

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

**August 16, 2012
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, June 16, 2012 (*Pages 1-18*)
- B. Regular Meeting Minutes, July 19, 2012 (*Pages 19-28*)
- C. Annual Meeting Minutes, July 19, 2012 (*Pages 29-31*)
- D. Executive Session Minutes, July 19, 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 Reappoint Eleanor Sheridan to the Kona Eviction Board for a Two-Year Term Expiring on August 16, 2014 (*Pages 32-35*)
- B. Motion: To Adopt the Hawaii Public Housing Authority's Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year July 1, 2011 to June 30, 2012 (*Pages 36-39*)

V. REPORTS

- A. 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 July 2012; Rent Collections and Evictions. (*Pages 40-89*)

B. Task Force Report:

Report from Board Task Force on Redevelopment at Mayor Wright Homes

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

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 90)*

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise In Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

B. For Discussion: Discussion with the Executive Director on Staffing Needs **(Page 91)**

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 personnel matters.

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, JUNE 21, 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, June 21, 2012 at 9:37 a.m.

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

PRESENT: Director David Gierlach, Chairperson
Director Matilda Yoshioka, Vice-Chair
Director Jason Espero, Secretary
Director Roger Godfrey
Director Desiree Kihano
Director Debbie Shimizu
Director Travis Thompson
Director Trevor Tokishi
Designee Wilfredo Tungol
Director George Yokoyama

Executive Director, Hakim Ouansafi
Deputy Attorney General, Jennifer Sugita

EXCUSED: None

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

OTHERS: Gloria Castro, Mayor Wright Homes Resident
Augafa Ene, Mayor Wright Homes Resident
Fetu Kolio, Mayor Wright Homes Resident
Bob Loren, HPHA Public Housing Resident

Proceedings:

Chairperson Gierlach declared a quorum present.

The business of the Board proceeded with approval of the Regular Meeting Minutes of May 17, 2012.

Director Yoshioka moved to approve the minutes.

Director Shimizu stated there is a spelling error on page 4, last paragraph “Amy” should be changed to “Army”.

Director Thompson stated that on page 6, second paragraph “Chairperson” should be changed to “Director”.

The minutes were unanimously approved as amended.

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

Public Testimony

Fetu Kolio, Mayor Wright Homes Resident, stated that Matt Levi security is providing excellent security at Mayor Wright Homes (MWH). He stated that tenants that have formed a citizens patrol and they are bullying other tenants. The group is patrolling past the ten o'clock quiet time and making noise. The manager authorized the citizen's patrol. He also stated there was a democracy process for the resident association and the residents voted twice in 2009 and the service providers are attending the meeting and are not respecting the officers.

Bob Loren, Punchbowl Homes resident, stated he had received authorization to plant flowers behind his apartment as long as he cared for his plants and the plants are not over 8 feet tall. He stated he spent over \$1000 and cleared the rocks and weeds. He stated that yesterday he was told that the plants need to be removed and placed on his lanai. He stated that the asset management project (AMP) is holding up his live-in-aide approval until the garden is removed. He alleged many other tenants have hidden gardens and this is selected enforcement. He asked the Board to approve the garden. He also asked that his appeal for the election process be reviewed and for a live-in resident manager.

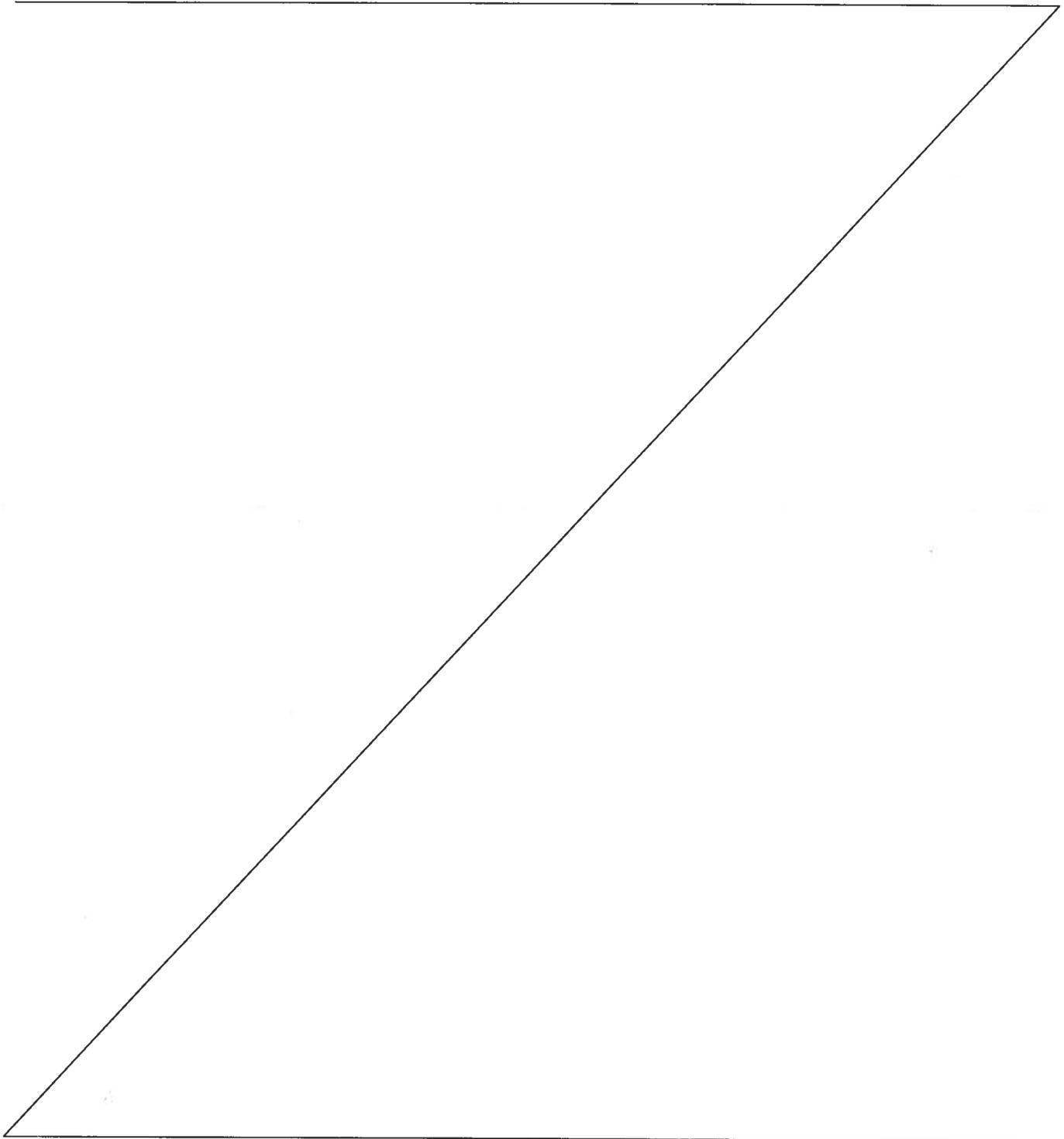
For Action:

Director Yoshioka moved,

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

Chairperson Gierlach read Resolution No. 57 expressing appreciation to Director Travis Thompson.

The motion was unanimously carried.



RESOLUTION NO. 59
HAWAII PUBLIC HOUSING AUTHORITY

EXPRESSING CONGRATULATIONS TO MS. ARNELLE GONSALVES

WHEREAS, Ms. Arnelle Gonsalves entered the Hawaii Public Housing Authority (HPHA) Housing Choice Voucher Family Self-Sufficiency Program (HCV FSS) in May 2007; and

WHEREAS, the purpose of the HCV FSS program is to enable participating families to increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and make progress toward achieving economic independence and housing self-sufficiency; and

WHEREAS, upon entering the HCV FSS program, Ms. Gonsalves was working two jobs, one full time and one part time, to support her family; and

WHEREAS, Ms. Gonsalves was able to attend employer-sponsored trainings to obtain a promotion to a higher paying full time position; and

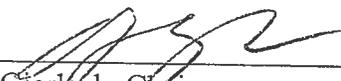
WHEREAS, this promotion resulted in a 40% increase in earned income, enabling Ms. Gonsalves to reduce her work load to one full time job and spend more time with her family; and

WHEREAS, Ms. Gonsalves completed financial education classes through Alu Like, reduced her debts, strengthened her finances, initiated an employer-sponsored 401K, paid off her car loan, and has a future goal to increase her personal savings and pursue homeownership; and

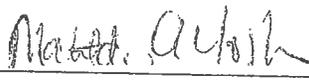
WHEREAS, the HPHA's Board of Directors hold Ms. Gonsalves in the highest regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 59 Expressing Congratulations to Ms. Arnelle Gonsalves on this 19th day of July 2012;

AND, BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to Ms. Arnelle Gonsalves for her completion of the HCV FSS program and best wishes toward her future goal of homeownership.



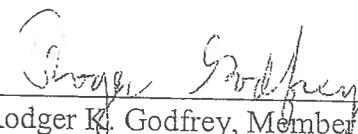
David Gierlach, Chairperson



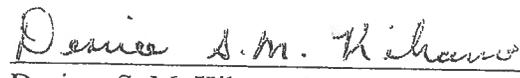
Matilda A. Yoshioka, Vice Chair



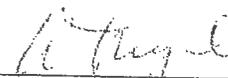
Jason T. Espero, Secretary



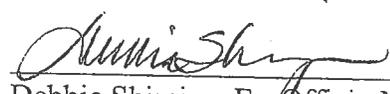
Rodger K. Godfrey, Member



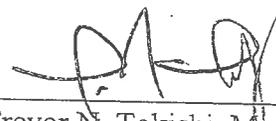
Desiree S. M. Kihano, Member



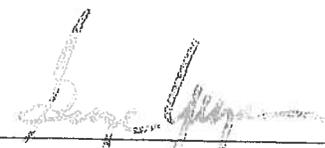
Patricia McManaman, Ex-Officio Member



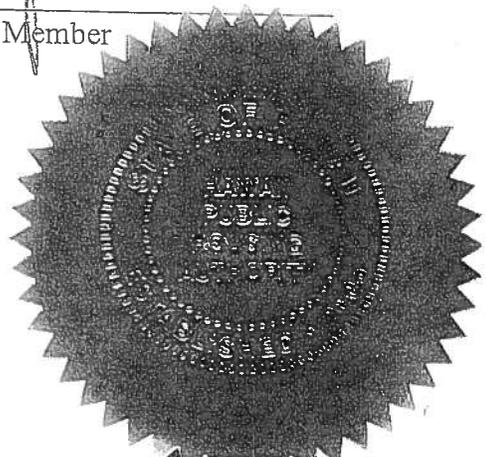
Debbie Shimizu, Ex-Officio Member



Trevor N. Tokishi, Member



George Yokoyama, Member



For Action:

Director Tokishi moved,

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.

Mr. Ouansafi, Executive Director asked that the motion be held until later in the meeting.

Director Thompson asked because the budget is complicated will the Board be given time to review it. Mr. Ouansafi responded that staff has been working on the budget for the last two and a half months and corrections are being made.

Director Yoshioka asked if the budget needs to be submitted to the U.S. Department of Housing and Urban Development (HUD) by June 30, 2012. Mr. Ouansafi confirmed that the budget is due to HUD by June 30, 2012.

Director Thompson moved,

To Lay on the Table the Motion.

The motion was unanimously carried.

For Action:

Director Godfrey moved,

To 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 tenants' 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).**

Mr. Ouansafi stated the staff is requesting that the bad debt be removed from the books because the HPHA is unable to collect this debt. This would provide the HPHA with cleaner financials in

the future. The staff has gone through the procedures and submitted it to the Attorney General's (AG's) office. Some of the bad debts have been on the books for eight to ten years.

Director Tokishi asked if charging off the bad debt affect the vacated tenant account receivable negatively under the Public Housing Assessment System (PHAS). Mr. Ouansafi responded that it will not be reported in the PHAS and in the fiscal audit.

Director Godfrey asked why there is a dollar threshold amount. Mr. Ouansafi responded because the HPHA did not have policy and is trying to put a policy in place. Ms. Arashiro added that the previous policy basically stated "write off debt", but there was no threshold amount established in the policy.

Director Yoshioka asked why the threshold is at \$20,000. Mr. Ouansafi reported that the majority of the tenants would not be able to pay that amount and anything above that the AG's office can take court action.

Director Thompson stated that \$20,000 equals about four years of rent. Mr. Ouansafi stated that this is not only for rent, but damages too.

Chairperson Gierlach asked if the HPHA will continue making efforts to collect bad debt. Mr. Ouansafi reported that the HPHA will continue its efforts to collect bad debt.

Designee Tungol stated the threshold is high and gives the HPHA discretion to write-off in 90 days instead of making an attempt to collect the debt. Mr. Ouansafi responded that this does not mean that the HPHA is not going to make a good faith effort to collect. The threshold is because the HPHA does not want to take someone who owes \$800 to court because it would cost more to the HPHA than what is owed.

Designee Tungol stated he is concerned with the \$2.4 million to be written off.

Director Thompson moved at 10:54 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. To 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 tenants' 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).

The motion was unanimously carried.

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

Chairperson Gierlach stated that the Board discussed the adoption of revisions to the HPHA's policy on collection of vacated tenant accounts receivable in Executive Session.

In executive Session the Board made a motion to amend the motion to:

To 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 may 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 tenants' vehicle registration) subject to AG's approval.**
- 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).**

The motion to amend was unanimously carried.

The main motion was carried by the vote of: Ayes: Chairperson Gierlach
Director Espero
Director Godfrey
Director Shimizu
Director Tokishi
Designee Tungol
Director Yokoyama

Abstain: Director Thompson

Not Present: Director Yoshioka
Director Kihano

For Action:

Director Espero moved,

- 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.

Mr. Ouansafi stated that his wife works for AECOM. She is in charge of procurements and contracting. She is not in the division that works with the HPHA, but Mr. Ouansafi stated he will not be making any decisions regarding AECOM.

Mr. Ouansafi stated his wife has worked for AECOM for about ten years. AECOM has been doing business with the HPHA on environmental issues.

Director Thompson asked how a consultant is selected. Mr. Ouansafi responded that once a year consultants respond the HPHA’s Request for Qualifications (RFI). The Construction Management Branch (CMB) reviews the proposal and rates the consultants. Based on the rating

and evaluation of a consultant's qualifications, negotiation begins. If everything works out the consultant is hired. If not, then negotiations begin with the next consultant on the list.

Director Thompson asked if the Executive Director (ED) or Executive Assistant (EA) are involved in the process. Mr. Ouansafi responded that the ED is not involved, but the EA is involved.

Director Shimizu asked how the review and selection committee is selected. Mr. Ouansafi responded Becky Choi, State Housing Development Administrator, recommends the staff.

Director Thompson asked if Ms. Choi makes the final decision with no review by the ED or EA. Ms. Arashiro explained that the selection committee makes a recommendation of the top three consultants to Ms. Choi. The recommendation is then submitted to the Fiscal Management Office (FMO) to concur there are funds for the project. After FMO approves the recommendation, it goes to the Contracts and Procurement (CPO) to concur the procurement was handled correctly. Final approval is made by the EA.

Chairperson Gierlach asked if the AG's office reviewed the waiver and if they have given a recommendation. Ms. Sugita stated that pursuant to the Annual Contributions Contract (ACC) the AG's office needs to provide a legal opinion that it does not violate state or federal law. The AG's opinion is that it does not violate the law provided that certain items are in place. Ms. Sugita stated that as for the AECOM contracts that are currently in place because Mr. Ouansafi recued himself from all items AECOM related issues the AG's office does not see any violation of the State's ethic code.

Director Thompson asked is Ms. Choi is a civil servant or exempt employee. Mr. Ouansafi confirmed that Ms. Choi is a civil service employee.

Director Espero moved at 11:05 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 and May 17, 2012 Executive Session minutes;**
- 2. 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;

The motion was unanimously carried.

Director Yokoyama left at 11:34 a.m.

The Board reconvened from Executive Session at 11:42 a.m.

Chairperson Gierlach stated the Board approved the Executive Session minutes for April 19, 2012 and May 17, 2012 and discussed the 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;

Director Thompson moved,

To Amend the 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 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, Involving the AECOM Companies;

The motion to amend was unanimously carried.

The main motion as amended was unanimously carried.

Reports:

Board Task Force Reports:

Chairperson Gierlach reported that there are no Task Force reports.

Executive Director's Report:

(During this meeting, the HPHA Board was provided laptops to work from at the meeting.)

Mr. Ouansafi reported that the laptops are shared with staff. This is an effort to go green for Board members who want to. For Board members who want to continue receiving hard copies will continue to receive the hard copies. All Board packet documents will be loaded on the laptop for future meetings.

Mr. Ouansafi reported there are posters on the wall for each AMP. The numbers posted are what the managers are held accountable for. Mr. Ouansafi reported every Wednesday new delinquency numbers will be posted. The Board packet number will be different from what is posted on the wall because the packet numbers are for the previous month. Director Yoshioka asked how often the numbers will be updated. Mr. Ouansafi reported that the numbers will be updated weekly.

Mr. Ouansafi reported that Section 8 is accepting applications. Section 8 is in the process of issuing between 150 and 180 new vouchers. Staff looked at the Section 8 budget and the HPHA is attempting to be at a 99% instead of 89%-90% utilization. The unrestricted funds will be used as needed.

Mr. Ouansafi reported that the occupancy numbers are not changing much because of internal transfers of current tenants. The HPHA could be completing repair of 27 units, but due to internal transfers show a net gain of only one filled unit for the month. He stated he spoke to HUD to see what can be done about the transfers.

Mr. Ouansafi reported that he met with the Governor regarding the Legislative bills. The Governor agreed with the HPHA's recommendations. Director Shimizu stated that the official list will be public on Monday.

Chairperson Gierlach asked who is managing Section 8. Mr. Ouansafi reported that Stephanie Fo is the Acting Branch Chief and Ms. Schumacher and Mr. Isobe assist managing the day to day work flow.

The Section 8 program will be working on mass certifications. Staff was reluctant to open up the waitlist, but staff was shown the budget and given the reasons why the waitlist should be opened.

Mr. Ouansfi reported of the 150 vouchers approximately 70 has been issued. Some are looking for rental units. The remainder should be issued within the next 60 days.

Director Yoshioka asked how quickly families are finding rentals. Mr. Ouansafi reported that families are having difficulties because some landlords don't want to rent to Section 8 tenants.

Director Espero asked how an applicant is chosen to move into a vacant unit. Mr. Ouansafi reported it is by preference list. Mr. Ouansafi reported that in a future meeting, staff will submit proposed revisions to the list of preferences. If you are working hard and barely getting by you are being punished because you are not homeless, a battered women, or displaced. The HPHA is looking for ways to streamline the application process. The HPHA wants to keep the preferences, but limit the amount of units given so others on the waiting list have a chance to get a unit.

Mr. Ouansfi reported staff will also be asking to raise the rents in the State public housing program. The HPHA need to raise the rent for the State public housing properties to be able to break even. The HPHA is losing money.

Director Yoshioka asked if raising the rent requires Legislative approval. Mr. Ouansafi responded it does not require Legislative approval.

Director Thompson asked shouldn't the HPHA let the Legislature know that the HPHA is trying to raise the rent. Mr. Ouansafi reported the Legislature was trying to pass a law to raise the rent.

Director Yoshioka stated that it is a State law. Director Shimizu confirmed that there is currently no legislation that sets the rent at a specific amount. She stated that Representative Cabanilla regularly proposes legislation to set a minimum rent at a dollar amount. Representative Cabanilla does not like the 30% of income calculation of rent because 30% of zero is zero.

Mr. Ouansafi reported in some cases the HPHA writes a check to the tenant at the end of the month.

Mr. Ouansafi reported that the HPHA is issuing ID cards and visitors curfew. The HPHA started with MWH and is moving on to Kaahumanu Homes and other projects.

Mr. Ouansafi reported that the HPHA extended the security contract with Matt Levi Security at MWH for one month. The request for proposal is being finalized.

Mr. Ouansfi reported that as to Mr. Kolio's issue with the community walk, the manager did not give the tenants approval, he gave them approval. Mr. Ouansafi reported anyone who wants to join the community walk is invited. The tenants have been given training by the Honolulu Police Department (HPD). They are not the police, but are there to give reminders.

Chairperson Gierlach asked if the meeting is still scheduled with the Department of Business Economic Development and Tourism (DBEDT) Director Richard Lim on July 2nd.

Director Shimizu asked for an update on Weed and Seed. Mr. Ouansafi reported that there was a meeting with Bruce Coppa and he was informed that Weed and Seed at MWH is not working. The residents approached the HPHA and informed the HPHA that they do not want Weed and Seed at MWH. The HPHA attempted to schedule another meeting with the Weed and Seed Director and she declined to attend the meeting.

Chairperson Gierlach requested to be kept in the loop with the Weed and Seed program.

Designee Tungol stated he believes that Maile Kanemaru is the Director for the Weed and Seed program. Chinatown, Kalihi/Palama, and Waipahu are the three Weed and Seed areas.

Mr. Ouansafi reported that Kahale Porter is the person who has been at the HPD sponsored events. Mr. Porter has been working with the HPHA.

Mr. Ouansafi reported that he informed Ms. Kanemaru that MWH does not need weeding and asked for a plan on the seeding. He has asked Ms. Kanemaru for the plan numerous times and has still not received the plan.

Chairperson Gierlach called for a recess at 12:23 p.m. and reconvened at 12:48 p.m.

For Action:

Director Yoshioka moved,

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

Mr. Ouansafi reported that staff has put a lot of time and effort into completing an accurate budget. There are 22 budgets combined into one. He clarified that funds from one AMP cannot be used on another AMP.

Mr. Ouansafi reported that the HPHA will be having about \$52 million more income than last year.

Mr. Ouansafi reported the budget was done by property, then rolled into an AMP, and then into the agency budget. When the draft of the budget was completed, the budget shared a deficit. Staff had to go line by line and make corrections or adjustments. FMO staff went to each AMP/chief and trained them.

Mr. Ouansafi reported that for the 2012-2013 budget the HPHA budgeted about \$112 million of income. Last year, the forecast was \$64 million. The HPHA has collected about \$85 million

year to date. The reasons the forecast is higher is because 1) expecting more units to be occupied; and 2) HUD informed the HPHA that funds will not be decreased.

Chairperson Gierlach asked where the additional \$30 million is coming from. Mr. Ouansafi reported from HUD because additional units are being occupied and HUD is providing higher subsidy.

Director Thompson asked how the budget can be so much higher when the HPHA no longer has Kuhio Park Terrace (KPT) in the budget. Ms. Arashiro reported that the HPHA lost only about 150 ACC units in the first phase. The HPHA will continue receiving funds for the remaining units.

Mr. Ouansafi reported that the administrative fees are a percentage from the AMPs and are approximately \$21 million.

Mr. Ouansafi reported that the HPHA budget shows a net income of \$1.1 million for the 2012-2013 fiscal year. For 2012 the forecast was \$3 million, the forecast is lower this year because the HPHA forecasted \$3 million more in utilities, \$8 million is being put back into the units, and \$1 million is going to security.

Director Tokishi stated that it is difficult to review the budget and test the assumptions when there are only 20-40 minutes to review it. He asked if there was time to have a Special Board meeting. He asked what the timeframe for next year's budget will be. Mr. Ouansafi reported there will a couple months notice.

Director Tokishi stated that he would like to see fiscal year 2013 budgeted to fiscal year 2012 prorated actual. Mr. Ouansafi stated it should have been provided.

Director Tokishi stated based on prorated actual the HPHA is increasing revenue by 11 percent. He questioned if 11 percent increase is because more units will be occupied and does it account for units being lost. Mr. Ouansafi confirmed the increase and reported that the type C units that are being repaired will help increase rent revenues. Mr. Ouansafi reported that the income will be higher if HUD approves the request, the HPHA will be getting about \$10 to \$12 million more.

Director Tokishi stated that the budget projects 19 percent in administrative costs and asked how that compared to the current actual expenses. Mr. Ouansafi reported that the percentage should be close, but dollar amount will be higher because of the hiring that is being done.

Director Tokishi stated that the HPHA has not budgeted for any salary increase. Mr. Ouansafi responded that the budget includes vacant positions, but no salary increase.

Director Tokishi stated that overall expenses increase is 3 percent. Every month in the variance reports the utilities cost was way off base. He asked how 6 percent utilities increase was determined. Mr. Ouansafi reported that the Honolulu Star Advertiser had an article and that based on the trend for utility costs shows a projected 6.7 percent increase over the actual.

Mr. Ouansfi reported that the HPHA may save money in utilities. It was found at some properties the HPHA was paying 100% of the utilities, but after reviewing the law the HPHA does not need to pay 100%. Staff will be coming to the Board with a way to prorate utilities by square feet or some other alternative pay structure for public housing utilities.

Director Tokishi questioned why employee benefits went up from 39 percent to 42 percent. Mr. Ouansafi responded that the number was given to the HPHA by the State. Ms. Arashiro responded that premium costs for the State were increasing.

Designee Tungol questioned if utilities are paid by the HPHA. Mr. Ouansafi reported the HPHA pays for some tenant's utilities. The previous assumption was that if there is no meter, sub meter or check meter the HPHA is obligated to pay for the tenant's utilities. Mr. Ouansafi stated the law requires that if a building does not have a meter, sub meter, or check meter the public housing can adopt a policy on charging the tenants. The HPHA needs to give the tenants six months notice of the possible charge for utilities and then begin charging the tenants, not that the HPHA needs to pay 100% of the utilities cost.

Director Thompson stated that the Board is expected to do its due diligence and staff is asking the Board to vote on a budget that the Board had 20 minutes to review. He has no question about how much work was put into completing the budget, but he is unable to accept the budget.

Director Tokishi stated the budget general expenses are \$51 million, the actual after 10 months is \$10 million, is that correct. Mr. Ouansfi stated the housing assistance has \$41 million which is included in the \$51 million.

Director Yoshioka asked if the HPHA will be submitting a separate Capital Improvement Plan (CIP) budget. Mr. Ouansafi responded that the Legislature has told the HPHA where the funds need to be used. Ms. Arashiro responded that the Capitol budget is brought to the Board when the Public Housing Authority's Five Year and Annual Plan (PHA) is brought to the Board for approval.

The motion was carried by the vote of: Ayes: Chairperson Gierlach
Director Espero
Director Godfrey with reservations
Director Kihano
Director Shimizu
Director Tokishi
Designee Tungol with reservations
Director Yokoyama
Director Yoshioka

Nay: Director Thompson

Chairperson Gierlach stated the 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) will be deferred until the next meeting.

With no further business for the Board to conduct,

Director Espero moved to adjourn,

The motion was unanimously carried.

The meeting adjourned at 1:15 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:



Taryn T. Chikamori
Secretary to the Board

AUG 16 2012

Date

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



Jason Espero
Director/Board Secretary

AUG 16 2012

Date

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E,
HONOLULU, HAWAII 96817
ON THURSDAY, JULY 19, 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, July 19 2012 at 9:00 a.m.

The meeting was called to order by Secretary Jason Espero and on roll call, those present were as follows:

PRESENT: Director Jason Espero, Secretary
Director Roger Godfrey
Director Desiree Kihano
Director Debbie Shimizu
Director Trevor Tokishi
Designee Wilfredo Tungol
Director George Yokoyama

Executive Director, Hakim Ouansafi
Deputy Attorney General, Jennifer Sugita

ENTERED: Director Gierlach Gierlach, Chairperson at 10:43 a.m.

EXCUSED: Director Matilda Yoshioka, Vice-Chair

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Clarence Allen, Acting Chief Financial Management Advisor
Becky Choi, State Housing Development Administrator
Rick Sogawa, Contracts and Procurement Officer
Joanna Renken, Acting Public Housing Supervisor
Rochelle Akamine, Resident Services Program Specialist
Gail Lee, Asset Management Project (AMP) 35 Manager
Taryn Chikamori, Secretary to the Board

OTHERS: Gloria Castro, Mayor Wright Homes Resident
Augafa Ene, Mayor Wright Homes Resident
Fetu Kolio, Mayor Wright Homes Resident
Derek Salis, Kamehameha Homes resident

Peggy Wiles, private resident
Jean Peters, Kalakaua Homes resident

Proceedings:

Secretary Espero declared a quorum present.

Secretary Espero asked that the June 21, 2012 Meeting Minutes be deferred until the meeting.

Director Godfrey moved,

That the June 21, 2012 minutes be deferred until the next Board meeting.

The motion was unanimously carried.

Secretary Espero deferred the approval of the Executive Session Meeting Minutes until later in the meeting.

Director Tokishi moved,

That the June 21, 2012 Executive Session minutes be deferred until later in the meeting.

The motion was unanimously carried.

Public Testimony

Fetu Kolio, Mayor Wright Homes Resident, stated that Matt Levi security is doing a great job. Mr. Kolio stated that the Samoan community has put together a citizens patrol. He believes the citizen patrol should do the walk outside of Mayor Wright Homes (MWH). The patrol has members that are not legal tenants of MWH and are gang members and drug dealers. He believes that his job as a tenant is to take care of his family, live by the standard of rules, and pay the rent. He stated that according the Tenant Association By-Laws new officers can only be added when a term is up. Someone has authorized Board members to be appointed and this is disrespectful to the By-Laws and unfair for the tenants.

Derek Salis, Kamehameha Homes resident, stated he has been living with anger, depression and stress for the past two years. The U.S. Department of Housing and Urban Development (HUD) expects the tenants to be the eyes and ears of the community and to keep the community safe, sanitary and secured. He said he informed management of the rule breakers and now these tenants want to "poke his eyes out."

Peggy Wiles, private resident, stated she understands the affordability rules have changed within the last three years. She stated she has lived and worked in Hawaii for 35 years and feels the ruling is unfair because people come from the mainland and receive housing before people on the waiting list. She would like to know how she can get the rule changed.

For Action:

Director Yoshioka moved,

To Adopt Board Resolution No. 59 Extending Congratulations to Ms. Arnelle Gonsalves for Completing the Hawaii Public Housing Authority's Housing Choice Voucher Family Self-Sufficiency Program.

Secretary Espero read Resolution No. 59 extending congratulations to Ms. Arnelle Gonsalves for completing the Hawaii Public Housing Authority's Housing Choice Voucher Family Self-Sufficiency Program.

The motion was unanimously carried.

**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

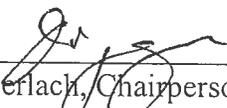
WHEREAS, Director Thompson has been instrumental in resolving policy issues, serving on numerous task force committees and encouraging Board training; and

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

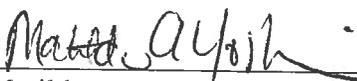
WHEREAS, the HPHA's Board of Directors hold Director Thompson in the highest personal regard.

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.



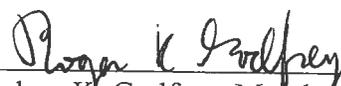
David Gierlach, Chairperson



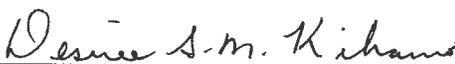
Matilda A. Yoshioka, Vice Chair



Jason T. Espero, Secretary



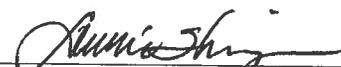
Rodger K. Godfrey, Member



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:

Director Tokishi moved,

To Reappoint Mr. Stanley Young to the HPHA's Oahu Eviction Board and Ms. Arleila Andrade to the Kona Eviction Board for a Two-Year Term Expiring on July 15, 2014 and September 31, 2014 respectively.

Mr. Ouansafi reported that these are qualified individuals. Mr. Young is retired attorney and has been on the Eviction Board for many years. He stated that Ms. Andrade is an auditor and has a strong financial background.

Director Shimizu supported Mr. Young's reappointment to the Oahu eviction Board.

The motion was unanimously carried.

For Action:

Director Godfrey moved,

To Authorize the Executive Director to Investigate and Assess Redevelopment Opportunities at the Property Located at 1002 N. School Street, Honolulu, Hawaii 96817

Mr. Ouansafi reported that for the agency to grow, move forward, and to provide the necessary housing the HPHA needs also look at other areas. The HPHA wants to issue a request for information (RFI) to have developers come up with ideas on how to best use the property.

Director Godfrey asked if the HPHA will be demolishing buildings. Mr. Ouansafi reported that Building A has structural problems, and the HPHA is in the process of moving staff to other buildings.

Director Godfrey stated that the original plan was if Kuhio Park Terrace (KPT) worked, then the HPHA would look at another property like MWH. Director Godfrey was concerned that starting a new redevelopment at School Street would be too much work based on the HPHA's current capacity to handle multiple redevelopments. Mr. Ouansafi stated that staff can do both. He stated MWH is a federal property and the only option is a private-public partnership and would take a couple of years. The Board has a MWH task force that will be working with staff. Staffs concentration is on vacant units.

Designee Tungol asked if the HPHA is looking at 200 elderly units will the units be one and two bedroom units. Mr. Ouansafi reported that the funds available will pay for about 200 units and it will be one, two, and three bedroom units and in the Kalihi area can be up to eight stories high. This will also be used as a master plan because the property is 12 acres. The Legislature has authorized the HPHA to have commercial buildings.

Designee Tungol asked if a private developer would be allowed tax credits. Mr. Ouansafi reported the HPHA would review the RFI's and if the proposal was attractive then the HPHA would pursue the tax credits.

Director Tokishi asked if this is an exploratory phase. Mr. Ouansafi confirmed that this is only an exploratory phase.

Director Tokishi asked if it would be feasible to use the School Street property for more housing rather than offices. Mr. Ouansafi stated the main office does not need that much space and that is being looked into.

Secretary Espero asked when the RFI would be issued. Mr. Ouansafi responded three to six months because the vacant units are the HPHAs current priority.

The motion was unanimously carried.

Reports:

Executive Director's Report:

Mr. Ouansafi reported that the job fair was a success. The fair was held because the Legislature has given the HPHA exempt positions. The HPHA converted some civil service positions into exempt positions. The positions are for maintenance, electrician and plumbers. There were about 200 people who applied. The HPHA can hire 50 people. The HPHA's intentions are to convert the positions to civil service positions in the future. The HPHA is losing about \$3.7 million from HUD because of vacant units. Once the units are occupied the HPHA will be receiving the funds and the funds will be used to pay for the positions. There will be five teams of ten people. Each team will have a team leader. The HPHA spoke with the Department of Human Resources and Development (DHRD) and was informed that the HPHA will be allowed to convert the position and person in the position to civil service.

Mr. Ouansafi reported that as of June 16, 2012, Stephanie Fo is no longer the Property Management and Maintenance Branch (PMMSB) Chief and she has been temporarily assigned to oversee Section 8. The HPHA is recruiting for the PMMSB Chief. The HPHA is evaluating the need to separate the PMMSB chief position into two sections, one for property management and one for maintenance.

Mr. Ouansafi reported that the consultants from Akron Metropolitan Housing Authority (AMHA) will be assessing the Section 8 program next month. They will be looking at what improvements Section 8 needs to make and evaluating our fiscal reports.

Mr. Ouansafi reported that staff has been informed to start the process of leasing approximately 150 vouchers. Section 8 has issued about 70 of the 150 vouchers.

Mr. Ouansafi reported that AMHA was a troubled agency and now they are a high performing agency. AMHA has spent time with the Fiscal Management Office (FMO) this week identifying findings before the audit and helping prepare for the auditors field work.

Mr. Ouansafi reported that software will be updated at the Asset Management Projects (AMP) and training will be provided.

Director Tokishi asked what the Elite software is used for. Mr. Ouansafi reported the program is used to track items and generate reports for property management, Section 8, and FMO. Once the software is fully operational, the HPHA will have four computers set up at the Applications Office so applicants can apply on-line.

Designee Tungol asked if the system is tied in with the State's system. Mr. Ouansafi reported that the software is a little more advanced and is designed for public housing authorities. The DHS consultant stated that in about two years the HPHA will be able to give the requirements to tie in with the State.

Mr. Ouansafi reported that HUD will start conducting the Real Estate Assessment Center (REAC) inspections of the HPHA's properties next month. The HPHA started preparing for REAC months ago to ensure the HPHA does not lose unnecessary points.

Mr. Ouansafi reported that 35 type C units will ready soon. Mr. Ouansafi reported that Lanakila will be having 16 units renovated and another 20 by the end of the month. Maui will have 15 units ready and another 7 units in August. Kauai and Oahu will have three units ready.

The HPHA is evicting the non-payers. The AMP with the most problems is AMP 44 (Waianae). Waianae will be having about 15 to 20 evictions coming up. The amount owed to the HPHA for Waianae is about \$100,000. About \$27,000 is on the six month plan.

Secretary Espero asked what a six month plan is. Mr. Ouansafi reported that during an eviction hearing a tenant can request the Hearing Board for six months to pay off the past due rent. If approved, the family is given 6 months to pay off the back rent.

Director Godfrey asked if the HPHA worked on a procedure on getting the vacant units filled. Mr. Ouansafi reported that the HPHA started mass certifications. Mr. Ouansafi stated last month the HPHA moved in 36 families and processed 15 transfer requests. The HPHA is meeting with HUD to see what can be done about the transfers. Transferring families already in housing to different units, rather than admitting a new family gives the HPHA a net gain of zero on its vacant unit count.

Mr. Ouansafi reported that HPHA has signed a memorandum of agreement with the Department of Accounting and General Services (DAGS) to help repair vacant units.

Designee Tungol asked if the HPHA is still working with volunteers. Mr. Ouansafi reported that the Institute of Human Services (IHS) had approximately 240 people volunteering at Kaahumanu

Homes on July 14th. The volunteers cleaned, swept, restriped the parking lot, and painted the curbs. The HPHA will continue to work with the volunteers.

Director Yokoyama reported that Governor Abercrombie visited Hilo and he supported the idea of volunteers. Mr. Ouansafi reported that the HPHA does not have as many volunteers on the neighbor islands as on Oahu.

Mr. Ouansafi reported that in September the HPHA will be working with New Hope and there will be hundreds of volunteers. Because the neighbor islands do not have as many volunteers the HPHA has a memorandum of agreement with the Correctional Industries (CI) to take prisoners to neighbor islands to help get units fixed and cleaned.

Director Kihano asked if the HPHA is looking into why Waianae has the bulk of delinquencies. She expressed concerns with the current families not paying rent and possibly engaging in criminal activities. Mr. Ouansafi reported that the HPHA is considering many options, including adding in fencing, cameras, security, and lighting.

Mr. Ouansafi reported that the HPHA met with U.S. Attorney General Florence Nakakuni on issues on the Waianae coast

Mr. Ouansafi reported that the HPHA sent a letter to the Attorney General's (AG) office requesting guidance on collecting delinquencies. Mr. Ouansafi reported that the HPHA also has a request for proposal (RFP) for a management company.

Secretary Espero asked what progress has been made on changing the preference list. Mr. Ouansafi reported that staff will have proposal for the Board next month.

Mr. Ouansafi reported that the HPHA surveyed tenants regarding smoking to every tenant. The HPHA is moving towards "smoke free" properties from next month, depending on the results of the surveys. The HPHA is working with Tobacco Free Hawaii.

Secretary Espero asked if there will be designated smoking area. Mr. Ouansafi responded that only in the beginning then the property will be smoke free.

Mr. Ouansafi reported that the HPHA will close its financial books sooner than in previous fiscal years.

Director Godfrey asked if job fairs will be held on neighbor islands. Mr. Ouansafi reported job fairs may be held next month on neighbor islands. He reported that because of the pay rate structure, it may be difficult for the HPHA to recruit people who are multi-skilled or qualified.

Director Yokoyama stated the Hawaii Island has a 9% unemployed rate where as Oahu has a 6% unemployment rate. He encouraged the HPHA to consider Hawaii's higher unemployment rate in the recruitment efforts.

Director Tokishi asked what work AMHA will be doing. Mr. Ouansafi reported they will be working with Section 8. AMHA bid \$300,000 and agreed to train the HPHA staff.

Director Tokishi asked if Akron is a public housing agency. Mr. Ouansafi confirmed that AMHA is.

Designee Tungol asked what services AMHA will provide. Mr. Ouansafi reported that AMHA will be looking at the Section 8 financials and reviewing the single audit.

Designee Tungol asked if we will be paying AMHA. Ms. Arashiro reported that AMHA will be managing the Section 8 vouchers and providing additional services to the Section 8 program. AMHA receives a portion of the administrative fee and HPHA receives a portion of the administrative fees.

Director Tokishi asked why rent collection dropped by 32%. Mr. Ouansafi reported that the Hearings office is working with the AMPs once a tenant is late on rent even if it is one day late. He stated a task force has been created to help.

Director Tokishi asked why the HPHA charged less rent and collected less rent. Mr. Ouansafi reported because the electricity cost has gone up, especially on Maui.

Secretary Espero asked if mainland Section 8 vouchers do not need to be on the waitlist. Mr. Ouansafi reported that the HPHA can absorb the voucher. The HPHA tries not to absorb vouchers but sometimes it makes good business sense to absorb vouchers. Mr. Ouansafi reported that he authorized 50 vouchers to be absorbed because May next year the HPHA will receive subsidy for the vouchers.

Director Godfrey asked on page 50 what is "other liabilities & deferred income" of \$45 million. Mr. Ouansafi reported it is the deferred income on the sale of Kuhio Park Terrace (KPT).

Director Godfrey asked if the HPHA assessed the KPT projects progress and will the HPHA be looking into doing mixed development at other properties. Mr. Ouansafi reported that the HPHA assessed the project and concluded that it is not the best deal.

Designee Tungol stated services are being provided to the KPT tenants. A new playground will be installed for the children.

Secretary Espero stated currently letters are sent to waitlist families one week in advance; is it possible to send the letter one month in advance. Many families do not check their mail on a daily basis and miss their appointment and are then they put on the end of the waitlist. Mr. Ouansafi responded that staff will assess the situation and consider the recommend procedural change.

Designee Tungol asked when the inspections are. Mr. Ouansafi responded the HPHA anticipates the inspections to start in a month and staff has been instructed to be ready in August.

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 June 21, 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 10:53 a.m.

When the Board reconvened Chairperson Gierlach was present and Director Shimizu had left.

Secretary Espero reported that the Board approved the June 21, 2012 executive session minutes and received an update from its attorney on the Kolio case.

With no further business for the Board to conduct,

Director Godfrey moved to adjourn,

The motion was unanimously carried.

The meeting adjourned at 10:54 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

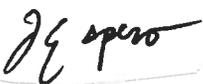


Taryn T. Chikamori
Secretary to the Board

AUG 16 2012

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on August 16, 2012.



Jason Espero
Director/Board Secretary

AUG 16 2012

Date

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE ANNUAL MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E,
HONOLULU, HAWAII 96817
ON THURSDAY, JULY 19, 2012
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Annual Board Meeting at 1002 North School Street, on Thursday, July 19, 2012 at 10:54 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 Jason Espero, Secretary
Director Roger Godfrey
Director Desiree Kihano
Director Trevor Tokishi
Designee Wilfredo Tungol
Director George Yokoyama

Executive Director, Hakim Ouansafi
Deputy Attorney General, Jennifer Sugita

EXCUSED: Director Matilda Yoshioka, Vice-Chair

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Clarence Allen, Acting Chief Financial Management Advisor
Taryn Chikamori, Secretary to the Board

OTHERS: None

Proceedings:

Chairperson Gierlach declared a quorum present.

Public Testimony

With there being none, Chairperson Gierlach moved on with the next order of business.

Election of Chairperson

Director Kihano nominated Director David Gierlach. With no further nominations, Chairperson Gierlach closed the nominations and called for the vote.

Director Gierlach accepted the nomination and was unanimously elected as Chairperson.

Election of Vice Chairperson

Director Kihano nominated Director Matilda Yoshioka for the Vice Chairperson. With no further nominations, Chairperson Gierlach closed the nomination and called for the vote.

Director Yoshioka was unanimously elected as Vice Chairperson.

Election of Secretary

Director Kihano nominated Director Jason Espero for Secretary. With no further nominations, Chairperson Gierlach closed the nomination and called for the vote.

Director Espero accepted the nomination and was unanimously elected as Secretary.

There was no further business to discuss, Chairperson Gierlach asked for a motion to adjourn the Annual Meeting.

Director Kihano moved and Director Tokishi seconded.

The meeting was adjourned at 10:57 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

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

AUG 16 2012
Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on August 16, 2012.

Jason Espero
Jason Espero
Director/Board Secretary

AUG 16 2012
Date

FOR ACTION

SUBJECT: To Appoint Ms. Eleanor Sheridan to the HPHA's Kona Eviction Board for a Two-Year Term Expiring on August 16, 2014.

I. FACTS

- A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair due process hearing during lease termination proceedings.
- B. Pursuant to the Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board shall consist of not less than one member, one of which shall be a resident of public housing.
- C. Having more than the minimum amount of nonresident members and resident members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. Attached is a list of the current eviction board members by county and term appointments.

II. DISCUSSION

- A. Ms. Sheridan is a resident of Kona residing in HPHA's Nani Olu Senior Housing Project. She is currently employed with Paradise Found Btg and has experience working as a substance abuse counselor for men and women. As a resident Ms. Sheridan is familiar with the requirements of the lease agreement and the policies and rules of public housing and would be a valuable asset to the Eviction Board. Ms. Sheridan has expressed a willingness to serve as a member of the Kona Eviction Board for a two-year term.

III. RECOMMENDATION

That Ms. Eleanor Sheridan be appointed to the Kona Eviction Board for a Two-Year term expiring on August 16, 2014.

Attachments:

- A. List of Eviction Board Members and Term Appointments
- B. Letter from Eleanor Sheridan.

Prepared by: Renee Blondin-Nip, Hearings Officer RN

Adopted on the date set for above by the
HPHA Board of Directors



David Gierlach, Chairperson

Attachment A

**EVICITION BOARD MEMBERS
HAWAII PUBLIC HOUSING AUTHORITY
Initial Appointment/Current Expiration Dates**

Board Member	Initial Appointment Date	Current Expiration Date	Years Served as of July 2011
Oahu A:			
Douglas Kaya	03/17/05	03/31/13	6
Radiant Chase	01/25/02	07/31/13	8
Stanley Young	07/15/10	07/15/14	1
Jane Moana Gray*	06/21/07	06/30/13	4
Oahu B:			
Jane Moana Gray*	08/31/79	07/31/13	32
Earl Mente	12/19/97	07/31/13	14
Joyce Nakamura	02/20/98	07/31/13	14
Oahu C:			
Solomon Kuresa*	05/16/97	07/31/13	14
Sylvianne Young	12/19/97	07/31/13	14
Wayne Fujikane	05/10/05	07/31/13	6
Sylvia Wilmeth	11/18/10	11/31/12	New Member
Hilo:			
Jane Moana Gray**	06/21/07	06/30/13	4
James DeMello	01/22/98	07/31/13	13
Eleanor Garcia*	07/17/03	07/31/13	8
George DeMello*	09/20/07	07/31/13	4
Melvin Kawahara	01/15/09	01/31/13	2
Keith Biho	02/18/10	02/28/14	1
Kauai:			
Jane Moana Gray**	06/21/07	06/30/13	4
Gary Mackler	12/17/98	08/31/13	13
Ludvina Takahashi	06/14/01	08/31/13	10
Arde Long-Yamashita*	02/31/08	02/31/14	3
Kona:			
Jane Moana Gray**	06/21/07	06/30/13	4
Ross Oue	05/15/92	07/31/13	19
Valerie A. Robertson*	02/19/09	02/28/13	2
Arleila Andrade	09/15/10	09/31/14	1
Elaine Watai	05/09/11	05/31/13	New Member
Maui:			
Jane Moana Gray**	06/21/07	06/30/13	4
Mark Nishino	01/19/95	08/31/13	15
Robert G. Hill	03/01/08	02/28/14	3

* Resident Member

** Floating Resident Member (Attends hearing when quorum needed)

Revised 7/25/12

July 17, 2012

Hawaii Public Housing Authority
Board of Directors
1002 North School Street
Honolulu, Hawaii 96817

Dear Board of Directors:

Re: Appointment to the Kona Eviction Board

I would like to request to serve on the Kona eviction board as a resident board member to provide service to the community and to the Hawaii Public Housing Authority (HPHA).

I have lived and worked in the Kailua-Kona area since 1983 and I'm currently employed with Paradise Found Btg. I have also worked in retail sales since moving to Kona. My previous employment included working as a substance abuse counselor for both woman and men. I have also worked in various hospitals and physician offices.

I'm currently residing in the Nani Olu Senior Housing Project in Kona since 1994 and I'm very familiar with the requirements of the lease agreement and the rules and regulations applicable to living in public housing.

Thank you for your kind consideration of my request.

Sincerely,



Eleanor Sheridan
Resident, Nani Olu Project (AMP 43)



August 16, 2012

FOR ACTION

MOTION: To Adopt the Hawaii Public Housing Authority's Section 8 Management Assessment Program (SEMAP) Certification for Fiscal Year July 1, 2011 to June 30, 2012

I. FACTS

- A. SEMAP is a management assessment system that the U.S. Department of Housing and Urban Development (HUD) uses annually to measure the performance of all public housing agencies (PHAs) that administer the Section 8 tenant-based rental assistance program.
- B. SEMAP sets forth the following fourteen (14) indicators to measure program performance. SEMAP enables HUD to ensure program integrity and accountability by identifying PHA management capabilities and deficiencies and by improving risk assessment to effectively target monitoring and program assistance. PHAs can use the SEMAP performance analysis to assess their own program operations.
- C. Indicators 1-8, 13 and the Bonus Indicator are "self certified." Indicators 9-12 and 14 are measured and reported by HUD's Public & Indian Housing Information Center (PIC) Reports.
 - 1. Indicator 1. Selection from the Waiting List **(15 pts)**
Examines whether the Hawaii Public Housing Authority (HPHA) has written policies in its administrative plan for selecting applicants from the waiting list and whether the HPHA follows these policies when selecting applicants for admission from the waiting list.
 - 2. Indicator 2. Reasonable Rent **(20 pts)**
Examines whether the HPHA has and implements a reasonable written method to determine and document for each unit leased that the rent charged by the owner is reasonable based on current rents for comparable unassisted units.

3. **Indicator 3. Determination of Adjusted Income (20 pts)**
Examines whether at the time of admission and annual reexamination, the HPHA verifies and correctly determines adjusted annual income for each assisted family and, where the family is responsible for utilities under the lease, the HA uses the appropriate utility allowance for the unit leased in determining the gross rent.
4. **Indicator 4. Utility Allowance Schedule (5 pts)**
Examines whether the HPHA maintains an up-to-date utility allowance schedule.
5. **Indicator 5. Housing Quality Standards (HQS) Quality Control Inspections (5 pts)**
Examines whether a HPHA supervisor or other qualified person reinspects a sample of units under contract during HA fiscal year, under HUD's Quality Control sample guidelines.
6. **Indicator 6. HQS Enforcement (10 pts)**
Examines whether following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection and all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any HPHA-approved extension. Also if deficiencies were not corrected within the required timeframe, the HPHA stopped housing assistance payments or took action to enforce the family obligations.
7. **Indicator 7. Expanding Housing Opportunities (5 pts)**
Examines whether the HPHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration, informs rental voucher and certificate holders of the full range of areas where they may lease units both inside and outside the HA's jurisdiction, and supplies a list of landlords or other parties who are willing to lease units or help families find units, including units outside areas of poverty or minority concentration.
8. **Indicator 8. Fair Market Rent (FMR) Limit and Payment Standards (5 pts)**
Examines if HPHA has adopted current payment standards for the voucher program by unit size for each FMR area in the HPHA's jurisdiction and has payment standards which do not exceed 110 percent of current applicable FMR and which are not less than 90 percent of the current FMR.
9. **Indicator 9. Annual Reexaminations (10 pts)**
Examines whether the HPHA completes a reexamination for each participating family at least every 12 months.

10. Indicator 10. Correct Tenant Rent Calculations **(5 pts)**
Examines whether the HPHA correctly calculates tenant rent in a) the rental certificate program, and b) the family's share of the rent to owner in the rental voucher program.
11. Indicator 11. Pre-Contract HQS Inspections **(5 pts)**
Examines whether newly leased units pass HQS inspection on or before the beginning date of the assisted lease and Housing Assistance Payment (HAP) contract.
12. Indicator 12. Annual HQS Inspections **(10 pts)**
Examines whether the HPHA inspects each unit under contract at least annually.
13. Indicator 13. Lease-Up **(20 pts)**
Examines whether the HPHA enters HAP contracts for the number of units under budget for at least one year.
14. Indicator 14. Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts **(10 pts)**
Examines whether the HA has enrolled families in the FSS program as required, and the extent of the HPHA's progress in supporting FSS by measuring the percent of current FSS participants with the FSS progress reports entered in PIH Information Center (PIC) that have had increases in earned income which resulted in escrow account.

In addition, there is a Deconcentration Bonus Indicator, which is optional for housing authority (HA) with jurisdiction in metropolitan FMR areas, such as HPHA. This indicator examines the percent of Section 8 mover families with children who moved to low poverty census tracts in HA's principal operating area during the last HA FY and is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of last HA FY.

(5 pts)

II. DISCUSSION

The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

Indicator	Maximum Points	Anticipated Points for FY 11-12	Anticipated Points for FY 10-11
#1: Selection from the Wait List	15	15	15
#2: Reasonable Rent	20	20	20
#3: Determination of Adjusted Income	20	15	15
#4: Utility Allowance Schedule	5	5	5
#5: Housing Quality Standard (HQS) Quality Control Inspections	5	5	5
#6: HQS Enforcement	10	10	10
#7: Expanding Housing Opportunities	5	0	5
#8: Fair Market Rent (FMR) Limit and Payment Standards	5	5	5
#9: Annual Reexaminations	10	10	10
#10: Correct Tenant Rent Calculations	5	5	5
#11: Pre-Contract HQS Inspections	5	5	5
#12: Annual HQS Inspections	10	10	10
#13: Lease-Up	20	20	20
#14: Family Self-Sufficiency (FSS) Enrollment and Escrow Account	10	8	8
#15: Deconcentration Bonus	5	0	0
Total	145	133	138

(The loss of 5 points under indicator #7 is due to failure on behalf of HPHA to conduct a prospective landlord workshop.)

III. RECOMMENDATION

That the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 59, approving the Section 8 Management Assessment Program Certification for FY ending June 30, 2012.

Prepared by: Stephanie Fo, Acting Section 8 Subsidy Programs Branch Chief SF

Adopted on the date set for above by the HPHA Board of Directors



 David Gierlach, Chairperson

**Executive Director's Board Status Report
July 2012/August 2012**

I. Accomplishments for the Month of July 2012

Major Programs

A. Public Housing

- On July 27, 2012, maintenance and staff began cleaning all properties by eliminating resident storage, derelict vehicles, and in-ground plantings from all sites. Limited exterior painting done on easy accessible areas at Waipahu I and Waipahu II. Efforts continue at Puuwai Momi. Hale Laulima and Salt Lake will be scheduled in August, 2012.
- Staff at all AMPs are preparing for REAC inspections scheduled for August 2012.

AMP 30 (Puuwai Momi):

- Working on parking stickers for residents for several AMPs to curtail illegal parking and re-marking parking stalls and zones.
- Manned security stations with parking gates at each entrance/exit of Puuwai Momi to curtail unauthorized persons driving onto the properties, prevent illegal dumping, etc.

AMP 31 (Kalihi Valley Homes):

- Attendance at a special meeting was 100 plus with many residents speaking up, not just to complain but almost all was very eager to help make a positive difference. Residents requested a follow up meeting the very next week. Acting Manager met with the KVH Resident Advisory Board on July 25, 2012 and requested they develop the agenda and conduct the meeting on July 26, 2012 which included a potluck supper and 80 plus attended.
- Acting Manager in frequent contact with Millennium Security for KVH and has encouraged residents and will accompany on volunteer security patrols again.

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

- Management has issued AMP 32/33 residents their picture IDs, surveys and parking decals.

AMP 34 (Kalakaua):

- Crime. AMP 34 continues to be targeted with Graffiti; maintenance to paint over graffiti within twenty-four (24) hours. Maximum Events Security issued

trespass warnings and have weekly meetings with the Honolulu Police Department

- Tenant Activities with weekly Korean Translation by the 7th Day Adventist Church, Chinese Tea Club volunteer; weekly Chinese Tea Club activities, English language, singing, fashion show, photography, fan dancing, knitting and computer. Keiki crew 1062 Rise Parents and Children Volunteers to clean the grounds monthly and enjoy a movie and refreshments. Hui Malama Volunteer Security Patrol consists of four (4) group's complete weekly patrols and attended security walk with HPD and Weed and Seed; contacts with Probation officer, Case Managers, Social workers, families and HPD.

AMP 43 (West Hawaii):

- AMP Management working diligently on goal of collecting 100% of the rent and increasing occupancy.

AMP 44 (Leeward):

- AMP 44 Management has focused on rent delinquency collection and continues to refer those who fail to comply for eviction.
- AMP 44 Management has scheduled a mass new applicant orientation for August 1, 2012. Units that are rent ready will also be occupied.

B. Section 8 Subsidy Programs

- All annual re-certifications are 100% complete.
- 168 letters were sent out in May 2012 to families on the waitlist. 89 families responded to the letters. Approximately 5 families are being reviewed to determine if they are eligible to receive a voucher and 32 families were cancelled for various reasons including criminal check, not able to provide necessary documentation or not able to verify a preference.
- 52 vouchers were issued in July 2012, 20 of the families are currently looking for a rental unit, 25 families have found a rental unit and are in the process of having the rental unit inspected for move in, 7 families moved into a rental unit with their voucher during July 2012.
- 187 veterans are currently housed under the VASH program. 29 veterans are currently looking for a rental unit.
- HUD has recategorized all mainstream vouchers to non elderly disabled (NED) vouchers effective June 2012. Housing assistance payments formerly made under mainstream will now show under NED on the monthly section 8 report and in HUD's Voucher Management System.

C. Construction Management Branch

For Construction Management Branch Activities, see program reports.

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:
 - 3 for transfers to ADA accessible or ground floor units.
 - 7 for transfers for other reasons.
 - 3 for installation and use of air conditioner.
 - 3 for service or comfort animals.
- Prepared for the implementation of the revised changes to the HPHA reasonable accommodations policy.
- Collected and compiled agency-wide Limited English Proficient persons encounter report data

B. Planning and Evaluation Office (PEO)

- Worked with Hawaii Housing Finance and Development Corporation on update to the State's Consolidated Annual Performance and Evaluation Report.
- Attended Department of Labor and Industrial Relations Grant Task Force meeting.
- Evaluated properties' potential for HUD's Rental Assistance Demonstration Program.
- Refined draft amendments to and compilation of 17-2028, HAR.
- Refined draft amendments to and compilation of 17-2020, HAR.
- Developed and distributed smoking surveys (11 of 16 Developments have reported results)

Legislative

- Participated in standing working meeting with Senator Chun Oakland.
- Worked with Personnel Office and Hearings Office on implementation of newly enacted laws.
- Developing bill proposals for Board consideration.

C. Fiscal Management Office

For Fiscal Management Office Activities, see financial reports.

D. Contracts and Procurement

For Solicitations and Contracts Issued in July 2012 see program reports.

E. Information Technology Office

- Coordinated onsite meetings from July 9-18, 2012 with Emphasys consultant and selected HPHA staff to review agency operations for the implementation of the Elite Low Income Public Housing modules. LIPH modules are targeted to go live in November 2012.
- Coordinated a remote training session on how to fix the data for the Elite VMS report for Section 8 staff.
- Coordinated a remote session to review the process to export Wait List data from Elite, and then import it into the older Emphasys Flex system so that data would not have to be entered twice.
- Set up Elite accounts for all intended LIPH users.
- Coordinated repair of fiber optic conduit in front of Building B.

F. Hearings Office

- Eviction cases heard for July 2012: 16 cases, 15 for rent, 1 for non rent.
- January 2011 through July 2012, a total of 199 cases were referred with 78 families evicted for this period.
- Prepare Eviction Cases Appealed to Circuit Court.

G. Personnel

Staffing as of August 3, 2012 Full-time Equivalent positions:

Filled positions:	261
Vacant positions:	105
Total FTEs:	366

New Hires:	2
Resigned/retired:	0

Note: 89-day hires 7
(temporary)

On July 7, 2012 the HPHA held a job fair at the Kamehameha Homes Community Hall. With the enactment of Act 159, the HPHA was able to recruit, screen, interview and place 10 highly qualified maintenance staff into exempt positions. In order to accomplish this task, the Personnel staff accepted the additional responsibilities of coordinating the logistics and advertisement for the job fair; coordinated multiple interviewers and interview tools; produced new applicant and employee brochures; and processed additional paperwork (normally handled at the Department level). The applicants participated in 3 rounds of interviews which allowed HPHA to narrow the field to the most qualified applicants.

Recruitment:

- Interviews held, results/ start date/job offers:
 - Public Housing Specialist (AMP 30); start 8/6/12.
 - Public Housing Specialist (AMP 35); pending start date.
 - Secretary I (AMP 34), non-selection.
 - Building Maintenance Worker II (1); pending start date.
 - Hired Exempt Building Maintenance Worker Is (5); pending start dates.
 - Hired Exempt Painter (2); pending start date.
 - Hired Exempt Plumber (1); pending start date.
 - Hired Exempt Welder (1); start 8/9/12.
 - Hired Exempt Carpenter (1); pending start date.
 - Completed interviews for Carpenters, Painter, Building Maintenance Worker Is, and Building Maintenance Helpers. Pending recommendations for 6 positions.

- Processed workers compensation for two injuries and no lost time.

II. Planned Activities for August/September 2012

A. Program Activities

- Section 8 management will submit the Section 8 yearly SEMAP Certification to HUD before the August 29, 2012 deadline. This is the collection of information required by 24 CFR sec 985.101 which requires Public Housing Agency administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the HPHA concerns the performance of the HPHA and provides assurance that there is no evidence of deficient performance. HUD uses the information and other data to assess HPHA's management capabilities and deficiencies. HUD then assigns an overall performance rating to the HPHA. Responses are mandatory and the information collected is not confidential.

- In an effort to increase our utilization rate (spend all the housing assistance payment funds we receive from HUD every month) Section 8 staff contacted an additional 100 families from the waitlist and has scheduled appointments on Saturday, August 4, 2012 and Saturday, August 11, 2012 in order to start the eligibility process.

B. Administrative Activities

- Continue to administer contract with National Center for Housing Management for HPHA Self-evaluation and transition plan;
- Coordinate with Construction Management Branch to plan for the construction of accessible and hearing/sight-impaired units in compliance with federal accessibility laws;
- Coordinate with the National Center for Housing Management to present Fair Housing training sessions for all HPHA offices and residents.
- HAR revision process on additional admin. rules, e.g. 17-2028, 17-2020, and 15-186
- Coordinate with the Department of the Attorney General regarding revisions to the Admissions and Continued Occupancy Policy, Administrative Rules, and updating the HPHA's Declarations of Trust.
- Initiating redevelopment planning for properties
- Developing bill proposals for Board approval
- Implement Wait List batch correspondence to automate letter processing in Elite.
- Work on security setups for Elite LIPH users
- Verify data converted to the Elite LIPH system
- Prepare findings of facts, conclusions of law, orders of eviction, and other legal documents.
- Respond to requests from residents, resident associations, management, Housing and Urban Development (HUD), Hawaii Civil Rights Commission (HCRC) and Legal Aid Society of Hawaii (LASH).

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

Island	Occupancy *								LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	620	534	76	86.13%	10	10	4	10	Average Income	37	0.35%	5.80	2.91
Kauai	318	275	33	86.48%	3	1	0	10	Low Income (80%)	137	1.29%	2.78	1.95
Maui	196	169	27	86.22%	9	0	0	0	Very Low Inc. (50%)	896	8.42%	2.85	1.90
Oahu	3,553	3,354	180	94.40%	16	19	7	19	Extrmly Low Inc. (30%)	9,572	89.95%	2.57	1.78
Total	4,687	4,332	316	92.43%	38	30	11	39		10,642	100.00%	2.61	

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	35	\$ 10,981.00	21	\$ 9,636.00	\$ 107,350.00	\$ 103,718.74	96.62%
Kauai	39	\$ 17,559.06	25	\$ 44,184.12	\$ 68,659.02	\$ 67,390.13	98.15%
Maui	19	\$ 8,520.30	23	\$ 10,287.93	\$ 42,751.00	\$ 41,534.18	97.15%
Oahu	337	\$ 171,422.94	217	\$ 301,005.59	\$ 932,406.22	\$ 863,699.38	92.63%
Total	430	\$ 208,483.30	286	\$ 365,113.64	\$ 1,151,166.24	\$ 1,076,342.43	93.50%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

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

**Federal LIPH
HPHA Project Overview Report
July 2012**

AMP	Occupancy*							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
30P-Aiea	362	344	14	95.03%	2	0	1	4
31P-KVH	373	335	37	89.81%	2	1	2	1
32P-MWH	363	348	14	95.87%	0	0	0	1
33P-Kam/Kaamanu	371	359	11	96.77%	0	2	0	1
34P-Kalakaua	581	560	19	96.39%	3	1	0	2
35P-Kalanihua	587	582	2	99.15%	5	3	2	3
37P-Hilo	319	247	63	77.43%	7	5	3	9
38P-Kauai	318	275	33	86.48%	3	1	0	10
39P-Maui	196	169	27	86.22%	9	0	0	0
40P-KPT	170	161	9	94.71%	1	1	1	0
43P-Kona	200	194	5	97.00%	2	3	1	1
44P-Leeward Oahu	258	222	35	86.05%	0	7	0	1
45P-Windward Oahu	225	219	5	97.33%	2	3	1	1
46P-Kamuela	101	93	8	92.08%	1	2	0	0
49P-Central Oahu	149	119	30	79.87%	1	0	0	0
50P-Palolo	114	105	4	92.11%	0	1	0	5
Total	4,687	4,332	316	92.43%	38	30	11	39

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	57	40,003.62	26	44,853.49	\$ 128,360.00	\$ 117,350.28	91.42%
31P-KVH	43	19,375.35	24	45,978.87	\$ 88,540.00	\$ 81,444.62	91.99%
32P-MWH	60	31,926.38	26	26,977.93	\$ 105,605.97	\$ 93,639.55	88.67%
33P-Kam/Kaamanu	48	27,805.86	30	48,374.86	\$ 94,980.08	\$ 84,991.82	89.48%
34P-Kalakaua	23	7,240.00	10	14,684.78	\$ 130,388.84	\$ 122,285.26	93.79%
35P-Kalanihua	16	4,722.67	6	1,972.89	\$ 148,483.33	\$ 137,574.37	92.65%
37P-Hilo	8	1,237.00	3	266.00	\$ 54,883.00	\$ 53,555.74	97.58%
38P-Kauai	39	17,559.06	25	44,184.12	\$ 68,659.02	\$ 67,390.13	98.15%
39P-Maui	19	8,520.30	23	10,287.93	\$ 42,751.00	\$ 41,534.18	97.15%
40P-KPT	16	6,959.51	42	28,953.82	\$ 65,323.00	\$ 61,023.00	93.42%
43P-Kona	11	4,121.00	3	355.33	\$ 34,665.00	\$ 33,751.00	97.36%
44P-Leeward Oahu	39	17,130.85	35	68,328.71	\$ 53,295.00	\$ 53,895.41	101.13%
45P-Windward Oahu	24	10,093.70	11	7,633.02	\$ 60,664.00	\$ 57,259.42	94.39%
46P-Kamuela	16	5,623.00	15	9,014.67	\$ 17,802.00	\$ 16,412.00	92.19%
49P-Central Oahu	10	5,178.00	7	13,247.22	\$ 32,962.00	\$ 30,653.85	93.00%
50P-Palolo	1	987.00	0	0.00	\$ 23,804.00	\$ 23,581.80	99.07%
Total	430	\$ 208,483.30	286	\$ 365,113.64	\$ 1,151,166.24	\$ 1,076,342.43	93.50%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

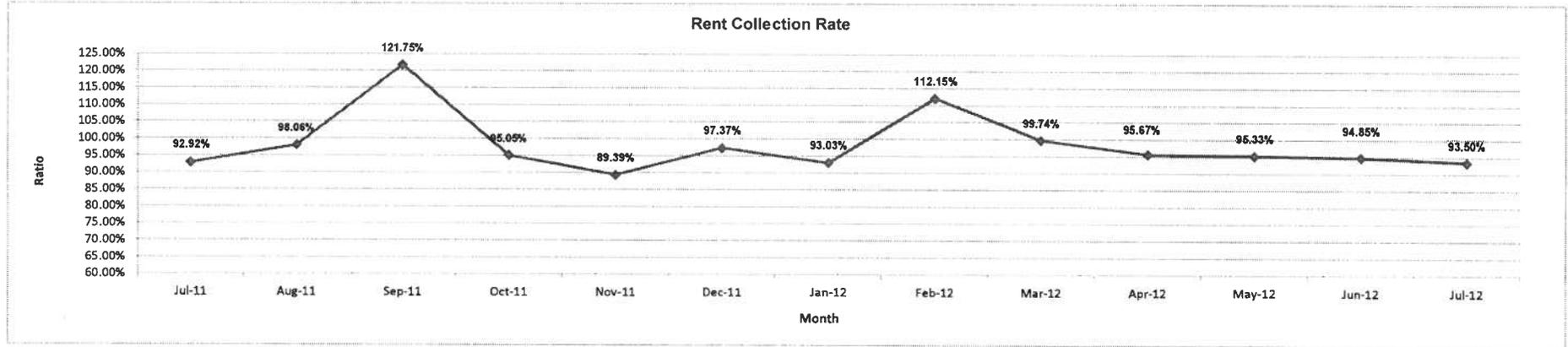
FEDERAL PUBLIC HOUSING

Rent Collection from July 2011 to July 2012

	Jul-11			Aug-11			Sep-11			Oct-11			Nov-11			Dec-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$113,713.50	\$111,319.98	97.90%	\$115,666.00	\$121,351.38	104.92%	\$84,374.00	\$115,921.69	137.39%	\$115,276.00	\$115,980.86	100.61%	\$115,276.00	\$103,458.24	89.75%	\$116,323.00	\$116,388.33	100.06%
Kauai	\$79,108.00	\$63,237.00	79.94%	\$77,537.00	\$71,685.17	92.45%	\$59,469.00	\$69,959.18	117.64%	\$76,718.00	\$78,481.84	102.30%	\$76,718.00	\$68,948.60	89.87%	\$76,420.00	\$72,976.75	95.49%
Maui	\$42,037.00	\$43,722.93	104.01%	\$44,681.00	\$48,814.87	109.25%	\$34,889.00	\$46,767.70	134.05%	\$47,144.00	\$44,929.36	95.30%	\$47,144.00	\$44,214.52	93.79%	\$44,242.00	\$43,525.67	98.38%
Oahu	\$908,990.06	\$844,614.03	92.92%	\$906,855.05	\$880,691.57	97.11%	\$732,192.65	\$876,381.22	119.69%	\$901,126.01	\$844,396.33	93.70%	\$901,126.01	\$802,654.28	89.07%	\$895,633.23	\$869,941.27	97.13%
Total	\$ 1,143,848.56	\$ 1,062,893.94	92.92%	\$ 1,144,739.05	\$ 1,122,542.98	98.06%	\$ 910,824.65	\$ 1,109,029.79	121.75%	\$ 1,140,264.01	\$ 1,083,788.39	95.05%	\$ 1,140,264.01	\$ 1,019,275.64	89.39%	\$ 1,132,618.23	\$ 1,102,832.02	97.37%

Cumulative (12 Months) 07/11 - 07/12	
Charges	\$ 14,562,879.40
Collections	\$ 14,272,025.22
Total	\$ (290,854.18)
Ratio	98.00%

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-12			Jul-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$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%	\$101,718.68	\$97,508.52	95.86%	\$107,350.00	\$103,718.74	96.62%
Kauai	\$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	\$81,320.18	94.83%	\$68,375.34	\$64,430.50	94.23%	\$68,659.02	\$67,390.13	98.15%
Maui	\$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%	\$30,148.70	\$22,929.55	76.05%	\$42,751.00	\$41,534.18	97.15%
Oahu	\$895,613.84	\$825,897.28	92.22%	\$898,482.79	\$996,906.76	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%	\$858,399.38	\$819,285.22	95.44%	\$932,406.22	\$863,699.38	92.63%
Total	\$ 1,128,534.34	\$ 1,049,846.23	93.03%	\$ 1,130,639.79	\$ 1,267,983.88	112.15%	\$ 1,149,289.73	\$ 1,146,295.47	99.74%	\$ 1,164,329.97	\$ 1,113,910.24	95.67%	\$ 1,167,618.72	\$ 1,113,130.41	95.33%	\$ 1,058,642.10	\$ 1,004,153.79	94.85%	\$ 1,151,166.24	\$ 1,076,342.43	93.50%



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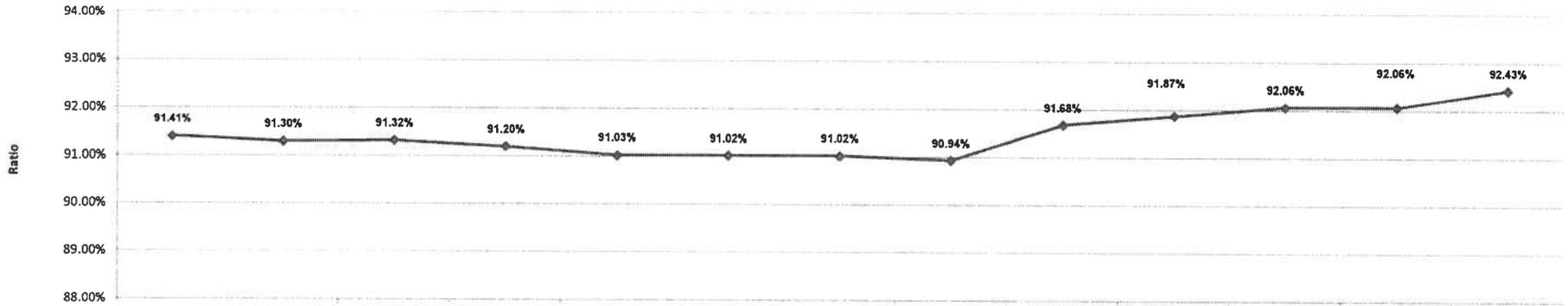
Occupancy from July 2011 to July 2012

	Jul-11			Aug-11			Sep-11			Oct-11			Nov-11			Dec-11		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	621	524	84.38%	621	526	84.70%	621.00	530.00	85.35%	623	533	85.55%	623	532	85.39%	621	533	85.83%
Kauai	319	281	88.09%	319	278	87.15%	319.00	276.00	86.52%	319	275	86.21%	319	274	85.89%	319	274	85.89%
Maui	196	147	75.00%	196	151	77.04%	196.00	149.00	76.02%	196	147	75.00%	196	146	74.49%	196	147	75.00%
Oahu	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%	3,554	3,319	93.39%	3,554	3,315	93.28%
Total	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%	4,692	4,271	91.03%	4,690	4,269	91.02%

Cumulative (12 Months)	
07/11 - 07/12	
Units	60,966
Tenants	55,777
Ratio	91.49%

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-12			Jul-12		
	Total Units	Occ Units	Ratio																		
Hawaii	621	533	85.83%	621	533	85.83%	621	533	85.83%	621	536	86.31%	621	541	87.12%	621	541	87.12%	620	534	86.13%
Kauai	319	274	85.89%	319	273	85.58%	319	272	85.27%	318	277	87.11%	318	274	86.16%	318	274	86.16%	318	275	86.48%
Maui	196	147	75.00%	196	150	76.53%	196	152	77.55%	196	156	79.59%	196	158	80.61%	196	158	80.61%	196	169	86.22%
Oahu	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%	3,553	3,343	94.09%	3,553	3,354	94.40%
Total	4,690	4,269	91.02%	4,691	4,266	90.94%	4,690	4,300	91.68%	4,688	4,307	91.67%	4,688	4,316	92.06%	4,688	4,316	92.06%	4,687	4,332	92.43%

Occupancy Rate



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

Island	Occupancy*								LIPH and Elderly Waiting List**				
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	46	9	82.14%	4	0	0	1	Average Income	25	0.32%	7.23	3.42
Kauai	26	24	2	92.31%	0	0	0	0	Low Income (80%)	72	0.93%	2.46	1.81
Maui	32	29	3	90.63%	1	0	0	0	Very Low Inc. (50%)	577	7.49%	2.82	1.88
Oahu	749	729	11	97.33%	7	4	0	9	Extremely Low Inc. (30%)	7,031	91.25%	2.43	1.66
Total	863	828	25	95.94%	12	4	0	10		7,705	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	8	\$ 3,880.00	10	\$ 5,665.67	\$ 14,073.00	\$ 12,826.00	91.14%
Kauai	5	\$ 2,216.00	4	\$ 18,090.46	\$ 5,264.00	\$ 3,987.00	75.74%
Maui	4	\$ 859.00	17	\$ 16,402.53	\$ 5,113.00	\$ 5,079.00	99.34%
Oahu	22	\$ 16,288.86	52	\$ 209,143.54	\$ 226,845.00	\$ 209,049.76	92.16%
Total	39	\$ 23,243.86	83	\$ 249,302.20	\$ 251,295.00	\$ 230,941.76	91.90%

* Occupancy also counts Scheduled for Modernization Units.

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

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

**State LIPH
HPHA Project Overview Report
July 2012**

Project	Occupancy *							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
2201-Hauiki	46	44	1	95.65%	0	0	0	1
2202-Puahala Homes	128	115	6	89.84%	0	3	0	7
2204-Kawailehua	26	24	2	92.31%	0	0	0	0
2205-Kahale Mua	32	29	3	90.63%	1	0	0	0
2206-Lokahi	30	23	7	76.67%	3	0	0	0
2207-Ke Kumu Elua	26	23	2	88.46%	1	0	0	1
2401-Hale Po'ai	206	205	1	99.51%	0	0	0	0
2402-La'iola	108	106	2	98.15%	6	0	0	0
2403-Kamalu-Ho'olulu	220	219	1	99.55%	1	1	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	1
Total	863	828	25	95.94%	12	4	0	10

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	3	\$ 2,812.47	13	\$ 84,416.11	\$ 17,180.00	\$ 16,398.40	95.45%
2202-Puahala Homes	17	\$ 12,992.39	29	\$ 121,106.51	\$ 44,778.00	\$ 38,044.36	84.96%
2204-Kawailehua	5	\$ 2,216.00	4	\$ 18,090.46	\$ 5,264.00	\$ 3,987.00	75.74%
2205-Kahale Mua	4	\$ 859.00	17	\$ 16,402.53	\$ 5,113.00	\$ 5,079.00	99.34%
2206-Lokahi	2	\$ 152.00	1	\$ 170.00	\$ 7,664.00	\$ 7,547.00	98.47%
2207-Ke Kumu Elua	6	\$ 3,728.00	9	\$ 5,495.67	\$ 6,409.00	\$ 5,279.00	82.37%
2401-Hale Po'ai	0	\$ -	2	\$ 1,630.00	\$ 58,061.00	\$ 51,152.00	88.10%
2402-La'iola	0	\$ -	7	\$ 1,986.52	\$ 32,818.00	\$ 32,888.00	100.21%
2403-Kamalu-Ho'olulu	2	\$ 484.00	1	\$ 4.40	\$ 63,656.00	\$ 60,433.00	94.94%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,352.00	\$ 10,134.00	97.89%
Total	39	\$ 23,243.86	83	\$ 249,302.20	\$ 251,295.00	\$ 230,941.76	91.90%

* Occupancy also counts Scheduled for Modernization Units.

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

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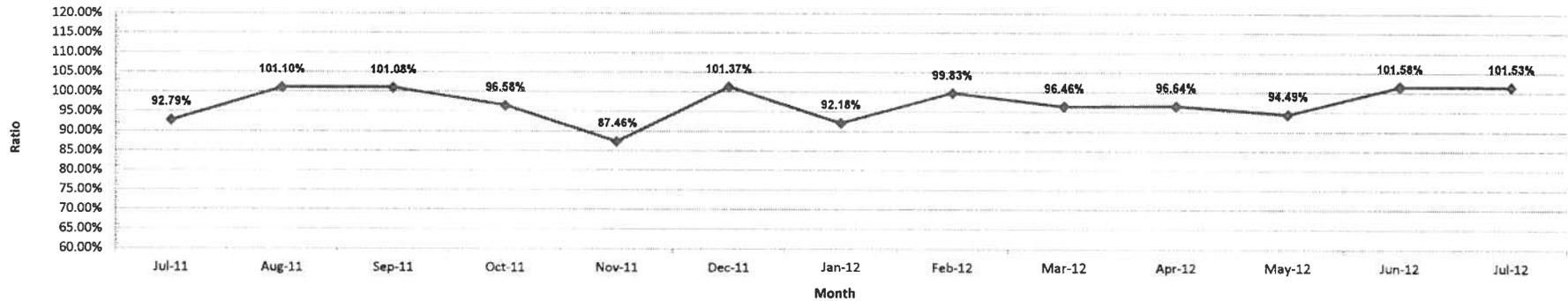
Rent Collection from July 2011 to July 2012

	Jul-11			Aug-11			Sep-11			Oct-11			Nov-11			Dec-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 14,198.00	\$ 11,011.00	77.55%	\$ 14,673.00	\$ 13,607.60	92.74%	\$ 12,542.20	\$ 11,476.80	91.51%	\$ 14,366.00	\$ 10,717.00	74.60%	\$ 14,366.00	\$ 13,036.00	90.74%	\$ 16,098.00	\$ 14,089.00	87.52%
Kauai	\$ 5,336.00	\$ 5,095.00	95.48%	\$ 5,511.00	\$ 4,705.00	85.37%	\$ 3,899.00	\$ 3,093.00	79.33%	\$ 5,336.00	\$ 4,690.00	87.89%	\$ 5,336.00	\$ 4,304.00	80.66%	\$ 5,176.00	\$ 5,036.00	97.30%
Maui	\$ 5,327.00	\$ 5,744.00	107.83%	\$ 5,305.00	\$ 5,650.00	106.50%	\$ 5,995.00	\$ 6,340.00	105.75%	\$ 4,825.00	\$ 3,322.00	68.85%	\$ 4,825.00	\$ 4,010.00	83.11%	\$ 4,754.00	\$ 4,964.00	104.42%
Oahu	\$ 228,461.00	\$ 213,201.40	93.32%	\$ 228,214.00	\$ 232,531.34	101.89%	\$ 236,848.68	\$ 241,166.02	101.82%	\$ 228,648.00	\$ 225,787.56	98.75%	\$ 228,648.00	\$ 200,070.86	87.50%	\$ 226,267.00	\$ 231,667.63	102.39%
Total	\$ 253,322.00	\$ 235,051.40	92.79%	\$ 253,703.00	\$ 256,493.94	101.10%	\$ 259,284.88	\$ 262,075.82	101.08%	\$ 253,175.00	\$ 244,516.56	96.58%	\$ 253,175.00	\$ 221,420.86	87.46%	\$ 252,295.00	\$ 255,756.63	101.37%

Cumulative (12 Months) 07/11 - 07/12	
Charges	\$ 3,301,184.56
Collections	\$ 3,207,736.34
Total	\$ (93,448.22)
Ratio	97.17%

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-12			Jul-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 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%	\$ 14,040.00	\$ 11,505.00	81.94%	\$ 8,970.00	\$ 6,435.00	71.74%
Kauai	\$ 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%	\$ 5,182.00	\$ 4,157.00	80.22%	\$ 3,132.00	\$ 2,107.00	67.27%
Maui	\$ 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%	\$ 5,376.00	\$ 5,440.00	101.19%	\$ 5,904.00	\$ 5,568.00	101.16%
Oahu	\$ 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%	\$ 225,516.00	\$ 232,969.84	103.31%	\$ 240,423.68	\$ 247,877.52	103.10%
Total	\$ 254,414.00	\$ 234,509.83	92.18%	\$ 254,423.00	\$ 253,987.74	99.83%	\$ 254,650.00	\$ 245,643.75	96.46%	\$ 252,884.00	\$ 244,375.72	96.64%	\$ 251,715.00	\$ 237,844.73	94.49%	\$ 250,114.00	\$ 254,071.84	101.58%	\$ 258,029.68	\$ 261,987.52	101.53%

Rent Collection Rate



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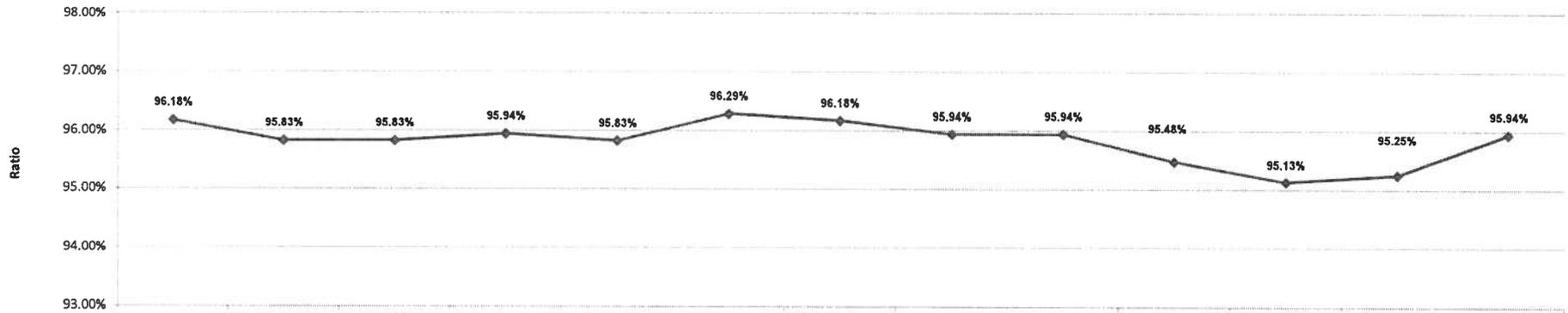
Occupancy from July 2011 to July 2012

	Jul-11			Aug-11			Sep-11			Oct-11			Nov-11			Dec-11		
	Total Units	Occ Units	Ratio															
Hawaii	56	46	82.14%	56	45	80.36%	56	47	83.93%	56	47	83.93%	56	47	83.93%	56	49	87.50%
Kauai	26	24	92.31%	26	24	92.31%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%
Maui	32	26	81.25%	32	24	75.00%	32	24	75.00%	32	23	71.88%	32	24	75.00%	32	25	78.13%
Oahu	749	734	98.00%	749	734	98.00%	749	733	97.86%	749	735	98.13%	749	733	97.86%	749	734	98.00%
Total	863	830	96.18%	863	827	95.83%	863	827	95.83%	863	828	95.94%	863	827	95.83%	863	831	96.29%

Cumulative (12 Months)	
07/11 - 07/12	
Units	11,219
Tenants	10,751
Ratio	95.83%

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-12			Jul-12		
	Total Units	Occ Units	Ratio																		
Hawaii	56	49	87.50%	56	48	85.71%	56	46	82.14%	56	42	75.00%	56	43	76.79%	56	44	78.57%	56	46	82.14%
Kauai	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%
Maui	32	24	75.00%	32	27	84.38%	32	26	81.25%	32	28	87.50%	32	29	90.63%	32	29	90.63%	32	29	90.63%
Oahu	749	734	98.00%	749	730	97.46%	749	733	97.86%	749	730	97.46%	749	725	96.80%	749	725	96.80%	749	729	97.33%
Total	863	830	96.18%	863	828	95.94%	863	828	95.94%	863	824	95.48%	863	821	95.13%	863	822	95.25%	863	828	95.94%

Occupancy Rate



Section 8 Subsidy Programs Branch
Program Report
August 2012

Utilization report for the period of January to June 2012

	Jan	Feb	Mar	Apr	May	Jun
Beginning Allocated Balance	1,647,630	1,647,630	1,647,630	1,996,776	1,996,775	2,108,719
Adjusted HAP Available	1,647,630	1,647,630	1,647,630	1,996,776	1,996,775	2,108,719
HAP expended	1,902,780	1,885,326	1,886,690	1,943,954	1,917,703	1,979,085
Short fall	255,150	237,696	239,060	-52,822	-79,072	-129,634
Percent budget utilized	1.155	1.144	1.145	0.974	0.960	0.939

Inspection report for the period of January to June 2012

Year 2012	Jan	Feb	Mar	Apr	May	Jun
Annual Unit Inspections	164	182	220	147	129	142
Reinspection	24	14	21	11	14	14
Transfer	16	10	26	10	11	14
Initial Unit Inspections	16	11	10	8	3	15
Special Inspections	0	0	0	1	2	1
Emergency Inspections	4	0	6	2	1	2
Quality Control Inspections	0	11	25	18	7	0
Wait List (WL)	2	3	1	0	0	1
Fail (Total)	41	33	46	34	31	37
Re-inspection (RE)(Total)	40	33	45	34	30	33
RE (Current Month)	20	11	22	12	12	19
RE (Cross Over)	20	22	23	22	18	14
Cancel (Other)	1	0	1	0	1	4
E.O. P.	0	0	0	0	0	0

VMS Data Collection Report						
From	1/1/2012					
To	6/1/2012					
As of	7/30/2012					
PHA Code	HI901					
PHA Name	Hawaii Public Housing Authority					
	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12
1 Year Mainstream	163	159	158	161	174	*
1 Year Mainstream HAP	\$140,224	\$137,904	\$136,889	\$142,252	\$147,027	*
Homeownership	11	11	11	11	13	10
Homeownership HAP	\$11,262	\$11,357	\$11,381	\$11,428	\$11,720	\$11,794
2008 and 2009 Non-Elderly Disabled					5	175
2008 and 2009 Non-Elderly Disabled HAP					\$4,052	\$144,725
Portable Vouchers Paid	27	27	28	26	28	32
Portable Voucher HAP	\$20,692	\$20,996	\$21,299	\$22,067	\$20,204	\$22,669
Tenant Protection	147	145	145	147	143	143
HAP Tenant Protection	\$273,405	\$266,165	\$261,213	\$272,089	\$258,208	\$260,992
Enhanced Vouchers this Month						
Veteran's Affair Supported Housing (VASH) Voucher	126	136	145	153	157	164
Veteran's Affair Supported Housing (VASH) HAP	\$86,641	\$95,067	\$102,540	\$120,894	\$112,869	\$116,075
All Other Vouchers	1,409	1,403	1,396	1,382	1,396	1,403
HAP All Other Vouchers	\$1,357,671	\$1,344,383	\$1,340,013	\$1,362,344	\$1,352,355	\$1,409,869
FSS Escrow Deposits	\$4,685	\$5,029	\$5,564	\$6,716	\$6,256	\$7,086
All Voucher HAP Expenses After the First of Month	\$8,200	\$4,425	\$7,791	\$6,164	\$5,012	\$5,875
Total Vouchers	1,883	1,881	1,883	1,880	1,916	1,927
HAP Total	\$1,902,780	\$1,885,326	\$1,886,690	\$1,943,954	\$1,917,703	\$1,979,085
Number of Vouchers Under Leased (HAP Contract) on the last day of the Month	1,873	1,881	1,886	1,862	1,917	1,927
New vouchers issued but not under HAP contracts as of the last day of the month	45	38	20	31	22	73
Portability - In	17	20	24	16	1	1
Portability - In	\$18,904	\$22,921	\$21,299	\$17,122	\$2,046	\$2,046
Number of Vouchers Covered by Project-Based AHAPs and HAPs	455	455	455	455	455	455
Fraud Recovery - Amount Booked this Month	\$525	\$1,092	\$375	\$497	\$193	\$385
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	\$24	\$14	\$18	\$16	\$13	\$15
FSS Escrow Forfeitures		\$121	\$372	\$65	\$1,094	\$7,068
Number of Hard-to-House Families Leased	16	13	23	16	9	18
FSS Coordinator	\$5,255	\$5,252	\$5,252	\$5,252	\$5,252	\$5,252
FSS Coordinator Expenses Not Covered by FSS Grant	\$12,995	\$10,248	\$10,211	\$12,250	\$28,445	\$16,355
Administrative Expense	\$141,119	\$136,082	\$131,331	\$196,773	\$126,335	\$106,886
Audit			\$5,625	\$5,625		
Net Restricted Assets (NRA) as of the Last Day of the Month	\$1,515,332	\$2,067,681	\$1,066,302	\$1,182,578	\$1,291,046	\$2,466,131
Unrestricted Net Assets (UNA) as of the Last Day of the Month	\$2,372,830	\$2,373,945	\$2,244,023	\$2,167,182	\$2,450,564	\$2,013,919
Cash/Investment as of the Last Day of the Month - Voucher Program Only	\$3,864,082	\$3,819,271	\$3,307,920	\$3,472,948	\$3,961,980	\$3,562,617

* HUD has recategorized all mainstream vouchers to non elderly disabled (NED) vouchers effective June 2012. Housing assistance payments formerly made under mainstream will now show under NED.

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-July 2012

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	122	99	23	46	38	1	3	34	88

January 2011 - July 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
June 12	5	2	3	3	1	0	0	1	4
July 12	16	15	1	6	6	0	0	4	12
TOTALS	199	165	34	78	70	1	3	47	152

**Total # of Cases Heard for the Month of July 2012: 16
(Oahu & Neighbor Islands)**

Decisions Rendered:
Eviction

Rent Violations
6

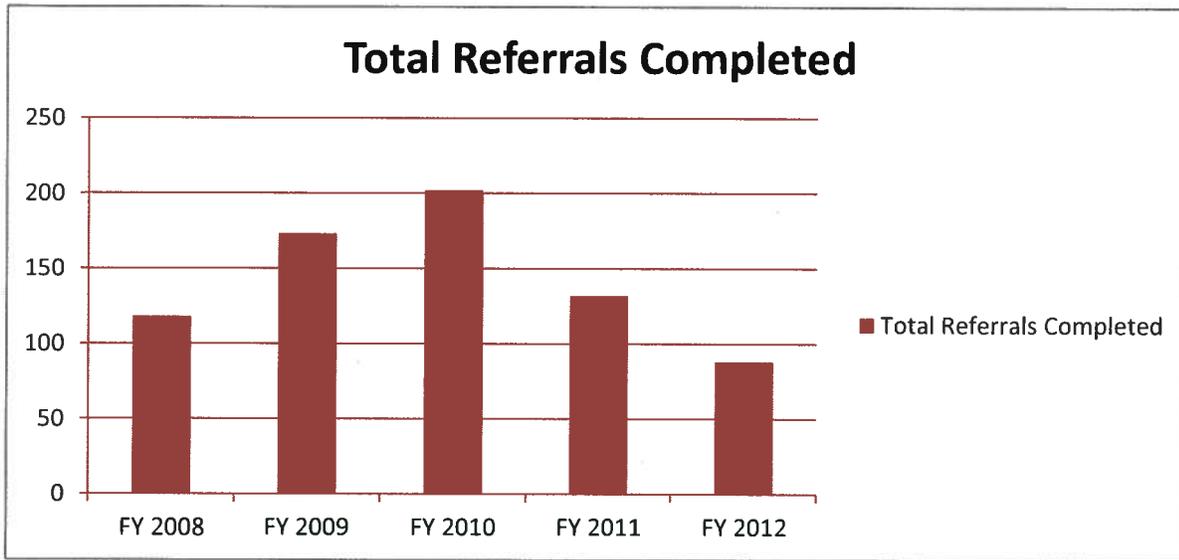
Other Violations
0

Evict w/cond	6	0
10-day cure	0	0
Dismissal	0	0
Continued	3	1
Total	15	1

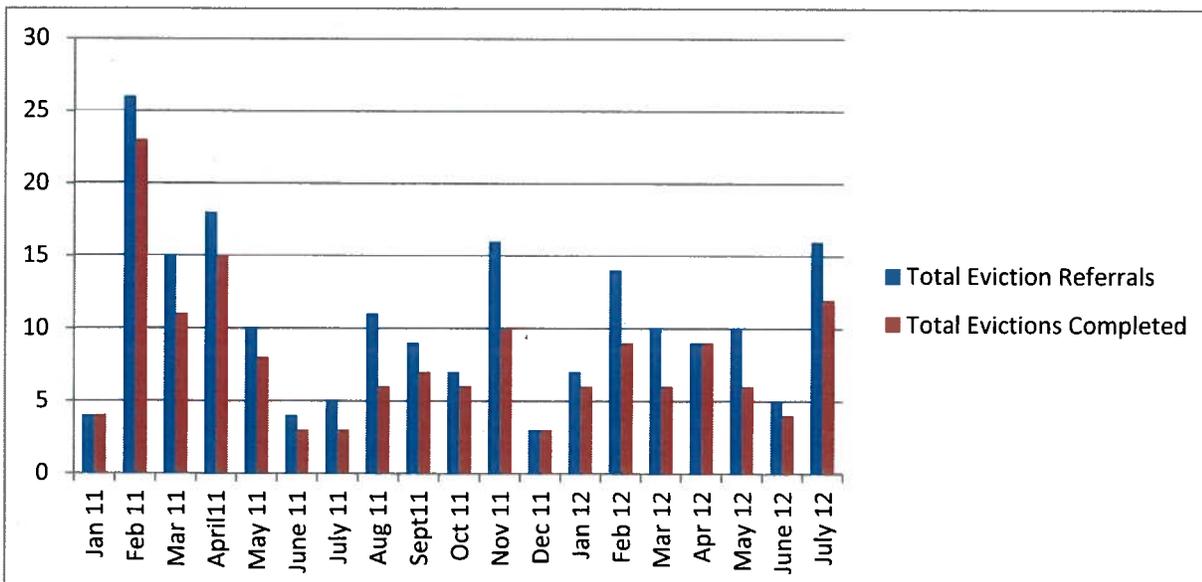
Delinquent balances for rent cases ordered evicted for month of July 2012: 16

AMP 44 Waianae	\$24,107
AMP 31 KVH	\$15,017
AMP 39 Kauai	\$7,163
Total	\$46,287

Fiscal Years 2008-2012



January 2011 - July 2012



Prepared and Reviewed by Renee Nip on July 31, 2012

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

**ALL REVENUES AND EXPENSES ITEMS ARE SUBJECT TO AUDIT
ADJUSTMENTS.**

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

I. INCOME STATEMENT

A. REVENUES:

Total revenues increased by \$1,664k or 17%, due primarily to increases in HUD Operating Subsidies \$1,424k(28%), the COCC Fee Income made up of Management, Accounting, Bookkeeping and Front line Service Fees decreased \$(1,114)k or (65%), reduction in Rental Income \$(96k) or (7%), General Fund allocation increased \$399k or (382%), Other Income consisting of Ongoing Administrative Fees Earned \$69k, Operating Transfers Out \$(988)k, Operating Transfer In \$73k, Laundry Income \$39k, estimated gain on sale of assets \$1,921K and Other Miscellaneous Income \$(63)k. The increase in the HUD Operating Subsidy reflect an increase of \$876k or (52%) for the Housing Choice Voucher Program; an increase of \$127k or (6%) for the Project Based Contract Administration; \$512k increase for The Veterans Affairs Supportive Housing and \$91k (7%) decrease for the Federal Low Rent Program. The reduction in the Rental Income was primarily from the Federal Low Rent Program \$(64)k or (5%); State Low Rent \$(7) or (8%)k and the State Elderly Program \$(25) or (15%).

B. EXPENSES:

Administrative:

Administrative Expenses reflected an increase of \$(203)k in Legal Expense due to receipt of Fiscal 2012 invoices; decrease in Administrative salaries due primarily to year-end accruals \$(43)k; accounting, management and accounting fees increased \$(320); Consultants expenses \$(19)k; Telephone \$(26)k and Others \$(37)k. This resulted in a \$(648)k increase in Administrative Expenses.

Asset Management Fees:

Asset management fees will be booked as a post closing entry.

Management and Bookkeeping Fees:

Management and Bookkeeping fees increased by \$(196)k.

Housing Assistance Payments(HAP):

Increase of (5)% or \$(107)k from budget due to increase payment in Section 8; decrease in State Rent Supplement Program payments \$15k and a increase in the Project Based Contract Administration(PBCA) \$(107) or (5%). The Housing Choice Voucher Program increased by \$(249)k or (16)%. With the inclusion of VASH there was an additional expense of \$120k.

Tenant Services:

Reflect payments to Bremerton for PBCA Services.

Utilities:

Decreases were Fuel 100% or \$39k (Should be budgeted in Maintenance re: fuel for Lawn mowers and weed eaters and vehicles), increase in Sewer \$(259)k(75%), Water usage increased \$(179)k(89%), and Gas increased \$(167)k(183%), Electricity increased \$(329)k(101%) resulting in a net increase in utilities expenses of \$(892)k(89%) reflecting increases in utility costs and year-end accruals.

Maintenance:

Maintenance expenses showed a (87)% increase or \$(1,115)k due primarily to increases related to accrual of year-end expenses.

Protective Services:

Increase of \$(215)k or (198)% due to additional security services.

Insurance:

Reflect a (15)% or \$(12)k increase in accrual.

General Expenses:

Primarily due to true up of depreciation expenses.

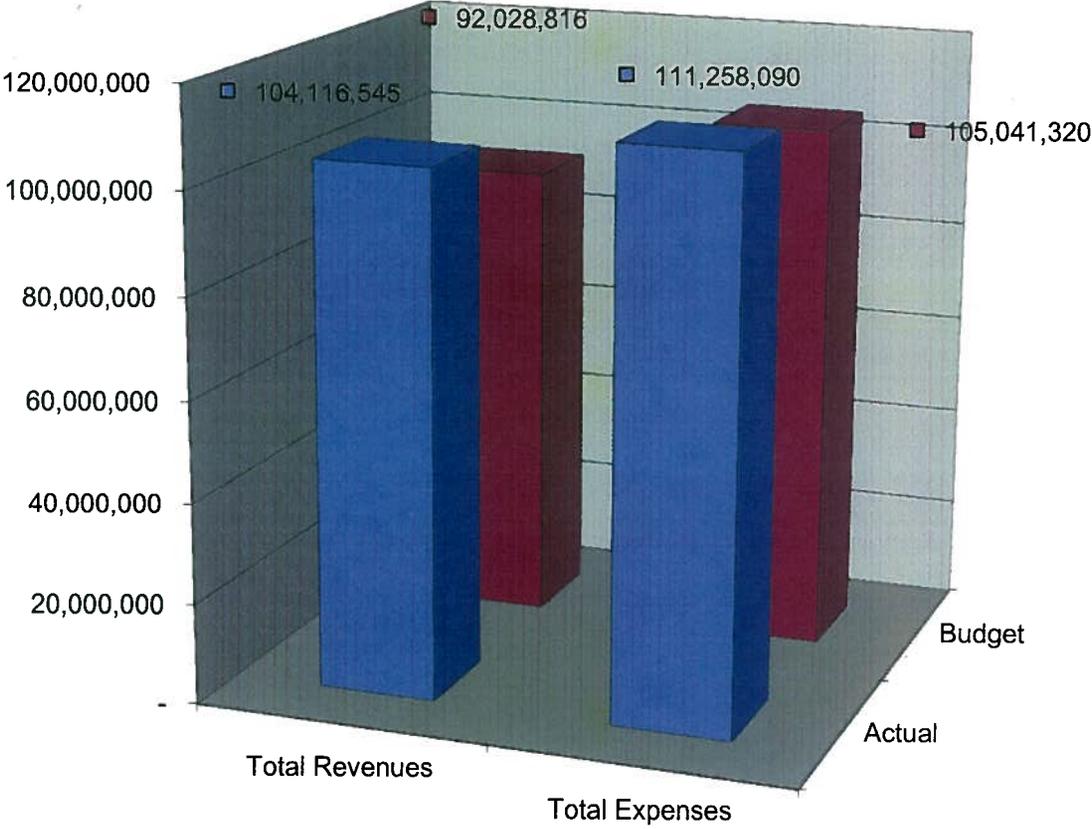
OVERVIEW – Current Fiscal Year:

Year to date revenues exceed budget by 13% or \$12,088k and total expenses increase by (6)% or \$(6,217)k resulting in a net income variance

of \$5,871k or 45% 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 406%. Total net income on a cash basis equal \$5,920k year to date.

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

HPHA JUNE 30, 2012 Actual VS Budget

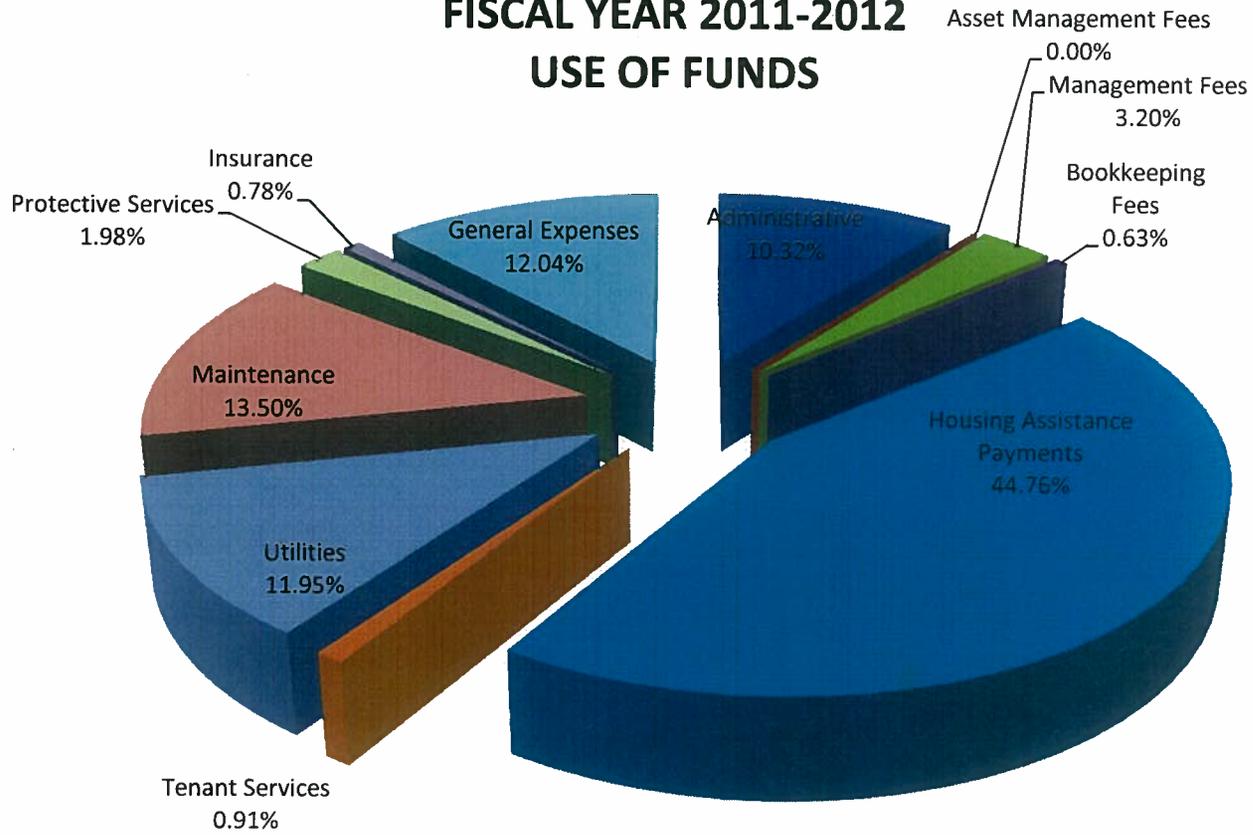


	Total Revenues	Total Expenses
■ Actual	104,116,545	111,258,090
■ Budget	92,028,816	105,041,320

HAWAII PUBLIC HOUSING AUTHORITY

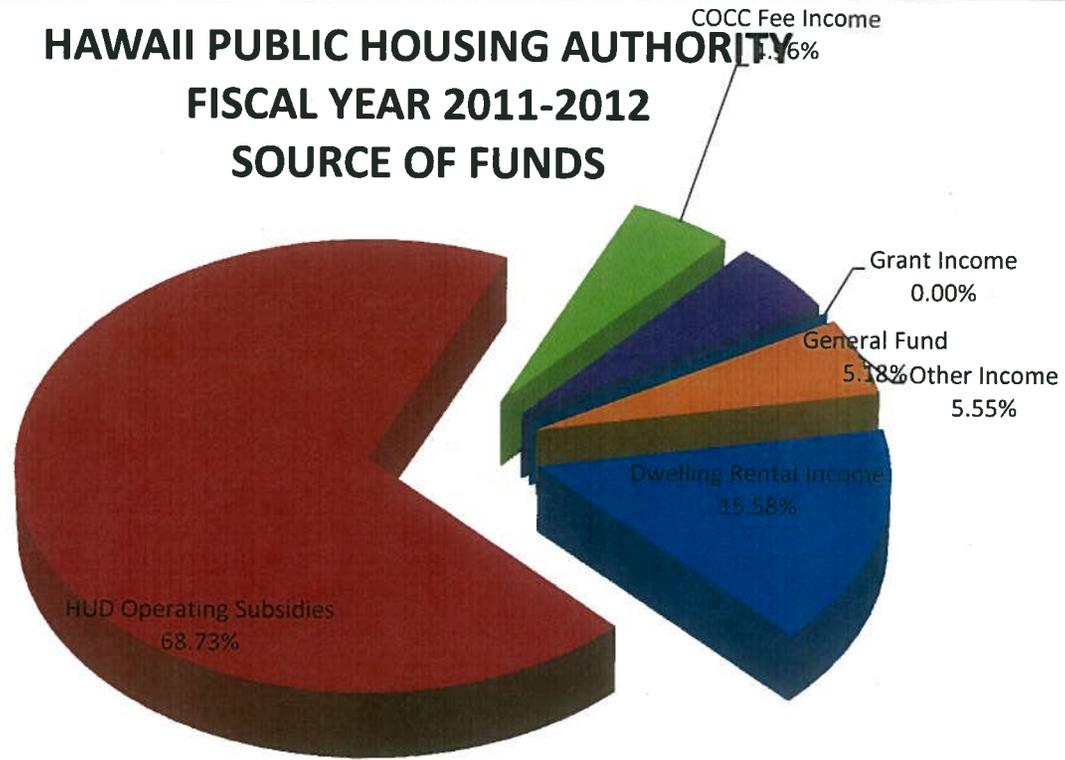
FISCAL YEAR 2011-2012

USE OF FUNDS



YEAR TO DATE JUNE 30, 2012

**HAWAII PUBLIC HOUSING AUTHORITY
FISCAL YEAR 2011-2012
SOURCE OF FUNDS**



YEAR TO DATE JUNE 30, 2012

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

MONTH OF JUNE, 2012				YEAR TO DATE ENDING JUNE 30, 2012							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,347,201	1,443,219	\$ (96,018)	-7%	Dwelling Rental Income	16,222,807	17,300,047	\$ (1,077,240)	-6%	18,327,257	\$ (2,104,449)	-11%
6,588,150	5,163,684	1,424,466	28%	HUD Operating Subsidies	71,556,927	62,137,537	9,419,390	15%	67,355,880	4,201,048	6%
608,852	1,723,127	(1,114,275)	-65%	COCC Fee Income	5,163,913	7,340,596	(2,176,683)	-30%	6,625,060	(1,461,146)	-22%
503,018	104,426	398,592	382%	General Fund	5,394,917	1,253,112	4,141,805	331%	1,046,478	4,348,439	416%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
2,223,031	1,172,022	1,051,009	90%	Other Income	5,777,981	3,997,524	1,780,457	45%	5,929,878	(151,897)	-3%
11,270,252	9,606,478	1,663,774	17%	Total Revenues	104,116,545	92,028,816	12,087,729	13%	99,284,551	4,831,994	5%
				EXPENSES							
1,689,791	1,042,253	(647,538)	-62%	Administrative	11,479,752	12,545,688	1,065,936	8%	12,205,284	725,532	6%
-	62,304	62,304	100%	Asset Management Fees	-	745,393	745,393	100%	-	-	0%
499,862	303,630	(196,232)	-65%	Management Fees	3,564,563	3,641,602	77,039	2%	3,667,221	102,658	3%
52,424	52,276	(148)	0%	Bookkeeping Fees	621,537	627,180	5,643	1%	675,520	53,983	8%
4,209,134	3,747,601	(461,533)	-12%	Housing Assistance Payments	49,802,023	44,971,212	(4,830,811)	-11%	44,492,627	(5,309,396)	-12%
81,269	23,590	(57,679)	-245%	Tenant Services	1,016,786	282,548	(734,238)	-260%	1,200,951	184,164	15%
1,895,515	1,003,211	(892,304)	-89%	Utilities	13,295,766	12,029,822	(1,265,944)	-11%	13,404,133	108,367	1%
2,395,328	1,280,137	(1,115,191)	-87%	Maintenance	15,022,051	15,318,120	296,069	2%	14,567,647	(454,404)	-3%
323,045	108,555	(214,490)	-198%	Protective Services	2,199,396	1,302,481	(896,915)	-69%	777,688	(1,421,708)	-183%
89,935	77,949	(11,986)	-15%	Insurance	863,221	932,092	68,871	7%	973,716	110,495	11%
1,591,030	1,053,947	(537,083)	-51%	General Expenses	13,392,996	12,645,182	(747,814)	-6%	12,731,935	(661,061)	-5%
12,827,332	8,755,453	(4,071,879)	-47%	Total Expenses	111,258,090	105,041,320	(6,216,770)	-6%	104,696,720	(6,561,370)	-6%
\$ (1,557,080)	\$ 851,025	\$ (2,408,105)	-283%	Net Income(Loss)	\$ (7,141,545)	\$ (13,012,504)	\$ 5,870,959	45%	\$ (5,412,169)	\$ (1,729,376)	-32%
				CASH BASIS:							
\$ (1,557,080)	\$ 851,025	\$ (2,408,105)	-283%	Net Income(loss) per Above	\$ (7,141,545)	\$ (13,012,504)	\$ 5,870,959	45%	\$ (5,412,169)	\$ (1,729,376)	-32%
				Add back non cash items:							
1,910,947	909,797	1,001,150	110%	Depreciation Expense	12,629,906	10,915,668	1,714,238	16%	12,168,807	461,099	4%
(26,258)	13,669	(39,927)	-292%	Bad Debt Expense	431,576	164,028	267,548	163%	28,967	402,609	1390%
\$ 327,608	\$ 1,774,491	\$ (1,446,883)	-82%	TOTAL CASH BASIS	\$ 5,919,937	\$ (1,932,808)	\$ 7,852,745	406%	\$ 6,785,605	\$ (865,668)	-13%

62A

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING JUNE 30, 2012
AGENCY TOTAL**

		<u>JUNE</u>	<u>MAY</u>	<u>Increase (Decrease)</u>
ASSETS:				
Cash		62,223,441	52,354,457	9,868,984
Receivables:				
Accrued Interest	646,349			
Tenant Receivables	1,826,487			
Other	2,368,913			
Less Allowance for Doubtful Accounts	<u>(1,498,568)</u>	3,343,181	3,794,828	(451,648)
Total receivables				
Prepaid Expenses		1,952,173	1,946,687	5,487
Inventories		931,346	978,812	(47,465)
Interprogram Due From		17,103,862	14,250,162	2,853,700
Interprogram Due To		(400)	(26,069)	25,669
Total Current Assets		<u>85,553,604</u>	<u>73,298,876</u>	<u>12,254,728</u>
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	516,037,164			
Furniture & Equipment	5,994,563			
Motor vehicles	1,355,056			
Construction in Progress	34,908,612			
Less: Accumulated Depreciation	<u>(314,294,236)</u>	265,452,487	267,514,879	(2,062,393)
Notes, Loans & Mortgage Receivable-Non Current		46,928,157	46,928,157	-
Other Long term assets		-	-	-
Total Assets		<u>397,934,248</u>	<u>387,741,913</u>	<u>10,192,335</u>

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING JUNE 30, 2012
AGENCY TOTAL**

	<u>JUNE</u>	<u>MAY</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	1,647,211	541,292	1,105,919
Accrued Expenses	391,325	391,325	-
Accrued Salaries & Wages	880,238	348,476	531,762
Accrued Vacation	602,863	649,885	(47,022)
Tenant Security Deposits	801,313	800,060	1,253
Other Liabilities & Deferred Income	46,389,369	48,148,083	(1,758,714)
Interprogram Due To	2,682,191	6,247,819	(3,565,628)
Total Current Liabilities	53,394,510	57,126,940	(3,732,430)
Accrued Pension and OPEB Liability	10,592,808	10,592,808	-
Accrued Compensated Absences - Non Current	1,331,848	1,526,504	(194,656)
Accrued Expenses	128,149	120,544	7,605
Net Assets:			
Restricted Net Assets	2,844,517	2,844,517	-
Unrestricted Net Assets	336,783,961	321,115,065	15,668,895.67
Net Income Year to Date	(7,141,545)	(5,584,465)	(1,557,079.70)
Total Equity	332,486,933	318,375,117	14,111,816
 Total Liabilities & Equity	 397,934,248	 387,741,913	 10,192,335

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

MONTH OF JUNE, 2012			
Actual	Budget	Variance Amount	%
1,116,165	1,180,403	\$ (64,238)	-5%
1,298,015	1,388,599	(90,584)	-7%
-	-	-	0%
-	-	-	0%
143,539	914,964	(771,425)	-84%
36,180	43,122	(6,942)	-16%
2,593,898	3,527,088	(933,190)	-26%
335,894	325,564	(10,330)	-3%
-	59,277	59,277	100%
428,183	236,825	(191,358)	-81%
31,260	33,412	2,152	6%
-	-	-	0%
3,060	11,169	8,109	73%
1,525,817	787,169	(738,648)	-94%
1,905,248	883,990	(1,021,258)	-116%
343,000	100,433	(242,567)	-242%
69,742	56,355	(13,387)	-24%
1,365,798	839,270	(526,528)	-63%
6,008,002	3,333,464	(2,674,538)	-80%
\$ (3,414,103)	\$ 193,624	\$ (3,607,727)	-1863%
1,575,117	808,149	766,968	95%
7,077	13,669	(6,592)	-48%
\$ (1,831,909)	\$ 1,015,442	\$ (2,847,351)	-280%

YEAR TO DATE ENDING JUNE 30, 2012										
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%				
REVENUES										
Dwelling Rental Income	13,234,149	14,149,638	\$ (915,489)	-6%	15,357,558	\$ (2,123,410)	-14%			
HUD Operating Subsidies	22,587,254	16,836,517	5,750,737	34%	22,702,427	(115,173)	-1%			
COCC Fee Income	-	-	-	0%	-	-	0%			
General Fund	-	-	-	0%	-	-	0%			
Grant Income	1,496,646	914,964	581,682	64%	-	1,496,646	0%			
Other Income	477,718	514,922	(37,204)	-7%	839,320	(361,602)	-43%			
Total Revenues	37,795,767	32,416,041	5,379,726	17%	38,899,306	(1,103,538)	-3%			
EXPENSES										
Administrative	3,651,611	3,881,511	229,900	6%	5,190,516	1,538,905	30%			
Asset Management Fees	-	710,136	710,136	100%	-	-	0%			
Management Fees	2,715,022	2,839,942	124,920	4%	2,841,724	126,702	4%			
Bookkeeping Fees	375,878	400,812	24,935	6%	440,415	64,537	15%			
Housing Assistance Payments	-	-	-	0%	-	-	0%			
Tenant Services	14,185	133,453	119,268	89%	15,178	993	7%			
Utilities	10,987,009	9,437,318	(1,549,691)	-16%	11,280,075	293,066	3%			
Maintenance	11,773,730	10,584,098	(1,189,632)	-11%	11,867,648	93,918	1%			
Protective Services	1,952,410	1,205,017	(747,393)	-62%	765,805	(1,186,604)	-155%			
Insurance	641,678	673,291	31,613	5%	741,591	99,913	13%			
General Expenses	11,207,160	10,069,106	(1,138,054)	-11%	10,687,867	(519,293)	-5%			
Total Expenses	43,318,681	39,934,684	(3,383,997)	-8%	43,830,818	512,137	1%			
Net Income(Loss)	\$ (5,522,914)	\$ (7,518,643)	\$ 1,995,729	27%	\$ (4,931,513)	\$ (591,402)	-12%			
CASH BASIS:										
Net Income(loss) per Above	\$ (5,522,914)	\$ (7,518,643)	\$ 1,995,729	27%	\$ (4,931,513)	\$ (591,402)	-12%			
Add back non cash items:										
Depreciation Expense	10,614,808	9,695,940	918,868	9%	10,301,217	313,591	3%			
Bad Debt Expense	427,777	164,028	263,749	161%	32,552	395,225	1214%			
TOTAL CASH BASIS	\$ 5,519,671	\$ 2,341,325	\$ 3,178,346	136%	\$ 5,402,257	\$ 117,414	2%			

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

MONTH OF JUNE, 2012

	Actual	Budget	Variance	
			Amount	%
\$ 206,905	\$ 505,034	\$ (298,129)	-59%	
301,379	643,041	(341,662)	-53%	
94,766	326,050	(231,284)	-71%	
81,406	194,601	(113,195)	-58%	
334,246	390,227	(55,981)	-14%	
375,969	334,336	41,633	12%	
136,295	148,739	(12,444)	-8%	
202,202	164,773	37,429	23%	
110,950	99,682	11,268	11%	
128,797	127,506	1,291	1%	
114,994	115,951	(957)	-1%	
165,945	162,750	3,195	2%	
143,244	103,876	39,368	38%	
57,640	53,676	3,964	7%	
51,518	80,557	(29,039)	-36%	
87,642	76,289	11,353	15%	
\$ 2,593,898	\$ 3,527,088	\$ (933,190)	-26%	

\$ (274,861)	\$ 131,854	\$ (406,715)	-308%
(276,870)	257,871	(534,741)	-207%
(277,195)	89,266	(366,461)	-411%
(320,001)	(43,883)	(276,118)	-629%
(214,335)	53,275	(267,610)	-502%
(110,008)	(23,047)	(86,961)	-377%
(580,915)	(129,653)	(451,262)	-348%
(39,601)	20,895	(60,496)	-290%
(149,757)	(15,761)	(133,996)	-850%
(194,187)	15,353	(209,540)	-1365%
(343,945)	(50,112)	(293,833)	-586%
(223,303)	(48,600)	(174,703)	-359%
(126,719)	(60,263)	(66,456)	-110%
(121,415)	(7,812)	(113,603)	-1454%
(103,993)	423	(104,416)	-24685%
(56,947)	3,818	(60,765)	-1592%
\$ (3,414,052)	\$ 193,624	\$ (3,607,676)	-1863%

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 JUNE 30, 2012

	Actual	Budget	Variance		Prior Year	Variance	
			Amount	%		Amount	%
\$ 3,337,941	\$ 3,103,481	\$ 234,460	8%	\$ 3,156,318	\$ 181,623	6%	
3,334,761	2,953,816	380,945	13%	2,717,000	617,761	23%	
3,661,822	3,110,454	551,368	18%	3,192,717	469,104	15%	
2,734,268	2,348,753	385,515	16%	2,654,349	79,920	3%	
4,097,192	3,663,336	433,856	12%	3,938,019	159,173	4%	
4,354,222	3,717,305	636,917	17%	4,103,248	250,974	6%	
1,884,929	1,793,638	91,291	5%	1,967,427	(82,499)	-4%	
2,287,847	1,993,099	294,748	15%	2,594,824	(306,977)	-12%	
1,377,809	1,200,602	177,207	15%	1,160,537	217,272	19%	
2,667,612	1,392,363	1,275,249	92%	5,862,909	(3,195,297)	-55%	
1,475,753	1,397,844	77,909	6%	1,383,891	91,863	7%	
2,095,717	1,958,172	137,545	7%	2,128,757	(33,040)	-2%	
1,721,540	1,249,234	472,306	38%	1,364,774	356,766	26%	
684,773	639,145	45,628	7%	647,177	37,596	6%	
989,949	972,083	17,865	2%	1,030,161	(40,213)	-4%	
1,089,632	922,716	166,916	18%	997,197	92,435	9%	
\$ 37,795,767	\$ 32,416,041	\$ 5,379,726	17%	\$ 38,899,306	\$ (1,103,538)	-3%	

(1,378,804)	(1,357,005)	\$ (21,799)	-2%	\$ (1,121,826)	\$ (256,978)	-23%
(1,136,675)	(1,668,234)	531,559	32%	(1,347,435)	210,760	16%
454,282	267,885	186,397	70%	603,916	(149,634)	-25%
(189,779)	(513,785)	324,006	63%	(108,965)	(80,814)	-74%
308,626	(383,540)	692,166	180%	355,943	(47,317)	-13%
172,381	(571,005)	743,386	130%	293,243	(120,862)	-41%
(1,790,320)	(1,542,477)	(247,843)	-16%	(1,263,932)	(526,388)	-42%
220,986	266,657	(45,671)	-17%	672,759	(451,772)	-67%
(264,320)	(167,773)	(96,547)	-58%	(387,016)	122,696	32%
28,839	46,903	(18,064)	-39%	(1,375,605)	1,404,444	102%
(677,410)	(588,547)	(88,863)	-15%	(269,134)	(408,275)	-152%
(451,528)	(571,912)	120,384	21%	(318,164)	(133,365)	-42%
(297,394)	(705,474)	408,080	58%	(542,205)	244,811	45%
(338,748)	(100,123)	(238,625)	-238%	(280,155)	(58,593)	-21%
(476,364)	13,698	(490,062)	-3578%	(146,743)	(329,620)	-225%
293,314	56,089	237,225	423%	303,806	(10,492)	-3%
\$ (5,522,914)	\$ (7,518,643)	\$ 1,995,729	27%	\$ (4,931,513)	\$ (591,402)	-12%

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

<u>MONTH OF JUNE, 2012</u>				<u>(Amounts in Full Dollars)</u>				<u>YEAR TO DATE ENDING JUNE 30, 2012</u>							
				<u>CASH BASIS</u>											
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>					<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>	
REVENUES															
\$ 206,905	\$ 505,034	\$ (298,129)	-59%	Asset Management Project - 30	\$ 3,337,941	\$ 3,103,481	\$ 234,460	8%	\$ 3,156,318	\$ 181,623	6%				
301,379	643,041	(341,662)	-53%	Asset Management Project - 31	3,334,761	2,953,816	380,945	13%	2,717,000	617,761	23%				
94,766	326,050	(231,284)	-71%	Asset Management Project - 32	3,661,822	3,110,454	551,368	18%	3,192,717	469,104	15%				
81,406	194,601	(113,195)	-58%	Asset Management Project - 33	2,734,268	2,348,753	385,515	16%	2,654,349	79,920	3%				
334,246	390,227	(55,981)	-14%	Asset Management Project - 34	4,097,192	3,663,336	433,856	12%	3,938,019	159,173	4%				
375,969	334,336	41,633	12%	Asset Management Project - 35	4,354,222	3,717,305	636,917	17%	4,103,248	250,974	6%				
136,295	148,739	(12,444)	-8%	Asset Management Project - 37	1,884,929	1,793,638	91,291	5%	1,967,427	(82,499)	-4%				
202,202	164,773	37,429	23%	Asset Management Project - 38	2,287,847	1,993,099	294,748	15%	2,594,824	(306,977)	-12%				
110,950	99,682	11,268	11%	Asset Management Project - 39	1,377,809	1,200,602	177,207	15%	1,160,537	217,272	19%				
128,797	127,506	1,291	1%	Asset Management Project - 40	2,667,612	1,392,363	1,275,249	92%	5,862,909	(3,195,297)	-55%				
114,994	115,951	(957)	-1%	Asset Management Project - 43	1,475,753	1,397,844	77,909	6%	1,383,891	91,863	7%				
165,945	162,750	3,195	2%	Asset Management Project - 44	2,095,717	1,958,172	137,545	7%	2,128,757	(33,040)	-2%				
143,244	103,876	39,368	38%	Asset Management Project - 45	1,721,540	1,249,234	472,306	38%	1,364,774	356,766	26%				
57,640	53,676	3,964	7%	Asset Management Project - 46	684,773	639,145	45,628	7%	647,177	37,596	6%				
51,518	80,557	(29,039)	-36%	Asset Management Project - 49	989,949	972,083	17,865	2%	1,030,161	(40,213)	-4%				
87,642	76,289	11,353	15%	Asset Management Project - 50	1,089,632	922,716	166,916	18%	997,197	92,435	9%				
\$ 2,593,898	\$ 3,527,088	\$ (933,190)	-26%	Total Revenues	\$ 37,795,767	\$ 32,416,041	\$ 5,379,726	17%	\$ 38,899,306	\$ (1,103,538)	-3%				
NET INCOME(LOSS)															
(176,942)	234,492	\$ (411,434)	-175%	Asset Management Project - 30	(114,015)	(125,349)	\$ 11,334	9%	89,780	\$ (203,795)	-227%				
(128,229)	436,609	(564,838)	-129%	Asset Management Project - 31	696,641	476,622	220,019	46%	716,433	(19,792)	-3%				
(261,292)	120,538	(381,830)	-317%	Asset Management Project - 32	642,404	643,149	(745)	0%	800,450	(158,046)	-20%				
(255,746)	8,391	(264,137)	-3148%	Asset Management Project - 33	460,860	113,503	347,357	306%	520,410	(59,550)	-11%				
(85,527)	87,557	(173,084)	-198%	Asset Management Project - 34	826,713	27,844	798,869	2869%	768,256	58,457	8%				
(60,798)	42,210	(103,008)	-244%	Asset Management Project - 35	688,364	212,079	476,285	225%	851,938	(163,574)	-19%				
(101,067)	(619)	(100,448)	-16227%	Asset Management Project - 37	106,632	5,931	100,701	1698%	257,393	(150,761)	-59%				
(17,566)	45,323	(62,889)	-139%	Asset Management Project - 38	503,643	559,793	(56,150)	-10%	970,087	(466,444)	-48%				
(49,007)	(1,245)	(47,762)	-3836%	Asset Management Project - 39	(6,151)	6,419	(12,570)	-196%	(212,540)	206,389	97%				
(193,744)	17,296	(211,040)	-1220%	Asset Management Project - 40	192,610	70,087	122,523	175%	(1,296,573)	1,489,184	115%				
(86,720)	2,471	(89,191)	-3609%	Asset Management Project - 43	79,963	41,789	38,174	91%	250,298	(170,334)	-68%				
(140,856)	19,937	(160,793)	-807%	Asset Management Project - 44	636,127	250,004	386,123	154%	738,252	(102,125)	-14%				
(63,452)	4,907	(68,359)	-1393%	Asset Management Project - 45	481,712	76,038	405,674	534%	230,630	251,082	109%				
(91,880)	(7,166)	(84,714)	-1182%	Asset Management Project - 46	5,047	(92,371)	97,418	105%	57,840	(52,792)	-91%				
(63,351)	423	(63,774)	-15077%	Asset Management Project - 49	11,262	13,698	(2,436)	-18%	341,011	(329,749)	-97%				
(55,680)	4,318	(59,998)	-1389%	Asset Management Project - 50	307,859	62,089	245,770	396%	318,593	(10,734)	-3%				
\$ (1,831,858)	\$ 1,015,442	\$ (2,847,300)	-280%	Total Net Income(Loss)	\$ 5,519,671	\$ 2,341,325	\$ 3,178,346	136%	\$ 5,402,257	\$ 117,414	2%				

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

MONTH OF JUNE, 2012					YEAR TO DATE ENDING JUNE 30, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
					REVENUES						
86,168	93,634	\$ (7,466)	-8%	Dwelling Rental Income	1,031,086	1,120,692	\$ (89,606)	-8%	978,701	\$ 52,385	5%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
453,055	2,701	450,354	16674%	Other Income	1,345,094	32,412	1,312,682	4050%	225,293	1,119,801	497%
539,223	96,335	442,888	460%	Total Revenues	2,376,180	1,153,104	1,223,076	106%	1,203,994	1,172,187	97%
				EXPENSES							
25,828	26,879	1,051	4%	Administrative	293,707	322,511	28,804	9%	364,469	70,761	19%
-	2,027	2,027	100%	Asset Management Fees	-	23,257	23,257	100%	-	-	0%
14,909	13,168	(1,741)	-13%	Management Fees	179,657	158,016	(21,641)	-14%	170,299	(9,358)	-5%
1,928	1,703	(225)	-13%	Bookkeeping Fees	23,228	20,436	(2,792)	-14%	21,908	(1,320)	-6%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	5	5	100%	Tenant Services	-	60	60	100%	-	-	0%
84,676	69,399	(15,277)	-22%	Utilities	758,221	832,788	74,567	9%	772,686	14,465	2%
121,041	62,187	(58,854)	-95%	Maintenance	795,186	743,633	(51,553)	-7%	594,685	(200,500)	-34%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
2,694	3,030	336	11%	Insurance	31,376	36,331	4,955	14%	33,426	2,050	6%
168,006	276	(167,730)	-60772%	General Expenses	614,314	3,312	(611,002)	-18448%	475,711	(138,603)	-29%
419,081	178,674	(240,407)	-135%	Total Expenses	2,695,688	2,140,344	(555,344)	-26%	2,433,183	(262,505)	-11%
\$ 120,142	\$ (82,339)	\$ 683,294	830%	Net Income(Loss)	\$ (319,507)	\$ (987,240)	\$ 667,733	68%	\$ (1,229,189)	\$ 909,682	74%
				CASH BASIS:							
\$ 120,142	\$ (82,339)	\$ 683,294	830%	Net Income(loss) per Above	\$ (319,507)	\$ (987,240)	\$ 667,733	68%	\$ (1,229,189)	\$ 909,682	74%
				Add back non cash items:							
201,634	276	201,358	72956%	Depreciation Expense	606,782	3,312	603,470	18221%	475,105	131,677	28%
(33,628)	-	(33,628)	0%	Bad Debt Expense	3,592	-	3,592	0%	(3,636)	7,228	199%
\$ 288,148	\$ (82,063)	\$ 851,024	1037%	TOTAL CASH BASIS	\$ 290,866	\$ (983,928)	\$ 1,274,794	130%	\$ (757,720)	\$ 1,048,587	138%

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

MONTH OF JUNE, 2012			
Actual	Budget	Variance Amount	%
\$ 140,669	\$ 165,194	\$ (24,525)	-15%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
222,243	8,521	213,722	2508%
362,912	173,715	189,197	109%
28,313	37,163	8,850	24%
-	-	-	0%
32,776	33,008	232	1%
4,238	4,267	30	1%
-	-	-	0%
-	9,572	9,572	100%
256,882	136,272	(120,610)	-89%
227,022	223,026	(3,996)	-2%
43	7,474	7,431	99%
13,869	10,865	(3,004)	-28%
132,522	98,187	(34,335)	-35%
695,664	559,834	(135,830)	-24%
\$ (332,752)	\$ (386,119)	\$ 53,367	14%
\$ (332,752)	\$ (386,119)	\$ 53,367	14%
132,492	-	132,492	0%
30	-	30	0%
\$ (200,230)	\$ (386,119)	\$ 185,889	48%

YEAR TO DATE ENDING JUNE 30, 2012									
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
REVENUES									
\$ 1,934,266	\$ 1,982,345	\$ (48,079)	-2%	\$ 1,990,998	\$ (56,732)	-3%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
1,259,059	102,218	1,156,841	1132%	829,742	429,318	52%			
3,193,326	2,084,563	1,108,763	53%	2,820,739	372,586	13%			
EXPENSES									
254,987	444,521	189,534	43%	168,775	(86,212)	-51%			
-	-	-	0%	-	-	0%			
395,918	396,096	178	0%	396,034	116	0%			
51,188	51,204	17	0%	51,203	15	0%			
-	-	-	0%	-	-	0%			
-	114,874	114,874	100%	-	-	0%			
1,397,329	1,635,264	237,935	15%	1,214,644	(182,684)	-15%			
1,119,364	2,671,154	1,551,790	58%	774,953	(344,411)	-44%			
516	89,688	89,172	99%	-	(516)	0%			
125,299	130,212	4,913	4%	128,127	2,828	2%			
1,399,196	1,178,244	(220,952)	-19%	1,384,506	(14,691)	-1%			
4,743,796	6,711,257	1,967,461	29%	4,118,241	(625,555)	-15%			
\$ (1,550,471)	\$ (4,626,694)	\$ 3,076,223	66%	\$ (1,297,502)	\$ (252,969)	-19%			
CASH BASIS:									
\$ (1,550,471)	\$ (4,626,694)	\$ 3,076,223	66%	\$ (1,297,502)	\$ (252,969)	-19%			
Add back non cash items:									
1,399,252	-	1,399,252	0%	1,384,456	14,797	1%			
(56)	-	(56)	0%	50	(106)	-211%			
\$ (151,274)	\$ (4,626,694)	\$ 4,475,420	97%	\$ 87,004	\$ (238,278)	-274%			

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

MONTH OF JUNE, 2012				YEAR TO DATE ENDING JUNE 30, 2012							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
\$ -	\$ -	\$ -	0%	REVENUES	\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
2,550,289	1,674,702	875,587	52%	Dwelling Rental Income	22,265,737	20,096,424	2,169,313	11%	19,497,722	2,768,015	14%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
144,459	177,832	(33,373)	-19%	Grant Income	-	-	-	0%	-	-	0%
				Other Income	2,015,481	2,133,984	(118,503)	-6%	2,157,132	(141,651)	-7%
2,694,747	1,852,534	842,213	45%	Total Revenues	24,281,217	22,230,408	2,050,809	9%	21,654,854	2,626,364	12%
				EXPENSES							
57,444	121,171	63,727	53%	Administrative	1,129,598	1,453,997	324,399	22%	1,190,384	60,786	5%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
22,536	19,668	(2,868)	-15%	Management Fees	264,576	236,016	(28,560)	-12%	248,292	(16,284)	-7%
14,085	12,292	(1,793)	-15%	Bookkeeping Fees	165,360	147,504	(17,856)	-12%	155,183	(10,178)	-7%
1,813,818	1,564,486	(249,332)	-16%	Housing Assistance Payments	22,264,383	18,773,832	(3,490,551)	-19%	18,612,424	(3,651,959)	-20%
-	2,792	2,792	100%	Tenant Services	-	33,537	33,537	100%	-	-	0%
5,718	1,672	(4,046)	-242%	Utilities	32,869	20,064	(12,805)	-64%	27,261	(5,608)	-21%
22,696	24,138	1,442	6%	Maintenance	225,615	289,656	64,041	22%	315,172	89,557	28%
120	35	(85)	-242%	Protective Services	725	420	(305)	-73%	803	78	10%
242	969	727	75%	Insurance	3,851	11,628	7,777	67%	3,884	33	1%
(12,377)	5,303	17,680	333%	General Expenses	34,542	63,636	29,094	46%	51,186	16,644	33%
1,924,282	1,752,526	(171,756)	-10%	Total Expenses	24,121,518	21,030,290	(3,091,228)	-15%	20,604,589	(3,516,930)	-17%
\$ 770,466	\$ 100,008	\$ 670,458	670%	Net Income(Loss)	\$ 159,699	\$ 1,200,118	\$ (1,040,419)	-87%	\$ 1,050,265	\$ (890,566)	-85%
				CASH BASIS:							
\$ 770,466	\$ 100,008	\$ 670,458	670%	Net Income(loss) per Above	\$ 159,699	\$ 1,200,118	\$ (1,040,419)	-87%	\$ 1,050,265	\$ (890,566)	-85%
-	-	-	0%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ 770,466	\$ 100,008	\$ 670,458	670%	TOTAL CASH BASIS	\$ 159,699	\$ 1,200,118	\$ (1,040,419)	-87%	\$ 1,050,265	\$ (890,566)	-85%

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

MONTH OF JUNE, 2012					YEAR TO DATE ENDING JUNE 30, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
					REVENUES						
-	-	\$ -	0%	Dwelling Rental Income			\$ -	0%		\$ -	0%
512,047	-	512,047	0%	HUD Operating Subsidies	999,168	-	999,168	0%	767,317	231,850	30%
-	-	-	0%	COCC Fee Income	-	-	0	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	Other Income	-	-	0	0%	-	-	0%
512,047	-	512,047	0%	Total Revenues	999,168	-	999,168	0%	767,317	231,850	30%
					EXPENSES						
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
120,558	-	(120,558)	0%	Housing Assistance Payments	1,207,622	-	(1,207,622)	0%	767,317	(440,304)	-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%
120,558	-	(120,558)	0%	Total Expenses	1,207,622	-	(1,207,622)	0%	767,317	(440,304)	-57%
\$ 391,489	\$ -	\$ 391,489	0%	Net Income(Loss)	\$ (208,454)	\$ -	\$ (208,454)	0%	\$ -	\$ (208,454)	0%
					CASH BASIS:						
\$ 391,489	\$ -	\$ 391,489	0%	Net Income(loss) per Above	\$ (208,454)	\$ -	\$ (208,454)	0%	\$ -	\$ (208,454)	0%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
\$ 391,489	\$ -	\$ 391,489	0%	TOTAL CASH BASIS	\$ (208,454)	\$ -	\$ (208,454)	0%	\$ -	\$ (208,454)	0%

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

MONTH OF JUNE, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
2,227,800	2,100,383	127,417	6%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
97,662	12	97,650	813752%
2,325,462	2,100,395	225,067	11%
(153,627)	-	153,627	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
2,227,800	2,121,000	(106,800)	-5%
78,117	-	(78,117)	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
553	553	0	0%
2,152,843	2,121,553	(31,290)	-1%
\$ 172,619	\$ (21,158)	\$ 193,777	916%
\$ 172,619	\$ (21,158)	\$ 193,777	916%
-	-	-	0%
-	-	-	0%
\$ 172,619	\$ (21,158)	\$ 193,777	916%

YEAR TO DATE ENDING JUNE 30, 2012										
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>				
REVENUES										
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%				
25,704,769	25,204,596	500,173	2%	25,155,731	549,038	2%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
1,307,023	144	1,306,879	907555%	1,724,311	(417,287)	-24%				
27,011,792	25,204,740	1,807,052	7%	26,880,042	131,750	0%				
EXPENSES										
52,801	-	(52,801)	0%	21,417	(31,385)	-147%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
25,704,769	25,452,000	(252,769)	-1%	25,155,731	(549,038)	-2%				
1,002,213	-	(1,002,213)	0%	1,185,646	183,433	15%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
7,463	6,636	(827)	-12%	6,694	(770)	-11%				
26,767,247	25,458,636	(1,308,611)	-5%	26,369,488	(397,759)	-2%				
\$ 244,545	\$ (253,896)	\$ 498,441	196%	\$ 510,554	\$ (266,009)	-52%				
CASH BASIS:										
\$ 244,545	\$ (253,896)	\$ 498,441	196%	\$ 510,554	\$ (266,009)	-52%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
\$ 244,545	\$ (253,896)	\$ 498,441	196%	\$ 510,554	\$ (266,009)	-52%				

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

MONTH OF JUNE, 2012			
Actual	Budget	Variance Amount	%
\$ -	\$ -	\$ -	0%
-	-	-	0%
-	-	-	0%
11,588	8,021	3,567	44%
330,109	104,426	225,683	216%
-	-	-	0%
341,696	112,447	229,249	204%
270,846	7,543	(263,303)	-3491%
-	-	-	0%
1,458	961	(497)	-52%
914	602	(312)	-52%
46,958	62,115	15,157	24%
-	-	-	0%
1,431	418	(1,013)	-242%
-	262	262	100%
-	-	-	0%
18	24	6	26%
-	-	-	0%
321,624	71,925	(249,699)	-347%
\$ 20,072	\$ 40,522	\$ (20,450)	-50%
\$ 20,072	\$ 40,522	\$ (20,450)	-50%
-	-	-	0%
-	-	-	0%
\$ 20,072	\$ 40,522	\$ (20,450)	-50%

State Rent Operating Subsidies is funded on a Quarterly Basis.

YEAR TO DATE ENDING JUNE 30, 2012									
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
REVENUES									
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
63,515	96,252	(32,737)	-34%	63,387	128	0%			
993,362	1,253,112	(259,750)	-21%	1,046,477	(53,115)	-5%			
21,080	-	21,080	0%	-	21,080	0%			
1,077,957	1,349,364	(271,407)	-20%	1,109,864	(31,907)	-3%			
EXPENSES									
364,221	90,514	(273,707)	-302%	84,134	(280,087)	-333%			
-	-	-	0%	-	-	0%			
9,390	11,532	2,142	19%	10,872	1,482	14%			
5,884	7,224	1,340	19%	6,813	929	14%			
625,249	745,380	120,131	16%	724,472	99,223	14%			
-	-	-	0%	-	-	0%			
8,225	5,016	(3,209)	-64%	6,822	(1,403)	-21%			
-	3,144	3,144	100%	2,021	2,021	100%			
-	-	-	0%	-	-	0%			
268	288	20	7%	273	5	2%			
-	-	-	0%	(115)	(115)	-100%			
1,013,238	863,098	(150,140)	-17%	835,292	(177,946)	-21%			
\$ 64,719	\$ 486,266	\$ (421,547)	-87%	\$ 274,572	\$ (209,853)	-76%			
CASH BASIS:									
\$ 64,719	\$ 486,266	\$ (421,547)	-87%	\$ 274,572	\$ (209,853)	-76%			
Add back non cash items:									
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
\$ 64,719	\$ 486,266	\$ (421,547)	-87%	\$ 274,572	\$ (209,853)	-76%			

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

MONTH OF JUNE, 2012			
Actual	Budget	Variance Amount	%
-	-	\$ -	0%
-	-	-	0%
435,150	1,555,167	(1,120,017)	-72%
53,534	56,161	(2,627)	-5%
-	61,799	(61,799)	-100%
-	-	-	0%
120,169	50,000	70,169	140%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
1,922,593	20,837	1,901,756	9127%
2,531,445	1,743,964	787,481	45%
1,074,875	523,933	(550,942)	-105%
-	1,000	1,000	100%
-	-	-	0%
-	-	-	0%
-	-	-	0%
92	52	(40)	-77%
20,992	8,281	(12,711)	-153%
140,888	86,534	(54,354)	-63%
110,020	613	(109,407)	-17848%
3,371	6,706	3,335	50%
(63,471)	110,358	173,829	158%
1,286,766	737,477	(549,289)	-74%
\$ 1,244,679	\$ 1,006,487	\$ 238,192	24%
\$ 1,244,679	\$ 1,006,487	\$ 238,192	24%
1,703	101,372	(99,669)	-98%
-	-	-	0%
\$ 1,246,382	\$ 1,107,859	\$ 138,523	13%

YEAR TO DATE ENDING JUNE 30, 2012								
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount			%
REVENUES								
-	-	\$ -	0%	-	\$ -	-	-	0%
-	-	-	0%	-	-	-	-	0%
4,230,347	5,329,179	(1,098,832)	-21%	5,457,086	(1,226,738)	-	-	-22%
631,384	673,932	(42,548)	-6%	717,332	(85,947)	-	-	-12%
-	737,485	(737,485)	-100%	-	-	-	-	0%
-	-	-	0%	-	-	-	-	0%
302,181	600,000	(297,819)	-50%	450,642	(148,461)	-	-	-33%
-	-	-	0%	-	-	-	-	0%
-	-	-	0%	-	-	-	-	0%
-	-	-	0%	-	-	-	-	0%
-	-	-	0%	-	-	-	-	0%
1,888,902	250,000	1,638,902	656%	90,694	1,798,208	-	-	1983%
7,052,815	7,590,596	(537,781)	-7%	6,715,753	337,062	-	-	5%
EXPENSES								
5,490,899	6,352,634	861,735	14%	5,185,589	(305,310)	-	-	-6%
-	12,000	12,000	100%	-	-	-	-	0%
-	-	-	0%	-	-	-	-	0%
-	-	-	0%	-	-	-	-	0%
-	-	-	0%	-	-	-	-	0%
388	624	236	38%	127	(261)	-	-	-206%
112,114	99,372	(12,742)	-13%	102,646	(9,469)	-	-	-9%
1,108,157	1,026,435	(81,722)	-8%	1,013,407	(94,749)	-	-	-9%
245,745	7,356	(238,389)	-3241%	10,840	(234,905)	-	-	-2167%
60,749	80,342	19,593	24%	66,415	5,666	-	-	9%
130,320	1,324,248	1,193,928	90%	126,086	(4,234)	-	-	-3%
7,148,372	8,903,011	1,754,639	20%	6,505,110	(643,263)	-	-	-10%
\$ (95,557)	\$ (1,312,415)	\$ 1,216,858	93%	\$ 210,644	\$ (306,201)	-	-	-145%
CASH BASIS:								
\$ (95,557)	\$ (1,312,415)	\$ 1,216,858	93%	\$ 210,644	\$ (306,201)	-	-	-145%
Add back non cash items:								
9,064	1,216,416	(1,207,352)	-99%	8,030	1,034	-	-	13%
-	-	-	0%	-	-	-	-	0%
\$ (86,493)	\$ (95,999)	\$ 9,506	10%	\$ 218,674	\$ (305,167)	-	-	-140%

1/1

**Construction Management Branch
Status Report for Vacant Units Type C
August 3, 2012**

Completed Activities

- **Kahekili Terrace 1859-2, 227-A6, A8, 219-3, 4, 6 (6 units)**
- **Kahekili Terrace: 219-A2, 219-A5, 291-A6, 2049-C1, 2049-C2, 2049-C3 (6 units)**
- **Kapaa: Unit 1L (1 unit)**

Planned Activities

- **Group A – 10 Vacant Units on Oahu**
 - Mayor Wright Homes - 5 units (24C, 24E, 24F, 26E, 26F) – 70% completed. Estimated completion 8/13/12 pending CO approval.
 - Kuhio Park Terrace Low Rise – 3 units (1568C, 1570C, 1584C) – 90% completed. Estimated completion 8/8/12.
 - Palolo Valley Homes – 1 unit (7E) – 90% completed. Estimated completion 8/10/12.
 - Kuhio Homes – 1 unit (6F) – 92% completed. Estimated completion 8/8/12.
 - Pre-final walk through 7/27/12 for Kuhio Park Terrace Low Rise / Kuhio Homes.
 - Pre-final walk through 8/1/12 for Palolo Valley Homes.
- **Group A – 6 Additional Vacant Units on Maui** to be added to Group A contract to replace KPT units – HPHA reviewing proposal received 7/23/12.
 - 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**
 - Kauiakalani - 4 units (101, 201, 301, 303)
 - Waimaha Sunflower – 3 units (B128, B220, B320)
 - Maili – 2 units (19, 24) Demolition started 7/30/12
 - Nanakuli Homes - 4 units (01, 02, 06, 34)
 - Kupuna Home O Waialua – 2 units (17, 18)
 - Wahiawa Terrace – 17 units (1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 5-8, 6-4, 6-5, 6-7, 7-1, 7-2, 8-5, 8-7)
 - Permit- pending DPP approval.
 - Submittal review in progress
 - Under the roofing contract – interior ceilings in units will not be addressed at Wahiawa Terrace. This must be addressed in Vacant Unit renovation contract.
 - Contractor to start demolition at Maili and abatement at Waialua.
- **Group B – 6 Vacant Units on Hawaii**
 - Noelani I & II - 3 units (01, 04, B103) 95% complete. Estimated completion 8/15/12.
 - Ke Kumu Ekolu - 2 units (B2201, B2204) 70% complete. Estimated completion 8/15/12.
 - Hale Hookipa – 1 unit (G2) 70% complete. Estimated completion 8/15/12.
 - Construction on-going.

- **Additional Vacant Units (11 units)** – Department of Accounting and General Services (DAGS).
 - Puuwai Momi – 5 units (8C, 8D, 27A, 27B, 5G)
 - Construction started 7/4/12
 - 40% complete. Estimated completion 9/24/12.
 - Wahiawa Terrace – 6 units (3-1, 3-7, 5-1, 5-3, 5-4, 7-6)
 - Construction to begin after Puuwai Momi is completed end of September 2012.

- **Additional Vacant Units (10 units)** – Awaiting consultant contract or assign to DAGS
 - Palolo Homes – 1 unit (8F)
 - Waipahu – 1 unit (5)
 - Nanakuli Homes – 2 units (5, 8)
 - Kauioakalani – 1 unit (304) – reroofing in design phase for all buildings
 - Maili II – 2 units (9, 13)
 - KPT – 1 Unit (1470A)
 - Waimaha Sunflower – 2 units (A308, G301)

- **20 Vacant Units on Maui –(Kahekili Terrace)**
 - 13 units completed (219-A2, A5, A6, 2035-C7, 2049-C1, C2, C3, 1859-2, 227-A6, A8, 219-3, 4, 6).
 - 7 units final inspection and punchlist on 7/24/12 (1837-A2, A4, B2, B3, B4, B5, 2035-C8)
 - Notice to Proceed issued on 1/16/12.
 - Estimated completion Aug 15, 2012.
 - Contract exp. 8/14/12

- **Kalakaua Homes Modernization and ADA Compliance (6 units)**
 - 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.

- **Hale Hoolulu, Kalaheo Homes, Hale Nana Kai O Kea Modernization & ADA Compliance (4 units)**
 - Bid packet is being finalized. Permit is being routed. Estimated bid date 11/16/12 due to additional work required, pending permit approval.
 - Hale Ho'olulu – 1 unit (B1)
 - Kalaheo – 3 units (1B, 4A, 4B)

- **Hale Ho'onanea Modernization and ADA (4 units)**
 - 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)
 - Bids was originally posted in HePS on 6/2012.
 - Bid: were non-responsive.
 - Bid reposted in HePS on 7/17/12, opening 8/7/12.

- **4 Vacant Units at Kapaa**
 - 4 units (3R, 3L, 14L, 17L)
 - HPHA drafted scope of work & sent for internal approval on July 31, 2012.

- **1 Vacant Units on Hawaii**
 - Ke Kumu Ekolu – 1 unit (B2202)
 - HPHA is working on preparing the bid documents.
 - Estimated bid date: 8/27/12.

Issues/Concerns:

- Group A Vacant Units Oahu: Unforeseen plumbing issues at Mayor Wright Homes. Contractor is in liquidated damages for 7 of the 10 units (3 units were given extra time for unforeseen plumbing issues).

VACANT UNITS TYPE C STATEWIDE 8-3-12

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	8/31/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction. Completion date delayed due to unforeseen plumbing leaks in 3 of the five units only.
Oahu	50	1008	Palolo Valley Homes	1	7E	Grp A	9/8/11	8/10/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction.
Oahu	50	1008	Palolo Valley Homes	1	8F	Design					Awaiting consultant contract.
Oahu	40	1007	Kuhio Homes	1	6F	Grp A	9/8/11	8/8/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction.
Oahu	40	1010	Kuhio Park Terrace	3	1568C, 1570C, 1584C	Grp A	9/8/11	8/8/12	2/9/12	No	Mitsunaga & Associates - Consultant, KSC Construction - under construction.
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	Design					Awaiting consultant contract.
Oahu	44	1035	Nanakuli Homes	4	01, 02, 06, 34	Grp B	9/12/11	11/30/12	2/9/12	No	GYA Architects, General Contractor: Society Contracting sent notice to proceed 7/2/12, demo work to begin at Maili & abatement at Waialua, permit still pending DPP.
Oahu	44	1091	Kaiokalani	1	304	Design			n/a	No	Awaiting consultant contract.
Oahu	44	1091	Kaiokalani	4	101, 201, 303, 301	Grp B	9/12/11	10/31/12	2/9/12	No	GYA Architects, General Contractor: Society Contracting sent notice to proceed 7/2/12, demo work to begin at Maili & abatement at Waialua, permit still pending Department of Planning & Permitting.
Oahu	44	1108	Maili II	2	9, 13	Design					Awaiting consultant contract.
Oahu	44	1108	Maili II	2	19, 24	Grp B	9/12/11	8/17/2012 (Pending)	2/9/12	No	GYA Architects, General Contractor: Society Contracting sent notice to proceed 7/2/12, demo work to began 7/30/12 mold was found, contractor will need to do testing and possible abatement, originally estimated completion 8/17/12, but pending mold testing/abatement.
Oahu	44	1057	Waimaha-Sunflower	3	B128, B220, B320	Grp B	9/12/11	1/31/13	2/9/12	No	GYA Architects, General Contractor: Society Contracting sent notice to proceed 7/2/12, demo work to begin at Maili & abatement at Waialua, permit still pending DPP.
Oahu	44	1057	Waimaha-Sunflower	2	A308, G301	Design					Awaiting consultant contract.

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 Waialua	2	17, 18	Grp B	9/12/11	8/31/12	2/9/12	No	GYA Architects, General Contractor: Society Contracting sent notice to proceed 7/2/12, demo work to begin at Maili & abatement at Waialua, permit still pending DPP.
Oahu	49	1015	Wahiawa Terrace	17	1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 5-8, 6-4, 6-5, 6-7, 7-1, 7-2, 8-5, 8-7	Grp B	9/12/11	1/31/13	2/9/12	Yes	GYA Architects, General Contractor: Society Contracting sent notice to proceed 7/2/12, demo work to begin at Maili & abatement at Waialua, permit still pending DPP.
Oahu	49	1015	Wahiawa Terrace	1	5-3	DAGS					Phase II of Department of Accounting and General Services construction.
Oahu	49	1015	Wahiawa Terrace	4	3-1, 3-7, 5-1, 5-4	DAGS					Phase II of Department of Accounting and General Services construction.
Oahu	49	1015	Wahiawa Terrace	1	7-6	DAGS					Phase II of Department of Accounting and General Services construction.
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 - wall completed RFG mobilizing.
Oahu	31	1005	Kalihi Valley Homes	5	20D, E, G, J, 21F	Design					Contract in negotiation.
Oahu	31	1005	Kalihi Valley Homes	2	16C, D	construction					This is under KVH Bldg 16 boulder repair. Est start date Aug. 2012.
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					Contract in negotiation.
Oahu	45	1090	Kauhale O'hana	1	201	Design					Modernization, to be scoped, awaiting consultant proposal.
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	30	1026	Puuwai Momi	2	8C, 8D	DAGS					Phase I of Department of Accounting and General Services construction. Construction in progress.
Oahu	30	1026	Puuwai Momi	3	27A, 27B, 5G	DAGS					Phase I of Department of Accounting and General Services construction. Construction in progress.
Oahu	30	1038	Waipahu	1	5	Deisgn					Awaiting consultant contract.
Oahu	34	1036	Paoakalani	5	424, 525, 627, 727, 1527	HPHA dsgn					Bid reposted in HePS 7/17/12. Bid opening is 8/7/12.

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	1088	Kahale Mua	3	17, 21C, 24A	Consult Contr				17 - No	Reike, Sunnland, Kono Architects working on bid documents, tentative bid 10/12.
Maui	39	1016	David Malo Circle	2	725C, 745A	Grp A+				725C - No	Project has been scoped, awaiting proposal from consultant.
Maui	39	1044	Piilani Homes	1	1028-F5	Grp A+					Project has been scoped, awaiting proposal from consultant.
Maui	39	1092	Makani Kai Hale	3	24, 34, 43	Grp A+					Project has been scoped, awaiting proposal from consultant.
Maui	39	1017	Kahekili Terrace	7	1837-A2, A4, B2, B3, B4, B5, 2035-C8	HPHA	10/18/11	7/30/12	2/9/12	Yes	HPHA Design, General Contractor: Betsill - under construction. 7 units remaining, punchlisted on 7/24.
Kauai	38	1018	Kapaa	3	3R, 14L, 17L	Design					Modernization, units have been scoped. Inter office memorandum routed July 26, 2012.
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Consult Contr					Group 70 working on bid documents. Estimated bid date 11/16/2012.
Kauai	38	1019	Hale Ho'olulu	1	B1	Consult Contr					Group 70 working on bid documents. Estimated bid date 11/16/2012.
Kauai	38	1055	Hale Ho'onanea	4	9L, 13L, 14L, 14R	Consult Contr					Current ADA project w/ Richard Matsunaga & Associates Architects Inc.

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	1071	Noelani I	2	01, 04	Grp B		8/15/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Construction ongoing, 95% complete.
Hawaii	46	1078	Noelani II	1	B103	Grp B		8/15/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Construction ongoing, 95% complete.
Hawaii	46	1097	Ke Kumu Ekolu	2	B2201, B2204	Grp B		8/15/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Construction ongoing, 70% complete.
Hawaii	46	1097	Ke Kumu Ekolu	1	B2202	Design					In-house design, working on design documents. Estimated bid date 8/27/12.
Hawaii	43	1053	Hale Ho'okipa	1	G2	Grp B		8/30/12	2/9/12	Yes	GYA Architects, General Contractor: Central Construction - Construction ongoing, 70% complete.
Hawaii	37	1045	Pahala	2	3F, 5A	Consult Contr					Design contract executed.
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C,8B,9A	Consult Contr				7-C No	Design contract executed.
Hawaii	37	1029	Pomaikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr					Design contract executed.
Hawaii	37	1004	Lanakila Homes I	30	13A-D, 14A-D, 15A-D, 16A-D, 17A, C, D, 18A-D, 19A, 19B, 19D, 20A-D	Relo					Building 1-20 completed. AMP is making buildings 12-20 rent ready.
Hawaii	37	1004	Lanakila Homes II	6	59L-R, 61L-R, 62L-R	Consult Contr					Buildings 59, 61, & 62 un-demoed, need to schedule for mod.
Hawaii	37	1004	Lanakila Homes II	36	55L, 55R - 75L, 75R	Demo					Scheduled for Renovation, need to un-demo with HUD.
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, need to un-demo with HUD.

256

Total Verified Type C Vacant Units by County:

Oahu	112
Maui	16
Kauai	11
Hawaii	27

166

Total Group A Under Construction Contract (Group A):	10
Total Group B Under Construction Contract (Group B):	38
Total Kahekili Terrace Under Const. Contract (HPHA):	7
Total Units Under Modernization Const. Contracts (Mod):	15
Total Units Under Construction (Construction):	2
Total Units Under Construction with DAGS (DAGS)	11
Total Vacant Units Under Construction Contract:	83

Total Under Design Contracts (Consult Contr)	31
Total Group A to be added to Design Contract (Group A+):	6
Total Mod awaiting Consultant Contract (Design)	41
Total In-house design (HPHA Design)	5
Total Being Added to Consultant Contract:	83

Total Form A's to be verified by CMB:	0
Total Missing Form A:	0
Total Needing to be Verified:	0

Total Units Approved for Demo:	60
Total Units Relocation Hold:	30

CONSTRUCTION MANAGEMENT BRANCH
Status Report
Elevator Modernization Projects

August 1, 2012

Completed Activities

- 11 State Elevators Repairs and Maintenance:
 - Schindler completed repair work to elevator at Hale Poai and Kamalu.
- 14 Federal Elevator Modernization and Repairs:
 - Contractor submitted a revised construction schedule to complete all remaining 10 elevators by October 31, 2013.
- Salt Lake Elevator
 - Award letter and contracts for signature sent to the contractor on July 30, 2012.

Planned Activities

- Elevator Consulting Services (ECS):
 - Monitoring service is ongoing for modernization work.
- 14 Federal Elevator Modernization and Repairs:
 - Modernization work is scheduled to start on August 1, 2012 for Paoakalani and August 13, 2012 for Kalanihuia.
 - Maintenance service to all other elevators is on schedule.
- 11 State Elevators Repair and Maintenance
 - Repair/upgrade work to Kamalu Elevators is schedule for September 12, 2012.
 - Maintenance service to all other elevators is on schedule.
- Salt Lake Elevator
 - Estimated date for Notice to Proceed is September 10, 2012.

CONSTRUCTION MANAGEMENT BRANCH
Status Report
Large Capacity Cesspool Conversions (LCCC) Statewide
August 3, 2012

Completed Activities

- Kealakehe connected to the County sewer line on July 2, 2012 and Hale Hauoli connected on July 16, 2012.

Planned Activities

- The backfilling of the large capacity cesspools, filing of the required permits with the Department of Health, and reporting to the Environmental Protection Agency (EPA) for Kealakehe and Hale Hauoli are the only remaining outstanding issues in the Environmental Protection Agency Consent Agreement/Formal Order (CA/FO). HPHA will obtain the formal documentation and submit to EPA. The contractor is currently working on backfilling the cesspools and should be complete by August 15.
- Contractor Goodfellow Brothers, Inc.(GBI) has completed LCCC work at Kalaheo and Hale Hoolulu on Kauai (Group 1 cesspools). Remaining items outstanding are the maintenance recommendations from GBI.
- 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. A draft of the MOU will be sent for AG review and finalization on August 6, 2012.
- On-going - The Attorney General's office has been 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). A letter was sent to the DOE on July 30, 2012 for their signature/confirmation of the transfer.
- 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 Punahele Homes. The estimated bid date is September 10, 2012.

STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA

(prepared 8/02/2012)

Group 2--All @ Big Island		# CP:	Status as of August 2012	CD*
1	KAIMALINO TMK 3-7-4-017-029	Kailua-Kona 6	IWS-ATO Nos. 42659, 42660, 42661,42662,42663 dated 12/6/10 on file Out of the 6 cesspools, 5 converted to seepage pits and 1 was backfilled and abandoned. The renewal permit for the seepage pits DOH UIC Permit--UH 1706 was approved 8/31/2011	10/09
2	KEALAKEHE HOUSING TMK 3-7-4-017-058	Kailua-Kona 17	Connected on July 2, 2012, 17 cesspools to be backfilled. Aband. Permit UH-2781 & written confirmation from County needs to be submitted. An MOA with HHFDC is being developed since Kealakehe's sewer line runs thru HHFDC property.	12/12
3	LA'ILANI	Kailua-Kona 66	HHFDC	NA
4	HAWAII MONTESSORI	Kailua-Kona 2	HHFDC	NA
5	JACK HALL	Kailua-Kona 13	HHFDC	NA
Total		104 CP-- Cesspools	CD*-Completion date of Contractor's Scope of Work	

Group 1 @ Big Island		# CP:	Status as of August 2012	CD*
6	NOELANI 1 TMK 3-6-5-009-025	Kamuela 3	IWS ATO # 41011, 41013, 40114 dated 9/22/10 on file; DOH UIC Permit No. UH-2887 for wells 1 through 3 approved 12/19/11	6/08
7	NOELANI II TMK 3-6-5-009-026	Kamuela 7	IWS ATO #41996 to 42000 (5 septic tanks) dated 9/22/10 on file. DOH UIC Permit No. UH-2888 for wells 1 through 6 approved 12/22/11. Backfilling permit submitted July 12, 2012 for 6th abandoned cesspool. 1-5 submitted previously approved as 41996, 41997, 41998, 41999 and 42000.	6/08
8	HALE ALOHA O PUNA (E) TMK 3-1-6-143-035	Keeau 6	IWS ATO# 42856, 42860, 42861, 42862, 42863, 42864 & 42865 dated 8/4/10 on file UIC #2825 for backfilling accepted on 11/18/2010; UIC UH-2826 for 3 pits approved 12/8/10	12/09
9	HALE HOOKIPA (E) TMK 3-8-1-002-049	Kealakekua 10	IWS ATO #43221 & 43223 on file; OA still working on #43220 & 43222; UIC permit UH-2888 approved 12/22/2011. 6 LCCs abandoned, outstanding UIC backfill permits submitted July 31, 2012 App. No. UH-2838, 4 LCCs converted to seep.pits	11/08
10	NANI OLU (E) TMK 3-8-002-047,048	Kealakekua 9 CP	IWS ATO# 43252 to 43260 (9 systems) dated 6/10 on file UIC permit No. UH-2793 for wells 1 thru 9 approved 2/24/2011	11/08
11	NANI O PUNA TMK 3-1-5-002-02	Pahoa 4	HHFDC	11/09
12	HALAULA TC	Kapaau 3	All done/Initiated process of transferring to DOE; need to resend HPHA letter to DLNR	01/09
13	KA'U TC	Pahala 2	All done/Initiated process of transferring to DOE; need to resend HPHA letter to DLNR	01/09
14	WAIMEA TC	Kamuela 1	All done/Initiated process of transferring to DOE; need to resend HPHA letter to DLNR	6/08
15	HONOKAA TC	Honokaa 1	All done/Initiated process of transferring to DOE; need to resend HPHA letter to DLNR	11/08

45 UIC -- Underground Injection Control; IWS-- Individual Wastewater System

STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA

(prepared 8/02/2012)

Group 1 @ Kauai		# CP:	Status as of August 2012		
16	HALE HO'OLULU (E) TMK: 4-5-2-003-056	Kilauea	2	IWS ATO # 41589, 41590 & 41591 approved on 11/14/11. 2 cesspools were backfilled; UIC-UK 2774 rescinded	6/12
17	KALAHEO TMK: 4-2-3-120-030	Kalaheo	5	IWS ATO 41585, 41586, 41587, 41588 dated 3/8/2011 on file UIC Permit No.UK-2737 for 4 seepage pits approved 6/1/09; annual report submitted 10/15/11	6/12
18	KEKAHA HA'AHEO TMK: 4-1-3-008-020 & 026	Kekaha	72	IWS ATO # 41598 to 41628 dated 3/2011 for 31 septic tanks on file	2/12

79 (AECOM Pacific Inc. is Consultant of Record for Kauai projects)

Group 1 @ Maui		# CP:	Status as of August 2012		
19	HANA 'B' TC	Hana	1	All done/Initiated process of transferring to DOE; need to send application to DLNR	09/09
20	WAKIU 'A - E' TC	Hana	2	All done/Initiated process of transferring to DOE; need to send application to DLNR	09/09

3 (AECOM Pacific Inc. is Consultant of Record for Maui projects)

Total for Group 1

127

Others originally not identified in CA/FO				Status as of August 2012	
a	Lokahi Housing TMK 3-2-4-052-020	N.A.	8	11 septic tanks (IWS) total; 3 of the 11 need to be replaced; 4 cesspools to be backfilled This is not part of CA/FO ; Awaiting approval to award contract to Willocks Construction. NTP expected in 3/2012.	01/10
b	Hale Hauoli Housing TMK 3-4-5-010-078	N.A. 7 CP	8	Connected July 16, 2012, 8 cesspools to be backfilled. Aband. Permit UH-2843 & written confirmation from County to be submitted. 1 additional cesspool found (original count was 7), consulting with DOH for requirements.	(1) 9/12
c	Pahala Elderly Housing TMK 3-9-6-017-037	Pahala	5	IWS ATO# 18081 to 18085 (5 tanks) approved 12/2009 on file UIC Permit No. UH-2657 for wells 1 through 3; (ask OA for the other 2)	12/09

(1) dry sewer pipes installed 11/08

**Contract and Procurement Office
Monthly Status Report for July 2012**

Accomplishments

Solicitation(s):

- See Board of Directors Monthly Status Report.

Contract(s):

- See Board of Directors Monthly Status Report.

Purchase Orders/pCards/Central Stores Requisitions Processed:

Type	Jul	Jun	% change	FYTD
Central Stores Requisitions	21	20	5%	21
Purchase Orders	328	69	375%	328
pCard (Total)	24	397	-94%	24
pCard (under \$1,000)	16	380	-96%	16
pCard (over \$1,000)	8	17	-53%	8

Planned Solicitation/Contract Activities August/September 2012

Solicitation(s):

- Issue Invitation-for-Bids for Custodial Services for the HPHA's Central Offices.
- Issue Invitation-for-Bids for Security Services at Puuwai Momi under Asset Management 30, Kalihi Valley Homes under Asset Management Project 31, Mayor Wright Homes under Asset Management Project 32, Kamehameha Homes/Kaahumanu Homes under Asset Management Project 33, and Makamae, Kalanihuia, Punchbowl Homes under Asset Management Project 35,
- Issue Request-for-Proposals for Property Management and Maintenance Services for the Kuhio Park Terrace Community Resource Center.

Contract(s)

- Award Contract for Property Management, Maintenance and Resident Services for Kuhio Park Terrace – Low Rise and Kuhio Homes under Asset Management Project 40 on the Island of Oahu.
- Award Contract for Property Management, Maintenance and Resident Services for Waimaha-Sunflower, Maili I, Maili II, Nanakuli Homes, Kauliokalani under Asset Management 44 on the Island of Oahu.
- Award Contract for Professional Energy Performance Contracting Consultant Services.

- Execute Supplemental Contract for Property Management, Maintenance, and Resident Services for Hale Poai, Halia Hale, Kamalu, Hoolulu, Laiola under Management Unit 42 on the Island of Oahu.
- Execute Supplemental Contract for Refuse Collection Services for Kawailehua – State and Kawailehua – Federal under Asset Management Project 38 on the Island of Kauai.
- Execute Supplemental Contract with EMSS for printing and mailing services for the monthly tenant rent bills for the Hawaii Public Housing Authority.

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

Solicitations Issued in July 2012:

Solicitation No.	Title	Due Date
IFB PMB-2012-14	Furnish Refuse Collection Services at Kahale Mua – State (AMP 39) and Kahale Mua – Federal (AMP 39) on the Island of Molokai	August 16, 2012

Contracts Executed in July 2012:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 12-07	KSC Construction Provide Labor, Materials and Equipment for the Building 16 Rock Fall Remediation Work at Kalihi Valley Homes (AMP 31) on the Island of Oahu Completion Date: 120 Calendar Days from Notice to Proceed		\$90,000.00
CMS 12-08	Index Builders, Inc. Provide Labor, Materials, and Equipment for the Modernization of Palolo Valley Homes (AMP 50) on the Island of Oahu Completion Date: 547 Calendar Days from Notice to Proceed		\$11,140,600.00
CMS 12-09	International Wastewater Technologies Provide Operational and Preventive Maintenance Services for the New Sewage Treatment Plant at Kupuna Homes O Waialua (AMP 49) on the Island of Oahu End Date: 12 months from Notice to Proceed		\$37,696.32
CMS 09-14-CO03	Integrated Construction No-Cost Extension of Time of 801 Calendar Days to Continue to Provide Labor, Materials, and Equipment for the Puuwai Momi (AMP 30) Electrical System Repair on the Island of Oahu Completion Date: December 31, 2012	n/a	\$2,139,560.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 10-16-CO06	Hi-Tech Roofing, Inc. dba Hi-Tec Roofing Services Provide Additional Labor, Materials, and Equipment and Extension of Time of 86 Calendar Days for Reroof at Mayor Wright Homes (AMP 32) and Wahiwa Terrace (AMP 49) on the Island of Oahu Completion Date: September 21, 2012	\$222,168.24	\$1,543,265.32
CMS 11-13CO02	KSC Construction Provide Additional Labor, Materials, and Equipment for the Renovation of 10 Vacant Units (1 Unit – Kuhio Homes, 1 Unit – Palolo Valley Homes, 3 Units – Kuhio Park Terrace Low Rise, 5 Units – Mayor Wright Homes) on the Island of Oahu End Date: July 31, 2012	\$39,580.00	\$853,998.32
PMB 12-05	Matt Levi Corporation dba Matt Levi Investigations Continue to Provide Temporary Security Services at Mayor Wright Homes (AMP 32) on the Island of Oahu End Date: July 31, 2012		\$67,623.01
PMB 11-10-SC01	Sears, Roebuck and Co. Continue to Provide Electric Refrigerators for Various State and Federal Low Income Public Housing Complexes Statewide for an Additional 12-month Period End Date: June 30, 2013	\$661,643.03	\$1,953,967.46

FOR DISCUSSION

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

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise In Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795*

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

FOR DISCUSSION

For Discussion: Discussion with the Executive Director on Staffing Needs

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

Hawaii Public Housing Authority
Summary of Capital Repair/Renovation Projects
Report As Of 7/31/12

FEDERAL BUDGET/OBLIGATION: 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 719	\$12,526,177	\$8,570,775	\$2,416,486	\$54,497	\$1,252,617	\$231,802	\$12,000,683	95.80%	\$525,494	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	\$8,840,090	\$2,177,847	\$246,838	\$1,038,924	\$85,537	\$11,586,562	93.52%	\$802,673	7/14/12	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$7,315,216	\$1,760,380	\$150,000	\$1,030,190	\$46,112	\$4,862,970	47.20%	\$5,438,928	7/13/13	These funds are available to PHA's. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$6,260,274	\$1,590,879	\$250,000	\$945,440	\$407,804	\$0	0.00%	\$9,454,397	3/12/14	Form HUD-53012 Received 6-25-12 CFP ACC #146 Effective Date 3-12-2012
CFP Budget Totals	\$57,285,440	\$39,380,103	\$10,468,339	\$1,137,200	\$5,528,543	\$771,256	\$41,063,948	72%	\$16,221,492		

FEDERAL EXPENDITURE: 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)	Expended Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Balance	Expenditure Deadline	Notes
CFP 719	\$12,526,177	\$3,364,284	\$2,416,486	\$35,723	\$1,249,723	\$0	\$7,066,216	56.41%	\$5,459,961	4/14/14	All Contracts Awarded. LOCCS created 09-12-09
CFP 720	\$12,389,235	\$774,580	\$0	\$13,717	\$515,095	\$0	\$1,303,393	10.52%	\$11,085,842	7/14/14	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$10,301,898	7/13/15	These funds are available to PHA's. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,454,397	3/12/16	Form HUD-53012 Received 6-25-12 CFP ACC #146 Effective Date 3-12-2012
CFP Expenditure Totals	\$57,285,440	\$12,532,613	\$4,939,233	\$485,306	\$3,026,191	\$0	\$20,983,342	36.63%	\$36,302,098		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Budget Design Allot as of 5/8/12	HPHA Budget Construction Allot as of 5/8/12	HPHA Budget Plans Allot as of 5/8/12	HPHA Budget Equipment 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	B & F Approved Plans Allot as of 5/8/12	B & F Approved Equip Allot as of 5/8/12	HPHA Total Budget Allot as of 5/8/12	HPHA Expended	HPHA % Expended Against Budget Allot.	HPHA Balance of Allot Minus Expended	B&F/DAGS Encumbrance Deadline	Notes
FY 07-08 Elevator	\$4,939,503	\$673,631	\$3,918,066	\$0	\$0	\$673,631	\$3,918,066	\$0	\$0	\$4,591,697	\$3,624,613	78.94%	\$967,084	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 07-08 Lump Sum CIP	\$19,910,000	\$2,786,206	\$15,378,793	\$0	\$0	\$2,786,206	\$15,551,196	\$0	\$0	\$18,164,999	\$13,487,257	74.25%	\$4,677,742	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 08-09 Elevator	\$6,410,000	\$7,975	\$4,823,421	\$0	\$0	\$7,975	\$4,823,421	\$0	\$0	\$4,831,396	\$1,200,011	24.84%	\$3,631,385	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 08-09 Lump Sum CIP	\$10,000,000	\$2,959,064	\$426,673	\$0	\$0	\$2,948,033	\$426,673	\$0	\$0	\$3,385,738	\$1,799,179	53.14%	\$1,586,559	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)
FY 09-10 Lump Sum CIP	\$7,913,000	\$1,743,984	\$6,155,997	\$0	\$0	\$1,743,984	\$6,258,660	\$0	\$0	\$7,899,980	\$5,507,602	69.72%	\$2,392,378	6/30/12	Allotment Granted - Blanket Encumbrance (1)
FY 10-11 Lump Sum CIP	\$4,500,000	\$1,429,790	\$3,070,210	\$0	\$0	\$1,429,790	\$3,070,210	\$0	\$0	\$4,499,999	\$1,180,672	26.24%	\$3,319,327	6/30/12	Allotment Granted - Blanket Encumbrance (1)
FY 11-12 CIP Totals	\$31,120,000	\$3,770,448	\$27,349,552	\$0	\$0	\$2,374,000	\$28,746,000	\$0	\$0	\$31,120,000	\$0	0.00%	\$31,120,000	6/30/14	Pending Allotment
FY 12-13 CIP Totals	\$60,222,000	\$5,107,274	\$52,073,726	\$2,404,310	\$636,690	\$153,000	\$60,064,000	\$4,000	\$1,000	\$60,222,000	\$0	0.00%	\$60,222,000	6/30/14	Pending Allotment

STATE CIP TOTALS	\$145,014,503	\$18,478,372	\$113,196,438	\$2,404,310	\$636,690	\$12,116,619	122,858,226	4,000	1,000	\$134,715,810	\$26,799,334	19.89%	\$107,916,476		
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K E Y	1411 - Audit Costs
	1430 - Fees & Costs
	1450 - Site Improvement
	1460 - Dwelling Structures
	1465 - Dwelling Equipment
	1470 - Non-Dwelling Structures
	1499 - Development Activities
	1501 - Collateralization or Debt Service Paid by PHA
	1502 - Budget Contingency



NATIONAL LOW INCOME
HOUSING COALITION

FY13 Budget Chart for Selected
Department of Housing and Urban Development (HUD)
and Department of Agriculture (USDA) Programs
(figures in millions)

HUD Program (set asides indented)	FY10 Enacted	FY11 Enacted	FY12 Enacted	FY13 President's Budget 2/13/12	FY13 S. 2322 4/19/12	FY13 H.R. 5972 6/29/12
Tenant Based Rental Assistance	18,184	18,371	18,914	19,074	19,396	19,134
<i>Contract Renewals</i>	16,339	16,669	17,242	17,238	17,495	17,238
<i>Tenant Protection Vouchers</i>	120	110	75	75	80	75
<i>Administrative Fees</i>	1,575	1,447	1,350	1,575	1,575	1,575
<i>Family Self Sufficiency Coordinators</i>	60	60	60	60	60	60
<i>Family Unification Program Vouchers</i>	15	0	---	---	---	---
<i>Section 811 Mainstream Vouchers</i>		35	112	111	111	111
<i>Veterans Supportive Housing Vouchers</i>	75	50	75	75	75	75
<i>Nonelderly Disabled Vouchers</i>	0	0	---	---	---	---
Project Based Rental Assistance	8,552	9,257	9,340	8,700	9,876	8,700
Public Housing Capital Fund	2,500	2,040	1,875	2,070	1,985	1,985
<i>Emergency/Disaster Grants</i>	20	20	---	---	---	---
<i>Resident Opportunities and Self-Sufficiency</i>	50	50	50	0	50	50
Public Housing Operating Fund	4,775	4,617	3,962	4,524	4,591	4,524
HOPE VI	135	100	---	---	---	---
<i>Choice Neighborhoods Initiative</i>	65	65	120	150	120	---
Native American Housing Block Grants	700	649	650	650	650	650
Native Hawaiian Housing Block Grants	13	13	13	13	13	---
Housing Opportunities for Persons with AIDS	335	334	332	330	330	332
Community Development Fund	4,450	3,501	3,308	3,143	3,210	3,404
<i>CDBG Formula Grants</i>	3,990	3,336	2,948	2,948	3,100	3,344
<i>Economic Development Initiative Grants</i>	173	0	---	---	---	---
<i>Catalytic Investment Grants</i>		---	---	---	---	---
<i>Sustainable Communities Initiative</i>	150	100	---	100	50	---
<i>Rural Innovation Fund</i>	25	0	---	---	---	---
Brownfields Redevelopment	18	0	---	---	---	---
Energy Innovation Fund	50	0	---	---	---	---
HOME Investment Partnership Program	1,825	1,607	1,000	1,000	1,000	1,200
<i>HOME Formula Grants</i>	1,825	1,607	998	998	---	---
<i>American Dream Downpayment Initiative</i>	0	0	---	---	---	---

HPHA Funding

FY 2012

Housing Choice Voucher (Tenant Based Rental Assistance)

- Contract renewals
 - \$22,818,089 in contract renewals eligibility(\$20,965,657 funding after offset + \$1,852,432 offset)
 - \$2,595,588 NRA balance after offset
- Administrative Fee
 - Function of leasing
 - \$101.47 for first 7,200 Unit Months Leased (UML)
 - \$94.71 for remainder
 - Potential for over \$2 million in fees

Operating Subsidy

- \$26,593,708
- No offset

Capital Fund

- \$9,454,397

FY 2013

Assuming Budget Control Act of 2011 scenario at 7.8% across the board cut applied to FY 2012 numbers:

- HCV contract renewals reduced by \$1,779,999 ~ serve 150-200 less families
- Administrative fee reduced by \$168,000
- Operating subsidy reduced by \$2,074,309
- Capital Fund reduced by \$737,442

HUD Program (set asides indented)	FY10	FY11	FY12	FY13	FY13	FY13
	Enacted	Enacted	Enacted	President's Budget 2/13/12	S. 2322 4/19/12	H.R. 5972 6/29/12
Self-Help Homeownership Opportunity Program	27	27	14	0	14	20
Homeless Assistance Grants	1,865	1,901	1,901	2,231	2,146	2,005
Housing Counseling Assistance	87.5	0	45	55	55	45
Rural Housing and Economic Development	0	0	---	---	---	---
Housing for the Elderly (Section 202)	825	399	375	475	375	425
Housing for Persons with Disabilities (Section 811)	300	150	165	150	150	165
Fair Housing and Equal Opportunity	72	72	71	68	68	68
<i>Fair Housing Assistance Program</i>	29	28	28	26	24	25
<i>Fair Housing Initiatives Program</i>	43	42	43	41	43	43
Healthy Homes & Lead Hazard Control	140	120	120	120	120	120
Policy Development & Research	48	48	46	52	46	52

USDA Program	FY10	FY11	FY12	FY13	FY13	FY13
	Enacted	Enacted	Enacted	President's Budget 2/13/12	S. 2375 4/26/12	H.R. 5973 6/19/12
Section 514 Farm Labor Housing	27	26	21	26	26	21
Section 515 Rental Housing Direct	70	70	65	0	28	31
Section 516 Farm Labor Housing	10	10	7	9	9	7
Section 521 Rental Assistance	980	956	905	907	907	888

Notes:

> The FY12 Public Housing Operating Fund includes a provision for HUD to offset public housing authority reserves as additional operating funding.

> The following HUD programs also received a total of \$13.6 billion in funding under the American Reinvestment and Recovery Act (enacted on February 17, 2009): CDBG, \$1 billion; Neighborhood Stabilization Program, \$2 billion (in addition to the \$3.92 billion in NSP funding in July 2008 for NSP); Homelessness Prevention Fund, \$1.5 billion; public housing capital fund, \$4 billion; HOME funds exclusively for low income housing tax credit projects, \$2.25 billion; project-based Section 8, \$2 billion; project-based Section 8/Section 202/Section 811 for energy and green retrofits, \$250 million; Native American Housing Block Grants, \$510 million; Native Hawaiian Formula grants, \$10.2 million; Lead Hazard Reduction, \$100 million.

> Policy Development & Research Excludes academic grants.