (m) Davis Langdon, Inc. (collectively, the "AECOM Companies"); and
- (n) Any other entities owned by any of the AECOM Companies doing business in the State of Hawaii;

Provided the Executive Director Recuses Himself from the Procurement, Selection, Award, Monitoring, or Administration of any Contracts and Subcontracts ("Procurement and Contract Authority") Involving or Potentially Involving the AECOM Companies; and

(2) To Delegate Procurement and Contract Authority to Executive Assistant Barbara Arashiro, Acting Contracts and Procurement Officer Rick Sogawa, or to Other Appropriate HPHA Staff Regarding Any Matters Related to, Involving, or Possibly Involving the AECOM Companies.

I. FACTS

- A. Pursuant to the United States Code of Federal Regulations (C.F.R.), at 24 C.F.R. §85.36, recipients of federal grants, including the Hawaii Public Housing Authority (HPHA), are required to "maintain a written code of standards of conduct governing the performance of their employees engaged in the award and administration of contracts."

- B. The C.F.R. further states in pertinent part that “[n]o employee, officer or agent of the grantee or subgrantee shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.”
- C. The regulations define such a conflict in the following ways:
- i. The employee, officer or agent,
 - ii. Any member of his immediate family,
 - iii. His or her partner, or
 - iv. An organization which employs, or is about to employ, any of the above, has a financial or other interest in the firm selected for award.
- D. Section 19 of the HPHA’s Public Housing Consolidated Annual Contributions Contract (ACC) with HUD provides in pertinent part:
- (A)(1) In addition to any other applicable conflict of interest requirements, neither the [HP]HA nor any of its contractors or their subcontractors may enter into any contract, subcontract, or arrangement in connection with a project under this ACC in which any of the following classes of people has an interest, direct or indirect, during his or her tenure or for one year thereafter:
- (ii) Any employee of the [HP]HA who formulates policy or who influences decisions with respect to the project(s), or any member of the employee’s immediate family, or the employee’s partner.
- E. According to Administrative Memorandum No. 1: “Hawaii Public Housing Authority Standards of Conduct” (April 15, 2010):
- HPHA employees . . . should avoid conflicts between their duties to HPHA and their own personal interests. Where the potential for conflict exists, HPHA employees . . . shall identify such situation(s), disclose the potential conflict to the appropriate person(s), and take whatever steps may be warranted by the situation, up to and including recusing themselves from decision-making or action pertaining to the situation.”
- F. The Standards of Conduct further states that the “Board of Directors will be required to act on any disclosures received, with written justification being required for any waivers.”

- G. The HPHA's Statement of Procurement Policy states in pertinent part:

No employee, officer, Board member, or agent of the HPHA shall participate directly or indirectly in the selection, award, or administration of any contract if a conflict of interest, either real or apparent, would be involved. This type of conflict would be when one of the persons listed below was a financial or any type of interest in a firm competing for the award:

2. His/her relative (including father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, or half sister)

II. DISCUSSION

- A. A member of the Executive Director's immediate family, namely his wife, is currently employed by AECOM, a Delaware corporation that provides engineering and architectural services, authorized to conduct business in Hawaii.
- B. HPHA has retained the services of AECOM for the past several years, and currently has a contractual relationship with AECOM.
- C. Further, HPHA has contracted with certain Contractors, who in turn, subcontracted with AECOM Technical Services, Inc.
- D. The Executive Director was not involved in the solicitation, procurement, or award of the current contract or prior contracts with AECOM in any way.
- E. The Executive Assistant signed and executed the recent contract between AECOM and HPHA, and it is being administered by the HPHA Construction Management Branch.
- F. The Executive Director has delegated any responsibilities and oversight regarding this contract to the Executive Assistant and disqualified himself from handling any matters involving HPHA and AECOM.
- G. Pursuant to the above-referenced provision of the Standards of Conduct, the Executive Director has identified this situation as a conflict between his duties to HPHA and his own personal interests situation, disclosed the potential conflict to the Board of Directors, and recused himself from decision-making or action pertaining to the situation

III. RECOMMENDATION

That the HPHA Board of Directors **(1)** Approve a waiver of the Conflict of Interest Provision of Section 19(A)(1) of the Annual Contributions Contract (ACC) Between HPHA and the U.S. Department of Housing and Urban Development (HUD) for Executive Director Hakim Ouansafi as related to any of the AECOM Companies doing business in the State of Hawaii; and **(2)** Delegate Procurement and Contract Authority to Executive Assistant Barbara Arashiro, Acting Contracts and Procurement Officer Rick Sogawa, or to other appropriate HPHA staff regarding any matters related to, involving, or possibly involving the AECOM Companies.

Prepared by: Nicholas Birck, Chief Planner 

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



David Gierlach, Chairperson

Amendments: motion item (1) last paragraph remove "or Potentially Involving"
item (2) remove "Related to, Involving, or Possibly"

**Executive Director's Board Status Report
May 2012/June 2012**

I. Accomplishments for the Month of May 2012

Major Programs

A. Public Housing

- 30 complaints received in May 2012; 14 resolved and 16 pending.
- 7 correspondence processed/written complaints received and responded to.
- On May 30, 2012, Hawaii Correctional Industries inmates and AMP 33 maintenance staff executed mass clean up at Kaahumanu Homes. Discarded unwanted items, unauthorized items, and bulky items that littered property.
- Scheduled grounds clean up with Hawaii Correctional Industries for Kalakaua, Kamehameha Homes and Puuwai Momi.
- Approval for police officer at Puahala Homes was granted.
- All PMMSB staff attended Fair Housing Training on May 3rd and 4th.
- AMP 32 (Mayor Wright Homes) and AMP 33 (Kamehameha Homes):
 - Toured property with the Governor, his staff and HPHA staff on May 4, 2012.
 - Completed resident picture IDs and surveys on June 5, 2012.
 - Maintenance staff completed ten vacant units working overtime on June 3, 2012.
 - Follow up residents meeting with Carol Russo of the Department of Justice and the Honolulu Police Department on May 30 and 31, 2012.
- AMP 34 (Kalakaua):
 - Attended City and County of Honolulu's Transit Oriented Development Task Force on May 23, 2012.
 - Three tenants were placed in newly renovated ADA units B102, F102 and G101.
 - Windward Mediation Center mutual evaluators met with staff at a meeting and individually.
 - Keiki Crew, Kalakaua Homes Low Rise parents and children volunteered to clean grounds monthly and enjoy a movie and

refreshments. Hui Malama Volunteer Security Patrol (4) groups completed weekly patrols and attended security walk with Honolulu Police Department and Weed and Seed. Contacts with probation officer, case managers, social workers, families and Honolulu Police Department.

- Community Service. Management sponsors semi-monthly activity for volunteers.
- AMP 35 (Kalaniihuia):
 - Continuing as scheduled with pre-annual unit inspections (AUI) pest control checks, AUIs, and preventive maintenance during AUI plan. Completed Punchbowl Homes and Spencer House, now at the last site, Pumehana and scheduled to finish AUIs on July 5, 2012.
 - Continuing to resolve procurement-related issues and working with maintenance staff to improve materials inventory tracking.
 - Continuing to improve workorder processing and working with clerical staff, maintenance staff, and especially maintenance supervisors.
 - Provided technical support to the Punchbowl Homes resident association (RA) nominations and elections committee for special election to fill 4 vacancies. Only remaining officer from previous RA Board, Treasurer Dorothy Wheeler, term ends June 24, 2012. Voting conducted on May 25, 2012 with a very good turnout of residents. The final outcome of the special election:
 - President: Edith Eichers
 - Vice-President: Duck Kim
 - Secretary: Kavita Raman
 - Sgt. At Arms: Wendell Alvares
 - General meeting to be held in June for membership to decide on term extensions. Term extensions will definitely help promote stability of the RA, but it is up to the residents.
- AMP 39 (Maui):
 - Makani Kai Hale has a new resident association up and running.
 - Department of Health took soil samples in the back of Building 203A North Market Street to test for soil contamination due to a 1927 map that indicated that area as a mixing station for pesticides. Test results are due back in 4-6 weeks. Department of Health continues to investigate. No test results announced. As of ending of May, HPHA has not received test results from Department of Health.
- AMP 44 (Leeward):
 - Three Writ of Possession requests were made for tenants failing to abide by conditions placed on them by the Oahu Eviction Board.

- AMP 46 (North Hawaii):
 - Hale Hauoli is at 100% occupancy. Grand re-opening gathering for all occupants held on May 2, 2012.

B. Section 8 Subsidy Programs

- Annual recertifications are on time. There are very few errors on PIC submissions.
- 27 port ins absorbed of the 50 approved for absorbing.
- 500 cases reviewed and corrected from the pulled WL from 2011.
- 160 WL contact letters sent.
- 89 families showed up for Saturday meetings.
- 89 families are in process.
- 14 vouchers issued, 10 vouchers to be issued on 6/15/12.
- 173 Active VASH, 37 hunters.
- 175 vouchers changed from Mainstream I and II to non-elderly and disabled (NED) vouchers. All transmitted to PIC and accepted.

C. Construction Management Branch

Large Capacity Cesspools

- 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 executed by Contractor and HPHA. Pre-construction meeting was held on site on May 24, 2012, at which time, Willocks provided us with a construction schedule that will connect Kealakehe by July 1st and Hale Hau'oli by July 15th.

Administrative Services

A. Compliance Office

- Resolved approximately 26 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act as follows:
 - 7 for transfers to ADA accessible or ground floor units.
 - 6 for transfers for other reasons.
 - 5 for installation and use of air conditioner.
 - 6 for service or comfort animals.
 - 1 increase in utility allowance for other medical device.
 - 1 for shower grab bars.

B. Planning and Evaluation Office (PEO)

- HAR revision process on additional admin. rules, e.g. 17-2028 and 15-186
- Attend Capital Planning meetings
- Attend OED staff meetings
- Coordinate with ATG re: legislative session, KPT, ACOP, Admin. Rules, and Declarations of Trust
- Working with OED post-session
- Developing Comments and Recommendations to GOV for bills that passed Legislature
- Providing support to OED re: upcoming Board meeting
- Writing rent insert

Legislative

- Participated in standing working meetings with Sen. Chun Oakland
- Session adjourned sine die May 3, 2012
- Worked with OED to develop and present Comments and Recommendations to the Governor on passed measures.
- Coordinated responses to follow-up requests for information
- Attended Legislative Coordinators meeting convened by GOV Policy
- Worked with PERS, OED, and PMMSB on newly created positions

C. Fiscal Management Office

For Fiscal Management Office Activities, see Financial reports.

D. Contracts and Procurement

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

E. Information Technology Office

- Created a new hard drive image, with all required network settings, for the new model of laptop that will be deployed within Central Office. These laptops will enable staff to work more efficiently while away from the office, and working out in the field.
- Successfully migrated AutoCAD licensing onto an alternate server to allow simultaneous multiple users in the Construction Management Branch to view documents, after the previous server failed.

- Coordinated with Emphasys consultants to further the onsite implementation of the Elite core financial modules. The Fiscal Management Office started going live on the Elite financial modules in mid-May. This Windows based upgrade replaces the older DOS accounting software.
- Met with Xerox representatives on May 23 to explore possible document management solutions.
- Compiled customized reports, including one for COFA stats.

F. Hearings Office

For Hearings Office Activities in May 2012 see Program Reports.

G. Personnel

Summary of HPHA Staffing Turnover for FY 2012

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

Filled positions:	259
Vacant positions:	90
89 day hires:	9
Total FTEs:	349
New Hires:	4
Resigned/Retired:	2

II. Planned Activities for June/July 2012

- A. Over the next month, the HPHA will continue to address 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.
- B. Security improvements at Mayor Wright Homes are continuing and will remain a priority for the HPHA.

**PMMSB Status Report
June 2012**

Accomplishments:

- 30 complaints received in May 2012; 14 resolved and 16 pending.
- 7 correspondence processed/written complaints received and responded to.
- On May 30, 2012, Hawaii Correctional Industries inmates and AMP 33 maintenance staff executed mass clean up at Kaahumanu Homes. Discarded unwanted items, unauthorized items, and bulky items that littered property.
- Scheduled grounds clean up with Hawaii Correctional Industries for Kalakaua, Kamehameha Homes and Puuwai Momi.
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- Three tenants were placed in newly renovated ADA units B102, F102 and G101.
- Windward Mediation Center mutual evaluators met with staff at a meeting and individually.
- Keiki Crew, Kalakaua Homes Low Rise parents and children volunteered to clean grounds monthly and enjoy a movie and refreshments. Hui Malama Volunteer Security Patrol (4) groups completed weekly patrols and attended security walk with Honolulu Police Department and Weed and Seed. Contacts with probation officer, case managers, social workers, families and Honolulu Police Department.
- Community Service. Management sponsors semi-monthly activity for volunteers.

AMP 35 (Kalanihuia):

- Continuing as scheduled with pre-annual unit inspections (AUI) pest control checks, AUIs, and preventive maintenance during AUI plan. Completed Punchbowl Homes and Spencer House, now at the last site, Pumehana and scheduled to finish AUIs on July 5, 2012.
- Continuing to resolve procurement-related issues and working with maintenance staff to improve materials inventory tracking.
- Continuing to improve workorder processing and working with clerical staff, maintenance staff, and especially maintenance supervisors.
- Provided technical support to the Punchbowl Homes resident association (RA) nominations and elections committee for special election to fill 4 vacancies. Only remaining officer from previous RA Board, Treasurer Dorothy Wheeler, term

ends June 24, 2012. Voting conducted on May 25, 2012 with a very good turnout of residents. The final outcome of the special election:

President: Edith Eichers

Vice-President: Duck Kim

Secretary: Kavita Raman

Sgt. At Arms: Wendell Alvares

General meeting to be held in June for membership to decide on term extensions. Term extensions will definitely help promote stability of the RA, but it is up to the residents.

AMP 39 (Maui):

- Makani Kai Hale has a new resident association up and running.
- Department of Health took soil samples in the back of Building 203A North Market Street to test for soil contamination due to a 1927 map that indicated that area as a mixing station for pesticides. Test results are due back in 4-6 weeks. Department of Health continues to investigate. No test results announced. As of ending of May, HPHA has not received test results from Department of Health.

AMP 44 (Leeward):

- Three Writ of Possession requests were made for tenants failing to abide by conditions placed on them by the Oahu Eviction Board.

AMP 46 (North Hawaii):

- Hale Hauoli is at 100% occupancy. Grand re-opening gathering for all occupants held on May 2, 2012.

Planned Activities for the next month:

- Reviewing security contract at Kaahumanu Homes and Kamehameha Homes.
- Reviewing tenant files for Kaahumanu Homes.
- Reviewing and scheduling weekly and monthly schedule for maintenance staff.
- Scheduling Hawaii Correctional Industries for Kauai projects.
- Working on police agreement for Kaahumanu Homes.
- Planning resident meeting with Puahala and Kaahumanu Homes.

AMP 32 (Mayor Wright Homes) and AMP 33 (Kamehameha Homes):

- Residents citizen patrol training with Honolulu Police Department on June 13, 2012.

AMP 34 (Kalakaua Homes):

- Completed fiscal year end fixed assets and unit inventories, closed out work orders, recertifications and administrative fiscal year end reports.

AMP 39 (Maui):

- Working with volunteers to do some landscaping work at Piilani Homes week of June 12, 2012.

- Repair/replacement of security lights in parking lot for Kahale Mua was awarded to Keola Young's company for \$4,644.97 to be completed in June 2012. Repair work is scheduled to be completed week of June 5, 2012.
- Piilani Homes tenants experiencing problems with Oceanic Cable Vision services. The original cables set within the attic of the units are deteriorating and need to be replaced. Researching possible relocation avenues, i.e. within the closet area. Oceanic Cable Vision will be replacing cable wires in 3 buildings to accommodate tenants with digital television. Work to be completed week of June 5, 2012.
- Teshima Electric was contacted to trouble shoot the security lights at Piilani Homes (elderly complex) parking lot in Lahaina. Poles have rusted so unable to lower to locate electrical short and as a result, the parking lot is dark and the homeless are dumpster diving at night and hanging around the parking lot.

AMP 44 (Leeward):

- Management continues to prepare two eviction packets per week for various rental agreement violations.

AMP 49 (Wahiawa):

- Construction to repair and replace roofs at Wahiawa Terrace. Contractors are working on Buildings 5 and 6.

Trends:

AMP 39 (Maui):

- Kahekili Terrace tenants are inquiring about activating the resident association and working with Maui Police Department to restart the resident patrol walks. Met with Officer Karen Wong of Maui Police Department, organizing resident patrol walks.

AMP 46 (North Hawaii):

- Too many negative rents. Minimum rent should be implemented.

AMP 50 (Palolo):

- Residents are concerned about relocation and return rights for upcoming modernization.

MU 42 (state projects):

- Problems with heat pumps and hot water heater heat pumps have been tripping off frequently. Notified vendors to have it checked and repaired.

Risks:

AMP 32 (Mayor Wright Homes) and AMP 33 (Kamehameha Homes):

- Shower tiles, bathroom walls leaking from pipes and kitchen cabinets.

AMP 34 (Kalakaua Homes):

- Failure to timely complete vacant unit turnaround, annual re-certifications, etc. Operational duties continue to plague AMP due to vacant positions which affect revenue and HUD subsidy.

AMP 35 (Kalanihua):

- Mental health issues – continuing to address follow up with residents who are in obvious need of mental health services.

AMP 39 (Maui):

- Piilani Homes fence bordering on Honoapiilani Highway has tree branches entwined in the fencing that has to be cut out in order to install green fabric to prevent dust/car fumes from entering residents' units. HPHA maintenance will address issue in June.
- Makani Kai Hale, Piilani Homes and David Malo Circle all have overgrown trees that need trimming. Requesting proposal for trimming tree limbs presenting potential problems with overhead wires and blocking security lighting. Continuing to obtain proposals for tree trimming.

AMP 40 (Kuhio Park Terrace):

- Roads to Linapuni and Ahonui Streets need to be repaved. Concerned new pot holes are getting larger and causing damage to vehicles. Form A submitted several months ago to have road repaved.

AMP 50 (Palolo):

- Plumbing issues continue to be a concern.

Planned Activities for the next 3 to 6 months:

- Create a pest control manual.
- Create a community newsletter.
- PMMSB staff will prepare a Preventive Maintenance (PM) Power Point to assist AMPs with implementing a PM plan. Staff is developing a list of systems needing routine maintenance, and reviewing common maintenance issues to include in the plan.
- Emergency call out procedures will be updated to ensure that after hour emergencies are handled properly.
- After hours maintenance protocol.
- Service animal guidelines will be created and implemented within 3 months.
- Resident Survey – Instrument is ready, planning needed to determine implementation, scoring and addressing findings. Mystery Shopper Program –

PMMSB will solicit resident feedback on services or requests submitted to AMP management. Instrument is ready. Planning needed on how to implement, score and address findings.

- Update of the Lease Agreement & house rules are complete. Need approval.
- Property Management Manual.

FEDERAL PUBLIC HOUSING

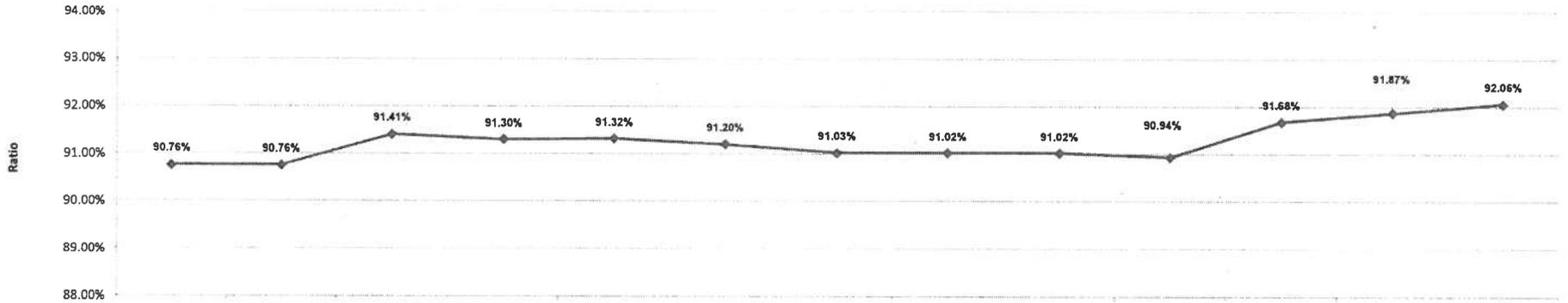
Occupancy from May 2011 to May 2012

	May-11			Jun-11			Jul-11			Aug-11			Sep-11			Oct-11		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio									
Hawaii	621	529	85.19%	621	529	85.19%	621	524	84.38%	621	526	84.70%	621.00	530.00	85.35%	623	533	85.55%
Kauai	319	285	89.34%	319	285	89.34%	319	281	88.09%	319	278	87.15%	319.00	276.00	86.52%	319	275	86.21%
Maui	196	136	69.39%	196	136	69.39%	196	147	75.00%	196	151	77.04%	196.00	149.00	76.02%	196	147	75.00%
Oahu	4,123	3,823	92.72%	4,123	3,823	92.72%	3,554	3,335	93.84%	3,554	3,327	93.61%	3,554.00	3,328.00	93.64%	3,554	3,324	93.53%
Total	5,259	4,773	90.76%	5,259	4,773	90.76%	4,690	4,287	91.41%	4,690	4,282	91.30%	4,690.00	4,283.00	91.32%	4,692	4,279	91.20%

Cumulative (12 Months)		
05/11 - 05/12		
Units		62,109
Tenants		56,675
Ratio		91.25%

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12			May-12		
	Total Units	Occ Units	Ratio																		
Hawaii	623	532	85.39%	621	533	85.83%	621	533	85.83%	621	533	85.83%	621	533	85.83%	621	536	86.31%	621	541	87.12%
Kauai	319	274	85.89%	319	274	85.89%	319	274	85.89%	319	273	85.58%	319	272	85.27%	318	277	87.11%	318	274	86.16%
Maui	196	146	74.49%	196	147	75.00%	196	147	75.00%	196	150	76.53%	196	152	77.55%	196	156	79.59%	196	158	80.61%
Oahu	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%	3,553	3,338	93.95%	3,553	3,343	94.09%
Total	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%	4,688	4,307	91.87%	4,688	4,316	92.06%

Occupancy Rate



STATE PUBLIC HOUSING

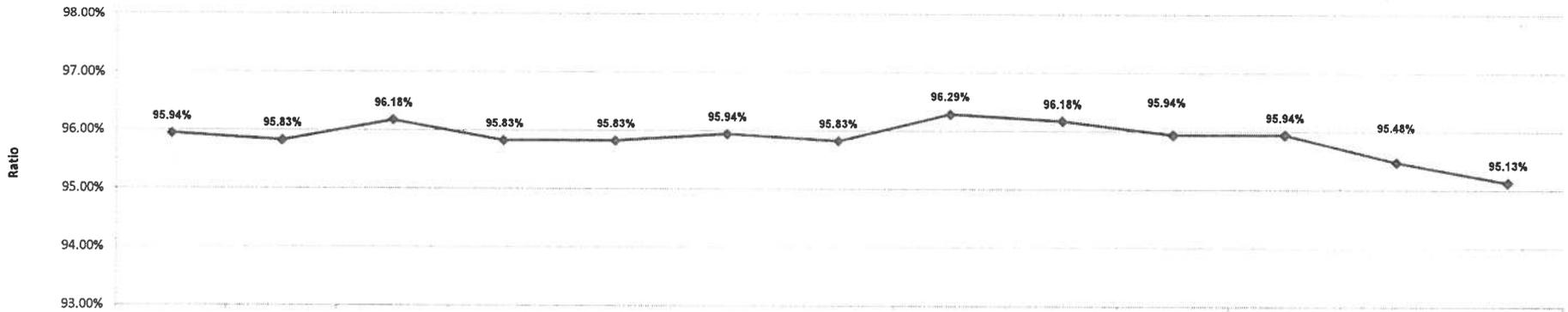
Occupancy from May 2011 to May 2012

	May-11			Jun-11			Jul-11			Aug-11			Sep-11			Oct-11		
	Total Units	Occ Units	Ratio															
Hawaii	56	44	78.57%	56	45	80.36%	56	46	82.14%	56	45	80.36%	56	47	83.93%	56	47	83.93%
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	23	88.46%	26	23	88.46%
Maui	32	26	81.25%	32	25	78.13%	32	26	81.25%	32	24	75.00%	32	24	75.00%	32	23	71.88%
Oahu	749	734	98.00%	749	733	97.86%	749	734	98.00%	749	734	98.00%	749	733	97.86%	749	735	98.13%
Total	863	828	95.94%	863	827	95.83%	863	830	96.18%	863	827	95.83%	863	827	95.83%	863	828	95.94%

Cumulative (12 Months)	
05/11 - 05/12	
Units	11,219
Tenants	10,756
Ratio	95.87%

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12			May-12		
	Total Units	Occ Units	Ratio																		
Hawaii	56	47	83.93%	56	49	87.50%	56	49	87.50%	56	48	85.71%	56	46	82.14%	56	42	75.00%	56	43	76.79%
Kauai	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	24	92.31%	26	24	92.31%
Maui	32	24	75.00%	32	25	78.13%	32	24	75.00%	32	27	84.38%	32	26	81.25%	32	28	87.50%	32	29	90.63%
Oahu	749	733	97.86%	749	734	98.00%	749	734	98.00%	749	730	97.46%	749	733	97.86%	749	730	97.46%	749	725	96.80%
Total	863	827	95.83%	863	831	96.29%	863	830	96.18%	863	828	95.94%	863	828	95.94%	863	824	95.48%	863	821	95.13%

Occupancy Rate



FEDERAL PUBLIC HOUSING

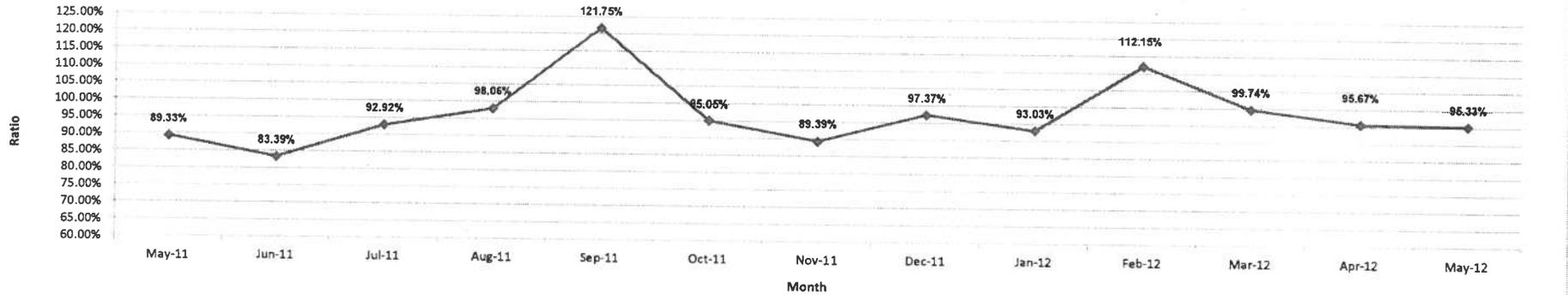
Rent Collection from May 2011 to May 2012

	May-11			Jun-11			Jul-11			Aug-11			Sep-11			Oct-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio									
Hawaii	\$ 117,326.00	\$ 111,523.98	95.05%	\$ 115,734.00	\$ 111,964.58	96.74%	\$ 113,713.50	\$ 111,319.98	97.90%	\$ 115,666.00	\$ 121,351.38	104.92%	\$ 84,374.00	\$ 115,921.69	137.39%	\$ 115,276.00	\$ 115,980.86	100.61%
Kauai	\$ 80,434.00	\$ 69,028.50	85.82%	\$ 79,977.00	\$ 69,040.63	86.33%	\$ 79,108.00	\$ 63,237.00	79.94%	\$ 77,537.00	\$ 71,685.17	92.45%	\$ 59,469.00	\$ 69,959.18	117.64%	\$ 76,718.00	\$ 78,481.84	102.30%
Maui	\$ 41,843.00	\$ 41,402.45	98.95%	\$ 41,642.00	\$ 40,666.84	97.66%	\$ 42,037.00	\$ 43,722.93	104.01%	\$ 44,681.00	\$ 48,814.87	109.25%	\$ 34,889.00	\$ 46,767.70	134.05%	\$ 47,144.00	\$ 44,929.36	95.30%
Oahu	\$ 1,090,577.98	\$ 966,307.46	88.61%	\$ 1,087,013.66	\$ 882,733.02	81.21%	\$ 908,990.06	\$ 844,614.03	92.92%	\$ 906,855.05	\$ 880,691.57	97.11%	\$ 732,192.65	\$ 876,381.22	119.69%	\$ 990,126.01	\$ 844,396.33	93.70%
Total	\$ 1,330,180.98	\$ 1,188,262.39	89.33%	\$ 1,324,366.66	\$ 1,104,405.07	83.39%	\$ 1,143,848.56	\$ 1,062,893.94	92.92%	\$ 1,144,739.05	\$ 1,122,542.99	98.06%	\$ 910,924.65	\$ 1,109,029.79	121.75%	\$ 1,140,264.01	\$ 1,083,788.39	95.05%

Cumulative (12 Months)	
05/11 - 05/12	
Charges	\$ 15,007,618.70
Collections	\$ 14,484,196.46
Total	\$ (523,422.24)
Ratio	96.51%

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12			May-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio									
Hawaii	\$ 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%	\$ 112,335.00	\$ 109,297.72	97.30%	\$ 110,139.00	\$ 105,928.84	96.18%
Kauai	\$ 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	\$ 81,552.35	109.67%	\$ 75,405.02	\$ 77,085.39	102.23%	\$ 76,265.02	\$ 72,320.18	94.83%
Maui	\$ 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%	\$ 43,493.00	\$ 39,093.69	89.89%	\$ 44,587.00	\$ 37,367.85	83.81%
Oahu	\$ 901,126.01	\$ 802,654.28	89.07%	\$ 895,633.23	\$ 869,941.27	97.13%	\$ 895,613.84	\$ 825,897.28	92.22%	\$ 896,482.79	\$ 996,986.76	110.96%	\$ 918,878.90	\$ 910,771.32	99.12%	\$ 933,096.95	\$ 888,433.44	95.21%	\$ 936,627.70	\$ 897,513.54	95.82%
Total	\$ 1,140,264.01	\$ 1,019,275.64	89.39%	\$ 1,132,618.23	\$ 1,102,832.02	97.37%	\$ 1,128,534.34	\$ 1,049,846.23	93.03%	\$ 1,130,639.79	\$ 1,267,983.88	112.15%	\$ 1,149,289.73	\$ 1,146,296.47	99.74%	\$ 1,164,329.97	\$ 1,113,910.24	95.67%	\$ 1,167,618.72	\$ 1,113,130.41	95.33%

Rent Collection Rate



STATE PUBLIC HOUSING

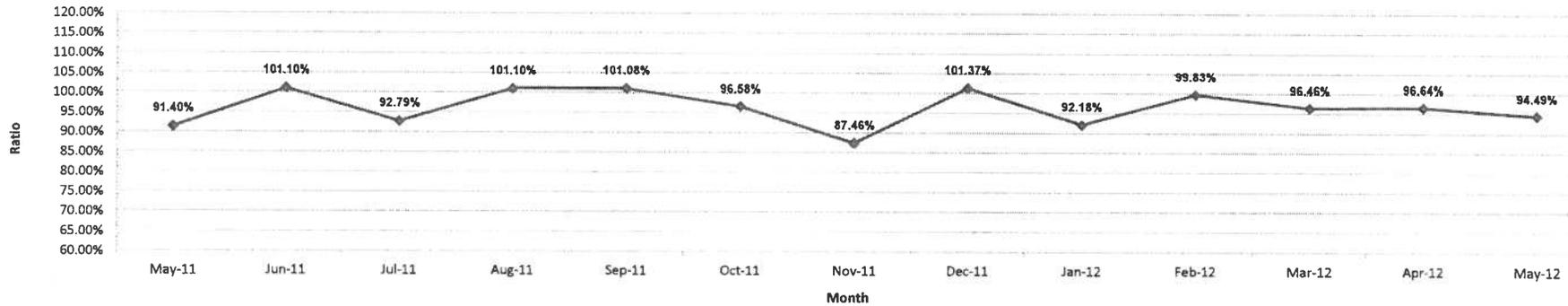
Rent Collection from May 2011 to May 2012

	May-11			Jun-11			Jul-11			Aug-11			Sep-11			Oct-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 13,190.00	\$ 11,357.00	86.10%	\$ 13,820.00	\$ 11,564.00	83.68%	\$ 14,198.00	\$ 11,011.00	77.55%	\$ 14,673.00	\$ 13,607.60	92.74%	\$ 12,542.20	\$ 11,476.80	91.51%	\$ 14,366.00	\$ 10,717.00	74.60%
Kauai	\$ 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%	\$ 3,899.00	\$ 3,093.00	79.33%	\$ 5,336.00	\$ 4,690.00	87.89%
Maui	\$ 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%	\$ 5,995.00	\$ 6,340.00	105.75%	\$ 4,825.00	\$ 3,322.00	68.85%
Oahu	\$ 227,111.00	\$ 208,478.54	91.80%	\$ 228,510.00	\$ 235,913.89	103.24%	\$ 228,461.00	\$ 213,201.40	93.32%	\$ 228,214.00	\$ 232,531.34	101.89%	\$ 236,648.68	\$ 241,166.02	101.82%	\$ 228,648.00	\$ 225,787.56	98.75%
Total	\$ 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%	\$ 258,284.88	\$ 262,075.82	101.08%	\$ 253,175.00	\$ 244,516.56	96.58%

Cumulative (12 Months)	
05/11 - 05/12	
Charges	\$ 3,296,933.88
Collections	\$ 3,176,773.41
Total	\$ (120,160.47)
Ratio	96.36%

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12			May-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 15,823.00	\$ 14,366.00	90.79%	\$ 14,147.00	\$ 11,955.00	84.51%
Kauai	\$ 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%	\$ 5,086.00	\$ 3,850.00	75.70%	\$ 5,182.00	\$ 3,926.00	75.76%
Maui	\$ 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%	\$ 5,632.00	\$ 5,373.00	95.40%	\$ 5,748.00	\$ 5,367.00	93.37%
Oahu	\$ 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%	\$ 226,343.00	\$ 220,786.72	97.55%	\$ 226,638.00	\$ 216,596.73	95.57%
Total	\$ 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%	\$ 252,684.00	\$ 244,375.72	96.64%	\$ 251,715.00	\$ 237,844.73	94.49%

Rent Collection Rate



**Federal LIPH
HPHA Project Overview Report
May 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	338	20	93.37%	1	0	4
31P-KVH	373	331	37	88.74%	2	0	5
32P-MWH	363	343	13	94.49%	8	1	7
33P-Kam/Kaamanu	371	364	5	98.11%	2	2	2
34P-Kalakaua	581	556	24	95.70%	8	2	1
35P-Kalanihiua	587	580	5	98.81%	1	0	2
37P-Hilo	320	249	70	77.81%	8	3	1
38P-Kauai	318	274	38	86.16%	0	0	6
39P-Maui	196	158	38	80.61%	4	0	0
40P-KPT	170	161	9	94.71%	1	0	0
43P-Kona	200	197	3	98.50%	4	1	0
44P-Leeward Oahu	258	226	27	87.60%	1	0	5
45P-Windward Oahu	225	220	5	97.78%	2	0	0
46P-Kamuela	101	95	6	94.06%	3	2	0
49P-Central Oahu	149	117	29	78.52%	1	0	3
50P-Palolo	114	107	5	93.86%	0	0	2
Total	4,688	4,316	334	92.06%	46	11	38

AMP	Count of Families	Non Vacated Delinquencies**			Collection Rate		
		30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	66	42,833.01	28	49,168.14	\$ 124,929.00	\$ 109,262.62	87.46%
31P-KVH	52	26,789.60	20	46,776.63	\$ 88,023.00	\$ 79,766.34	90.62%
32P-MWH	52	27,997.88	23	19,016.73	\$ 109,477.19	\$ 98,627.59	90.09%
33P-Kam/Kaamanu	57	27,581.57	29	38,369.61	\$ 98,804.65	\$ 90,743.67	91.84%
34P-Kalakaua	27	9,427.33	9	13,471.78	\$ 128,877.84	\$ 133,037.84	103.23%
35P-Kalanihiua	23	8,202.06	6	5,782.35	\$ 147,700.02	\$ 143,408.65	97.09%
37P-Hilo	20	4,442.00	3	803.00	\$ 59,397.00	\$ 58,052.83	97.74%
38P-Kauai	53	22,293.43	23	71,456.25	\$ 76,265.02	\$ 72,320.18	94.83%
39P-Maui	29	10,847.12	22	7,856.93	\$ 44,587.00	\$ 37,367.85	83.81%
40P-KPT	26	11,515.36	42	28,952.82	\$ 66,665.00	\$ 66,407.96	99.61%
43P-Kona	16	4,269.00	3	381.33	\$ 33,398.00	\$ 32,906.01	98.53%
44P-Leeward Oahu	50	21,813.19	45	76,832.69	\$ 50,313.00	\$ 49,926.40	99.23%
45P-Windward Oahu	30	10,696.91	15	10,403.02	\$ 64,442.00	\$ 64,639.12	100.31%
46P-Kamuela	14	7,498.00	19	10,779.67	\$ 17,344.00	\$ 14,970.00	86.31%
49P-Central Oahu	13	5,982.00	7	12,384.22	\$ 33,480.00	\$ 37,069.59	110.72%
50P-Palolo	5	1,727.00	1	5,721.00	\$ 23,916.00	\$ 24,623.76	102.96%
Total	533	\$ 243,915.46	295	\$ 398,156.17	\$ 1,167,618.72	\$ 1,113,130.41	95.33%

* 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 LIPH
HPHA Island Overview Report
May 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	541	79	87.12%	15	6	1	Average Income	36	0.33%	6.46	3.12
Kauai	318	274	38	86.16%	0	0	6	Low Income (80%)	152	1.40%	2.85	1.95
Maui	196	158	38	80.61%	4	0	0	Very Low Inc. (50%)	959	8.81%	2.84	1.91
Oahu	3,553	3,343	179	94.09%	27	5	31	Extremely Low Inc. (30%)	9,743	89.47%	2.57	1.77
Total	4,688	4,316	334	92.06%	46	11	38		10,890	100.00%	2.60	1.79

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	50	\$ 16,209.00	25	\$ 11,964.00	\$ 110,139.00	\$ 105,928.84	96.18%
Kauai	53	\$ 22,293.43	23	\$ 71,456.25	\$ 76,265.02	\$ 72,320.18	94.83%
Maui	29	\$ 10,847.12	22	\$ 7,856.93	\$ 44,587.00	\$ 37,367.85	83.81%
Oahu	401	\$ 194,565.91	225	\$ 306,878.99	\$ 936,627.70	\$ 897,513.54	95.82%
Total	533	\$ 243,915.46	295	\$ 398,156.17	\$ 1,167,618.72	\$ 1,113,130.41	95.33%

* 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).

**State LIPH
HPHA Project Overview Report
May 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	1	93.48%	0	0	2
2202-Puahala Homes	128	118	8	92.19%	0	0	2
2204-Kawailehua	26	24	2	92.31%	0	0	0
2205-Kahale Mua	32	29	3	90.63%	1	0	0
2206-Lokahi	30	20	10	66.67%	0	0	0
2207-Ke Kumu Elua	26	23	2	88.46%	1	0	1
2401-Hale Po'ai	206	204	2	99.03%	1	0	0
2402-La'iola	108	100	8	92.59%	3	0	0
2403-Kamalu-Ho'olulu	220	220	0	100.00%	2	1	0
2404-Halia Hale	41	40	0	97.56%	2	2	1
Total	863	821	36	95.13%	10	3	6

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	5	\$ 2,829.47	13	\$ 83,244.11	\$ 17,210.00	\$ 16,373.00	95.14%
2202-Puahala Homes	24	\$ 14,445.00	26	\$ 116,786.26	\$ 45,866.00	\$ 39,216.73	85.50%
2204-Kawailehua	5	\$ 2,483.00	5	\$ 16,563.46	\$ 5,182.00	\$ 3,926.00	75.76%
2205-Kahale Mua	4	\$ 838.00	17	\$ 16,148.53	\$ 5,748.00	\$ 5,367.00	93.37%
2206-Lokahi	3	\$ 455.00	1	\$ 478.00	\$ 7,671.00	\$ 7,002.00	91.28%
2207-Ke Kumu Elua	8	\$ 4,258.00	10	\$ 3,603.67	\$ 6,476.00	\$ 4,953.00	76.48%
2401-Hale Po'ai	1	\$ 698.00	2	\$ 1,630.00	\$ 56,954.00	\$ 56,242.00	98.75%
2402-La'iola	0	\$ -	7	\$ 1,986.52	\$ 33,721.00	\$ 32,075.00	95.12%
2403-Kamalu-Ho'olulu	1	\$ 265.00	1	\$ 4.40	\$ 62,771.00	\$ 62,906.00	100.22%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,116.00	\$ 9,784.00	96.72%
Total	51	\$ 26,271.47	82	\$ 240,444.95	\$ 251,715.00	\$ 237,844.73	94.49%

* Occupancy also counts Scheduled for Modernization Units.

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

**State LIPH
HPHA Island Overview Report
May 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	43	12	76.79%	1	0	1	Average Income	26	0.33%	7.44	3.48
Kauai	26	24	2	92.31%	0	0	0	Low Income (80%)	78	0.98%	2.53	1.81
Maui	32	29	3	90.63%	1	0	0	Very Low Inc. (50%)	637	7.99%	2.85	1.90
Oahu	749	725	19	96.80%	8	3	5	Extremely Low Inc. (30%)	7,231	90.70%	2.43	1.67
Total	863	821	36	95.13%	10	3	6		7,972	100.00%	2.48	1.69

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	11	\$ 4,713.00	11	\$ 4,081.67	\$ 14,147.00	\$ 11,955.00	84.51%
Kauai	5	\$ 2,483.00	5	\$ 16,563.46	\$ 5,182.00	\$ 3,926.00	75.76%
Maui	4	\$ 838.00	17	\$ 16,148.53	\$ 5,748.00	\$ 5,367.00	93.37%
Oahu	32	\$ 18,264.47	49	\$ 203,651.29	\$ 226,638.00	\$ 216,596.73	95.57%
Total	52	\$ 26,298.47	82	\$ 240,444.95	\$ 251,715.00	\$ 237,844.73	94.49%

* Occupancy also counts Scheduled for Modernization Units.

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

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

**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

Month: May 2012

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units for 1-May-12	(4) Total Move-Ins for the entire month May-12	(5) Units Rent Ready and Not Occupied in Month May-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	28	3	2	1	0	0	0	19	12	3	Confirmed with CMB: 12 Form A's still pending approval.
31 KVH	373	44	2	5	0	0	0	0	1	0	36	
32 MWH	364	26	10	4	1	0	0	0	6	0	5	
33 Kamehameha	373	14	3	1	2	0	0	0	8	0	0	
34 Kalakaua	583	30	8	2	3	0	0	0	5	0	12	
35 Kalanihua	587	11	1	1	0	0	0	0	9	0	0	
37 Hilo	375	153	8	0	2	33	0	74	22	0	14	5-25 placement, unit ready by 5-30
38 Kauai	321	47	0	9	3	0	0	0	17	0	18	Should be 19 Form A's approved, however 1 unit not currently vacant
39 Maui	196	41	3	0	0	0	0	0	9	0	29	
40 KH	174	14	1	1	1	0	0	4	3	1	4	
43 Kona	202	10	4	1	2	1	0	0	1	0	1	unit 2H Nani Olu temp unit for tenant
44 Leeward	260	36	1	5	2	0	0	0	10	2	18	Need to verify G301 & 308
45 Windward	226	8	2	0	1	0	0	0	2	0	3	
46 North HI	103	12	3	1	2	0	0	0	0	0	6	
49 Wahiawa	150	34	1	3	1	0	0	0	8	7	21	
50 Palolo	118	11	0	0	4	5	0	0	0	0	2	
TOTAL	4,768	519	50	35	25	39	0	78	120	22	172	

*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: May 2012

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units 1-May-12	(4) Total Move-Ins for the entire month May-12	(5) Units Rent Ready and Not Occupied May-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 & Hauiki	174	11	0	4	0	0	0	0	7	0	0	
37 Hilo	30	9	0	0	0	0	1	0	8	1	0	waiting on \$25,00 to fix unit
38 Kauai	26	3	1	0		0	0	0	0	0	2	
39 Maui	32	4	1	1	0	0	0	0	0	0	2	
42 Hale Poai	576	14	9	5	0	0	0	0	0	0	0	
46 North HI	26	3	0	2	0	0	1	0	0	0	0	deprogram unit
TOTAL	864	44	11	12	0	0	2	0	15	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

**Construction Management Branch
Status Report for Vacant Units Type C
June 1, 2012**

Completed Activities

Planned Activities

- **Group A – 10 Vacant Units on Oahu**
 - Mayor Wright Homes – 5 units (24C, 24E, 24F, 26E, 26F) – 45% completed. Estimated completion 7/31/12.
 - Kuhio Park Terrace Low Rise – 3 units (1568C, 1570C, 1584C) – 87% completed. Estimated completion 6/30/12.
 - Palolo Homes – 1 unit (7E) – 85% completed. Estimated completion 6/30/12.
 - Kuhio Homes – 1 unit (6F) – 87% completed. Estimated completion 6/30/12.
 - June 1, 2012 OAC meeting to resolve issues, Consultant to respond regarding countertops, payment requests, and requests for information.

- **Group A – 1 Vacant Unit on Kauai**
 - Kapaa – 1 unit (1L) - 90% completed. Estimated completion 6/30/12. Contractor addressing punchlist items. Consultant and HPHA responded with comments.

- **Group A Additional Vacant Units (16 units)**
 - **Group A – 10 Additional Vacant Units on Oahu** to be added to Group A contract to replace KPT units, not all units have been scoped (added units)
 - Palolo Homes – 1 unit (8F)
 - Waipahu – 1 unit (5)
 - Nanakuli Homes – 2 units (5, 8)
 - Kaiokalani – 1 unit (301) – reroofing in design phase for all buildings
 - Maili II – 2 units (9, 13)
 - KPT – 1 Unit (1470A)
 - Puuwai Momi – 2 units (8C, 8D)

 - **Group A – 6 Additional Vacant Units on Maui** to be added to Group A contract to replace KPT units – Consultant preparing proposal
 - 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**
 - Kaiokalani - 4 units (101, 201, 303, 304)
 - Waimaha Sunflower – 3 units (B128, B220, B320)
 - Maili – 2 units (19, 24)
 - Nanakuli Homes - 4 units (01, 02, 06, 34)
 - Kupuna Home O Waialua – 2 units (10,22)
 - 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)
 - Permit- additional architectural comments being addressed by consultant, to be completed by 6/30/12.
 - GYA Architects to provide proposal for two non-ADA units.
 - Submittal review in progress
 - HUD approved vacant units are re-classified as Undergoing Modernization

- **Group B – 2 Vacant Units on Oahu** GYA proposal in review to substitute 2 non-ADA units.
 - Wahiawa Terrace – 2 units (5-3).
- **Group B – 6 Vacant Units on Hawaii**
 - Noelani I & II - 3 units (01, 04, B103) Estimated completion 8/15/12.
 - Ke Kumu Ekolu - 2 units (B2201, B2204) Estimated completion 8/15/12.
 - Hale Hookipa – 1 unit (G2) Estimated completion 8/15/12.
 - Submittal review completed
 - Notice to Proceed 4/17/12
 - Construction on-going, 35% complete.
- **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 July 2012.
 - Contract exp. 8/14/12
- **Kalakaua Homes Modernization and ADA Compliance**
 - 6 vacant units (211, 212, 213, B102, F102, G101)
 - Construction in progress.
 - Estimated completion date 9/30/12.
 - HUD approved vacant units to be re-classed as Undergoing Modernization
 - Units B102, F102, and G101 construction is complete on these units, but they are being used for tenant relocation during the ADA construction project.
- **Kawailehua Modernization and ADA Compliance (State)**
 - Construction in progress – 1 unit (H101), estimated completion date 7/30/12.
- **Hale Hoolulu, Kalaheo Homes, Hale Nana Kai O Kea Modernization & ADA Compliance**
 - Bid packet is being finalized. Permit is being routed. Estimated bid date 8/31/12, pending permit approval. Additional work may be added to the scope based on current conditions of units.
 - Hale Ho’olulu – 1 unit (B1)
 - Kalaheo – 3 units (1B, 4A, 4B)
- **Hui O Hanamaulu Modernization and ADA**
 - Consultant last submitted 60% package.
 - Scope for additional work being routed for approval internally.
- **Hale Ho’onanea Modernization and ADA**
 - Hale Ho’onanea – 4 units (9L, 13L, 14L, 14R)
 - ADA project in design with Richard Matsunaga, 60% complete.
- **5 Vacant Units at Paoakalani**
 - 5 vacant units (424, 525, 627, 727, 1527)
 - HPHA engineer is working on bid documents.
 - Estimate bid date 7/9/12.

- **7 Additional Vacant Units on Kauai** to be scoped by HPHA.
 - Hale Ho'onanea – 3 units (2L, 15R, 17R)
 - Kapaa – 4 units (3R, 3L, 14L, 17L)
- **1 Additional Vacant Units on Big Island** to be scoped by HPHA 6/21/12.
 - Ke Kumu Ekolu – 1 unit (B2202)
- **All Construction Management Branch Vacant Units that are Type-C on Oahu (excluding Wahiawa Terrace) and Maui are being scoped and will be added to Group A scope of work to replace KPT high rise.**

Issues/Concerns:

- Group A Vacant Units Oahu: time extension of contract still being negotiated, more than likely heading to liquidated damages.
- Group B Vacant Units Oahu: Contractor is claiming that the contract is not valid and trying to get out of the contract which is causing delays in the start of construction.

VACANT UNITS TYPE C STATEWIDE 6-1-12

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	7/31/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Est. completion 7/31/2012. Contract expired 5/7/12.
Oahu	50	1008	Palolo Valley Homes	1	7E	Grp A	9/8/11	6/30/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Est. completion 6/30/2012. Contract expired 5/7/12.
Oahu	50	1008	Palolo Valley Homes	1	8F	Grp A+					To be added to Group A contract to replace KPT units removed from scope, awaiting change proposal.
Oahu	40	1007	Kuhio Homes	1	6F	Grp A	9/8/11	6/30/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Est. completion 6/30/2012. Contract expired 5/7/12.
Oahu	40	1010	Kuhio Park Terrace	3	1568C, 1570C, 1584C	Grp A	9/8/11	6/30/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Est. completion 6/30/2012. Contract expired 5/7/12.
Oahu	40	1010	Kuhio Park Terrace	4	1518D, 1520D, 1530D, 1532D	Demo					Demo (Vacant HUD approved Demo DISPO)
Oahu	44	1035	Nanakuli Homes	2	5, 8	Grp A+					To be added to Group A contract to replace KPT units removed from scope, 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
Oahu	44	1091	Kauiakalani	1	301	Grp A+					To be added to Group A contract to replace KPT units removed from scope, awaiting change proposal.
Oahu	44	1091	Kauiakalani	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
Oahu	44	1108	Maiii II	2	9, 13	Grp A+					To be added to Group A contract to replace KPT units removed from scope, awaiting change proposal.
Oahu	44	1108	Maiii 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
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
Oahu	44	1057	Waimaha-Sunflower	1	308	Verify					CMB to verify Form A

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
Oahu	45	1072	Ho'okipa - Kahalu'u	2	G-102, G-202	Design					ADA design contract being negotiated.
Oahu	49	1050	Kupuna Home O Waiialua	2	10, 22	Grp B	9/12/11	11/15/12	2/9/12	No	GYA Architects, General Contractor: Society Contracting , awaiting bldg permit
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
Oahu	49	1015	Wahiawa Terrace	2	5-3, 5-4	Grp B+					To be added to Group B, consultant to provide cost proposal.
Oahu	49	1015	Wahiawa Terrace	2	5-8, 6-8	Verify					CMB to verify Form A
Oahu	31	1005	Kalihi Valley Homes	9	24-227A, B, C, D, E, F, G, H, J	Mod.	8/18/09	12/30/12	3/6/12	No	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	Design					6/1/12: Master plan completed. Consultant working on proposal.
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	Design					6/1/12: Master plan completed. Consultant working on proposal.
Oahu	45	1090	Kauhale O'hana	1	201	Design					Modernization, to be scoped.
Oahu	34	1062	Kalakaua Homes	6	211, 212, 213, B102, F102, G101	Mod.	5/16/11	9/30/12	3/6/12	Yes	Construction in progress. Units B102, F102, G101 are complete, but used for relocation during the ADA construction project.
Oahu	34	1062	Kalakaua Homes	2	A106, 210	Verify					CMB to verify Form A
Oahu	30	1026	Puuwai Momi	2	8C, 8D	Grp A+					8C & 8D retrofit tub to roll-in shower.
Oahu	30	1026	Puuwai Momi	3	27A, 27B, 5G	Verify					CMB to verify Form A
Oahu	30	1038	Waipahu	1	5	Grp A+					To be added to Group A contract to replace KPT units removed from scope.
Oahu	34	1036	Paoakalani	5	424, 525, 627, 727, 1527	HPHA dsgn					HPHA to design and put out for bid
Maui	39	1088	Kahale Mua	3	17, 21C, 24A	Consult Contr					Reike, Sunnland, Kono Architects working on bid documents, tentative bid 12/12.

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	1016	David Malo Circle	2	725C, 745A	Grp A+					To be added to Group A contract to replace KPT units removed from scope, awaiting change proposal.
Maui	39	1044	Piilani Homes	1	1028-F5	Grp A+					To be added to Group A contract to replace KPT units removed from scope, awaiting change proposal.
Maui	39	1092	Makani Kai Hale	3	24, 34, 43	Grp A+					To be added to Group A contract to replace KPT units removed from scope, 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	8/14/12	2/9/12	Yes	HPHA Design, General Contractor: Betsill - under construction
Kauai	38	1018	Kapaa	1	1L	Grp A	8/18/11	6/30/12	2/9/12	No	Mitsunaga & Associates, General Contractor: PDC, LLC - Contractor addressing punchlist items.
Kauai	38	1018	Kapaa	4	3R, 3L, 14L, 17L	Design					Modernization, to be scoped.
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Consult Contr					Group 70 working on bid documents
Kauai	38	1019	Hale Ho'olulu	1	B1	Consult Contr					Group 70 working on bid documents
Kauai	38	1064	Kekaha Haaheo	2	3C, 13A	Verify					CMB to verify Form A
Kauai	38	1086	Kawailehua	1	H101	Mod.	10/17/11	7/30/12	3/6/12	No	Construction ongoing with Artistic Builders
Kauai	38	1055	Hale Ho'onanea	3	2L, 15R, 17R	Design					To be scoped.
Kauai	38	1055	Hale Ho'onanea	4	9L, 13L, 14L, 14R	Consult Contr					Current ADA project w/ Richard Matsunaga
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

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
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	Design					HPHA to scope 6/21/12
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 fully executed.
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C,8B,9A	Consult Contr					Design contract fully executed.
Hawaii	37	1029	Pomaikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr					Design contract fully executed.
Hawaii	37	1004	Lanakila Homes I	35	12A-D, 13A-D, 14A-D, 15A-D, 16A-D, 17A, C, D, 18A-D, 19A-D, 20A-D	Relo					Relocation Hold. PMMSB added 17C 5/17/12. Bldg 12, 13, 14, 15 Completed
Hawaii	37	1104	Lanakila Homes IV	8	21B, 22D, 23C, 26D, 28B, 30B, 31B, 31C	Relo					Relocation Hold
Hawaii	37	1004	Lanakila Homes I	42	55L, 55R - 75L, 75R	Demo					Scheduled for Renovation
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 Renovation

289

Total Verified Type C Vacant Units by County:

Oahu	103
Maui	29
Kauai	17
Hawaii	21
	<u>170</u>

Total Under Design Contracts (Consult Contr)	25
Total Group A to be added to Design Contract (Group A+):	15
Total Group B to be added to Design Contract (Group B+):	2
Total Mod awaiting Consultant Contract (Design)	38
Total In-house design (HPHA Design)	5
Total Being Added to Consultant Contract:	85

Total Group A Under Construction Contract (Group A):	11
Total Group B Under Construction Contract (Group B):	38
Total Kahekili Terrace Under Const.Contract (HPHA):	20
Total Units Under Modernization Const.Contracts (Mod):	16
Total Vacant Units Under Construction Contract:	85

Total Form A's to be verified by CMB:	10
Total Missing Form A:	0
Total Needing to be Verified:	10
Total Units Approved for Demo:	66
Total Units Relocation Hold:	43

Construction Management Branch
Status Report for Large Capacity Cesspool Conversions (LCCC) Statewide
June 4, 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 executed by Contractor and HPHA. Pre-construction meeting was held on site on May 24, 2012, at which time, Willocks provided us with a construction schedule that will connect Kealakehe by July 1st and Hale Hau'oli by July 15th.

Planned Activities

- Contractor Goodfellow Brothers, Inc. (GBI) for Hale Ho'olulu has almost completed work at Kalaheo and Hale Hoolulu. For additional parking lot repair (Supplemental Contract #4), the Interoffice Memorandum and Attorney General draft Contract have been approved, and four copies were routed for final signatures.
- On-going - 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.
- On-going - 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 Consent Agreement/Final Order (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

- 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 outstanding issues in the Environmental Protection Agency (EPA) Consent Agreement/Formal Order (CA/FO). Pre-construction meeting was held for Kealakehe and Hale Hauoli on May 24, 2012 and the Notice to Proceed is June 4, 2012. Gene Quiamas, at the County of Hawaii, has been notified of our intentions to connect to the County sewer and will verify the connection timing with the County's time line.
- Outstanding forms for Noelani and Hale Hookipa are outstanding issues in the Environmental Protection Agency (EPA) Consent Agreement/Formal Order (CA/FO). Okahara & Associates is finalizing the outstanding forms for Noelani and Hale Hookipa for submission to EPA by July 15, 2012.

Risks

- **Group 2** cesspools had a March 2009 deadline. The 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 Consent Agreement/Formal Order (CA/FO) to amend deadline dates. Status updates will continue to the EPA through Kate Rao.

CONSTRUCTION MANAGEMENT BRANCH
Project Status Report
Elevator Modernization Projects

June 1, 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, Hoolulu and Kamalu is in progress.
- 16 Federal Elevator Modernization and Repairs:
 - Modernization work completed for Car #S 1& 2 at Makua Alii and Car #1&2 at Kalakaua Homes.
 - Two elevators at Wilikina were deleted from the elevators modernization contract.

Planned Activities

- Elevator Consulting Services (ECS):
 - Monitoring service is ongoing for modernization work.
- 14 Federal Elevator Modernization and Repairs:
 - Contractor is waiting for some long lead items for elevators at Paoakalani and Kalanihuia. Estimated modernization start date is July 16, 2012 for Paoakalani and August 1st for Kalanihuia.
 - Maintenance service to all other elevators is on schedule.
- 11 State Elevators Repair and Maintenance
 - Maintenance services to elevators are on schedule. 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 mid June 2012. Contractor started repair work to Kamalu Elevators; estimated completion date is July 27, 2012.
 - Maintenance service to all other elevators is on schedule.

Issues and Concerns

A time extension will be issued to Okada Trucking, the Contractor for the 14 Federal Elevator Modernization because of some delays on the start of construction, but the contractor is still behind schedule and very slow in corresponding to any inquiries and may be subject to Liquidated Damages.

CONSTRUCTION MANAGEMENT BRANCH
Project Status Report
Elevator Modernization Projects

June 1, 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, Hoolulu and Kamalu is in progress.
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 - Two elevators at Wilikina were deleted from the elevators modernization contract.

Planned Activities

- Elevator Consulting Services (ECS):
 - Monitoring service is ongoing for modernization work.
- 14 Federal Elevator Modernization and Repairs:
 - Contractor is waiting for some long lead items for elevators at Paoakalani and Kalanihuia. Estimated modernization start date is July 16, 2012 for Paoakalani and August 1st for Kalanihuia.
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A time extension will be issued to Okada Trucking, the Contractor for the 14 Federal Elevator Modernization because of some delays on the start of construction, but the contractor is still behind schedule and very slow in corresponding to any inquiries and may be subject to Liquidated Damages.

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 6/1/2012
 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	completed on 6/1/12
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	Aug-12	Nov-12
		2	1968	40							Nov-12	Apr-13
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		\$445,026	B-08-401-K	Jul-12	Oct-12
		2	1970	38							Oct-12	Feb-13
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		\$465,968	B-08-401-K	Feb-13	Jun-13
		2	1972	36							Jun-13	Oct-13
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		\$371,728	B-08-401-K	Apr-13	Aug-13
		2	1961	47							Aug-13	Jan-14
Makamae Phase 4	Elderly	1	1971	37	124	4	2		\$261,780	B-08-401-K	Oct-13	Dec-13
		2	1971	37							Dec-13	Mar-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 6/1/2012

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 Poi	Elderly	1	1989	19	206	7		2	\$65,723	B-10-404-K	Dec. 1/2011	Jun-12
		2	1989	19							Feb 6/2012	Jun-12
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	July 15/2012
		2	1994	14							Apr 23/2012	July 27/2012
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$52,720	B-10-404-K	Mar 15/2012	July 15/2012
		2	1993	15							Mar 21/2012	July 27/2012
	TOTAL	26			1,775	137	15	10	\$4,263,735	B-10-404-K		
Average age of elevators				29								

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

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

I. INCOME STATEMENT

A. REVENUES:

Total revenues increased by \$577k or 8%, due primarily to increases in HUD Operating Subsidies \$441k, Ongoing administrative fees earned by the COCC \$166k, and a one time charge for ARRA Management Fee \$224k reduced by decreases in Management, Accounting and Bookkeeping Fees \$(117)k, reduction in Rental Income \$(97k), decrease in Front Line Service Fee of \$(50), and Others \$10k. The increase in the HUD Operating Subsidy reflect an increase of \$231k for the Housing Choice Voucher Program; an increase of \$97k for the Project Based Contract Administration; \$91k increase for The Veterans Affairs Supportive Housing and \$22k increase for the Federal Low Rent Program. The reduction in the Rental Income was primarily from the Federal Low Rent Program \$(66)k; State Low Rent \$(8)k and the State Elderly Program \$(20)k.

B. EXPENSES:

Administrative:

Administrative Expenses reflected an increase of \$(49)k due to Legal Expenses payment of \$(112) to the Attorney General; \$(58)k for Training; \$(27)k for Administrative other; and an increase of \$(29)k in private management contract – Administrative salaries offset by decrease in Administrative salaries and benefits \$152k, office expenses \$12k, Furniture and Fixtures below capitalization threshold \$11k; Subscription \$7k; Others \$4k.

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 of \$22k.

Housing Assistance Payments(HAP):

Increase of (11)% or \$(413)k from budget due to 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 \$(76)k. The Housing Choice Voucher Program increased by \$(234)k or (15)% to reflect the \$231k increase in HUD subsidy and the State Rent Supplement Program decreased over Budget by \$16k or 25%. With the inclusion of VASH there was an additional expense of \$(118)k.

Tenant Services:

Reflect payments to Bremerton for PBCA Services.

Utilities:

Increases were Fuel 100% or \$(39)k (Should be budgeted in Maintenance re: fuel for Lawn mowers and weed eaters and vehicles), increase in Sewer (7)% or \$(25)k, Water (14)% or \$(28)k, and Gas (144)% or \$(131)k, Electricity (47)% or \$(154)k resulting in a net increase in utilities expenses of (19)% or \$(190)k.

Maintenance:

Maintenance expenses showed a (5)% increase or \$(62)k due primarily to increase in refuse collection costs \$(91)k; Private Management – Maintenance Salaries and Benefits \$(75)k; Private Management Contracts – State Projects increase of \$(44)k; net of Maintenance salaries decrease \$65k; Contract Costs \$43k; Window Cleaning \$24k and other contract costs \$16.

Protective Services:

Increase of \$(212)k or (195)% due to additional security services.

Insurance:

Reflect a (24)% or \$(18)k increase in accrual.

General Expenses:

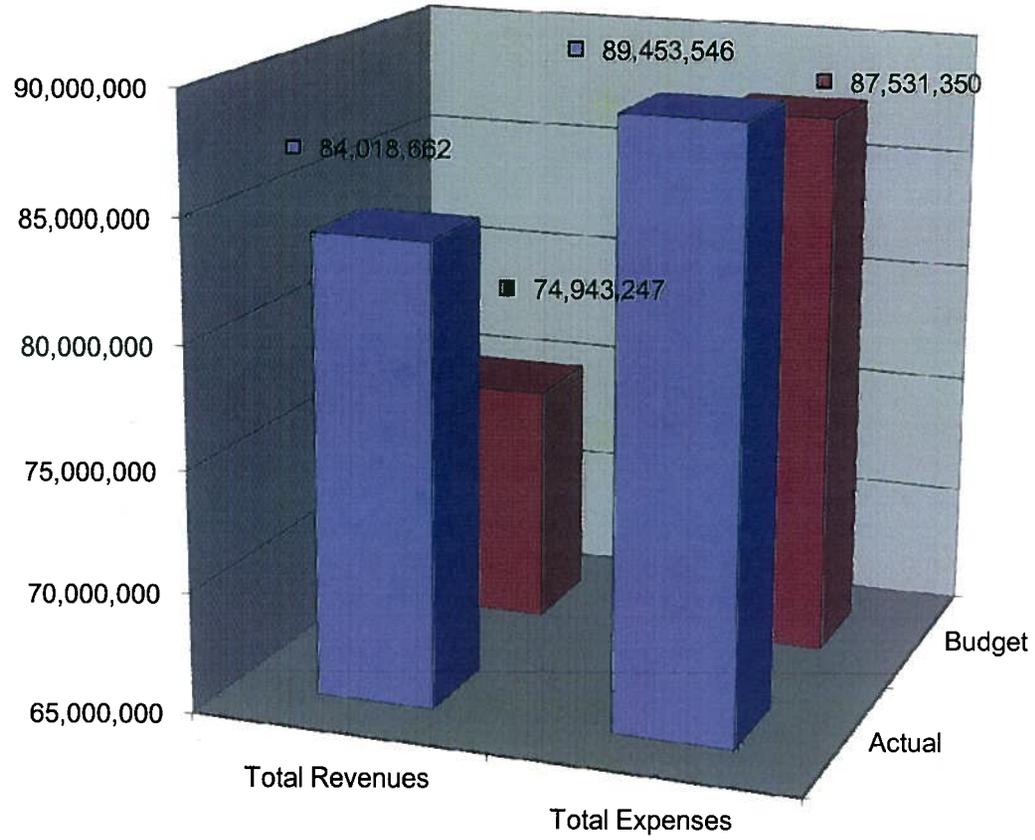
Reflect a 19% or \$202k decrease due Extraordinary Maintenance budgeted and not expended and a decrease in the bad debt accrual.

OVERVIEW – Current Fiscal Year:

Year to date revenues exceed budget by 12% or \$9,075k and total expenses increase by (1)% or \$(1,290)k resulting in a net income variance of \$7,785k or a 62% 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 \$7,853k or 234%. 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. 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 APRIL 30, 2012 Actual VS Budget



	Total Revenues	Total Expenses
Actual	84,018,662	89,453,546
Budget	74,943,247	87,531,350

**HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012				YEAR TO DATE ENDING APRIL 30, 2012							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,346,224	1,443,431	\$ (97,207)	-7%	Dwelling Rental Income	13,550,306	14,413,396	\$ (863,090)	-6%	15,636,207	\$ (2,085,901)	-13%
5,604,350	5,163,686	440,664	9%	HUD Operating Subsidies	59,050,136	51,810,167	7,239,969	14%	55,228,444	3,821,692	7%
333,270	510,679	(177,409)	-35%	COCC Fee Income	3,708,463	5,106,790	(1,398,327)	-27%	4,023,885	(315,423)	-8%
363,312	104,426	258,886	248%	General Fund	4,465,317	1,044,260	3,421,057	328%	4,514,946	(49,629)	-1%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
408,947	256,867	152,080	59%	Other Income	3,244,441	2,568,634	675,807	26%	3,578,895	(334,454)	-9%
8,056,103	7,479,089	577,014	8%	Total Revenues	84,018,662	74,943,247	9,075,415	12%	82,982,378	1,036,285	1%
				EXPENSES							
1,099,103	1,049,825	(49,278)	-5%	Administrative	8,954,265	10,456,619	1,502,354	14%	10,456,619	1,502,354	14%
-	62,099	62,099	100%	Asset Management Fees	-	620,990	620,990	100%	620,990	620,990	100%
281,044	303,452	22,408	7%	Management Fees	2,784,701	3,034,520	249,819	8%	3,034,520	249,819	8%
52,196	52,264	68	0%	Bookkeeping Fees	517,611	522,640	5,029	1%	522,640	5,029	1%
4,160,130	3,747,601	(412,529)	-11%	Housing Assistance Payments	41,569,119	37,476,010	(4,093,109)	-11%	37,476,010	(4,093,109)	-11%
60,644	23,478	(37,166)	-158%	Tenant Services	857,251	235,482	(621,769)	-264%	235,482	(621,769)	-264%
1,192,883	1,002,425	(190,458)	-19%	Utilities	10,413,126	10,024,185	(388,941)	-4%	10,024,185	(388,941)	-4%
1,340,320	1,277,843	(62,477)	-5%	Maintenance	11,394,177	12,761,555	1,367,378	11%	12,761,555	1,367,378	11%
320,354	108,539	(211,815)	-195%	Protective Services	1,741,945	1,085,387	(656,558)	-60%	1,085,387	(656,558)	-60%
96,102	77,666	(18,436)	-24%	Insurance	655,198	776,480	121,282	16%	776,480	121,282	16%
851,927	1,053,753	201,826	19%	General Expenses	10,566,154	10,537,482	(28,672)	0%	10,537,482	(28,672)	0%
9,454,703	8,758,945	(695,758)	-8%	Total Expenses	89,453,546	87,531,350	(1,922,196)	-2%	87,531,350	(1,922,196)	-2%
\$ (1,398,601)	\$ (1,279,856)	\$ (118,745)	-9%	Net Income(Loss)	\$ (5,434,884)	\$ (12,588,103)	\$ 7,153,219	57%	\$ (4,548,972)	\$ (885,911)	-19%
				CASH BASIS:							
\$ (1,398,601)	\$ (1,279,856)	\$ (118,745)	-9%	Net Income(loss) per Above	\$ (5,434,884)	\$ (12,588,103)	\$ 7,153,219	57%	\$ (4,548,972)	\$ (885,911)	-19%
				Add back non cash items:							
939,394	909,629	29,765	3%	Depreciation Expense	9,754,804	9,096,242	658,562	7%	9,096,242	658,562	7%
(94,897)	13,669	(108,566)	-794%	Bad Debt Expense	177,757	136,690	41,067	30%	136,690	41,067	30%
\$ (554,105)	\$ (356,558)	\$ (197,547)	-55%	TOTAL CASH BASIS	\$ 4,497,677	\$ (3,355,171)	\$ 7,852,848	234%	\$ 4,683,960	\$ (186,283)	-4%

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337, 020
FOR PERIOD ENDING APRIL 30, 2012
AGENCY TOTAL**

		<u>April</u>	<u>March</u>	<u>Increase (Decrease)</u>
ASSETS:				
Cash		52,580,088	48,200,949	4,379,139
Receivables:				
Accrued Interest	646,801			
Tenant Receivables	4,638,277			
Other	2,717,078			
Less Allowance for Doubtful Accounts	<u>(4,107,618)</u>	3,894,538	3,362,692	531,846
Total receivables				
Prepaid Expenses		1,944,324	1,971,367	(27,043)
Inventories		967,715	965,359	2,356
Interprogram Due From		14,202,240	14,837,326	(635,086)
Interprogram Due To		(8,352)	-	-
Total Current Assets		<u>73,580,553</u>	<u>69,337,692</u>	<u>4,251,213</u>
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	503,183,553			
Furniture & Equipment	6,154,189			
Motor vehicles	1,355,056			
Construction in Progress	17,680,068			
Less: Accumulated Depreciation	<u>(310,991,964)</u>	238,832,229	227,374,050	11,458,179
Notes, Loans & Mortgage Receivable-Non Current		426,100	426,100	-
Other Long term assets		-	-	-
Total Assets		<u>312,838,882</u>	<u>297,137,842</u>	<u>15,709,392</u>

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337, 020
FOR PERIOD ENDING APRIL 30, 2012
AGENCY TOTAL**

	<u>April</u>	<u>March</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	1,067,219	(11,867)	1,079,086
Accrued Expenses	391,325	391,325	-
Accrued Salaries & Wages	348,476	326,345	22,131
Accrued Vacation	649,885	649,885	-
Tenant Security Deposits	795,056	797,911	(2,855)
Other Liabilities & Deferred Income	3,012,186	9,745,467	(6,733,280)
Interprogram Due To	6,938,025	7,126,128	(188,103)
Total Current Liabilities	<u>13,202,172</u>	<u>19,025,193</u>	<u>(5,823,021)</u>
Accrued Pension and OPEB Liability	10,592,808	6,029,526	4,563,282
Accrued Compensated Absences - Non Current	1,526,504	1,663,695	(137,191)
Accrued Expenses	92,278	142,736	(50,458)
Net Assets:			
Restricted Net Assets	2,770,886	2,770,885	
Unrestricted Net Assets	290,089,118	271,329,603	
Net Income Year to Date	(5,434,884)	(3,823,797)	
Total Equity	<u>287,425,120</u>	<u>270,276,691</u>	<u>17,148,429</u>
 Total Liabilities & Equity	 <u>312,838,882</u>	 <u>297,137,842</u>	 <u>15,701,040</u>

**HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012					YEAR TO DATE ENDING APRIL 30, 2012							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%	
\$ -	\$ -	\$ -	0%			\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
1,905,663	1,674,702	230,961	14%	REVENUES	17,809,785	16,747,020	1,062,765	6%	16,261,592	1,548,193	10%	
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%	
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%	
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%	
143,637	177,832	(34,195)	-19%	General Fund	-	-	-	0%	-	-	0%	
				Grant Income	-	-	-	0%	-	-	0%	
2,049,300	1,852,534	196,766	11%	Other Income	1,421,778	1,778,320	(356,542)	-20%	1,837,705	(415,927)	-23%	
				Total Revenues	19,231,563	18,525,340	706,223	4%	18,099,297	1,132,266	6%	
154,247	121,166	(33,081)	-27%	EXPENSES	984,202	1,211,660	227,458	19%	800,786	(183,416)	-23%	
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%	
22,956	19,668	(3,288)	-17%	Asset Management Fees	219,504	196,680	(22,824)	-12%	197,244	(22,260)	-11%	
14,348	12,292	(2,056)	-17%	Management Fees	137,190	122,920	(14,270)	-12%	123,278	(13,913)	-11%	
1,798,572	1,564,486	(234,086)	-15%	Bookkeeping Fees	18,669,701	15,644,860	(3,024,841)	-19%	15,612,843	(3,056,858)	-20%	
-	2,795	2,795	100%	Housing Assistance Payments	-	27,950	27,950	100%	-	-	0%	
2,436	1,672	(764)	-46%	Tenant Services	27,079	16,720	(10,359)	-62%	17,587	(9,492)	-54%	
19,384	24,138	4,754	20%	Utilities	168,350	241,380	73,030	30%	257,979	89,629	35%	
60	35	(25)	-71%	Maintenance	366	350	(16)	-4%	365	(1)	0%	
328	969	641	66%	Protective Services	3,281	9,690	6,409	66%	3,281	(0)	0%	
(2,466)	5,303	7,769	147%	Insurance	23,804	53,030	29,226	55%	49,576.59	25,772	52%	
				General Expenses								
2,009,864	1,752,524	(257,340)	-15%	Total Expenses	20,233,477	17,525,240	(2,708,237)	-15%	17,062,938	(3,170,538)	-19%	
\$ 39,435	\$ 100,010	\$ (60,575)	-61%	Net Income(Loss)	\$ (1,001,914)	\$ 1,000,100	\$ (2,002,014)	-200%	\$ 1,036,358	\$ (2,038,272)	-197%	
				CASH BASIS:								
\$ 39,435	\$ 100,010	\$ (60,575)	-61%	Net Income(loss) per Above	\$ (1,001,914)	\$ 1,000,100	\$ (2,002,014)	-200%	\$ 1,036,358	\$ (2,038,272)	-197%	
-	-	-	0%	Add back non cash items:	-	-	-	0%	-	-	0%	
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%	
				Bad Debt Expense	-	-	-	0%	-	-	0%	
\$ 39,435	\$ 100,010	\$ (60,575)	-61%	TOTAL CASH BASIS	\$ (1,001,914)	\$ 1,000,100	\$ (2,002,014)	-200%	\$ 1,036,358	\$ (2,038,272)	-197%	

**HAWAII PUBLIC HOUSING AUTHORITY
REPAIRS & MAINTENANCE GENERAL FUND
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

<u>MONTH OF APRIL, 2012</u>					<u>YEAR TO DATE ENDING APRIL 30, 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%
-	-	-	0%	Dwelling Rental Income			-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies			-	0%	-	-	0%
279,152	-	279,152	0%	COCC Fee Income	3,802,063	-	3,802,063	0%	3,678,797	123,266	3%
-	-	-	0%	General Fund			-	0%	-	-	0%
-	-	-	0%	Grant Income			-	0%	-	-	0%
-	-	-	0%	Other Income			-	0%	-	-	0%
279,152	-	279,152	0%	Total Revenues	3,802,063	-	3,802,063	0%	3,678,797	123,266	3%
				EXPENSES							
-	-	-	0%	Administrative	191,681	-	(191,681)	0%	205,609	13,928	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%
-	-	-	0%	Maintenance	-	-	-	0%	1,363,648	1,363,648	100%
-	-	-	0%	Protective Services	-	-	-	0%	1,035,517	1,035,517	100%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
-	-	-	0%	Total Expenses	191,681	-	(191,681)	0%	2,604,774	2,413,093	93%
\$ 279,152	\$ -	\$ 279,152	0%	Net Income(Loss)	\$ 3,610,383	\$ -	\$ 3,610,383	0%	\$ 1,074,023	\$ 2,536,359	236%
				CASH BASIS:							
\$ 279,152	\$ -	\$ 279,152	0%	Net Income(loss) per Above	\$ 3,610,383	\$ -	\$ 3,610,383	0%	\$ 1,074,023	\$ 2,536,359	236%
-	-	-	0%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ 279,152	\$ -	\$ 279,152	0%	TOTAL CASH BASIS	\$ 3,610,383	\$ -	\$ 3,610,383	0%	\$ 1,074,023	\$ 2,536,359	236%

**STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012					YEAR TO DATE ENDING APRIL 30, 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%
5,291	8,021	(2,730)	-34%	COCC Fee Income	-	-	-	0%	-	-	0%
84,160	104,426	(20,266)	-19%	General Fund	51,927	80,210	(28,283)	-35%	58,562	(6,635)	-11%
-	-	-	0%	Grant Income	663,254	1,044,260	(381,006)	-36%	836,149	(172,895)	-21%
-	-	-	0%	Other Income	21,080	-	21,080	0%	-	21,080	0%
89,451	112,447	(22,996)	-20%	Total Revenues	736,261	1,124,470	(388,209)	-35%	894,710	(158,450)	-18%
6,640	7,543	903	12%	EXPENSES	86,714	75,428	(11,286)	-15%	57,810	(28,904)	-50%
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
747	961	214	22%	Asset Management Fees	-	-	-	0%	-	-	0%
468	602	134	22%	Management Fees	7,932	9,610	1,678	17%	9,183	1,251	14%
46,483	62,115	15,632	25%	Bookkeeping Fees	4,971	6,020	1,049	17%	5,755	784	14%
-	-	-	0%	Housing Assistance Payments	529,757	621,150	91,393	15%	668,084	138,327	21%
610	418	(192)	-46%	Tenant Services	-	-	-	0%	-	-	0%
-	262	262	100%	Utilities	6,776	4,180	(2,596)	-62%	4,401	(2,375)	-54%
-	-	-	0%	Maintenance	-	2,620	2,620	100%	1,781	1,781	100%
23	24	1	5%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	228	240	12	5%	228	(0)	0%
54,970	71,925	16,955	24%	General Expenses	-	-	-	0%	-	-	0%
\$ 34,481	\$ 40,522	\$ (6,041)	-15%	Total Expenses	636,378	719,248	82,870	12%	747,242	110,863	15%
				Net Income(Loss)	\$ 99,882	\$ 405,222	\$ (305,340)	-75%	\$ 147,469	\$ (47,587)	-32%
\$ 34,481	\$ 40,522	\$ (6,041)	-15%	CASH BASIS:	\$ 99,882	\$ 405,222	\$ (305,340)	-75%	\$ 147,469	\$ (47,587)	-32%
-	-	-	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%
\$ 34,481	\$ 40,522	\$ (6,041)	-15%	TOTAL CASH BASIS	\$ 99,882	\$ 405,222	\$ (305,340)	-75%	\$ 147,469	\$ (47,587)	-32%

State Rent Operating Subsidies is funded on a Quarterly Basis.

**PROJECT BASED CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012

<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
2,197,047	2,100,383	96,664	5%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
196,826	12	196,814	1640119%
2,393,873	2,100,395	293,478	14%

41,568	-	(41,568)	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
2,197,047	2,121,000	(76,047)	-4%
57,728	-	(57,728)	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
553	553	0	0%
2,296,896	2,121,553	(175,343)	-8%
\$ 96,977	\$ (21,158)	\$ 118,135	558%

\$ 96,977	\$ (21,158)	\$ 118,135	558%
-	-	-	0%
-	-	-	0%
\$ 96,977	\$ (21,158)	\$ 118,135	558%

YEAR TO DATE ENDING APRIL 30, 2012

REVENUES

Dwelling Rental Income	
HUD Operating Subsidies	
Management Fees	
Bookkeeping Fees	
Asset Management Fees	
Capital Fund Admin Fee	
CMSS Front Line Service Fee	
ARRA Funds Admin Fee	
COCC Fee Income	
General Fund	
Grant Income	
Other Income	

Total Revenues

EXPENSES

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

Total Expenses

Net Income(Loss)

CASH BASIS:

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

TOTAL CASH BASIS

<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
21,402,663	21,003,830	398,833	2%	20,893,170	509,493	2%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
1,210,864	120	1,210,744	1008953%	1,118,682	92,182	8%
22,613,527	21,003,950	1,609,577	8%	22,011,852	601,675	3%
196,298	-	(196,298)	0%	21,417	(174,882)	-817%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
21,402,663	21,210,000	(192,663)	-1%	20,893,170	(509,493)	-2%
845,979	-	(845,979)	0%	665,331	(180,648)	-27%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
6,911	5,530	(1,381)	-25%	5,295	(1,615)	-31%
22,451,851	21,215,530	(1,236,321)	-6%	21,585,213	(866,638)	-4%
\$ 161,676	\$ (211,580)	\$ 373,256	176%	\$ 426,639	\$ (264,963)	-62%
\$ 161,676	\$ (211,580)	\$ 373,256	176%	\$ 426,639	\$ (264,963)	-62%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 161,676	\$ (211,580)	\$ 373,256	176%	\$ 426,639	\$ (264,963)	-62%

**CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012				YEAR TO DATE ENDING APRIL 30, 2012							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
-	-	\$ -	0%	REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	\$ -	0%	-	\$ -	0%
279,972	343,092	(63,120)	-18%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
53,298	56,161	(2,863)	-5%	Management Fees	3,001,212	3,430,920	(429,708)	-13%	3,206,757	(205,545)	-6%
-	61,426	(61,426)	-100%	Bookeeping Fees	525,238	561,610	(36,372)	-6%	557,983	(32,745)	-6%
-	-	-	0%	Asset Management Fees	-	614,260	(614,260)	-100%	-	-	0%
-	50,000	(50,000)	-100%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	182,012	500,000	(317,988)	-64%	259,146	(77,134)	-30%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
7,824	20,833	(13,009)	-62%	Other Income	161,384	208,330	(46,946)	-23%	64,056	97,328	152%
341,094	531,512	(190,418)	-36%	Total Revenues	3,869,847	5,315,120	(1,445,273)	-27%	4,087,942	(218,095)	-5%
				EXPENSES							
490,313	532,412	42,099	8%	Administrative	4,034,510	5,299,694	1,265,184	24%	3,773,482	(261,028)	-7%
-	1,000	1,000	100%	Asset Management Fees	-	10,000	10,000	100%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
116	52	(64)	-122%	Tenant Services	155	520	365	70%	45	(110)	-245%
8,981	8,281	(700)	-8%	Utilities	90,760	82,810	(7,950)	-10%	73,777	(16,984)	-23%
93,318	84,907	(8,411)	-10%	Maintenance	881,470	854,844	(26,626)	-3%	792,377	(89,093)	-11%
38,037	613	(37,424)	-6105%	Protective Services	43,041	6,130	(36,911)	-602%	5,060	(37,981)	-751%
1,757	6,698	4,941	74%	Insurance	17,572	66,938	49,366	74%	41,038	23,467	57%
2,495	110,358	107,863	98%	General Expenses	238,945	1,103,532	864,587	78%	263,359	24,414	9%
635,017	744,321	109,304	15%	Total Expenses	5,306,453	7,424,468	2,118,015	29%	4,949,139	(357,314)	-7%
\$ (293,923)	\$ (212,809)	\$ (81,114)	-38%	Net Income(Loss)	\$ (1,436,606)	\$ (2,109,348)	\$ 672,742	32%	\$ (861,197)	\$ (575,409)	-67%
				CASH BASIS:							
\$ (293,923)	\$ (212,809)	\$ (81,114)	-38%	Net Income(loss) per Above	\$ (1,436,606)	\$ (2,109,348)	\$ 672,742	32%	\$ (861,197)	\$ (575,409)	-67%
669	101,372	(100,703)	-99%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	6,692	1,013,672	(1,006,980)	-99%	9,507	(2,815)	-30%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ (293,254)	\$ (111,437)	\$ (181,817)	-163%	TOTAL CASH BASIS	\$ (1,429,914)	\$ (1,095,676)	\$ (334,238)	-31%	\$ (851,690)	\$ (578,224)	-68%

**STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012					YEAR TO DATE ENDING APRIL 30, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
\$ 144,841	\$ 165,197	\$ (20,356)	-12%	REVENUES	\$ 1,623,104	\$ 1,651,953	\$ (28,849)	-2%	\$ 1,649,966	\$ (26,862)	-2%
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
152,178	8,518	143,660	1687%	Other Income	976,173	85,180	890,993	1046%	149,414	826,758	553%
297,019	173,715	123,304	71%	Total Revenues	2,599,277	1,737,133	862,144	50%	1,799,380	799,897	44%
20,311	46,735	26,424	57%	EXPENSES	214,792	465,927	251,135	54%	118,112	(96,680)	-82%
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
32,950	33,008	58	0%	Asset Management Fees	330,425	330,080	(345)	0%	309,019	(21,406)	-7%
4,260	4,267	7	0%	Management Fees	42,720	42,670	(50)	0%	39,953	(2,768)	-7%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
113,977	136,272	22,295	16%	Tenant Services	1,034,823	1,362,720	327,897	24%	896,682	(138,141)	-15%
128,048	223,026	94,978	43%	Utilities	831,248	2,225,101	1,393,853	63%	571,276	(259,972)	-46%
-	7,474	7,474	100%	Maintenance	387	74,740	74,353	99%	-	(387)	0%
13,869	10,864	(3,005)	-28%	Protective Services	100,946	108,483	7,537	7%	104,527	3,581	3%
114,094	98,187	(15,907)	-16%	Insurance	1,151,584	981,870	(169,714)	-17%	1,154,162	2,578	0%
427,510	559,833	132,324	24%	General Expenses	3,706,925	5,591,591	1,884,666	34%	3,193,731	(513,194)	-16%
\$ (130,491)	\$ (386,118)	\$ 255,627	66%	Total Expenses	\$ (1,107,648)	\$ (3,854,458)	\$ 2,746,810	71%	\$ (1,394,351)	\$ 286,702	21%
				Net Income(Loss)							
\$ (130,491)	\$ (386,118)	\$ 255,627	66%	CASH BASIS:	\$ (1,107,648)	\$ (3,854,458)	\$ 2,746,810	71%	\$ (1,394,351)	\$ 286,702	21%
115,157	-	115,157	0%	Net Income(loss) per Above	1,151,603	-	1,151,603	0%	1,154,112	(2,509)	0%
(1,063)	-	(1,063)	0%	Add back non cash items:	(19)	-	(19)	0%	50	(69)	-137%
				Depreciation Expense							
				Bad Debt Expense							
\$ (16,397)	\$ (386,118)	\$ 369,721	96%	TOTAL CASH BASIS	\$ 43,936	\$ (3,854,458)	\$ 3,898,394	101%	\$ (240,188)	\$ 284,124	118%

STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)

MONTH OF APRIL, 2012			
Actual	Budget	Variance Amount	%
85,713	93,634	\$ (7,921)	-8%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
34,984	2,701	32,283	1195%
120,697	96,335	24,362	25%
28,572	26,880	(1,692)	-6%
-	1,930	1,930	100%
14,851	13,168	(1,683)	-13%
1,920	1,703	(217)	-13%
-	-	-	0%
-	5	5	100%
54,330	69,399	15,069	22%
72,259	61,780	(10,479)	-17%
-	-	-	0%
2,675	3,025	350	12%
(79,198)	276	79,474	28795%
95,408	178,166	82,758	46%
\$ 25,289	\$ (81,831)	\$ (58,396)	-71%
\$ 25,289	\$ (81,831)	\$ (58,396)	-71%
33,548	276	33,272	12055%
(112,746)	-	(112,746)	0%
\$ (53,910)	\$ (81,555)	\$ (137,870)	-169%

YEAR TO DATE ENDING APRIL 30, 2012								
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount			%
REVENUES								
Dwelling Rental Income	857,172	933,424	\$ (76,252)	-8%	816,367	\$ 40,804		5%
HUD Operating Subsidies	-	-	-	0%	-	-		0%
Management Fees	-	-	-	0%	-	-		0%
Bookkeeping Fees	-	-	-	0%	-	-		0%
Asset Management Fees	-	-	-	0%	-	-		0%
Capital Fund Admin Fee	-	-	-	0%	-	-		0%
CMSS Front Line Service Fee	-	-	-	0%	-	-		0%
ARRA Funds Admin Fee	-	-	-	0%	-	-		0%
COCC Fee Income	-	-	-	0%	-	-		0%
General Fund	-	-	-	0%	-	-		0%
Grant Income	-	-	-	0%	-	-		0%
Other Income	-	-	-	0%	-	-		0%
879,179	27,010	852,169	3155%	83,902	795,277		948%	
Total Revenues	1,736,351	960,434	775,917	81%	900,269	836,082		93%
EXPENSES								
Administrative	244,734	268,752	24,018	9%	219,328	(25,406)		-12%
Asset Management Fees	-	19,300	19,300	100%	-	-		0%
Management Fees	149,840	131,680	(18,160)	-14%	140,424	(9,416)		-7%
Bookkeeping Fees	19,373	17,030	(2,343)	-14%	18,045	(1,328)		-7%
Housing Assistance Payments	-	-	-	0%	-	-		0%
Tenant Services	-	50	50	100%	-	-		0%
Utilities	633,982	693,990	60,008	9%	576,050	(57,932)		-10%
Maintenance	621,527	619,666	(1,861)	0%	471,031	(150,496)		-32%
Protective Services	-	-	-	0%	-	-		0%
Insurance	26,157	30,277	4,120	14%	25,249	(909)		-4%
General Expenses	326,448	2,760	(323,688)	-11728%	396,314	69,866		18%
Total Expenses	2,022,061	1,783,505	(238,556)	-13%	1,846,440	(175,621)		-10%
Net Income(Loss)	\$ (285,710)	\$ (823,071)	\$ 537,361	65%	\$ (946,171)	\$ 660,460		70%
CASH BASIS:								
Net Income(loss) per Above	\$ (285,710)	\$ (823,071)	\$ 537,361	65%	\$ (946,171)	\$ 660,460		70%
Add back non cash items:								
Depreciation Expense	371,600	2,760	368,840	13364%	395,974	(24,374)		-6%
Bad Debt Expense	(49,091)	-	(49,091)	0%	(3,902)	(45,190)		-1158%
TOTAL CASH BASIS	\$ 36,798	\$ (820,311)	\$ 857,109	104%	\$ (554,098)	\$ 590,897		107%

**HAWAII PUBLIC HOUSING AUTHORITY
VETERANS AFFAIRS SUPPORTIVE HOUSING
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012					YEAR TO DATE ENDING APRIL 30, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
-	-	\$ -	0%								
91,113	-	91,113	0%	REVENUES							
-	-	-	0%	Dwelling Rental Income			\$ -	0%		\$ -	0%
-	-	-	0%	HUD Operating Subsidies	396,009	-	396,009	0%	922,668	(526,659)	-57%
-	-	-	0%	COCC Fee Income	-	-	0	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	Other Income	-	-	0	0%	-	-	0%
91,113	-	91,113	0%	Total Revenues	396,009	-	396,009	0%	922,668	(526,659)	-57%
-	-	-	0%	EXPENSES							
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	620,990	620,990	100%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
118,028	-	(118,028)	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	966,998	-	(966,998)	0%	617,408	(349,589)	-57%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
118,028	-	(118,028)	0%	Total Expenses	966,998	-	(966,998)	0%	1,238,398	271,401	22%
\$ (26,915)	\$ -	(26,915)	0%	Net Income(Loss)	\$ (570,989)	\$ -	(570,989)	0%	\$ (315,730)	\$ (255,258)	-81%
\$ (26,915)	\$ -	(26,915)	0%	CASH BASIS:							
-	-	-	0%	Net Income(loss) per Above	\$ (570,989)	\$ -	(570,989)	0%	\$ (315,730)	\$ (255,258)	-81%
-	-	-	0%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
\$ (26,915)	\$ -	(26,915)	0%	TOTAL CASH BASIS	\$ (570,989)	\$ -	(570,989)	0%	\$ (315,730)	\$ (255,258)	-81%

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012			
Actual	Budget	Variance Amount	%
1,115,059	1,180,656	\$ (65,597)	-6%
1,410,527	1,388,601	21,926	2%
-	-	-	0%
-	-	-	0%
233,410	-	233,410	0%
40,163	42,894	(2,731)	-6%
2,799,159	2,612,151	187,008	7%
357,454	324,662	(32,792)	-10%
-	59,169	59,169	100%
209,541	236,647	27,106	11%
31,200	33,400	2,200	7%
-	-	-	0%
2,800	11,053	8,253	75%
1,012,549	786,383	(226,166)	-29%
1,027,311	883,730	(143,581)	-16%
282,256	100,417	(181,839)	-181%
77,450	56,086	(21,364)	-38%
816,450	839,076	22,626	3%
3,817,011	3,330,623	(486,388)	-15%
\$ (1,017,852)	\$ (718,472)	\$ (299,380)	-42%
790,019	807,981	(17,962)	-2%
18,912	13,669	5,243	38%
\$ (208,920)	\$ 103,178	\$ (312,098)	-302%

REVENUES

EXPENSES

CASH BASIS:

YEAR TO DATE ENDING APRIL 30, 2012									
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
REVENUES									
11,051,873	11,788,579	\$ (736,706)	-6%	13,151,668	\$ (2,099,794)	-16%			
19,441,679	14,059,317	5,382,362	38%	17,151,015	2,290,665	13%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
1,353,107	-	1,353,107	0%	-	1,353,107	0%			
390,857	428,904	(38,047)	-9%	678,586	(287,729)	-42%			
32,237,516	26,276,800	5,960,716	23%	30,981,268	1,256,248	4%			
EXPENSES									
3,001,333	3,230,888	229,555	7%	3,223,168	221,835	7%			
-	591,690	591,690	100%	-	-	0%			
2,077,000	2,366,470	289,470	12%	2,374,679	297,679	13%			
313,358	334,000	20,643	6%	368,252	54,895	15%			
-	-	-	0%	-	-	0%			
11,116	111,232	100,116	90%	13,016	1,900	15%			
8,619,706	7,863,765	(755,941)	-10%	9,725,623	1,105,918	11%			
8,891,582	8,817,944	(73,638)	-1%	9,492,019	600,437	6%			
1,698,152	1,004,167	(693,985)	-69%	607,086	(1,091,066)	-180%			
507,014	560,852	53,838	10%	616,533	109,519	18%			
8,818,461	8,390,760	(427,701)	-5%	9,283,299	464,838	5%			
33,937,722	33,271,768	(665,954)	-2%	35,703,677	1,765,955	5%			
\$ (1,700,206)	\$ (6,994,968)	\$ 5,294,762	76%	\$ (4,722,409)	\$ 3,022,203	64%			
CASH BASIS:									
\$ (1,700,206)	\$ (6,994,968)	\$ 5,294,762	76%	\$ (4,722,409)	\$ 3,022,203	64%			
Add back non cash items:									
8,224,909	8,079,810	145,099	2%	8,879,114	(654,204)	-7%			
226,866	136,690	90,176	66%	16,766	210,100	1253%			
\$ 6,751,570	\$ 1,221,532	\$ 5,530,038	453%	\$ 4,173,471	\$ 2,578,099	62%			

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012
(Amounts in Full Dollars)**

MONTH OF APRIL, 2012

Actual	Budget	Variance	
		Amount	%
\$ 285,989	\$ 234,650	\$ 51,339	22%
275,630	208,642	66,988	32%
413,433	252,217	161,216	64%
244,039	194,601	49,438	25%
131,063	295,637	(164,574)	-56%
384,714	305,573	79,141	26%
58,925	148,659	(89,734)	-60%
187,681	164,776	22,905	14%
42,878	99,686	(56,808)	-57%
211,506	114,987	96,519	84%
30,105	115,876	(85,771)	-74%
175,703	162,673	13,030	8%
129,499	103,711	25,788	25%
57,544	53,663	3,881	7%
83,863	80,523	3,340	4%
86,588	76,277	10,311	14%
\$ 2,799,159	\$ 2,612,151	\$ 187,008	7%

\$ (177,355)	\$ (138,522)	\$ (38,833)	-28%
(133,194)	(176,530)	43,336	25%
7,034	15,326	(8,292)	-54%
5,851	(43,881)	49,732	113%
(267,566)	(41,033)	(226,533)	-552%
18,172	(51,784)	69,956	135%
(223,912)	(129,305)	(94,607)	-73%
43,575	20,902	22,673	108%
(90,682)	(15,743)	(74,939)	-476%
(21,226)	3,050	(24,276)	-796%
(123,844)	(49,609)	(74,235)	-150%
(20,964)	(48,121)	27,157	56%
(26,109)	(59,068)	32,959	56%
(38,571)	(8,917)	(29,654)	-333%
(50,034)	682	(50,716)	-7436%
80,975	4,081	76,894	1884%
\$ (1,017,852)	\$ (718,472)	\$ (299,380)	-42%

ACCRUAL BASIS

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

Total Revenues

NET INCOME(LOSS)

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

Total Net Income(Loss)

YEAR TO DATE ENDING APRIL 30, 2012

Actual	Budget	Variance		Prior Year	Variance	
		Amount	%		Amount	%
\$ 2,869,615	\$ 2,363,797	\$ 505,818	21%	\$ 2,337,806	\$ 531,809	23%
2,787,954	2,102,134	685,820	33%	2,119,957	667,997	32%
3,277,581	2,532,187	745,394	29%	2,576,509	701,072	27%
2,418,185	1,959,551	458,634	23%	1,999,231	418,954	21%
3,423,815	2,977,472	446,343	15%	3,062,264	361,551	12%
3,620,059	3,077,393	542,666	18%	3,168,937	451,123	14%
1,594,884	1,496,240	98,644	7%	1,498,299	96,585	6%
1,899,127	1,663,551	235,576	14%	2,066,151	(167,024)	-8%
1,152,129	1,001,235	150,894	15%	874,585	277,543	32%
2,347,179	1,149,870	1,197,309	104%	5,323,511	(2,976,332)	-56%
1,238,347	1,166,018	72,329	6%	1,092,993	145,354	13%
1,766,177	1,632,749	133,428	8%	1,722,941	43,236	3%
1,504,095	1,041,645	462,450	44%	1,029,261	474,834	46%
570,072	531,806	38,266	7%	497,322	72,750	15%
855,936	811,002	44,934	6%	813,711	42,225	5%
912,362	770,150	142,212	18%	797,790	114,571	14%
\$ 32,237,516	\$ 26,276,800	\$ 5,960,716	23%	\$ 30,981,268	\$ 1,256,248	4%

(1,068,947)	(1,350,341)	\$ 281,394	21%	\$ (940,216)	\$ (128,731)	-14%
(903,919)	(1,749,573)	845,654	48%	(1,049,258)	145,340	14%
675,072	163,092	511,980	314%	635,416	39,656	6%
61,833	(425,820)	487,653	115%	(128,558)	190,391	148%
483,102	(395,778)	878,880	222%	310,770	172,333	55%
392,497	(496,176)	888,673	179%	21,408	371,088	1733%
(1,093,040)	(1,283,518)	190,478	15%	(1,103,412)	10,372	1%
246,436	224,857	21,579	10%	468,421	(221,985)	-47%
(97,699)	(136,268)	38,569	28%	(271,554)	173,855	64%
381,134	29,000	352,134	1214%	(1,170,463)	1,551,597	133%
(306,875)	(488,825)	181,950	37%	(515,984)	209,109	41%
(180,453)	(475,191)	294,738	62%	(269,747)	89,294	33%
(104,104)	(586,145)	482,041	82%	(545,608)	441,504	81%
(204,355)	(85,064)	(119,291)	-140%	(288,459)	84,103	29%
(329,195)	12,592	(341,787)	-2714%	(157,246)	(171,948)	-109%
348,305	48,190	300,115	623%	282,079	66,226	23%
\$ (1,700,206)	\$ (6,994,968)	\$ 5,294,762	76%	\$ (4,722,409)	\$ 3,022,203	64%

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING APRIL 30, 2012**

MONTH OF APRIL, 2012

(Amounts in Full Dollars)
CASH BASIS

YEAR TO DATE ENDING APRIL 30, 2012

MONTH OF APRIL, 2012		Variance		CASH BASIS	YEAR TO DATE ENDING APRIL 30, 2012						
Actual	Budget	Amount	%		Actual	Budget	Variance	%	Prior Year	Variance	%
REVENUES											
\$ 285,989	\$ 234,650	\$ 51,339	22%	Asset Management Project - 30	\$ 2,869,615	\$ 2,363,797	\$ 505,818	21%	\$ 2,337,806	\$ 531,809	23%
275,630	208,642	66,988	32%	Asset Management Project - 31	2,787,954	2,102,134	685,820	33%	2,119,957	667,997	32%
413,433	252,217	161,216	64%	Asset Management Project - 32	3,277,581	2,532,187	745,394	29%	2,576,509	701,072	27%
244,039	194,601	49,438	25%	Asset Management Project - 33	2,418,185	1,959,551	458,634	23%	1,999,231	418,954	21%
131,063	295,637	(164,574)	-56%	Asset Management Project - 34	3,423,815	2,977,472	446,343	15%	3,062,264	361,551	12%
384,714	305,573	79,141	26%	Asset Management Project - 35	3,620,059	3,077,393	542,666	18%	3,168,937	451,123	14%
58,925	148,659	(89,734)	-60%	Asset Management Project - 37	1,594,884	1,496,240	98,644	7%	1,498,299	96,585	6%
187,681	164,776	22,905	14%	Asset Management Project - 38	1,899,127	1,663,551	235,576	14%	2,066,151	(167,024)	-8%
42,878	99,686	(56,808)	-57%	Asset Management Project - 39	1,152,129	1,001,235	150,894	15%	874,585	277,543	32%
211,506	114,987	96,519	84%	Asset Management Project - 40	2,347,179	1,149,870	1,197,309	104%	5,323,511	(2,976,332)	-56%
30,105	115,876	(85,771)	-74%	Asset Management Project - 43	1,238,347	1,166,018	72,329	6%	1,092,993	145,354	13%
175,703	162,673	13,030	8%	Asset Management Project - 44	1,766,177	1,632,749	133,428	8%	1,722,941	43,236	3%
129,499	103,711	25,788	25%	Asset Management Project - 45	1,504,095	1,041,645	462,450	44%	1,029,261	474,834	46%
57,544	53,663	3,881	7%	Asset Management Project - 46	570,072	531,806	38,266	7%	497,322	72,750	15%
83,863	80,523	3,340	4%	Asset Management Project - 49	855,936	811,002	44,934	6%	813,711	42,225	5%
86,588	76,277	10,311	14%	Asset Management Project - 50	912,362	770,150	142,212	18%	797,790	114,571	14%
\$ 2,799,159	\$ 2,612,151	\$ 187,008	7%	Total Revenues	\$ 32,237,516	\$ 26,276,800	\$ 5,960,716	23%	\$ 30,981,268	\$ 1,256,248	4%
NET INCOME(LOSS)											
(73,729)	(35,884)	\$ (37,845)	-105%	Asset Management Project - 30	(5,230)	(323,961)	\$ 318,731	98%	69,425	\$ (74,655)	-108%
13,683	2,208	11,475	520%	Asset Management Project - 31	624,969	37,807	587,162	1553%	633,422	(8,453)	-1%
20,295	46,598	(26,303)	-56%	Asset Management Project - 32	820,859	475,812	345,047	73%	839,831	(18,972)	-2%
58,112	8,393	49,719	592%	Asset Management Project - 33	595,957	96,920	499,037	515%	395,638	200,318	51%
(258,156)	(6,751)	(251,405)	-3724%	Asset Management Project - 34	843,006	(52,958)	895,964	1692%	654,368	188,638	29%
58,329	13,473	44,856	333%	Asset Management Project - 35	820,071	156,394	663,677	424%	639,254	180,816	28%
(85,936)	(271)	(85,665)	-31611%	Asset Management Project - 37	200,933	6,822	194,111	2845%	204,542	(3,609)	-2%
63,064	45,330	17,734	39%	Asset Management Project - 38	487,302	469,137	18,165	4%	716,951	(229,650)	-32%
(75,851)	(1,227)	(74,624)	-6082%	Asset Management Project - 39	44,751	8,892	35,859	403%	(124,239)	168,990	136%
(20,360)	4,981	(25,341)	-509%	Asset Management Project - 40	370,510	48,310	322,200	667%	(1,091,826)	1,462,336	134%
(77,030)	2,914	(79,944)	-2743%	Asset Management Project - 43	148,865	36,405	112,460	309%	(12,520)	161,385	1289%
67,029	20,368	46,661	229%	Asset Management Project - 44	735,263	209,699	525,564	251%	602,315	132,949	22%
39,770	6,054	33,716	557%	Asset Management Project - 45	547,485	65,075	482,410	741%	98,439	449,046	456%
(10,064)	(8,271)	(1,793)	-22%	Asset Management Project - 46	80,301	(78,604)	158,905	202%	4,972	75,329	1515%
(9,747)	682	(10,429)	-1529%	Asset Management Project - 49	76,771	12,592	64,179	510%	248,979	(172,208)	-69%
81,670	4,581	77,089	1683%	Asset Management Project - 50	359,758	53,190	306,568	576%	293,919	65,839	22%
\$ (208,920)	\$ 103,178	\$ (312,098)	-302%	Total Net Income(Loss)	\$ 6,751,570	\$ 1,221,532	\$ 5,530,038	453%	\$ 4,173,471	\$ 2,578,099	62%

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

Solicitations Issued in May 2012:

Solicitation No.	Title	Due Date
IFB PMB-2012-06	Furnish Refuse Collection Services at Kahale Mua – State and Kahale Mua – Federal on the Island of Molokai	June 12 ,2012

Contracts Executed in May 2012:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 11-16-CO01	Artistic Builders Corp Provide Additional Labor, Materials and Equipment and Extension of Time of 45 Calendar Days for Site and Building Improvements at Kawailehua – State and Kawailehua – Federal under Asset Management Project 37 on the Island of Kauai Completion Date: November 29, 2012	\$146,823.28	\$3,354,409.53
CMS 12-04	Allana, Buick and Bers, Inc. Provide Design and Consultation Services for Site and Building Improvements at Pomaikai, Hale Aloha) Puna, and Pahala under Asset Management Project 37 on the Island of Hawaii Completion Date: 1,495 Calendar Days from Notice to Proceed		\$704,274.00
PMB 11-03-SC01	Hawaii Affordable Properties, Inc. Continue to Furnish Property Management, Maintenance and Resident Services for Ka Hale Kahaluu, Hale Hookipa, Kaimalino, Kealakehe, and Nani Olu Under Asset Management Project 43 on the Island of Hawaii End Date: April 30, 2012	\$564,316.00	\$1,127,646.00
PMB 11-04-SC01	Hawaii Affordable Properties, Inc. Continue to Furnish Property Management, Maintenance and Resident Services for Noelani I, Noelani II, Hale Hauoli, Ke Kumu Ekolu and Ke Kumu Elua Under Asset Management Project 46 on the Island of Hawaii End Date: May 31, 2013	\$438,055.00	\$869,976.00

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
FY 2008	145	108	37	56	39	18	5	37	118
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	92	82	19	37	31	1	3	29	71

January 2011 - May 2012

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
Jan 11	4	3	1	2	2	0	0	0	4
Feb 11	26	20	6	17	6	0	0	3	23
Mar 11	15	14	1	3	8	0	0	4	11
April 11	18	16	2	6	9	0	0	3	15
May 11	10	10	0	2	6	0	0	2	8
June 11	4	3	1	2	1	0	0	1	3
July 11	5	3	2	2	1	0	0	2	3
Aug 11	11	8	3	3	3	0	1	4	6
Sept 11	9	8	1	2	5	0	0	2	7
Oct 11	7	7	0	3	3	0	0	1	6
Nov 11	16	13	3	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
Apr 12	9	6	3	5	3	0	1	0	9
May 12	10	10	0	2	3	1	0	4	6
TOTALS	178	148	30	69	63	1	3	42	135

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

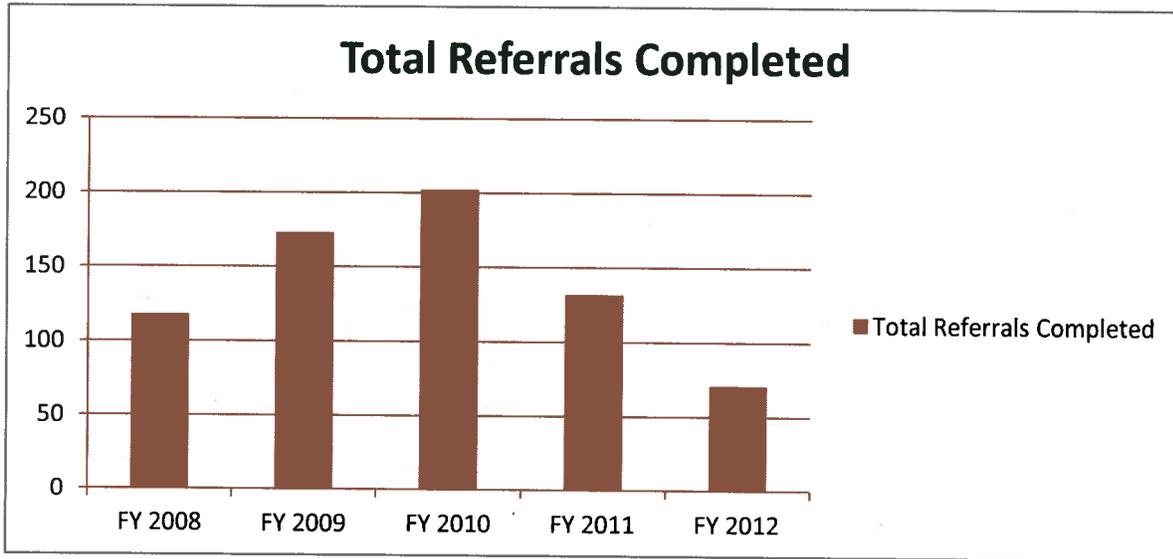
Decisions Rendered:	Rent Violations	Other Violations
Eviction	2	0
Evict w/cond	3	0

10-day cure	1	0
Dismissal	0	0
Continued	4	0
Total	10	0

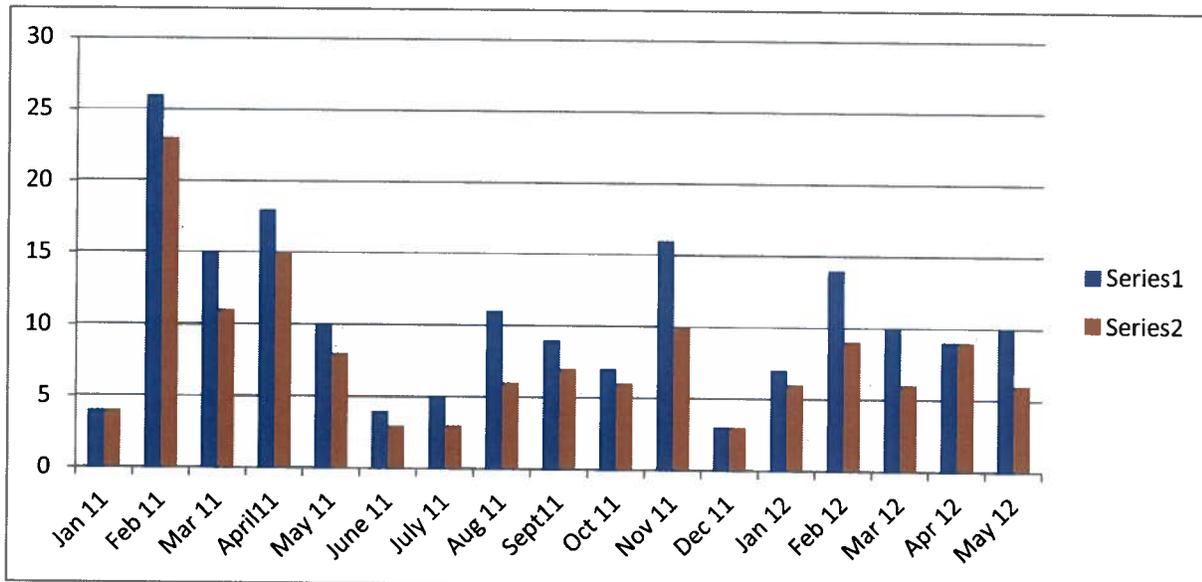
Delinquent balances for rent cases ordered evicted for month of May 2012:

AMP 39	Lanakila Homes	\$711
AMP 38	Kekaha Ha'aheo	\$7,109
	Total	\$7,820

Fiscal Years 2008-2012



January 2011 - May 2012



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

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Mgt Advisor	SRNA	Continuous recruitment.
COMPLIANCE OFFICE						
103020	EX	N	T	Chief Compliance Officer	SRNA	Pending start date.
102190	EX	N	P	Hsg Comp & Eval Spclt	SRNA	No action; cost savings.
42104	CS	W	P	Secretary I	SR12	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
96908K	CS	N	T	Office Assistant III	SR08	No action; cost savings.
7994	CS	W	P	Account Clerk V	SR15	Interviews completed: 04/26/12, none selected.
46278	CS	W	P	Accountant III	SR20	Interviews completed and pending recommendation.
5854	CS	W	P	Accountant III	SR20	Interviews completed and tentative start date of 7/12.
22265	CS	W	P	Account Clerk III	SR11	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Hsg Information Officer	SRNA	No action; cost savings.
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Info Tech Spclt IV	SR22	Interviews scheduled for mid June.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Pending recruitment.
117691	EX	N	T	Hsg Contact Spclt (Construction)	SRNA	Interviews completed; none selection.
117689	EX	N	T	Hsg Contact Spclt (Goods and Service)	SRNA	Pending start date.
31664	CS	W	P	Procurement & Supply Spclt III	SR20	Pending redescription.
CONSTRUCTION MANAGEMENT BRANCH						
8774	CS	N	P	Engineer VI	SR28	Updated position description and pending Internal Vacancy Announcement.
120410	CS	W	T	Bldg Constr Inspector II	SR19	Eligible listing forthcoming from DHRD and DHS.
120409	CS	W	T	Bldg Constr Inspector II	SR19	Eligible listing forthcoming from DHRD and DHS.
103024	EX	N	T	Contract Administrator	SRNA	Pending recruitment by CMB.
102676	CS	W	T	Bldg Engineer IV	SR24	On DHRD continuous recruitment.
106430	EX	N	T	Project Engineer	SRNA	Interviews completed and pending recommendation.
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	Recommendation made and pending start date.
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	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.

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

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
PMMSB - APPLICATION SERVICES UNIT						
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	Pending start date.
5968	CS	N	P	Welder I	BC10	Filled by 89day 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.
6791	CS	N	P	General Laborer II	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)						
18669	CS	W	P	Social Service Assistant IV	SR11	Interviews completed and pending recommendation.
30242	CS	N	P	Office Assistant III	SR08	89day hire and pending DHRD recruitment.
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.
4939	CS	N	P	General Laborer II	BC03	Employee resigned 05/07/12.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
105748	TA	N	T	Social Service Aide I	SRNA	Pending recommendation.
PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
6281	CS	N	P	Gen Constr & Maint Spvr I	F110	Filled by 89day appointment and pending DHRD recruitment.
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; 89 day to be posted on DHRD.
9662	CS	N	P	Bldg Maint Helper	BC05	No action; cost savings.
6304	CS	N	P	Account Clerk II	SR08	Filled by 89day; interviews scheduled mid June.
6681	CS	N	P	General Laborer II	BC03	No action; cost savings.
6286	CS	N	P	Public Hsg Spclt I	SR18	Interviews scheduled for mid June.
6785	CS	N	P	Public Hsg Spclt II	SR18	Incumbent retired: 04/30/12.
8834	CS	N	P	Bldg Maint Worker I	BC09	Pending 89-Day recommendation; 89 day to be posted on DHRD
46195	CS	N	P	Social Service Assistant IV	SR11	No action; cost savings.
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	Interviews scheduled for 6/13/12.
6792	CS	N	P	Bldg Maint Helper	BC05	No action; cost savings.
105744	TA	N	T	General Laborer I	SRNA	No action; cost savings.
6565	CS	N	P	General Laborer I	BC02	No action; cost savings.
3489	CS	N	P	Secretary I	SR10	89day hire start 6/12/12.
5475	CS	N	P	Public Hsg Spclt I	SR16	Interviews schedueld for mid June.
44184	CS	N	P	Office Assistant III	SR08	89day recommendation and pending start date.
36360	CS	N	P	Account Clerk II	SR08	Interviews scheduled for mid June.

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

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)						
10907	CS	N	P	Painter I	BC09	No action; cost savings.
5856	CS	W	P	Office Assistant IV	SR10	Pending recommendation.
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	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 37 (MU 7)						
6931	CS	N	P	Bldg Maint Supervisor I	F109	89day hire start 6/12/12.
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	Pending start date.
PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)						
14978	CS	N	P	Public Hsg Spvr V	SR24	Recommendation made and pending start date.
41349	CS	N	P	Public Hsg Spvr IV	SR22	No action; cost savings.
119285	CS	N	T	Public Hsg Spvr III	SR20	DHRD recruitment on 6/9/12 and continuous.
14976	CS	N	P	Bldg Maint Worker II	WS09	Pending 89day hire 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	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 39 (MU 9)						
23050	CS	N	P	Public Hsg Spvr IV	SR22	No action; cost savings.
45873	CS	N	P	Social Service Assistant IV	SR11	Pending 89day start date.
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.
117929	EX	N	T	Property Mgt Spclt	SRNA	No action; cost savings.
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	No action; cost savings.
31791	CS	N	P	Office Assistant III	SR08	Filled with 89 day appointment and interivews scheduled for mid June.
103030	EX	N	T	Program Spclt & Tenant Services	SRNA	No action; cost savings.
103036	EX	N	T	Resident Services Prog Spclt	SRNA	No action; cost savings.
103043	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
SECTION 8 SUBSIDY PROGRAM BRANCH						
41280	CS	N	P	Public Housing Supervisor V	SR24	Pending recruitment.

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

Position No.	CS EX TA	M O F	Perm or Temp	Current Position Title	SR	Status
S8SPB - INSPECTION SECTION						
119190	CS	N	T	Hsg Quality Standards Inspector I	SR13	Filled by 89day appointment; DHRD to agency eligible listing.
119192	CS	N	T	Hsg Quality Standards Inspector I	SR13	DHRD to provide agency eligible listing.
119198	CS	N	T	Hsg Quality Standards Inspector II	SR15	Interviews completed and pending recommendation.
119199	CS	N	T	Hsg Quality Standards Inspector II	SR15	No action; cost savings.
101130	TA	N	T	Clerk I	SRNA	No action; cost savings.
100895	EX	N	T	Research & Couns Assistant	SRNA	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 1						
14977	CS	N	P	Office Assistant III	SR08	No action; cost savings.
28655	CS	N	P	Office Assistant III	SR08	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR20	No action; cost savings.
101132	TA	N	T	Clerk I	SRNA	No action; cost savings.

Hawaii Public Housing Authority
Summary of Capital Repair/Renovation Projects
Report As Of 5/30/12

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

	Total CFP Appropriation	Budget Construction Activities (BLI 1411-1501)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Balance	Obligation Deadline	Notes
CFP 718	\$12,613,733	\$8,393,748	\$2,522,747	\$435,865	\$1,261,373	\$0	\$12,613,733	100.00%	\$0	6/12/10	All Funds Expended (Closure Pending)
CFP 719	\$12,526,177	\$8,691,665	\$2,416,486	\$54,497	\$1,252,617	\$100,196	\$12,425,981	99.20%	\$100,196	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	\$8,543,204	\$2,477,847	\$246,838	\$1,038,924	\$82,423	\$10,422,248	84.12%	\$1,966,987	7/14/12	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$6,805,416	\$2,060,380	\$150,000	\$1,030,190	\$255,913	\$3,537,482	34.34%	\$6,764,416	7/13/13	These funds are available to PHA's. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$5,650,000	\$1,890,879	\$250,000	\$945,440	\$718,078	\$0	0.00%	\$9,454,397		
CFP Budget Totals	\$57,285,440	\$38,084,033	\$11,368,339	\$1,137,200	\$5,528,543	\$1,156,609	\$38,999,443	68%	\$18,285,997		

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	\$8,393,748	\$2,522,747	\$435,865	\$1,261,373	\$0	\$12,613,733	100.00%	\$0	6/12/12	All Funds Expended (Closure Pending)
CFP 719	\$12,526,177	\$2,129,185	\$2,416,486	\$23,606	\$1,249,723	\$0	\$5,819,000	46.45%	\$6,707,177	4/14/14	All Contracts Awarded. LOCCS created 09-12-09
CFP 720	\$12,389,235	\$600,759	\$0	\$13,717	\$0	\$82,423	\$614,477	4.96%	\$11,774,758	7/14/14	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$0	\$0	\$0	\$515,095	\$0	\$515,095	5.00%	\$9,786,803	7/13/15	These funds are available to PHA's. LOCCS created 07-13-11 1410 Draw is in error should have been from 720, correction in progress w/HUD
CFP 722	\$9,454,397	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,454,397		
CFP Expenditure Totals	\$57,285,440	\$11,123,693	\$4,939,233	\$473,188	\$3,026,191	\$82,423	\$19,562,304	34.15%	\$37,723,136		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Budget Design Allot as of 5/8/12	Budget Construction Allot as of 5/8/12	B & F Approved Design Allot as of 5/8/12	B & F Approved Const Allot as of 5/8/12	Total Budget Allot as of 5/8/12	Expended	% Expended Against Budget Allot.	Balance	Encumbrance Deadline Date	Notes
FY 07-08 Lump Sum CIP	\$19,910,000	\$3,437,227	\$13,371,516	\$2,813,800	\$17,186,196	\$16,808,743	\$13,184,585	78.44%	\$3,624,158	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 08-09 Lump Sum CIP	\$10,000,000	\$3,170,864	\$426,673	\$2,967,993	\$7,032,007	\$3,597,538	\$1,754,840	48.78%	\$1,842,698	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 07-08 Elevator	\$4,939,503	\$673,631	\$3,918,066	\$800,361	\$4,139,142	\$4,591,697	\$3,615,854	78.75%	\$975,843	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 08-09 Elevator	\$6,410,000	\$7,975	\$4,823,403	\$150,000	\$6,260,000	\$4,831,378	\$1,194,198	24.72%	\$3,637,180	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 09-10 Lump Sum CIP	\$7,913,000	\$1,673,984	\$6,143,749	\$1,654,340	\$6,258,660	\$7,817,732	\$5,005,892	64.03%	\$2,811,840	6/30/12	Allotment Granted
FY 10-11 Lump Sum CIP	\$4,500,000	\$822,561	\$3,045,479	\$746,473	\$3,753,527	\$3,868,040	\$833,066	21.54%	\$3,034,974	6/30/12	Allotment Granted
FY 11-12 CIP Totals	\$31,120,000	\$3,770,448	\$27,349,552	\$3,770,448	\$27,349,552	\$31,120,000	\$0	0.00%	\$31,120,000	6/30/14	Pending Allotment
FY 12-13 CIP Totals	\$60,222,000	\$158,000	\$60,064,000	\$158,000	\$60,064,000	\$60,222,000	\$0	0.00%	\$60,222,000	6/30/14	Pending Allotment
STATE CIP TOTALS	\$145,014,503	\$13,714,691	\$119,142,437			132,857,128	25,588,435	17.65%	\$107,268,693		

**K
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- 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

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.)

HAWAII PUBLIC HOUSING AUTHORITY BUDGET FISCAL YEAR 2012-2013

I. Introduction

The Hawaii Public Housing Authority (HPHA) is an administratively agency and governed by a Board of Directors which consists of eleven members, of whom nine are public members appointed by the Governor. Public members shall be appointed from each of the counties of Honolulu, Hawaii, Maui, and Kauai. One public member shall be an advocate for low-income. One public member shall be a person with a disability or an advocate for persons with disabilities. As required by federal statutes, at least one public member shall be a person who is directly assisted by the authority under the federal low-rent public housing or federal section 8 tenant-based housing assistance payments program while serving on the board. The Director of the Department of Human Services and the Governor's Appointee are ex-officio voting members.

Presently, the HPHA administers the following major programs:

- **Federal and State public housing programs**

The HPHA operates and manages 72 federal public housing developments with 5,062 units housing approximately 15,000 authorized residents throughout Hawaii with funds received from the United States Department of Housing and Urban Development (HUD), and 864 state public housing units developed with State funds housing approximately 2,600 authorized residents.

- **Federal and State rent subsidy programs**

The HPHA currently administers two federally funded rental assistance programs:

- ✓ 1,935 Section 8 Housing Choice Voucher Program,
- ✓ 164 Veterans Affairs Supportive Housing Program (VASH); and
- ✓ State funded rental supplement assistance program, subsidizing monthly rental payments to qualified households.

II. Budget Assumptions

The Hawaii Public Housing Authority (HPHA) is required to prepare and present an annual budget to the Board of Directors for approval. The budget must be prepared based on requirements of the U.S. Department of Housing and Urban Development (HUD).

Fiscal Year 2012-2013 represents the second year of full compliance with asset management as defined by HUD's Asset Management model which requires federal public housing to adopt a business model similar to multi-family housing, with project-based budgeting, project-based accounting and project-based management.

Major expenditures such as capital expenditures are separately funded by capital dollars from the State and HUD and are not paid for by the AMPs through operations. The asset is depreciated and reflected in each associated AMP's profit and loss once it is placed into service. Thus, the profitability of the AMP is analyzed prior to depreciation expense as this is a non-cash item.

In order to prepare such a budget, certain assumptions had to be made at the beginning of the budget cycle and moving forward these assumptions are to be adjusted to meet unforeseen changes. The following budget assumptions were used by all offices in the preparation of their budgets.

- a. HUD's Public Housing Operating Subsidy is estimated to be prorated at 100% of the actual subsidy as of June 2012 per HUD disbursement schedule. Prior fiscal year 2012 funding was at 93% of the total funding available.
- b. Currently the salary budgeted does not include the proposed 5% annual salary increase and will only be adjusted with the issuance of an executive order for federally funded positions. Positions which are State funded will not receive a 5% adjustment.
- c. Operating expenses reflect a 3% increase from fiscal year 2011-2012 expenditures except for utilities which reflect a 6.7% increase.
- d. Tenant rental revenues will be projected by taking into consideration prior year's occupancy rates, the economy and any renovations/construction that will increase or reduce the availability of rental units.
- e. Employee benefits are estimated at 42% of salaries and wages. It should be noted that currently in fiscal year 2011-2012 the rate is 39.76%. The employee benefit rate for the HPHA is issued at the State level by the Department of Budget and Finance.
- f. Insurance cost is estimated to increase by 3%. Insurance costs are negotiated by the State's Risk Management Office and allocated to State agencies based on their inventory of physical assets.
- g. The HPHA estimated management, accounting and asset management fees, based on HUD's recommended formula utilizing occupied units, average occupancy and HUD's supplied rates.
- h. Rates for per Diem for interisland travel is \$20 for same day travel and \$90 per 24-hour day. For out of state travel, the current rate is \$145 per 24-hour day. Per Diem rates are fixed in the collective bargaining agreements of the HGEA and UPW, and are not discretionary.

III. Budget Overview 2012-2013

Revenue Budget

The fiscal year 2012-2013 revenue budget totaled \$111,822,881. As Chart 1 illustrates the HPHA's largest sources of revenue include subsidies from HUD to operate the Section 8 Housing Choice Voucher Program in the amount of \$25,426,368, federal operating subsidies from the Department of Housing and Urban Development (HUD) in the amount of \$53,903,943 and rental income from the HPHA's tenants in the amount of \$17,023,616. Other revenue sources consist of categorical grants (EDI, EPA) and other miscellaneous revenue.

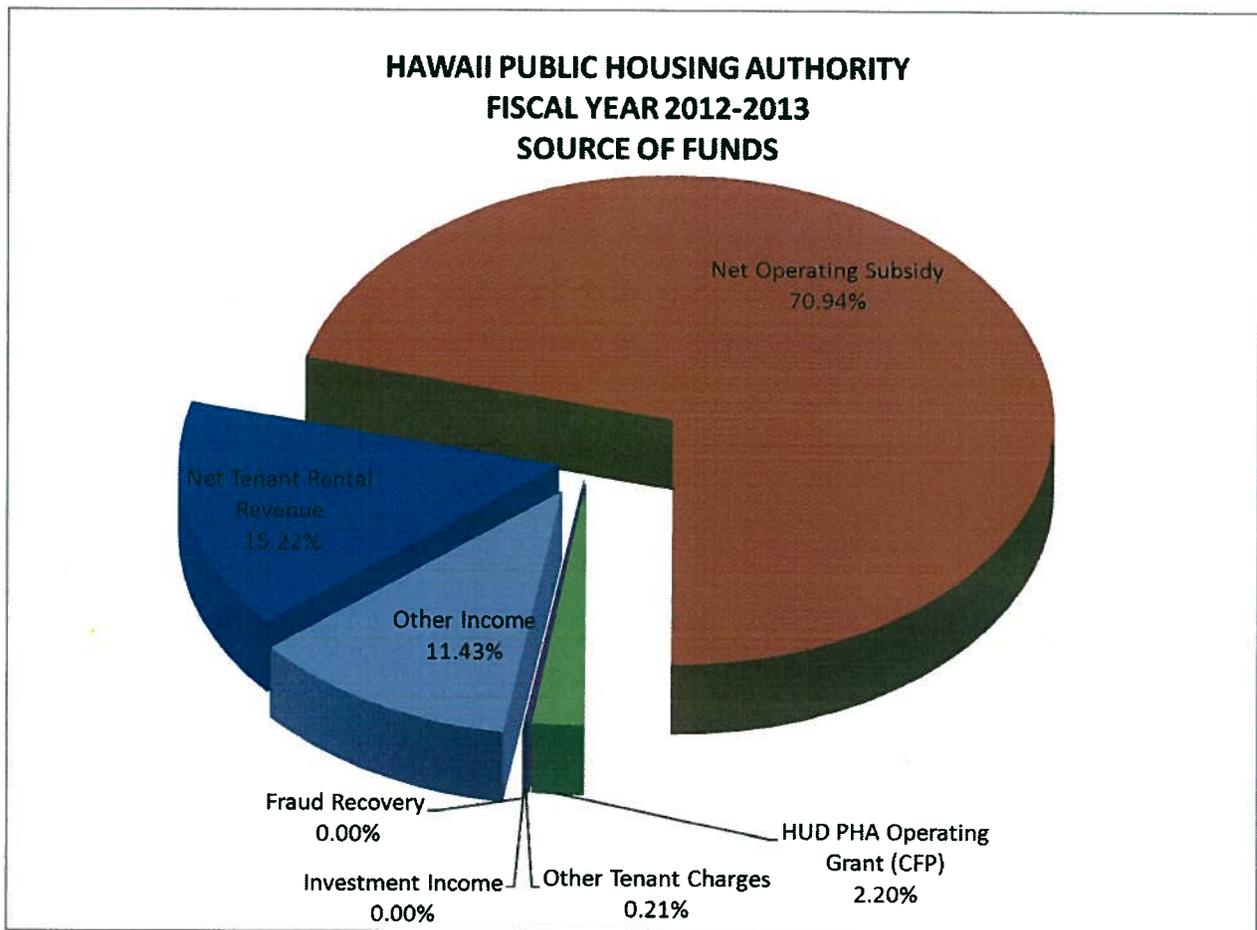


Chart 1

Expense Budget

The fiscal year 2012-2013 expense budget totaled \$110,661,908. The primary contributor to this increase is the increase in utilities, specifically sewer, water and electricity. As Chart 2 below shows, the most significant portion of the HPHA's budget is the Section 8 Housing Assistance payments, which accounts for nearly

40.32% or \$44,623,716 of the HPHA's budget. The second largest component of the HPHA's fiscal year 2012-2013 expense budget is administrative expenses which accounts for 18.99% or \$21,043,891. The third largest component of the HPHA's expenditures is maintenance expenses in the amount of \$20,516,379 or 18.54% of the budget. Other current expenses included supplies, leases, fee-for-service and security contracts.

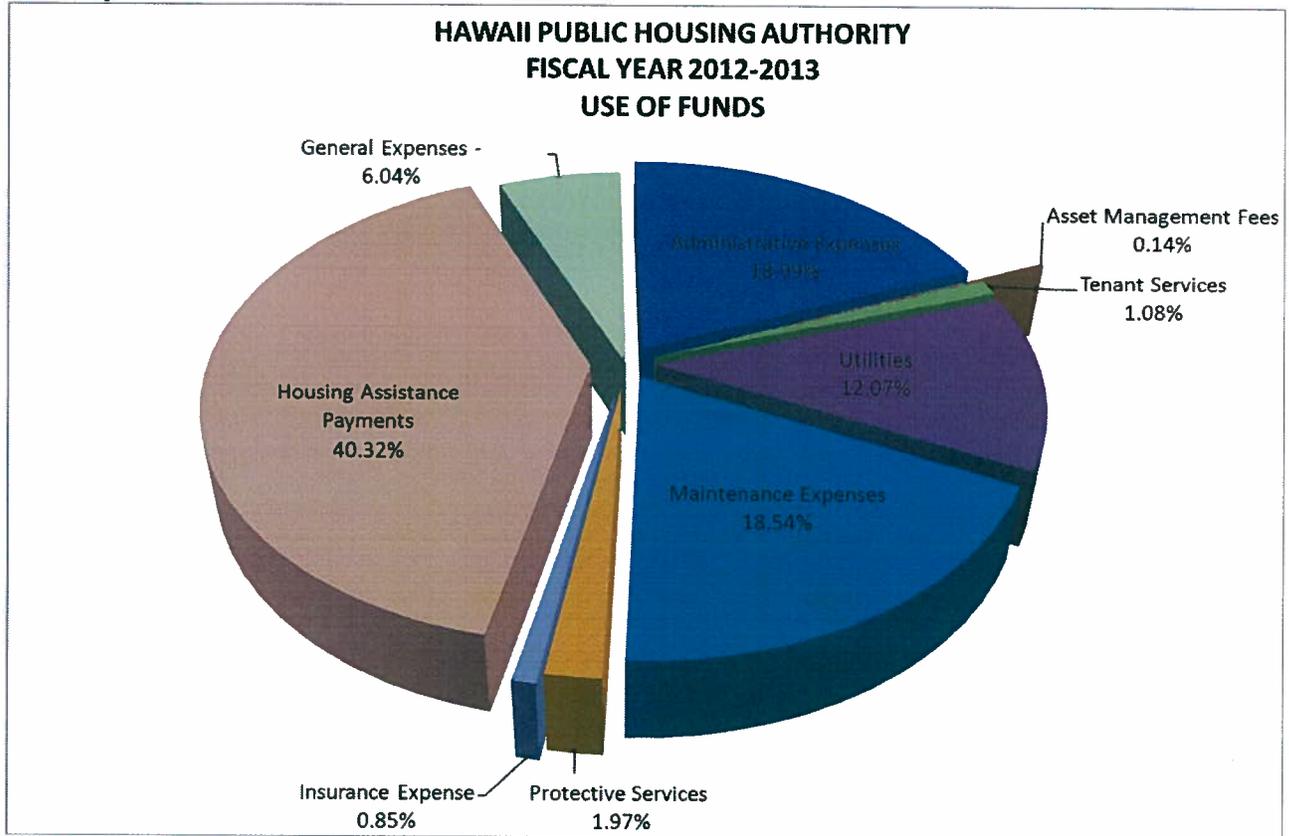


Chart 2

IV. Fiscal Biennium 2011-2013 Capital Plan

Capital Budget Summary

The capital budget provides some funding for the rehabilitation and modernization of the HPHA's housing stock, including some improvements to major utilities like water, sewer and onsite work, whereas, the operating budget provides funding for the day-to-day operation of the HPHA's developments. This distinction is important as these are two distinct and different budgets.

All departments of HPHA work together to use a variety of sources, including inspections, physical needs assessments, consultant evaluations and all means available to prioritize needs based on guidance from HUD, including but not limited to the following:

- Roofs
- Termite damage
- Hazardous material abatement
- Structural issues
- Accessibility concerns
- Site Improvements

The priority scale used was:

- Health
- Safety
- Welfare

After the methodology was agreed upon each property was evaluated and priorities established. By using this as a basis, the HPHA is in a better position to set its capital priorities in rank order. Based on the implemented capital planning process and the Board of Director's concurrence, the HPHA received appropriations totaling \$91.34 in State capital funds for fiscal biennium 2011-2013. This is the largest state capital appropriation over the past many years for the HPHA. These appropriations are to be used to address the backlog of capital repairs. This is in addition to the projected annual federal capital grant of approximately \$10.0 million dollars. The table below summarizes the capital projects for Fiscal Year 2011/2013.

Project Title	FY 11/12	FY 12/13
Kuhio Park Terrace Improvements, Oahu Design and Construction For Site Improvements, Oahu (Design & Construction)	2,750,000	0
Mayor Wright Homes, Renovations and Improvements, Oahu (Design & Construction)	5,600,000	0
Palolo Valley Homes, Physical Improvements Ph II, Oahu (Design & Construction),	5,000,000	0
Lanakila Homes, Renovation of Existing Buildings, Hawaii (Design & Construction)	750,000	7,500,000
Hale Laulima, Major modernization, Roof Replacement, Termite Damage, Oahu (Construction)	0	5,000,000
ADA Compliance for Various State and Federal Projects, Statewide (Plans, Design & Construction)	10,000,000	10,000,000
Puahala Homes, Phase IB Abatement and Modernization Buildings 4, 5, 6, Oahu (Design & Construction)	105,000	1,900,000
Kalihi Valley Homes, Site and Dwelling Improvements Phase IV, Oahu (Design & Construction)	700,000	7,000,000
Hauki Homes, Site Work and Roof Repairs, Oahu (Design & Construction)	65,000	600,000
Kaahumanu Homes, Spall Repair and Painting for 19 Buildings, Site Improvements, Oahu (Design & Construction)	2,350,000	1,800,000
Pomaikai, Major Renovations and Site Improvements, Hawaii (Design & Construction)	2,000,000	0
David Malo Circle, Exterior Improvements and Site Work, Maui (Design & Construction)	1,800,000	0

Lump Sum Non-Routine Repair and maintenance, Improvements, and Renovations, Exterior and Interior Repairs, Site Improvements, Statewide (Plans, Design, Equip, & Construction)	0	25,822,000
U.S. Department of Housing and Urban Development Choice Neighborhoods Initiative, Oahu (Plans, Design & Construction)	0	600,000
TOTALS	31,120,00	60,222,000

- **American Recovery and Reinvestment Act (ARRA).** The HPHA received a total of \$16.24 million in federal stimulus funds, \$16.24 million was expended for modernization work and the ARRA grant is now closed.
- **Elevator Service and Safety Plan.** The HPHA initiated a plan that called for the modernization of 16 elevators serving 8 developments. The capital plan includes \$5.24 million for the modernization of 16 elevators at 8 developments. To date, the Authority has completed 34% of the budgeted work for this project.
- **Fair Housing and Americans with Disabilities Act (Section 504) Plan.** The HPHA has awarded a contract to conduct an assessment for compliance with the referenced subject and has also begun to incorporate ADA/UFAS compliance in the capital plan for various projects. This assessment will become the basis identifying and clarifying the capital improvements needed. The HPHA has already identified projects through the 2011-13 CIP request.
- **Energy Management.** The HPHA is in the initial stages of evaluating and entering into an energy services agreement. Given the age of the buildings and the increasing costs of utilities the HPHA is evaluating energy efficiency improvements that can save money by reducing energy use. The HPHA is also looking to implement participation and education by working with tenants to identify better ways to reduce energy costs.

V. Management Improvements

Over the coming fiscal year, the HPHA will continue to implement software and hardware upgrades to the financial and operating database reporting systems.

VI. Conversion to Asset Management

The concept of “asset management” reflects the way private, multifamily rental housing is managed. The September 19, 2005 HUD final rule requires public housing authorities (PHA) with 250 or more units (excluding Section 8 units) to convert to an asset management model, which means conducting budgeting, management, and accounting on a project-by-project basis (projects being “assets”) instead of on a PHA-wide basis.

A HUD guidebook* says that one of the primary purposes of the new asset

management rule is to give greater attention to the financial, physical, and management performance of each public housing project (“asset”).

The Four Major Elements of Asset Management

- a. Project-based Funding.** The “old” system funds PHAs as a whole. The new system will have “project-based funding”, meaning that PHAs will complete a separate subsidy form for each project. For example, if a PHA has 10 projects, then it will get funding based on those 10 projects...and the funds the formula allocates to an individual project can only be used by that project.
- b. Project-based Budgeting and Accounting.** PHAs will have to prepare a budget and a year-end financial statement for each project every year. However, HUD will not require all property management activities to be based at a property because sometimes it is better to base certain management activities at a central PHA location. Also, HUD will allow some specialized maintenance staff (e.g., electricians) to be based at a central PHA facility; and, HUD recognizes that sometimes it is better to contract out to private vendors (for example, landscaping, exterminating, and turnover painting).
- c. Project-based Management.** This means that day-to-day management services (such as rent collection and inspections) and routine maintenance services are handled by specific PHA staff who are assigned to a project, and who are usually based at a project. These project-based staff will have significant authority and responsibility over daily operations of the property.
- d. Project-based Performance Assessment.** HUD recently revised the Public Housing Assessment System (PHAS) to focus on project-based performance instead of PHA-wide performance. Each project will be evaluated on its physical condition, financial condition, and the performance of management assigned to that project.

Hawaii Public Housing Authority 2013 Budget Submission - by AMPS Total Year	<u>HCVP 007</u>	<u>STATE RENT SUPPLEMENT 024</u>	<u>PROJECT BASED CONTRACT ADMIN 265</u>	<u>STATE LOW RENT 318</u>	<u>STATE ELDERLY 337</u>	<u>VASH 400</u>	<u>30</u>	<u>31</u>	<u>32</u>	<u>33</u>	<u>34</u>
Revenues	25,453,308	864,300	27,752,160	1,567,000	3,616,084	2,361,648	4,237,138	3,565,148	3,736,737	3,136,408	4,226,169
Net Income/(Loss)	1,119,107	72,616	877,800	(441,933)	(1,713,088)	-	2,075	585,027	5,653	5,506	57,152

**Hawaii Public Housing Authority
2013 Budget Submission - by AMPS
Total Year**

	<u>35</u>	<u>37</u>	<u>38</u>	<u>39</u>	<u>40</u>	<u>43</u>	<u>44</u>	<u>45</u>	<u>46</u>	<u>49</u>	<u>50</u>
Revenues	4,479,456	2,122,547	2,294,966	1,835,055	2,352,034	1,495,801	2,072,290	1,829,113	851,292	1,174,540	1,104,312
Net Income/(Loss)	2,993	1,030	8,019	124	1,752	189,685	119,319	30,422	265	2,706	48,627

Hawaii Public Housing Authority 2013 Budget Submission - by AMPS Total Year	Total <u>AMPS</u>	COCC	TOTAL AGENCY
Revenues	40,513,006	9,695,375	111,822,881
Net Income/(Loss)	1,060,355	186,116	1,160,973

OPERATING BUDGET - CONSOLIDATED

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number		
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		HAWAII PUBLIC HOUSING CONSOLIDATED Total FY 2013 Budget
FDS Line.#	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	17,023,616
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	79,330,311
706000	HUD PHA Operating Grant-CFP	2,214,776
704000	Other Tenant Charges	231,889
704000	Excess Utilities	-
711000	Investment Income	600
714000	Fraud Recovery	2,160
715000	Other Income	13,019,529
700000	Total Operating Income	111,822,881
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	8,960,689
915000	Employee Benefits - Administrative	3,763,489
912000	Auditing Fees	444,043
913000	Management Fees	3,211,920
913100	Bookkeeping Fees	656,874
914000	Advertising and Marketing	44,033
916000	Office Expenses	1,198,437
917000	Legal Expense	117,269
918000	Travel	272,619
919000	Other Administrative Costs	2,344,117
910000	Total Administrative	21,013,491
920000	Asset Management Fees	159,780
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	59,088
924000	Tenant Services-Other	1,137,690
925000	Total Tenant Services	1,196,778
Utilities		
931000	Water	2,400,712
932000	Electricity	4,997,874
933000	Gas	1,926,543
934000	Fuel	2,614
936000	Sewer	4,025,318
938000	Other	-
930000	Total Utilities	13,353,062
Maintenance		
941000	Labor	6,307,945
945000	Employee Benefits - Maintenance	2,649,337
942000	Maintenance Materials	3,202,235
943002	Garbage and Trash Removal Contracts	1,311,211
943021-2	Heating & Cooling Contracts	118,744
943014	Elevator Maintenance	71,676
943026	Landscape & Grounds Contracts	135,060
943029	Unit Turnaround Contract	167,220
943018	Electrical Contracts	232,925
943017	Plumbing Contracts	354,218
943006	Extermination Contracts	156,236
943010	Janitorial Contracts	47,860
943025	Routine Maintenance Contracts	420,272
943000	Other Misc. Contract Costs	5,341,441
940000	Total Maintenance	20,516,379
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	1,795,497
953000	Protective Service Other	381,428
950000	Total Protective Services	2,176,925
Insurance		
961100	Property	691,898
961200	General Liability	67,584
961300	Worker's Comp.	145,267
961400	Other Insurance	32,069
961000	Total Insurance Expense	936,818
General Expenses		
962000	Other General Expense	50,701,100
962100	Compensated Absences	147,240
963000	Payments In Lieu of Taxes	38,940
964000	Bad Debt-Tenants	305,196
968000	Severance Expense	116,200
960000	Total General Expenses	51,308,676
969000	Total Operating Expenditures	110,661,908
970000	Net Incom/(Loss)	1,160,974
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(15,888,140)
97400	Depreciation Expenses	11,461,792
97100	Extraordinary Maintenance	-
	Capital Expenditures	15,888,140
	Other Items (PYA)	-
	Total Other Financial Items	11,461,792
10000	Net Cash Flow	(10,300,818)

OPERATING BUDGET - CONSOLIDATED

PHA Name	Hawaii Public Housing Authority			
Address	1002 North School Street			
City, State	Honolulu, Hawaii 96817			
AMP Project Number				
Fiscal Year Ending	6/30/2013			
ACC Units				
Unit Months Available (UMAs)				
Built Date				
Date of Last Renovation				
Occupancy Type (family, senior, mixed)				
Type of Budget (Original, Revision #)				
Building Type (high-rise, garden, etc.)				
		HAWAII PUBLIC HOUSING CONSOLIDATED Total FY 2013 Budget	HAWAII PUBLIC HOUSING CONSOLIDATED Total FY 2012 Budget	
FDS Line #	Account Title			VARIANCE
700000	Total Operating Income	111,822,881	64,739,509	47,083,372
910000	Total Administrative	21,013,491	15,856,528	5,156,963
920000	Asset Management Fees	159,780	757,885	(598,105)
925000	Total Tenant Services	1,196,778	168,099	1,028,679
930000	Total Utilities	13,353,062	10,394,335	2,958,727
940000	Total Maintenance	20,516,379	12,652,247	7,864,132
950000	Total Protective Services	2,176,925	1,212,793	964,132
961000	Total Insurance Expense	936,818	801,878	134,940
960000	Total General Expenses	51,308,676	19,900,252	31,408,424
969000	Total Operating Expenditures	110,661,908	61,744,017	48,917,891
970000	Net Incom/(Loss)	1,160,974	2,995,492	(1,834,518)
	Total Other Financial Items	11,461,792	11,184,459	277,333
10000	Net Cash Flow	(10,300,818)	(8,188,967)	(2,111,851)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address City, State	1002 North School Street Honolulu, Hawaii 96817	
AMP Project Number	007-9905	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	007 HCVP Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	25,426,368
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	26,940
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	25,453,308

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	1,022,796
915000	Employee Benefits - Administrative	429,574
912000	Auditing Fees	69,528
913000	Management Fees	269,424
913100	Bookkeeping Fees	168,384
914000	Advertising and Marketing	-
916000	Office Expenses	75,646
917000	Legal Expense	6,000
918000	Travel	38,000
919000	Other Administrative Costs	81,274
910000	Total Administrative	2,160,627
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	1,382
925000	Total Tenant Services	1,382
Utilities		
931000	Water	420
932000	Electricity	33,048
933000	Gas	-
934000	Fuel	-
936000	Sewer	1,620
938000	Other	-
930000	Total Utilities	35,088
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	600
943002	Garbage and Trash Removal Contracts	9,900
943021-2	Heating & Cooling Contracts	7,560
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	6,000
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	240,000
940000	Total Maintenance	264,060
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	420
953000	Protective Service Other	-
950000	Total Protective Services	420
Insurance		
961100	Property	634
961200	General Liability	9,974
961300	Worker's Comp.	5,376
961400	Other Insurance	-
961000	Total Insurance Expense	15,984
General Expenses		
962000	Other General Expense	21,721,340
962100	Compensated Absences	120,000
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	15,300
960000	Total General Expenses	21,856,640
969000	Total Operating Expenditures	24,334,201
970000	Net Incom/(Loss)	1,119,107

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	007-9905	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		007 HCVP Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	25,453,308
910000	Total Administrative	2,160,627
920000	Asset Management Fees	-
925000	Total Tenant Services	1,382
930000	Total Utilities	35,088
940000	Total Maintenance	264,060
950000	Total Protective Services	420
961000	Total Insurance Expense	15,984
960000	Total General Expenses	21,856,640
969000	Total Operating Expenditures	24,334,201
970000	Net Incom/(Loss)	1,119,107

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	024-9905	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		024 STATE RENT SUPPLEMENT Total FY 2013 Budget
FDS Line #	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	834,300
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	30,000
700000	Total Operating Income	864,300
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	53,940
915000	Employee Benefits - Administrative	22,655
912000	Auditing Fees	19,308
913000	Management Fees	9,600
913100	Bookkeeping Fees	6,000
914000	Advertising and Marketing	-
916000	Office Expenses	1,080
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	22,000
910000	Total Administrative	134,583
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	-
925000	Total Tenant Services	-
Utilities		
931000	Water	120
932000	Electricity	8,280
933000	Gas	-
934000	Fuel	-
936000	Sewer	420
938000	Other	-
930000	Total Utilities	8,820
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	-
943002	Garbage and Trash Removal Contracts	-
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	-
940000	Total Maintenance	-
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	139
961200	General Liability	142
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	281
General Expenses		
962000	Other General Expense	648,000
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	648,000
969000	Total Operating Expenditures	791,684
970000	Net Incom/(Loss)	72,616
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	-
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	-
10000	Net Cash Flow	72,616

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	024-9905	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		024 STATE RENT SUPPLEMENT
		Total FY 2013 Budget
FDS Line #	Account Title	
Operating Income:		
700000	Total Operating Income	864,300
910000	Total Administrative	134,583
920000	Asset Management Fees	-
925000	Total Tenant Services	-
930000	Total Utilities	8,820
940000	Total Maintenance	-
950000	Total Protective Services	-
961000	Total Insurance Expense	281
960000	Total General Expenses	648,000
969000	Total Operating Expenditures	791,684
970000	Net Incom/(Loss)	72,616

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 42	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
	AMP 42 Elderly	
	Total FY 2013	
FDS Line #	Account Title	Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,962,504
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	-
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	1,653,580
700000	Total Operating Income	3,616,084
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	130,465
915000	Employee Benefits - Administrative	54,795
912000	Auditing Fees	45,063
913000	Management Fees	39,388
913100	Bookkeeping Fees	51,570
914000	Advertising and Marketing	-
916000	Office Expenses	112,716
917000	Legal Expense	3,600
918000	Travel	-
919000	Other Administrative Costs	355,120
910000	Total Administrative	792,717
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	3,900
925000	Total Tenant Services	3,900
Utilities		
931000	Water	67,980
932000	Electricity	840,000
933000	Gas	12,276
934000	Fuel	-
936000	Sewer	384,864
938000	Other	-
930000	Total Utilities	1,305,120
Maintenance		
941000	Labor	457,162
945000	Employee Benefits - Maintenance	192,008
942000	Maintenance Materials	437,700
943002	Garbage and Trash Removal Contracts	33,227
943021-2	Heating & Cooling Contracts	27,000
943014	Elevator Maintenance	37,800
943026	Landscape & Grounds Contracts	4,800
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	30,300
943017	Plumbing Contracts	31,200
943006	Extermination Contracts	10,200
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	177,720
943000	Other Misc. Contract Costs	1,652,595
940000	Total Maintenance	3,091,712
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	48,000
950000	Total Protective Services	48,000
Insurance		
961100	Property	87,724
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	87,724
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	-
969000	Total Operating Expenditures	5,329,172
970000	Net Incom/(Loss)	(1,713,088)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	1,381,889
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	1,381,889
10000	Net Cash Flow	(3,094,978)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 42	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 42 Elderly Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	3,616,084
Operating Expenditures:		
910000	Total Administrative	792,717
920000	Asset Management Fees	-
925000	Total Tenant Services	3,900
930000	Total Utilities	1,305,120
940000	Total Maintenance	3,091,712
950000	Total Protective Services	48,000
961000	Total Insurance Expense	87,724
960000	Total General Expenses	-
969000	Total Operating Expenditures	5,329,172
970000	Net Incom/(Loss)	(1,713,088)
	Total Other Financial Items	1,381,889
10000	Net Cash Flow	(3,094,978)

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		000265
Fiscal Year Ending		6/30/2013
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		266 PROJ BASED CONTRACT Total FY 2013 Budget
FDS Line #	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	27,751,920
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	240
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	27,752,160
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	70,800
913000	Management Fees	-
913100	Bookkeeping Fees	-
914000	Advertising and Marketing	-
916000	Office Expenses	-
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	136,320
910000	Total Administrative	207,120
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	1,051,200
925000	Total Tenant Services	1,051,200
Utilities		
931000	Water	-
932000	Electricity	-
933000	Gas	-
934000	Fuel	-
936000	Sewer	-
938000	Other	-
930000	Total Utilities	-
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	-
943002	Garbage and Trash Removal Contracts	-
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	-
940000	Total Maintenance	-
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	-
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	-
General Expenses		
962000	Other General Expense	25,616,040
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	25,616,040
969000	Total Operating Expenditures	26,874,360
970000	Net Incom/(Loss)	877,800
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	-
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	-
10000	Net Cash Flow	877,800

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	000265	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		265 PROJ BASED CONTRACT Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	27,752,160
910000	Total Administrative	207,120
920000	Asset Management Fees	-
925000	Total Tenant Services	1,051,200
930000	Total Utilities	-
940000	Total Maintenance	-
950000	Total Protective Services	-
961000	Total Insurance Expense	-
960000	Total General Expenses	25,616,040
969000	Total Operating Expenditures	26,874,360
970000	Net Incom/(Loss)	877,800
	Total Other Financial Items	-
10000	Net Cash Flow	877,800

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	COCC 181	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
	COCC 181	
	Total FY 2013	
	Budget	
FDS Line#	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Prorated	
706000	Net Operating Subsidy	-
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	9,695,375
700000	Total Operating Income	9,695,375
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	5,043,750
915000	Employee Benefits - Administrative	2,118,375
912000	Auditing Fees	59,212
913000	Management Fees	-
913100	Bookkeeping Fees	-
914000	Advertising and Marketing	43,313
916000	Office Expenses	392,988
917000	Legal Expense	69,449
918000	Travel	203,539
919000	Other Administrative Costs	62,630
910000	Total Administrative	7,993,256
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	15,000
925000	Total Tenant Services	15,000
Utilities		
931000	Water	3,375
932000	Electricity	111,854
933000	Gas	-
934000	Fuel	84
936000	Sewer	7,500
938000	Other	-
930000	Total Utilities	122,813
Maintenance		
941000	Labor	700,896
945000	Employee Benefits - Maintenance	294,376
942000	Maintenance Materials	42,051
943002	Garbage and Trash Removal Contracts	10,948
943021-2	Heating & Cooling Contracts	2,200
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	77,470
943018	Electrical Contracts	1,655
943017	Plumbing Contracts	-
943006	Extermination Contracts	1,100
943010	Janitorial Contracts	5,028
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	132,527
940000	Total Maintenance	1,268,250
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	3,299
953000	Protective Service Other	960
950000	Total Protective Services	4,259
Insurance		
961100	Property	6,895
961200	General Liability	13,071
961300	Worker's Comp.	21,748
961400	Other Insurance	1,753
961000	Total Insurance Expense	43,467
General Expenses		
962000	Other General Expense	37,214
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	25,000
960000	Total General Expenses	62,214
969000	Total Operating Expenditures	9,509,259
970000	Net Incom/(Loss)	186,116
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(301,880)
97400	Depreciation Expenses	8,030
97100	Extraordinary Maintenance	-
	Capital Expenditures	301,880
	Other Items (PYA)	-
	Total Other Financial Items	8,030
10000	Net Cash Flow	178,086

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	COCC 181	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	COCC 181 Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	9,695,375
Operating Expenditures:		
910000	Total Administrative	7,993,256
920000	Asset Management Fees	-
925000	Total Tenant Services	15,000
930000	Total Utilities	122,813
940000	Total Maintenance	1,268,250
950000	Total Protective Services	4,259
961000	Total Insurance Expense	43,467
960000	Total General Expenses	62,214
969000	Total Operating Expenditures	9,509,259
970000	Net Incom/(Loss)	186,116
	Total Other Financial Items	8,030
10000	Net Cash Flow	178,086

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP STATE	
Fiscal Year Ending		6/30/2013
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP State Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,156,920
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	-
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	1,356
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	408,724
700000	Total Operating Income	1,567,000

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	184,943
915000	Employee Benefits - Administrative	77,676
912000	Auditing Fees	45,059
913000	Management Fees	-
913100	Bookkeeping Fees	-
914000	Advertising and Marketing	-
916000	Office Expenses	15,240
917000	Legal Expense	9,156
918000	Travel	1,812
919000	Other Administrative Costs	26,574
910000	Total Administrative	360,460
920000	Asset Management Fees	3,600
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	4,248
925000	Total Tenant Services	4,248
Utilities		
931000	Water	231,828
932000	Electricity	244,416
933000	Gas	160,680
934000	Fuel	600
936000	Sewer	280,272
938000	Other	-
930000	Total Utilities	917,796
Maintenance		
941000	Labor	375,521
945000	Employee Benefits - Maintenance	157,719
942000	Maintenance Materials	59,325
943002	Garbage and Trash Removal Contracts	48,215
943021-2	Heating & Cooling Contracts	576
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	720
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	600
943017	Plumbing Contracts	5,500
943006	Extermination Contracts	4,596
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	28,843
940000	Total Maintenance	679,614
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	30,181
961200	General Liability	420
961300	Worker's Comp.	3,177
961400	Other Insurance	497
961000	Total Insurance Expense	34,274
General Expenses		
962000	Other General Expense	5,592
962100	Compensated Absences	288
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	1,200
968000	Severance Expense	1,860
960000	Total General Expenses	8,940
969000	Total Operating Expenditures	2,008,933
970000	Net Incom/(Loss)	(441,933)
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(13,252)
97400	Depreciation Expenses	323,159
97100	Extraordinary Maintenance	-
	Capital Expenditures	13,252
	Other Items (PYA)	-
	Total Other Financial Items	323,159
10000	Net Cash Flow	(765,092)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP STATE	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP State Total FY 2013 Budget
700000	Total Operating Income	1,567,000
910000	Total Administrative	360,460
920000	Asset Management Fees	3,600
925000	Total Tenant Services	4,248
930000	Total Utilities	917,796
940000	Total Maintenance	679,614
950000	Total Protective Services	-
961000	Total Insurance Expense	34,274
960000	Total General Expenses	8,940
969000	Total Operating Expenditures	2,008,933
970000	Net Incom/(Loss)	(441,933)
	Total Other Financial Items	323,159
10000	Net Cash Flow	(765,092)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	000400	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	400 VASH Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	-
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	2,361,648
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	2,361,648
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	-
913000	Management Fees	-
913100	Bookkeeping Fees	-
914000	Advertising and Marketing	-
916000	Office Expenses	-
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	-
910000	Total Administrative	-
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	-
925000	Total Tenant Services	-
Utilities		
931000	Water	-
932000	Electricity	-
933000	Gas	-
934000	Fuel	-
936000	Sewer	-
938000	Other	-
930000	Total Utilities	-
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	-
943002	Garbage and Trash Removal Contracts	-
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	-
943017	Plumbing Contracts	-
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	-
940000	Total Maintenance	-
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	-
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	-
General Expenses		
962000	Other General Expense	2,361,648
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	2,361,648
969000	Total Operating Expenditures	2,361,648
970000	Net Incom/(Loss)	-
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	-
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	-
10000	Net Cash Flow	-

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	000400	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		400 VASH Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	2,361,648
910000	Total Administrative	-
920000	Asset Management Fees	-
925000	Total Tenant Services	-
930000	Total Utilities	-
940000	Total Maintenance	-
950000	Total Protective Services	-
961000	Total Insurance Expense	-
960000	Total General Expenses	2,361,648
969000	Total Operating Expenditures	2,361,648
970000	Net Incom/(Loss)	-
	Total Other Financial Items	-
10000	Net Cash Flow	-

Operating Budget - AMPS CONSOLIDATED

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	
Fiscal Year Ending	6/30/2013
ACC Units	
Unit Months Available (UMAs)	
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

		AMPS CONSOLIDATED Total FY 2013 Budget
FDS Line.#	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	13,904,192
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	22,956,075
706010	HUD PHA Operating Grant-CFP	2,214,776
704000	Other Tenant Charges	203,593
704000	Excess Utilities	-
711000	Investment Income	360
714000	Fraud Recovery	2,160
715000	Other Income	1,231,850
700000	Total Operating Income	40,513,006

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	2,524,795
915000	Employee Benefits - Administrative	1,060,413
912000	Auditing Fees	135,074
913000	Management Fees	2,893,509
913100	Bookkeeping Fees	430,920
914000	Advertising and Marketing	720
916000	Office Expenses	600,767
917000	Legal Expense	29,064
918000	Travel	29,268
919000	Other Administrative Costs	1,660,199
910000	Total Administrative	9,364,729

920000	Asset Management Fees	156,180
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Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	59,088
924000	Tenant Services-Other	61,960
925000	Total Tenant Services	121,048

Utilities		
931000	Water	2,096,989
932000	Electricity	3,760,276
933000	Gas	1,753,587
934000	Fuel	1,930
936000	Sewer	3,350,643
938000	Other	-
930000	Total Utilities	10,963,425

Maintenance		
941000	Labor	4,774,366
945000	Employee Benefits - Maintenance	2,005,234
942000	Maintenance Materials	2,662,559
943002	Garbage and Trash Removal Contracts	1,208,921
943021-2	Heating & Cooling Contracts	81,408
943014	Elevator Maintenance	33,876
943026	Landscape & Grounds Contracts	129,540
943029	Unit Turnaround Contract	89,750
943018	Electrical Contracts	200,370
943017	Plumbing Contracts	317,518
943006	Extermination Contracts	140,340
943010	Janitorial Contracts	36,832
943025	Routine Maintenance Contracts	242,552
943000	Other Misc. Contract Costs	3,289,477
940000	Total Maintenance	15,212,742

Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	1,791,778
953000	Protective Service Other	332,468
950000	Total Protective Services	2,124,246

Insurance		
961100	Property	566,325
961200	General Liability	43,976
961300	Worker's Comp.	114,966
961400	Other Insurance	29,820
961000	Total Insurance Expense	755,088

General Expenses		
962000	Other General Expense	311,266
962100	Compensated Absences	26,952
963000	Payments in Lieu of Taxes	38,940
964000	Bad Debt-Tenants	303,996
968000	Severance Expense	74,040
960000	Total General Expenses	755,194

969000	Total Operating Expenditures	39,452,651
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970000	Net Incom/(Loss)	1,060,356
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Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(15,573,008)
97400	Depreciation Expenses	9,748,713
97100	Extraordinary Maintenance	-
	Capital Expenditures	15,573,008
	Other Items (PYA)	-
	Total Other Financial Items	9,748,713

10000	Net Cash Flow	(8,688,357)
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Operating Budget - AMPS CONSOLIDATED

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number		
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMPS CONSOLIDATED Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	40,513,006
910000	Total Administrative	9,364,729
920000	Asset Management Fees	156,180
925000	Total Tenant Services	121,048
930000	Total Utilities	10,963,425
940000	Total Maintenance	15,212,742
950000	Total Protective Services	2,124,246
961000	Total Insurance Expense	755,088
960000	Total General Expenses	755,194
969000	Total Operating Expenditures	39,452,651
970000	Net Incom/(Loss)	1,060,356
10000	Net Cash Flow	(8,688,357)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 30	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
	AMP 30	
	Total FY 2013	
	Budget	
FDS Line #	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,569,984
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,741,826
706000	HUD PHA Operating Grant-CFP	620,000
704000	Other Tenant Charges	56,076
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	249,252
700000	Total Operating Income	4,237,138
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	305,388
915000	Employee Benefits - Administrative	128,263
912000	Auditing Fees	9,861
913000	Management Fees	251,995
913100	Bookkeeping Fees	32,580
914000	Advertising and Marketing	-
916000	Office Expenses	26,280
917000	Legal Expense	504
918000	Travel	-
919000	Other Administrative Costs	24,539
910000	Total Administrative	779,410
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	2,532
924000	Tenant Services-Other	7,548
925000	Total Tenant Services	10,080
Utilities		
931000	Water	161,172
932000	Electricity	1,071,216
933000	Gas	34,176
934000	Fuel	-
936000	Sewer	330,612
938000	Other	-
930000	Total Utilities	1,597,176
Maintenance		
941000	Labor	703,344
945000	Employee Benefits - Maintenance	295,404
942000	Maintenance Materials	149,535
943002	Garbage and Trash Removal Contracts	78,434
943021-2	Heating & Cooling Contracts	6,996
943014	Elevator Maintenance	12,504
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	25,332
943017	Plumbing Contracts	13,428
943006	Extermination Contracts	2,868
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	71,664
940000	Total Maintenance	1,359,509
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	244,068
953000	Protective Service Other	7,008
950000	Total Protective Services	251,076
Insurance		
961100	Property	35,853
961200	General Liability	10,236
961300	Worker's Comp.	4,887
961400	Other Insurance	1,974
961000	Total Insurance Expense	52,951
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	184,860
968000	Severance Expense	-
960000	Total General Expenses	184,860
969000	Total Operating Expenditures	4,235,063
970000	Net Incom/(Loss)	2,075
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	1,209,870
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	1,209,870
10000	Net Cash Flow	(1,207,795)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 30	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 30 Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	4,237,138
Operating Expenditures:		
910000	Total Administrative	779,410
920000	Asset Management Fees	-
925000	Total Tenant Services	10,080
930000	Total Utilities	1,597,176
940000	Total Maintenance	1,359,509
950000	Total Protective Services	251,076
961000	Total Insurance Expense	52,951
960000	Total General Expenses	184,860
969000	Total Operating Expenditures	4,235,063
970000	Net Incom/(Loss)	2,075
	Total Other Financial Items	1,209,870
10000	Net Cash Flow	(1,207,795)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 31	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 31 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,130,628
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,987,835
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	446,685
700000	Total Operating Income	3,565,148
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	208,053
915000	Employee Benefits - Administrative	87,382
912000	Auditing Fees	10,076
913000	Management Fees	259,653
913100	Bookkeeping Fees	33,570
914000	Advertising and Marketing	-
916000	Office Expenses	14,748
917000	Legal Expense	3,036
918000	Travel	-
919000	Other Administrative Costs	17,819
910000	Total Administrative	634,337
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	9,336
925000	Total Tenant Services	9,336
Utilities		
931000	Water	228,420
932000	Electricity	85,668
933000	Gas	-
934000	Fuel	-
936000	Sewer	330,780
938000	Other	-
930000	Total Utilities	644,868
Maintenance		
941000	Labor	517,956
945000	Employee Benefits - Maintenance	217,542
942000	Maintenance Materials	150,924
943002	Garbage and Trash Removal Contracts	127,464
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	6,516
943017	Plumbing Contracts	2,532
943006	Extermination Contracts	1,260
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	148,508
940000	Total Maintenance	1,172,702
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	446,685
953000	Protective Service Other	-
950000	Total Protective Services	446,685
Insurance		
961100	Property	36,842
961200	General Liability	2,136
961300	Worker's Comp.	4,154
961400	Other Insurance	826
961000	Total Insurance Expense	43,957
General Expenses		
962000	Other General Expense	28,236
962100	Compensated Absences	-
963000	Payments in Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	28,236
969000	Total Operating Expenditures	2,980,122
970000	Net Incom/(Loss)	585,027
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(214,687)
97400	Depreciation Expenses	1,824,016
97100	Extraordinary Maintenance	-
	Capital Expenditures	214,687
	Other Items (PYA)	-
	Total Other Financial Items	1,824,016
10000	Net Cash Flow	(1,238,989)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 31	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 31 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	3,565,148
910000	Total Administrative	634,337
920000	Asset Management Fees	-
925000	Total Tenant Services	9,336
930000	Total Utilities	644,868
940000	Total Maintenance	1,172,702
950000	Total Protective Services	446,685
961000	Total Insurance Expense	43,957
960000	Total General Expenses	28,236
969000	Total Operating Expenditures	2,980,122
970000	Net Incom/(Loss)	585,027
	Total Other Financial Items	1,824,016
10000	Net Cash Flow	(1,238,989)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 32	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line#	Account Title	AMP 32 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,245,300
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	2,234,629
706000	HUD PHA Operating Grant-CFP	58,000
704000	Other Tenant Charges	12,555
704000	Excess Utilities	-
711000	Investment Income	360
714000	Fraud Recovery	-
715000	Other Income	185,893
700000	Total Operating Income	3,736,737
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	280,658
915000	Employee Benefits - Administrative	117,876
912000	Auditing Fees	9,882
913000	Management Fees	253,388
913100	Bookkeeping Fees	32,760
914000	Advertising and Marketing	-
916000	Office Expenses	49,940
917000	Legal Expense	4,440
918000	Travel	6,000
919000	Other Administrative Costs	29,228
910000	Total Administrative	784,173
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	1,000
924000	Tenant Services-Other	1,000
925000	Total Tenant Services	2,000
Utilities		
931000	Water	238,620
932000	Electricity	143,208
933000	Gas	301,536
934000	Fuel	-
936000	Sewer	397,296
938000	Other	-
930000	Total Utilities	1,080,660
Maintenance		
941000	Labor	658,135
945000	Employee Benefits - Maintenance	276,417
942000	Maintenance Materials	248,751
943002	Garbage and Trash Removal Contracts	94,388
943021-2	Heating & Cooling Contracts	12,000
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	10,000
943029	Unit Turnaround Contract	20,000
943018	Electrical Contracts	30,000
943017	Plumbing Contracts	75,000
943006	Extermination Contracts	12,000
943010	Janitorial Contracts	33,508
943025	Routine Maintenance Contracts	108,996
943000	Other Misc. Contract Costs	50,200
940000	Total Maintenance	1,629,395
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	185,893
953000	Protective Service Other	7,000
950000	Total Protective Services	192,893
Insurance		
961100	Property	35,952
961200	General Liability	1,995
961300	Worker's Comp.	3,421
961400	Other Insurance	595
961000	Total Insurance Expense	41,963
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	-
969000	Total Operating Expenditures	3,731,084
970000	Net Incom/(Loss)	5,653
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(3,417,000)
97400	Depreciation Expenses	167,795
97100	Extraordinary Maintenance	-
	Capital Expenditures	3,417,000
	Other Items (PYA)	-
	Total Other Financial Items	167,795
10000	Net Cash Flow	(162,143)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 32	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 32 Total FY 2013 Budget
FDS Line #	Account Title	
70000	Total Operating Income	3,736,737
Operating Expenditures:		
910000	Total Administrative	784,173
920000	Asset Management Fees	-
925000	Total Tenant Services	2,000
930000	Total Utilities	1,080,660
940000	Total Maintenance	1,629,395
950000	Total Protective Services	192,893
961000	Total Insurance Expense	41,963
960000	Total General Expenses	-
969000	Total Operating Expenditures	3,731,084
970000	Net Income/(Loss)	5,653
	Total Other Financial Items	167,795
10000	Net Cash Flow	(162,143)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 33	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)	0	
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 33 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,180,356
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,765,728
706000	HUD PHA Operating Grant-CFP	119,500
704000	Other Tenant Charges	4,536
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	66,288
700000	Total Operating Income	3,136,408

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	201,132
915000	Employee Benefits - Administrative	84,475
912000	Auditing Fees	10,076
913000	Management Fees	259,653
913100	Bookkeeping Fees	33,570
914000	Advertising and Marketing	720
916000	Office Expenses	77,499
917000	Legal Expense	-
918000	Travel	6,000
919000	Other Administrative Costs	29,243
910000	Total Administrative	702,368
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	900
924000	Tenant Services-Other	1,200
925000	Total Tenant Services	2,100
Utilities		
931000	Water	206,652
932000	Electricity	54,360
933000	Gas	138,000
934000	Fuel	-
936000	Sewer	360,000
938000	Other	-
930000	Total Utilities	759,012
Maintenance		
941000	Labor	429,052
945000	Employee Benefits - Maintenance	180,202
942000	Maintenance Materials	343,500
943002	Garbage and Trash Removal Contracts	132,039
943021-2	Heating & Cooling Contracts	3,600
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	50,000
943029	Unit Turnaround Contract	30,000
943018	Electrical Contracts	16,800
943017	Plumbing Contracts	54,000
943006	Extermination Contracts	24,600
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	74,000
943000	Other Misc. Contract Costs	93,140
940000	Total Maintenance	1,430,932
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	166,288
953000	Protective Service Other	23,000
950000	Total Protective Services	189,288
Insurance		
961100	Property	36,842
961200	General Liability	2,076
961300	Worker's Comp.	3,665
961400	Other Insurance	619
961000	Total Insurance Expense	43,203
General Expenses		
962000	Other General Expense	4,000
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	4,000
969000	Total Operating Expenditures	3,130,902
970000	Net Incom/(Loss)	5,506
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(616,500)
97400	Depreciation Expenses	627,288
97100	Extraordinary Maintenance	-
	Capital Expenditures	616,500
	Other Items (PYA)	-
	Total Other Financial Items	627,288
10000	Net Cash Flow	(621,782)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 33	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)	0	
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 33 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	3,136,408
Operating Expenditures:		
910000	Total Administrative	702,368
920000	Asset Management Fees	-
925000	Total Tenant Services	2,100
930000	Total Utilities	759,012
940000	Total Maintenance	1,430,932
950000	Total Protective Services	189,288
961000	Total Insurance Expense	43,203
960000	Total General Expenses	4,000
969000	Total Operating Expenditures	3,130,902
970000	Net Incom/(Loss)	5,506
	Total Other Financial Items	627,288
10000	Net Cash Flow	(621,782)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 34	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 34 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,573,848
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	2,492,077
706000	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	22,296
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	137,948
700000	Total Operating Income	4,226,169
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	322,152
915000	Employee Benefits - Administrative	135,304
912000	Auditing Fees	14,589
913000	Management Fees	405,838
913100	Bookkeeping Fees	52,470
914000	Advertising and Marketing	-
916000	Office Expenses	41,460
917000	Legal Expense	4,200
918000	Travel	-
919000	Other Administrative Costs	19,217
910000	Total Administrative	995,230
920000	Asset Management Fees	69,960
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	3,000
924000	Tenant Services-Other	780
925000	Total Tenant Services	3,780
Utilities		
931000	Water	103,260
932000	Electricity	533,688
933000	Gas	107,904
934000	Fuel	-
936000	Sewer	377,712
938000	Other	-
930000	Total Utilities	1,122,564
Maintenance		
941000	Labor	750,005
945000	Employee Benefits - Maintenance	315,002
942000	Maintenance Materials	229,520
943002	Garbage and Trash Removal Contracts	65,561
943021-2	Heating & Cooling Contracts	36,792
943014	Elevator Maintenance	8,184
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	63,996
943017	Plumbing Contracts	90,420
943006	Extermination Contracts	10,176
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	17,520
943000	Other Misc. Contract Costs	164,112
940000	Total Maintenance	1,751,288
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	92,830
953000	Protective Service Other	-
950000	Total Protective Services	92,830
Insurance		
961100	Property	57,583
961200	General Liability	2,678
961300	Worker's Comp.	5,620
961400	Other Insurance	607
961000	Total Insurance Expense	66,489
General Expenses		
962000	Other General Expense	25,992
962100	Compensated Absences	4,140
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	18,000
968000	Severance Expense	18,744
960000	Total General Expenses	66,876
969000	Total Operating Expenditures	4,169,017
970000	Net Incom/(Loss)	57,152
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(11,165,004)
97400	Depreciation Expenses	411,383
97100	Extraordinary Maintenance	-
	Capital Expenditures	11,165,004
	Other Items (PYA)	-
	Total Other Financial Items	411,383
10000	Net Cash Flow	(354,231)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 34	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 34 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	4,226,169
910000	Total Administrative	995,230
920000	Asset Management Fees	69,960
925000	Total Tenant Services	3,780
930000	Total Utilities	1,122,564
940000	Total Maintenance	1,751,288
950000	Total Protective Services	92,830
961000	Total Insurance Expense	66,489
960000	Total General Expenses	66,876
969000	Total Operating Expenditures	4,169,017
970000	Net Incom/(Loss)	57,152
	Total Other Financial Items	411,383
10000	Net Cash Flow	(354,231)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 36	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
	AMP 36	
	Total FY 2013	
	Budget	
FDS Line#	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	1,728,120
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	2,383,599
706000	HUD PHA Operating Grant-CFP	333,957
704000	Other Tenant Charges	11,436
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	22,344
700000	Total Operating Income	4,479,456
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	394,632
915000	Employee Benefits - Administrative	165,745
912000	Auditing Fees	14,674
913000	Management Fees	408,622
913100	Bookkeeping Fees	52,830
914000	Advertising and Marketing	-
916000	Office Expenses	27,996
917000	Legal Expense	6,720
918000	Travel	-
919000	Other Administrative Costs	21,647
910000	Total Administrative	1,092,867
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	15,168
925000	Total Tenant Services	15,168
Utilities		
931000	Water	143,004
932000	Electricity	625,668
933000	Gas	337,068
934000	Fuel	-
936000	Sewer	453,048
938000	Other	-
930000	Total Utilities	1,558,788
Maintenance		
941000	Labor	701,820
945000	Employee Benefits - Maintenance	294,764
942000	Maintenance Materials	193,784
943002	Garbage and Trash Removal Contracts	45,524
943021-2	Heating & Cooling Contracts	8,220
943014	Elevator Maintenance	13,188
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	1,812
943017	Plumbing Contracts	2,520
943006	Extermination Contracts	13,572
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	42,036
943000	Other Misc. Contract Costs	57,048
940000	Total Maintenance	1,374,288
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	281,254
953000	Protective Service Other	23,484
950000	Total Protective Services	304,738
Insurance		
961100	Property	57,979
961200	General Liability	2,909
961300	Worker's Comp.	4,643
961400	Other Insurance	810
961000	Total Insurance Expense	66,342
General Expenses		
962000	Other General Expense	1,356
962100	Compensated Absences	11,196
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	15,096
968000	Severance Expense	36,624
960000	Total General Expenses	64,272
969000	Total Operating Expenditures	4,476,463
970000	Net Incom/(Loss)	2,993
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	465,985
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	465,985
10000	Net Cash Flow	(462,992)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 35	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 35 Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	4,479,456
Operating Expenditures:		
910000	Total Administrative	1,092,867
920000	Asset Management Fees	-
925000	Total Tenant Services	15,168
930000	Total Utilities	1,558,788
940000	Total Maintenance	1,374,288
950000	Total Protective Services	304,738
961000	Total Insurance Expense	66,342
960000	Total General Expenses	64,272
969000	Total Operating Expenditures	4,476,463
970000	Net Incom/(Loss)	2,993
	Total Other Financial Items	465,985
10000	Net Cash Flow	(462,992)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 37	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 37 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	716,772
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,021,670
706000	HUD PHA Operating Grant-CFP	334,105
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	50,000
700000	Total Operating Income	2,122,547

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	305,146
915000	Employee Benefits - Administrative	128,161
912000	Auditing Fees	9,769
913000	Management Fees	275,664
913100	Bookkeeping Fees	35,640
914000	Advertising and Marketing	-
916000	Office Expenses	54,480
917000	Legal Expense	6,384
918000	Travel	4,788
919000	Other Administrative Costs	28,104
910000	Total Administrative	848,136
920000	Asset Management Fees	27,840
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	1,572
924000	Tenant Services-Other	3,552
925000	Total Tenant Services	5,124
Utilities		
931000	Water	81,805
932000	Electricity	144,468
933000	Gas	25,224
934000	Fuel	-
936000	Sewer	67,263
938000	Other	-
930000	Total Utilities	318,760
Maintenance		
941000	Labor	408,319
945000	Employee Benefits - Maintenance	171,494
942000	Maintenance Materials	39,129
943002	Garbage and Trash Removal Contracts	107,002
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	5,280
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	6,300
943017	Plumbing Contracts	10,896
943006	Extermination Contracts	19,464
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	20,833
940000	Total Maintenance	788,717
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	39,113
961200	General Liability	1,842
961300	Worker's Comp.	7,116
961400	Other Insurance	12,209
961000	Total Insurance Expense	60,280
General Expenses		
962000	Other General Expense	52,968
962100	Compensated Absences	1,020
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	18,672
960000	Total General Expenses	72,660
969000	Total Operating Expenditures	2,121,517
970000	Net Incom/(Loss)	1,030
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	1,481,545
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	1,481,545
10000	Net Cash Flow	(1,480,515)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 37	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 37 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	2,122,547
910000	Total Administrative	848,136
920000	Asset Management Fees	27,840
925000	Total Tenant Services	5,124
930000	Total Utilities	318,760
940000	Total Maintenance	788,717
950000	Total Protective Services	-
961000	Total Insurance Expense	60,280
960000	Total General Expenses	72,660
969000	Total Operating Expenditures	2,121,517
970000	Net Incom/(Loss)	1,030
	Total Other Financial Items	1,481,545
10000	Net Cash Flow	(1,480,515)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 38	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 38 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	925,032
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,354,442
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	7,128
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	8,364
700000	Total Operating Income	2,294,966
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	258,404
915000	Employee Benefits - Administrative	108,529
912000	Auditing Fees	8,958
913000	Management Fees	223,455
913100	Bookkeeping Fees	28,890
914000	Advertising and Marketing	-
916000	Office Expenses	33,900
917000	Legal Expense	-
918000	Travel	6,912
919000	Other Administrative Costs	26,213
910000	Total Administrative	695,261
920000	Asset Management Fees	27,180
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	84
924000	Tenant Services-Other	3,312
925000	Total Tenant Services	3,396
Utilities		
931000	Water	221,124
932000	Electricity	153,690
933000	Gas	155,208
934000	Fuel	-
936000	Sewer	69,732
938000	Other	-
930000	Total Utilities	599,754
Maintenance		
941000	Labor	328,692
945000	Employee Benefits - Maintenance	138,051
942000	Maintenance Materials	173,604
943002	Garbage and Trash Removal Contracts	25,691
943021-2	Heating & Cooling Contracts	10,800
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	12,000
943029	Unit Turnaround Contract	24,000
943018	Electrical Contracts	6,000
943017	Plumbing Contracts	6,276
943006	Extermination Contracts	7,200
943010	Janitorial Contracts	2,820
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	105,840
940000	Total Maintenance	840,974
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	50,000
950000	Total Protective Services	50,000
Insurance		
961100	Property	65,488
961200	General Liability	2,080
961300	Worker's Comp.	2,199
961400	Other Insurance	614
961000	Total Insurance Expense	70,382
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	-
969000	Total Operating Expenditures	2,286,947
970000	Net Incom/(Loss)	8,019
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(37,000)
97400	Depreciation Expenses	258,981
97100	Extraordinary Maintenance	-
	Capital Expenditures	37,000
	Other Items (PYA)	-
	Total Other Financial Items	258,981
10000	Net Cash Flow	(250,962)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 38	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 38 Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	2,294,966
Operating Expenditures:		
910000	Total Administrative	695,261
920000	Asset Management Fees	27,180
925000	Total Tenant Services	3,396
930000	Total Utilities	599,754
940000	Total Maintenance	840,974
950000	Total Protective Services	50,000
961000	Total Insurance Expense	70,382
960000	Total General Expenses	-
969000	Total Operating Expenditures	2,286,947
970000	Net Incom/(Loss)	8,019
	Total Other Financial Items	258,981
10000	Net Cash Flow	(250,962)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 39	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line.#	Account Title	AMP 39 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	532,788
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	860,267
706010	HUD PHA Operating Grant-CFP	442,000
704000	Other Tenant Charges	-
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	1,835,055
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	249,229
915000	Employee Benefits - Administrative	104,676
912000	Auditing Fees	6,275
913000	Management Fees	136,440
913100	Bookkeeping Fees	17,640
914000	Advertising and Marketing	-
916000	Office Expenses	21,878
917000	Legal Expense	-
918000	Travel	5,568
919000	Other Administrative Costs	10,661
910000	Total Administrative	552,367
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	-
925000	Total Tenant Services	-
Utilities		
931000	Water	101,484
932000	Electricity	301,416
933000	Gas	60,036
934000	Fuel	-
936000	Sewer	134,328
938000	Other	-
930000	Total Utilities	597,264
Maintenance		
941000	Labor	277,042
945000	Employee Benefits - Maintenance	116,358
942000	Maintenance Materials	160,736
943002	Garbage and Trash Removal Contracts	58,114
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	1,200
943017	Plumbing Contracts	6,736
943006	Extermination Contracts	-
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	30,678
940000	Total Maintenance	650,864
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	19,359
961200	General Liability	1,372
961300	Worker's Comp.	2,199
961400	Other Insurance	911
961000	Total Insurance Expense	23,841
General Expenses		
962000	Other General Expense	-
962100	Compensated Absences	10,596
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	10,596
969000	Total Operating Expenditures	1,834,931
970000	Net Incom/(Loss)	124
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(98,817)
97400	Depreciation Expenses	126,728
97100	Extraordinary Maintenance	-
	Capital Expenditures	98,817
	Other Items (PYA)	-
	Total Other Financial Items	126,727
10000	Net Cash Flow	(126,604)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 39	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 39 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	1,835,055
910000	Total Administrative	552,367
920000	Asset Management Fees	-
925000	Total Tenant Services	-
930000	Total Utilities	597,264
940000	Total Maintenance	650,864
950000	Total Protective Services	-
961000	Total Insurance Expense	23,841
960000	Total General Expenses	10,596
969000	Total Operating Expenditures	1,834,931
970000	Net Incom/(Loss)	124
	Total Other Financial Items	126,727
10000	Net Cash Flow	(126,604)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 40	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 40 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	753,624
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,566,496
706010	HUD PHA Operating Grant-CFP	27,000
704000	Other Tenant Charges	4,914
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	2,352,034

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	5,799
913000	Management Fees	64,005
913100	Bookkeeping Fees	15,660
914000	Advertising and Marketing	-
916000	Office Expenses	31,289
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	473,868
910000	Total Administrative	590,621
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	5,220
925000	Total Tenant Services	5,220
Utilities		
931000	Water	155,268
932000	Electricity	128,662
933000	Gas	320,535
934000	Fuel	-
936000	Sewer	224,748
938000	Other	-
930000	Total Utilities	829,213
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	104,088
943002	Garbage and Trash Removal Contracts	75,803
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	5,604
943017	Plumbing Contracts	10,572
943006	Extermination Contracts	8,700
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	408,444
940000	Total Maintenance	613,211
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	183,504
953000	Protective Service Other	2,400
950000	Total Protective Services	185,904
Insurance		
961100	Property	73,881
961200	General Liability	7,608
961300	Worker's Comp.	34,416
961400	Other Insurance	1,208
961000	Total Insurance Expense	117,113
General Expenses		
962000	Other General Expense	9,000
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	9,000
969000	Total Operating Expenditures	2,350,282
970000	Net Incom/(Loss)	1,752
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	8,684
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	8,684
10000	Net Cash Flow	(6,932)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 40	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 40 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	2,352,034
910000	Total Administrative	590,621
920000	Asset Management Fees	-
925000	Total Tenant Services	5,220
930000	Total Utilities	829,213
940000	Total Maintenance	613,211
950000	Total Protective Services	185,904
961000	Total Insurance Expense	117,113
960000	Total General Expenses	9,000
969000	Total Operating Expenditures	2,350,282
970000	Net Incom/(Loss)	1,752
	Total Other Financial Items	8,684
10000	Net Cash Flow	(6,932)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 43	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 43 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	429,624
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,020,625
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	19,248
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	26,304
700000	Total Operating Income	1,495,801
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	6,401
913000	Management Fees	55,228
913100	Bookkeeping Fees	18,180
914000	Advertising and Marketing	-
916000	Office Expenses	24,168
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	183,630
910000	Total Administrative	287,607
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	4,032
925000	Total Tenant Services	4,032
Utilities		
931000	Water	98,076
932000	Electricity	153,192
933000	Gas	80,532
934000	Fuel	-
936000	Sewer	-
938000	Other	-
930000	Total Utilities	331,800
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	84,540
943002	Garbage and Trash Removal Contracts	104,728
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	2,928
943017	Plumbing Contracts	708
943006	Extermination Contracts	4,620
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	473,293
940000	Total Maintenance	670,817
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	11,268
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	11,268
General Expenses		
962000	Other General Expense	591
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	591
969000	Total Operating Expenditures	1,306,116
970000	Net Incom/(Loss)	189,685
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	521,825
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	521,825
10000	Net Cash Flow	(332,140)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 43	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 43 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	1,495,801
Operating Expenditures:		
910000	Total Administrative	287,607
920000	Asset Management Fees	-
925000	Total Tenant Services	4,032
930000	Total Utilities	331,800
940000	Total Maintenance	670,817
950000	Total Protective Services	-
961000	Total Insurance Expense	11,268
960000	Total General Expenses	591
969000	Total Operating Expenditures	1,306,116
970000	Net Incom/(Loss)	189,685
	Total Other Financial Items	521,825
10000	Net Cash Flow	(332,140)

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number	AMP 44	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 44 Total FY 2013 Budget
FDS Line #	Account Title	
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	547,620
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,519,242
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	5,428
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	2,072,290
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	7,644
913000	Management Fees	69,606
913100	Bookkeeping Fees	23,400
914000	Advertising and Marketing	-
916000	Office Expenses	25,649
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	196,378
910000	Total Administrative	322,678
920000	Asset Management Fees	31,200
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	3,000
925000	Total Tenant Services	3,000
Utilities		
931000	Water	79,992
932000	Electricity	31,992
933000	Gas	26,004
934000	Fuel	-
936000	Sewer	150,012
938000	Other	-
930000	Total Utilities	288,000
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	245,366
943002	Garbage and Trash Removal Contracts	75,169
943021-2	Heating & Cooling Contracts	1,512
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	20,568
943029	Unit Turnaround Contract	15,750
943018	Electrical Contracts	13,026
943017	Plumbing Contracts	11,754
943006	Extermination Contracts	7,800
943010	Janitorial Contracts	504
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	504,532
940000	Total Maintenance	895,981
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	116,256
953000	Protective Service Other	19,056
950000	Total Protective Services	135,312
Insurance		
961100	Property	35,657
961200	General Liability	3,492
961300	Worker's Comp.	13,644
961400	Other Insurance	4,008
961000	Total Insurance Expense	56,801
General Expenses		
962000	Other General Expense	100,000
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	38,940
964000	Bad Debt-Tenants	81,060
968000	Severance Expense	-
960000	Total General Expenses	220,000
969000	Total Operating Expenditures	1,952,972
970000	Net Incom/(Loss)	119,319
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	1,044,319
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	1,044,319
10000	Net Cash Flow	(925,000)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 44	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 44 Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	2,072,290
Operating Expenditures:		
910000	Total Administrative	322,678
920000	Asset Management Fees	31,200
925000	Total Tenant Services	3,000
930000	Total Utilities	288,000
940000	Total Maintenance	895,981
950000	Total Protective Services	135,312
961000	Total Insurance Expense	56,801
960000	Total General Expenses	220,000
969000	Total Operating Expenditures	1,952,972
970000	Net Incom/(Loss)	119,319
	Total Other Financial Items	1,044,319
10000	Net Cash Flow	(925,000)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 45	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 45 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	721,716
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	1,049,329
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	32,628
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	25,440
700000	Total Operating Income	1,829,113
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	6,917
913000	Management Fees	100,524
913100	Bookkeeping Fees	20,340
914000	Advertising and Marketing	-
918000	Office Expenses	74,244
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	169,111
910000	Total Administrative	371,136
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	2,112
925000	Total Tenant Services	2,112
Utilities		
931000	Water	99,156
932000	Electricity	42,564
933000	Gas	27,888
934000	Fuel	-
936000	Sewer	203,640
938000	Other	-
930000	Total Utilities	373,248
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	266,316
943002	Garbage and Trash Removal Contracts	76,308
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	2,508
943017	Plumbing Contracts	3,576
943006	Extermination Contracts	11,004
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	396,784
940000	Total Maintenance	756,496
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	75,000
953000	Protective Service Other	125,000
950000	Total Protective Services	200,000
Insurance		
961100	Property	22,322
961200	General Liability	3,420
961300	Worker's Comp.	14,484
961400	Other Insurance	3,960
961000	Total Insurance Expense	44,186
General Expenses		
962000	Other General Expense	51,512
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	51,512
969000	Total Operating Expenditures	1,798,691
970000	Net Incom/(Loss)	30,422
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	772,558
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	772,558
10000	Net Cash Flow	(742,136)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 45	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 45 Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	1,829,113
Operating Expenditures:		
910000	Total Administrative	371,136
920000	Asset Management Fees	-
925000	Total Tenant Services	2,112
930000	Total Utilities	373,248
940000	Total Maintenance	756,496
950000	Total Protective Services	200,000
961000	Total Insurance Expense	44,186
960000	Total General Expenses	51,512
969000	Total Operating Expenditures	1,798,691
970000	Net Incom/(Loss)	30,422
	Total Other Financial Items	772,558
10000	Net Cash Flow	(742,136)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 46	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 46 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	245,288
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	469,452
706010	HUD PHA Operating Grant-CFP	116,500
704000	Other Tenant Charges	4,560
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	2,160
715000	Other Income	13,332
700000	Total Operating Income	851,292
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	4,273
913000	Management Fees	32,396
913100	Bookkeeping Fees	9,270
914000	Advertising and Marketing	-
916000	Office Expenses	15,562
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	161,814
910000	Total Administrative	223,316
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	3,900
925000	Total Tenant Services	3,900
Utilities		
931000	Water	52,308
932000	Electricity	64,584
933000	Gas	47,076
934000	Fuel	1,930
936000	Sewer	21,444
938000	Other	-
930000	Total Utilities	187,342
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	98,232
943002	Garbage and Trash Removal Contracts	46,717
943021-2	Heating & Cooling Contracts	1,128
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	1,692
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	5,148
943017	Plumbing Contracts	11,400
943006	Extermination Contracts	6,228
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	242,132
940000	Total Maintenance	412,677
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	-
950000	Total Protective Services	-
Insurance		
961100	Property	11,715
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	122
961000	Total Insurance Expense	11,837
General Expenses		
962000	Other General Expense	6,975
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	4,980
968000	Severance Expense	-
960000	Total General Expenses	11,955
969000	Total Operating Expenditures	851,027
970000	Net Incom/(Loss)	265
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	267,690
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	267,690
10000	Net Cash Flow	(267,425)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 46	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 46 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	851,292
910000	Total Administrative	223,316
920000	Asset Management Fees	-
925000	Total Tenant Services	3,900
930000	Total Utilities	187,342
940000	Total Maintenance	412,677
950000	Total Protective Services	-
961000	Total Insurance Expense	11,837
960000	Total General Expenses	11,955
969000	Total Operating Expenditures	851,027
970000	Net Incom/(Loss)	265
	Total Other Financial Items	267,690
10000	Net Cash Flow	(267,425)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 49	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 49 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	354,396
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	639,270
706010	HUD PHA Operating Grant-CFP	163,714
704000	Other Tenant Charges	17,160
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	1,174,540
Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	5,283
913000	Management Fees	50,418
913100	Bookkeeping Fees	13,500
914000	Advertising and Marketing	-
916000	Office Expenses	31,132
917000	Legal Expense	3,780
918000	Travel	-
919000	Other Administrative Costs	126,629
910000	Total Administrative	230,742
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	-
924000	Tenant Services-Other	-
925000	Total Tenant Services	-
Utilities		
931000	Water	49,104
932000	Electricity	197,376
933000	Gas	60,900
934000	Fuel	-
936000	Sewer	102,204
938000	Other	-
930000	Total Utilities	409,584
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	112,686
943002	Garbage and Trash Removal Contracts	26,063
943021-2	Heating & Cooling Contracts	360
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	-
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	10,200
943017	Plumbing Contracts	10,200
943006	Extermination Contracts	7,848
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	302,700
940000	Total Maintenance	470,057
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	24,000
950000	Total Protective Services	24,000
Insurance		
961100	Property	14,816
961200	General Liability	-
961300	Worker's Comp.	-
961400	Other Insurance	-
961000	Total Insurance Expense	14,816
General Expenses		
962000	Other General Expense	22,635
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	22,635
969000	Total Operating Expenditures	1,171,834
970000	Net Incom/(Loss)	2,706
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	(24,000)
97400	Depreciation Expenses	546,158
97100	Extraordinary Maintenance	-
	Capital Expenditures	24,000
	Other Items (PYA)	-
	Total Other Financial Items	546,158
10000	Net Cash Flow	(543,452)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address	1002 North School Street	
City, State	Honolulu, Hawaii 96817	
AMP Project Number	AMP 49	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
FDS Line #	Account Title	AMP 49 Total FY 2013 Budget
Operating Income:		
700000	Total Operating Income	1,174,540
Operating Expenditures:		
910000	Total Administrative	230,742
920000	Asset Management Fees	-
925000	Total Tenant Services	-
930000	Total Utilities	409,584
940000	Total Maintenance	470,057
950000	Total Protective Services	24,000
961000	Total Insurance Expense	14,816
960000	Total General Expenses	22,635
969000	Total Operating Expenditures	1,171,834
970000	Net Incom/(Loss)	2,706
	Total Other Financial Items	546,158
10000	Net Cash Flow	(543,452)

Operating Budget

PHA Name	Hawaii Public Housing Authority	
Address City, State	1002 North School Street Honolulu, Hawaii 96817	
AMP Project Number	AMP 50	
Fiscal Year Ending	6/30/2013	
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		

FDS Line #	Account Title	AMP 50 Total FY 2013 Budget
Operating Income:		
11220	Gross Potential Rent	
11230	Less: Vacancy Loss Rent	
703000	Net Tenant Rental Revenue	249,096
11240	Gross Potential Subsidy	
11260	Less: Subsidy Loss - Vacancy	
11250	Less: Subsidy Loss - Proration	
706000	Net Operating Subsidy	849,588
706010	HUD PHA Operating Grant-CFP	-
704000	Other Tenant Charges	5,628
704000	Excess Utilities	-
711000	Investment Income	-
714000	Fraud Recovery	-
715000	Other Income	-
700000	Total Operating Income	1,104,312

Operating Expenditures:		
Administrative		
911000	Administrative Salaries	-
915000	Employee Benefits - Administrative	-
912000	Auditing Fees	4,596
913000	Management Fees	46,624
913100	Bookkeeping Fees	10,620
914000	Advertising and Marketing	-
916000	Office Expenses	50,542
917000	Legal Expense	-
918000	Travel	-
919000	Other Administrative Costs	142,098
910000	Total Administrative	254,480
920000	Asset Management Fees	-
Tenant Services		
921000	Tenant Services - Salaries	-
923000	Employee Benefits - Tenant Services	-
922000	Relocation Costs	50,000
924000	Tenant Services-Other	1,800
925000	Total Tenant Services	51,800
Utilities		
931000	Water	77,544
932000	Electricity	28,524
933000	Gas	31,500
934000	Fuel	-
936000	Sewer	127,824
938000	Other	-
930000	Total Utilities	265,392
Maintenance		
941000	Labor	-
945000	Employee Benefits - Maintenance	-
942000	Maintenance Materials	61,848
943002	Garbage and Trash Removal Contracts	69,917
943021-2	Heating & Cooling Contracts	-
943014	Elevator Maintenance	-
943026	Landscape & Grounds Contracts	30,000
943029	Unit Turnaround Contract	-
943018	Electrical Contracts	3,000
943017	Plumbing Contracts	7,500
943006	Extermination Contracts	3,000
943010	Janitorial Contracts	-
943025	Routine Maintenance Contracts	-
943000	Other Misc. Contract Costs	219,568
940000	Total Maintenance	394,833
Protective Services		
951000	Protective Services - Labor	-
955000	Employee Benefits - Protective Services	-
952000	Protective Services Contract Costs	-
953000	Protective Service Other	51,520
950000	Total Protective Services	51,520
Insurance		
961100	Property	11,655
961200	General Liability	2,132
961300	Worker's Comp.	14,517
961400	Other Insurance	1,356
961000	Total Insurance Expense	29,660
General Expenses		
962000	Other General Expense	8,000
962100	Compensated Absences	-
963000	Payments In Lieu of Taxes	-
964000	Bad Debt-Tenants	-
968000	Severance Expense	-
960000	Total General Expenses	8,000
969000	Total Operating Expenditures	1,055,685
970000	Net Incom/(Loss)	48,627
Other Financial Items-Sources & (Uses)		
70610	HUD Grants-Capital Contributions	-
97400	Depreciation Expenses	13,887
97100	Extraordinary Maintenance	-
	Capital Expenditures	-
	Other Items (PYA)	-
	Total Other Financial Items	13,887
10000	Net Cash Flow	34,741

Operating Budget

PHA Name		Hawaii Public Housing Authority
Address		1002 North School Street
City, State		Honolulu, Hawaii 96817
AMP Project Number		AMP 50
Fiscal Year Ending		6/30/2013
ACC Units		
Unit Months Available (UMAs)		
Built Date		
Date of Last Renovation		
Occupancy Type (family, senior, mixed)		
Type of Budget (Original, Revision #)		
Building Type (high-rise, garden, etc.)		
		AMP 50 Total FY 2013 Budget
FDS Line #	Account Title	
700000	Total Operating Income	1,104,312
910000	Total Administrative	254,480
920000	Asset Management Fees	-
925000	Total Tenant Services	51,800
930000	Total Utilities	265,392
940000	Total Maintenance	394,833
950000	Total Protective Services	51,520
961000	Total Insurance Expense	29,660
960000	Total General Expenses	8,000
969000	Total Operating Expenditures	1,055,685
970000	Net Incom/(Loss)	48,627
	Total Other Financial Items	13,887
10000	Net Cash Flow	34,741