

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

**February 21, 2013
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, January 17, 2013 (*Pages 1-7*)
- B. Executive Session Minutes, January 17, 2013 (not for public release)

III. PUBLIC TESTIMONY

Public testimony on any item relevant to this agenda shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes.

IV. FOR ACTION

- A. Motion: To Adopt Amendments to and compilation of Chapter 17-2028 "Federally-Assisted Housing Projects", Hawaii Administrative Rules and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01 (*Pages 8-16*)

V. REPORTS

- A. Executive Director's Report: (*Pages 17-58*)

Updates and Accomplishments Related to Public Housing Occupancy, Maintenance Repairs; Design and Construction Project Updates; Review of Financial Contracts & Procurements Executed During January 2013; Staffing; Rent Collections and Evictions; and Follow-Up Report on Board Inquiries

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 59)*

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: Pending Legislative Measures for the Fiscal Biennium (FY2013-2014) Impacting the Hawaii Public Housing Authority (*Page 60-63*)

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, JANUARY 17, 2013
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, January 17, 2013 at 9:05 a.m.

The meeting was called to order by Chairperson Gierlach and upon the call to order, those present were as follows:

DIRECTORS

PRESENT:

Director David Gierlach, Chairperson
Director Jason Espero, Secretary
Director Roger Godfrey
Director Debbie Shimizu
Director Trevor Tokishi
Designee Wilfredo Tungol
Director George Yokoyama

Deputy Attorney General, John Wong
Deputy Attorney General, Jennifer Sugita

DIRECTORS

EXCUSED:

Director Matilda Yoshioka, Vice-Chair
Director Desiree Kihano

STAFF PRESENT:

Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Clarence Allen, Acting Chief Financial Management Advisor
Kiriko Oishi, Compliance Officer
Rick Sogawa, Procurement Officer
Becky Choi, State Housing Development Administrator
Stephanie Fo, Section 8 Subsidy Program Branch Chief
Joanna Renken, Public Housing Supervisor
Rochelle Akamine, Resident Services Program Specialist
Benjamin Park, Planner
Gail Lee, Asset Management Project 31, Property Manager
Taryn Chikamori, Secretary to the Board

OTHERS:

Greg Carroll, Michaels Development Company
Douglas Chin, Carlsmith Ball, LLP

Augafa Ene, Mayor Wright Homes Resident
Fetu Kolio, Private Resident
Makani Maeva, Vitus Group
Monika Mordasini, Michaels Development Company
Matt Taufetee, Peacemakers
Shane Kauai, Peacemakers

Proceedings:

Chairperson Gierlach declared a quorum present.

Director Espero moved,

To approve the Regular Meeting Minutes of December 20, 2012.

Director Tokishi asked that on page 3 “Director Tokishi confirmed that the auditors did not see any indication of fraud or misuse of funds. The auditors test a larger than normal sample of cash disbursements until they have a level of comfort to issue the unqualified opinion” be changed to “Director Tokishi clarified that an unqualified opinion means that the financial statements are fairly presented. An unqualified opinion has nothing to do with fraud.

The minutes were unanimously approved as amended.

Public Testimony

Ms. Monika Mordasini, Michaels Development Company, stated that she is available for questions on the “For Action” item regarding the Choice Neighborhoods Initiatives (CNI) grant agreement. She also reported that at the end of last year both towers at Kuhio Park had been renovated and re-occupied. She stated that the Towers of Kuhio Park has 58 affordable units (without subsidy) that were in high demand and were leased as soon as the units became available.

Mr. Fetu Kolio, private resident, stated that he feels tenants are being intimidated or manipulated into signing move out agreements. He claimed that many times tenants do not understand what they are signing because of the language barrier. He also stated that he was told 19 hour tenant aides were not allowed to work at the property they live at, but Mayor Wright Homes (MWH) has 19 hour aides who live at MWH. He stated that he notices that the eviction Board is comprised of people from the community and feels that there should be a tenant representative.

For Action:

Director Espero moved,

To Reappoint Mr. Melvin Kawahara to the HPHA’s Hilo Eviction Board and Mr. Douglas Kaya to the HPHA’s Oahu Eviction Board for a Two-Year Term Expiring on January 31, 2014 and March 31, 2014 Respectively.

Executive Director Ouansafi stated that the candidates are fair, hard workers and with integrity, and that staff are recommending their appointment to the HPHA's eviction boards.

The motion was unanimously carried.

For Action:

Director Espero moved,

To Authorize the Executive Director to Execute the Choice Neighborhoods Initiatives (CNI) Planning Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) and Any and All Future Documents Related to the CNI Planning Grant.

Executive Director Ouansafi reported that the Hawaii Public Housing Authority (HPHA) is applied for planning grant with Michaels Development Company (MDC). MDC was the lead applicant and HPHA is considered a co-applicant. The grant funds will be used to develop a transformation plan for the redevelopment of the Kuhio Park Terrace (KPT) community.

The motion was unanimously carried.

For Action:

Director Espero moved,

To Approve the Timeline for the Hawaii Public Housing Authority's Five Year and Annual Plan; To Authorize the Executive Director to Hold Public Hearings on the Draft PHA Annual Plan for Fiscal Year 2013 – 2014 and Draft Amendments to the PHA 5-Year and Annual Plan for Fiscal Years 2009 – 2014; and To Authorize the Executive Director to Submit the Plan to the U.S. Department of Housing and Urban Development (HUD).

Kiriko Oishi, Compliance Officer, stated that the HPHA will not be making any changes to the 5-year plan. The annual plan will include the following proposed changes and activities for the coming fiscal year:

- 1) Adopting policies and implementing a non-smoking policy for public housing;
- 2) Changes to the Section 8 Administrative Plan;
- 3) Amending the HPHA's VAWA policy to comply with recent clarifications from HUD;
- 4) Continued modernization and redevelopment of public housing;
- 5) Reviewing proposed changes to Asset Management Project groupings;
- 6) Start working on long range planning 5-yr plan;
- 7) Planning to make changes to the Hawaii Administrative Rules;
- 8) Changes in the HPHA's with eviction procedures to comply with State law;

- 9) Changes in the policies that affect the HPHA's PHAS scoring;
- 10) Planning for capital improvements are updated; and
- 11) Mixed finance redevelopment at Mayor Wright Homes.

Executive Director Ouansafi stated that the list of proposed activities is consistent with Board discussions and recent legislation that has passed.

Director Tokishi asked how the Board will be able to monitor the goals and objectives. He suggested using a dash board to track the HPHA's progress of significant or important goals for HPHA. Executive Director Ouansafi concurred that the staff will put something together for the report to the Board.

Director Yokoyama asked if the form of the PHA Plan is a template. He felt that the objectives needed to be measureable and within a timeframe. Executive Assistant Arashiro responded that the proposed changes to be made to the annual plan and the goals and objectives are listed in the 5-year plan on page 69B, section 5.2.

Director Shimizu asked if the HPHA is planning to eliminate the preferences for Section 8. Executive Director Ouansafi responded that ~~the preferences will not be eliminated~~ that we would like to remove the preferences as previously discussed. He further stated that all new placements into units are from the preference list. Currently, all new vouchers go to the preference list. There are hard working families with no preference who has been on the waitlist for years. The change is to allow a percentage of the ~~vouchers~~ units for the preference list and a percentage of the ~~vouchers~~ units for the regular waitlist for fairness to all applicants. Executive Director Ouansafi explained that when units that become available are going to preference this encourages a lot of people unfortunately due to economic situation to actually become homeless and to jump the line.

Chair Gierlach commented that he thought the Board had previously approved the proposed change.

The motion was unanimously carried.

Executive Director's Report:

Executive Director Ouansafi introduced the new Planner, Benjamin Park. He stated Mr. Park was the office manager for former House Majority Leaders Pono Chong and Representative Blake Oshiro.

Executive Director Ouansafi thanked Ms. Yvonne Tanaka of DHS for helping the HPHA hire Mr. Park expeditiously.

Executive Director Ouansafi stated that he has been with the agency for a year now and would like to thank the staff for all their hard work. He reported that the HPHA moved in 136% more new families than the previous year; reduced the vacant unit by 17%; the occupancy rate is

approximately 93%; provided approximately \$2.3 million more of Section 8 housing assistance; cut the administrative cost down by over a million dollars; and cut the general expenses by about \$3.5 million.

Executive Director Ouansafi reported the HPHA will be drafting a letter to tenants regarding the implementation of the non-smoking policy. The tenants will be given two months to get used to complying with the policy, then they will be required to sign an amended lease. The HPHA has been working with the Department of Health (DOH) and the Coalition for a Tobacco Free Hawaii as well as other agencies. For tenants who want to quit smoking, the HPHA will work with the DOH and the Coalition for a Tobacco Free Hawaii to provide patches and other cessation programs when available.

Executive Director Ouansafi stated that the HPHA will be working with each community to determine if a designated smoking area is wanted by tenants or complete no smoking properties.

Director Tokishi asked what the penalty is if a tenant gets caught smoking in their unit. Executive Director Ouansafi responded that it will be a lease violation.

Director Tokishi asked if the HPHA needs to catch the tenant smoking or just smell the smoke. He commented that it could be difficult to catch someone smoking in their unit. Executive Director Ouansafi agreed that the policy may be difficult to enforce, but the HPHA hopes that as time goes on the community will see the benefits of non-smoking.

Designee Tungol asked if the no-smoking policy would apply to guests. Executive Director confirmed that the policy would apply to a tenant's guests and the lease states that tenants are responsible for their guests.

Designee Tungol suggested that the HPHA put up no smoking signs. Executive Director Ouansafi reported that the HPHA will be putting up signs and the DOH has agreed to provide some signs at no cost to the HPHA.

Director Gierlach asked if the HPHA received the HUD approval on the waiver of conflict of interest. Executive Assistant Arashiro responded that the HPHA recently received approval of the Board's request for a waiver of the conflict of interest.

Executive Director Ouansafi reported that the list of Legislative proposals is on page 97.

Director Shimizu stated that the Governor's office and the HPHA are still in discussions regarding the exemption from chapter 26-35 (a)(1), (5), (6) which exempts the authority from having to go through the DHS and the Governor's office in terms of communication, procurement and allocation of space.

Director Shimizu stated the problem is that other Board's are not exempt.

Chairperson Gierlach asked if the HPHA is different from other Board's because the HPHA is majority federally funded. Director Shimizu responded that the HPHA still receives some State funds.

Executive Director Ouansafi stated that the HPHA is different because HUD mandates that the Board must be govern as a separate entity. He feels the HPHA is a full service agency and different than other attached agencies and the Board should be in charge of the final say. He stated that if the Board makes a decision, the decision should not be over ruled by any other individual.

Executive Director Ouansafi recommended that the Board go into Executive Session to further discuss the matter.

Chairperson Gierlach deferred the issue till Executive Session.

Executive Director Ouansafi asked that the Board create a Finance Task Force to review the single audit findings.

Chairperson Gierlach stated the Finance task force will consist of Directors Tokishi, Espero, Godfrey, Shimizu and himself for the purpose of meeting with the staff to review the single audit findings and the HPHA's draft responses.

Executive Director Ouansafi reported that the HPHA requested \$180 million from the State, but the administration requested \$90 million for 2013 and nothing at this time for 2014.

Executive Director Ouansafi reported that the HPHA currently is on track to spend all of the funds, once Budget and Finance (B & F) releases the funds. Currently, there are multiple requests for the release of funds that have been in the review process at B&F for several months.

Director Tokishi asked for clarification on page 109, Revenues: Capital Improvement Projects (CIP) Administrative drawdown budgeted beginning in November (\$456k monthly through July 2013) awaiting current CIP allotment for revenue recognition. Executive Director Ouansafi responded that the HPHA expects to receive administrative fees for some of the CIP.

Director Tokishi moved at 10:45 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. 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); and**
- 2. Deferred Item on 2013 Legislative Proposals Submitted to the Office of the Governor**

The motion was unanimously carried.

The Board reconvened from Executive Session at 11:03 a.m.

Chairperson Gierlach stated that the Board discussed the Kolio litigation and the legislative proposal related to HPHA's autonomy.

For Information:

U.S. Department of Housing and Urban Development (HUD) Recovery Plan, Hawaii Public Housing Authority

Executive Director Ouansafi stated that for the fiscal year ending June 30, 2011 the HPHA was rated "Substandard Management" by HUD. The HPHA and HUD executed a recovery plan. There are still some training for staff that needs to occur.

Executive Director Ouansafi stated he would like to add one more activity to the annual plan. The HPHA will be asking for no residual rights, which means that if the head of household moves out the adult child may not continue occupying the unit. The adult must go through the application process.

Chairperson Gierlach asked if the addition needs Board approval. Executive Director Ouansafi responded, no because this is a draft and the final will be brought to the Board in March.

With no further business for the Board to conduct, the meeting adjourned at 11:05 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:

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

APR 18 2013
Date

Amended and Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on April 18, 2013: [] As Presented [] As Amended on 4/18/13

Jason Espero
Jason Espero
Director/Board Secretary

Date

February 21, 2013

FOR ACTION

SUBJECT: To Adopt Amendments to and Compilation of Chapter 17-2028 "Federally-Assisted Housing Projects", Hawaii Administrative Rules and to Authorize the Executive Director to Undertake All Actions Necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01.

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) Federal Low Income Public Housing (LIPH) inventory is governed by a variety of federal, state, and agency statutes and rules, such as the Code of Federal Regulations and Chapter 356D, Hawaii Revised Statutes (HRS).
- B. Sections 356D-4 and 356D-13 (Attachment A) authorize the HPHA to adopt administrative rules with the force and effect of law to govern its federal programs.
- C. The HPHA has consistently managed the federal LIPH inventory in accordance with Chapter 17-2028 "Federally-Assisted Housing Projects", Hawaii Administrative Rules (HAR).
- D. In order to implement a number of changes to policies, procedures, and initiatives to improve service delivery and program administration, amendments to 17-2028, HAR have been developed for adoption and compilation.
- E. Once approved by the HPHA Board of Directors, the agency must request permission to take the proposed Rule to public hearing from the Governor. The HPHA staff must make thirty days' notice to the public and hold hearings on the Islands of Kauai, Oahu, Maui, and Hawaii.
- F. Once the hearing process has been completed, the HPHA must request the Governor to adopt the Rule and file certified copies with the Office of the Lt. Governor.

II. DISCUSSION

- A. The FY 2009-2014 PHA 5-year plan included in its plans the creation of a waitlist preference for working families to encourage increased self-sufficiency, and the establishment of a new fee of \$25 to be charged for rent paid more than 7 business days after due, and for dishonored checks. However, these changes were not included in the revisions to the Hawaii Administrative Rules that were approved by the HPHA Board in September 2012.
- B. The proposed amendments to Chapter 17-2028, HAR, would strengthen the ability of the HPHA to collect rent by adding new provisions authorizing the HPAH to charge late fees and returned check fees in the amount of \$25 to the Rule.
- C. The proposed amendments to Chapter 17-2028, HAR, would also encourage public housing applicants to attain economic self-sufficiency by adding new provisions providing a preference to working families to the Rule.
- D. The proposed amendments are currently under review by the Department of the Attorney General. Approval of the Attachment B draft of the Rule would be subject to the review and advice of counsel.
- E. Following approval of the proposed Rule, the Executive Director's office will hold public hearings on the Islands of Kauai, Oahu, Maui, and Hawaii at a date and locations to be determined.
- F. Based on testimony received during the public viewing and comment period, the Executive Director's office will make any non-substantive amendments to the draft amendments to and compilation of the Rule prior to or following the public hearing.
- G. After the public hearings, the Executive Director's office will transmit amendments to and compilation of Chapter 17-2028, Hawaii Administrative Rules, to the Governor for final approval provided that no substantive amendments are made. Staff anticipates the following approximate schedule of the process:

<u>Action</u>	<u>Timeframe</u>
Board For Action (adopt amendments)	February 21, 2013
Receive comments from Attorney General's Office	February 28, 2013
Request to GOV for Public Hearing	March 1, 2013
Receive GOV authorization	April 1, 2013
Publish Hearing Notice (30 Day Notice)	April 6, 2013
Public Hearing	May 2, 2013

Finalize Rule /Transmit to GOV for Adoption
Rule Effective

May 15, 2013
June 1, 2013

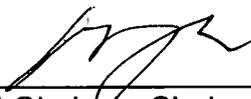
III. RECOMMENDATION

That the HPHA Board of Directors adopt amendments to and compilation of Chapter 17-2028 "Federally-Assisted Housing Projects", Hawaii Administrative Rules and authorize the Executive Director to undertake all actions necessary under Chapter 91, Hawaii Revised Statutes, and Administrative Directive No. 09-01.

ATTACHMENT A: Sections 356D-4 and 356D-13, HRS
ATTACHMENT B: Ch. 17-2028, HAR (Ramseyer Format)

Prepared by: Kiriko Oishi, Chief Compliance Officer _____

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



David Gierlach, Chairperson

§356D-4 General powers of the authority. (a) The authority may:

- (1) Sue and be sued;
- (2) Have a seal and alter the same at pleasure;
- (3) Make and execute contracts and other instruments necessary or convenient to the exercise of its powers; and
- (4) Adopt bylaws and rules in accordance with chapter 91 for its organization, internal management, and to carry into effect its purposes, powers, and programs.

(b) In addition to other powers conferred upon it, the authority may do all things necessary and convenient to carry out the powers expressly provided in this chapter.

§356D-13 Administration of federal programs. (a) The authority may carry out federal programs designated to be carried out by a public housing agency, or entity designated by the authority.

(b) The authority shall adopt necessary rules in accordance with chapter 91, including the establishment and collection of reasonable fees for administering the program, to carry out any federal program in subsection (a).

(c) All fees collected for administering the program may be deposited into an appropriate special fund of the authority and may be used to cover the administrative expenses of the authority.

Attachment B

THIS REFLECTS THE DRAFT REVISIONS TO THE RULES
APPROVED BY THE BOARD IN SEPTEMBER 2012, AND INCLUDES
THE NEW PROPOSED AMENDMENTS TO THE RULES.
NEW PROPOSED AMENDMENTS ARE INDICATED IN BOLD.

Rules Amending Title 17
Hawaii Administrative Rules

February 21, 2013

1. Chapter 2028 of Title 17, Hawaii
Administrative Rules, entitled "Federally-Assisted
Housing Projects" is amended and compiled to read as
follows:

"HAWAII ADMINISTRATIVE RULES

TITLE 17

DEPARTMENT OF HUMAN SERVICES

SUBTITLE 5

HAWAII PUBLIC HOUSING AUTHORITY

CHAPTER 2028

FEDERALLY-ASSISTED HOUSING PROJECTS

Subchapter 1 General Provisions

§17-2028-1	Purpose
§17-2028-2	Definitions
§17-2028-3	Income limits
§17-2028-4	Asset transfers
§17-2028-5	Occupancy guidelines
§17-2028-6	Occupancy standards
§17-2028-7	Utility allowance
§17-2028-8	Verification of information
§17-2028-9	Misrepresentation

Attachment B

Subchapter 2 Eligibility

§17-2028-21	Applicants
§17-2028-22	Eligibility for admission and participation
§17-2028-23	Notification of eligibility
§17-2028-24	Informal hearing for applicants determined to be ineligible for admission

Subchapter 3 Tenant Selection

§17-2028-31	Nondiscrimination
§17-2028-32	Income targeting
§17-2028-33	Deconcentration
§17-2028-34	Local preferences
§17-2028-35	Loss of preference
§17-2028-36	Waiting list
§17-2028-37	Removal from waiting list
§17-2028-38	Closing the waiting list
§17-2028-39	Offers
§17-2028-40	Occupancy of accessible dwelling units

Subchapter 4 Occupancy and Rental Agreement

§17-2028-51	Rental agreement
§17-2028-52	Eligibility for continued occupancy
§17-2028-53	Reexamination
§17-2028-54	Reexamination results
§17-2028-55	Special reexamination
§17-2028-56	Interim rent adjustment
§17-2028-57	Tenant transfers
§17-2028-58	Backcharges
§17-2028-59	Rental agreement termination
§17-2028-60	Smoking prohibited

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Subchapter 5 Rents [AND], Security Deposits, and Other Charges

§17-2028-61 Minimum rents
§17-2028-62 Choice of rent
§17-2028-63 Security deposits
§17-2028-64 Other Charges

Subchapter 6 Family Self-Sufficiency Program

§17-2028-71 Family self-sufficiency program
§17-2028-72 Eligibility
§17-2028-73 Recruitment and outreach
§17-2028-74 Selection
§17-2028-75 Termination or withholding of service

Subchapter 7 Special Programs

§17-2028-81 Special programs
§17-2028-82 Occupancy by police officers
§17-2028-83 Designated housing

Subchapter 8 Household Pets

§17-2028-91 Pet ownership
§17-2028-92 Conditions of pet ownership

Subchapter 9 Miscellaneous Provisions

§17-2028-101 Severability
§17-2028-102 Number and gender

§17-2028-34 Local preferences. (a) Subject to section 17-2028-33(c), [Eligible] eligible applicants shall be given preference for admission in the program in the order of the dates of their applications if, at the time they are seeking housing assistance, they fall within the following preference [categories] priority groups:

(1) Involuntarily displaced;

Attachment B

- (2) Victims of domestic violence who are participating in or graduated from a program with case management in a domestic violence shelter or clearance house; or
- (3) Homeless persons who are participating [or graduating from] in a recognized homeless transitional shelter program [(which includes transitional shelters, supportive housing programs, and unsheltered homeless programs)], and who are in compliance with a social service plan; or
- (4) Families that have at least one adult member who has been employed for not fewer than 20 hours per week, for not less than the previous 6 months, provided that families whose adult members cannot work because of age or disability shall also receive this preference.

(b) Subject to section 17-2028-33(c), [Each] each preference in each priority group is of equal weight and an applicant who qualifies for any of the preferences shall receive assistance before any other applicant who is not so qualified regardless of:

- (1) Place on the waiting list; or
- (2) Date or time of submission of an application.
- (c) A single applicant who is elderly, disabled or displaced shall be given preference over all other single applicants, regardless of the other single applicant's local preference.

(d) An applicant shall not receive preference if any adult member of the applicant family is a person who was evicted or terminated from any housing program operated by the authority for a three-year period beginning on the date of eviction because of drug-related criminal activities unless the adult member has successfully completed a rehabilitation program approved by the authority. [Eff 7/21/05; am and comp 9/4/07; am and comp] (Auth: HRS §§356D-4; 356D-13) (Imp: 24 C.F.R. §960.204, 960.206; HRS §§356D-4, 356D-13, 356D-31)

SUBCHAPTER 5

RENTS [AND], SECURITY DEPOSITS, and OTHER CHARGES

§17-2028-64 Other Charges. (a) HPHA may charge a family, in addition to monthly rent and applicable utility charges, the following:

Attachment B

(1) A late fee of \$25.00 if the monthly rent is paid after the seventh business day of that month;

(2) A dishonored check fee of \$25.00 for every check made payable to the authority that is returned for insufficient funds; and

(3) Maintenance costs which includes repair costs related to damages to the dwelling unit or appliances or equipment furnished by the authority, in excess of ordinary wear and tear, and for any repairs to Project buildings, facilities, or common areas required because of the wrongful act or negligence of the family or the family's guest or visitor.

[Eff and comp] (Auth: HRS §§356D-4, 356D-13) (Imp: 24 C.F.R. §966.4; HRS §§356D-4, 356D-13, 356D-31).

**Executive Director's Board Status Report
January 2013 / February 2013**

Major Programs

A. Public Housing

- PMMSB staff moved in 26 families (9 were transfers). During this same period, a total of 15 families vacated.
- The total rent delinquency for the federal properties are \$342,636.46 and the state is \$173,915.68. A total of 5 federal public housing families vacated due to eviction for non-payment of rent for a combined total of \$12,296.23.

AMP 31 (Kalihi Valley Homes):

- Kalihi Valley Homes continues to be pro-active in getting residents and the Honolulu Police Department (HPD) involved with community cleanup within their property. A total of 14 resident volunteers from Hauiki Homes and Kalihi Valley Homes did a community cleanup at Hauiki Homes on Monday, January 21, 2013. The volunteers trimmed the grass along the sidewalks, cleared the community hall of bulk trash, painted over graffiti and cleaned the kitchen for a future home for the resident association to conduct to their business on property.

B. Section 8 Subsidy Programs

- Voucher lease up update:
 1. Staff is currently working to lease up 30 Veteran's Vouchers, and 17 Housing Choice Vouchers. HPHA is currently assisting 1967 families.
 2. Fourteen new families were leased up in December 2012 and January 2013.
- Continue to focus on goals to increase lease up from 1993 to 2050.
- The chart below reflects the amount of money received by HUD and the amount expended on housing assistance payments. Beginning January 2013 HUD has lumped the different categories allotted for each voucher type into one lump sum. Previously the Section 8 department was reporting the usage of housing choice vouchers only. The amounts reflected in the boxes under January now reflect the lump sum awarded by HUD and the expenditures for Veterans Vouchers (VASH), Housing Choice Vouchers (HCV), Port outs (families who move away from Oahu), Project Based Section 8 (Kuhio Park Terrace and Palolo Valley Homes), Non Elderly Disabled (NED) and Homeownership (families who use the voucher to purchase a home).

HOUSING CHOICE VOUCHERS ONLY	August	September	October	November	December	January
Funding from HUD	1,267,902	1,267,902	1,267,902	1,267,902	1,267,902	2,044,276
Funds expended	1,280,997	1,263,843	1,278,594	1,288,500	1,291,811	1,970,218
Short fall	13,095	-4,059	10,692	20,598	23,909	74,058
Percent budget utilized	101%	99.7%	100.8%	101.6%	101.9%	96.4

C. Construction Management Branch

For Construction Management Branch Activities, see Program Reports

Administrative Services

A. Compliance Office

- Resolved approximately 36 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act. Requests were approved for:
 - a. Transfers to accessible or ground floor units (3);
 - b. Transfer of unit for other reasons (5);
 - c. Installation of air conditioning (4); and
 - d. Service animal (4).
- Collected and compiled agency-wide Limited English Proficient (LEP) persons encounter report data for the period July 1 through December 31, 2012.
- Prepared for the implementation of the revised changes to the HPHA reasonable accommodations policy
- Continue to administer contract with National Center for Housing Management for HPHA self-evaluation and transition plan, including working with the Construction Management Branch to plan for the construction or retrofit of accessible units.

B. Planning and Evaluation Office (PEO)

- Monitored federal Notices of Funding Availability for potential grant opportunities
- Continue to work on amendments and updates to 17-2028, Hawaii Administrative Rules and 17-2020, Hawaii Administrative Rules

018

- Notified of successful application for competitive Choice Neighborhood Planning Grant from HUD; participated in teleconference with HUD lead specialists in HUD Headquarters.
- Working with Coalition for Tobacco Free Hawaii and Department of Health on implementing smoke-free public housing

Legislative

- Participated in task force meetings with Senator Chun Oakland
- Refined and submitted legislative proposals for inclusion in administrative package
- Coordinated responses to legislative requests for information
- Working with the Governor’s Policy Office and DHS on Legislative proposals
- Continue meeting with various Departments and affected organizations on HPHA’s proposed legislation

C. Fiscal Management Office

For Fiscal Management Office Activities, see Financial reports.

- Continue to work on completing the single audit with the auditors.
- Work with the Office of the Executive Director to secure allotment of FY 2013 funds pending release by the Department of Budget and Finance.

D. Contracts and Procurement

For Solicitations and Contracts Issued in January 2013 see Program Reports.

Central Stores Requisitions/Purchase Orders/pCards Processed:

Type	Jan	Dec	% change	FYTD
Central Stores Requisitions	13	19	-32%	143
Purchase Orders	70	247	-72%	1,162
pCard (Total)	23	29	-21%	244
pCard (under \$1,000)	20	26	-23%	201
pCard (over \$1,000)	3	3	0%	43

- Continue to recruit for vacant contract specialist positions to procure goods and services, and construction for HPHA.

E. Information Technology Office

- Coordinated remote assistance from Emphasys support to address ongoing issues with Elite Low Income Public Housing (LIPH) modules.
- Configured backup services for new Emphasys Elite software servers.

F. Hearings Office

- Eviction cases heard for January 2013 - 9 cases; 7 for rent, 2 for non rent.
- January 2012 through January 2013, a total of 143 cases were referred with a total of 60 families evicted for this period.
- HPHA is working on two (2) circuit court cases (appeals) pending for this period which include one tenant who pled guilty to theft of federal funds (criminal activity) and one tenant who violated the terms of the rental agreement (misconduct).
- Continue to prepare findings of fact, conclusions or law, decision and order, and other legal documents.
- Continue to respond to request and inquiries from tenants, associations, HUD, Hawaii Civil Rights Commission, and Legal Aid Society.
- Continue to work with the Department of the Attorney General for evictions from State public housing and cases in the appeal process.

G. Personnel

Staffing as of February 1, 2013, Full-time Equivalent positions:

Filled positions:	291
Vacant positions:	77
Total FTEs:	368

38 positions identified as active recruitment and 39 positions are inactive to due cost savings.

New Hires:	4
Termination/resigned:	2

Note: 89-day hires (temp) 3

- Continue to recruit exempt positions in accordance to Act 159.
- Working on establishing a comprehensive performance appraisal and training system to improve worker productivity.

Safety & Worker's Compensation

- Received three injuries and reported lost time. Injuries under review by DHRD Claims Department.

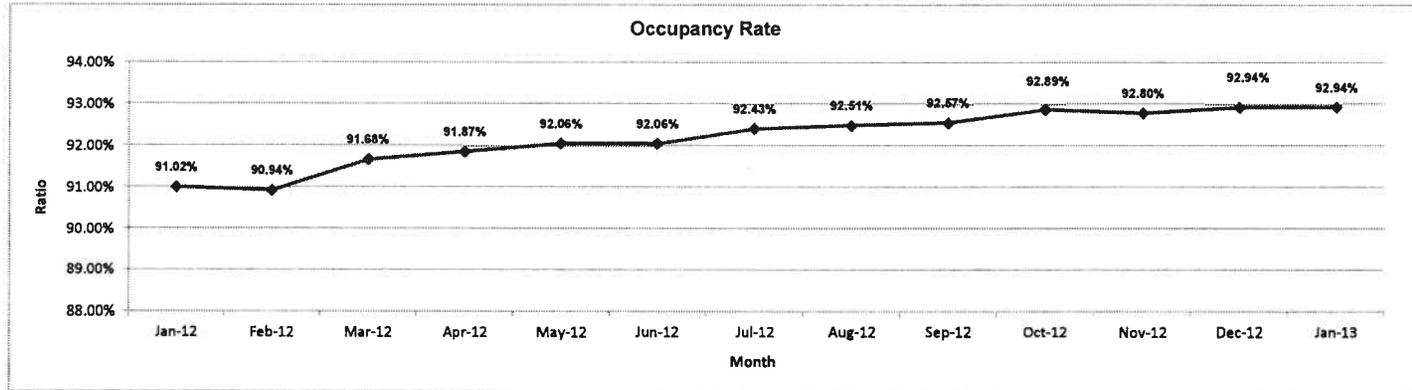
FEDERAL PUBLIC HOUSING

Occupancy from January 2012 to January 2013

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-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%
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%
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%
Oahu	3,554	3,315	93.28%	3,555	3,310	93.11%	3,554	3,343	94.08%	3,553	3,338	93.95%	3,553	3,343	94.09%	3,553	3,343	94.09%
Total	4,690	4,269	91.02%	4,691	4,266	90.94%	4,690	4,300	91.68%	4,688	4,307	91.87%	4,688	4,316	92.06%	4,688	4,316	92.06%

Cumulative (12 Months)	
01/12 - 01/13	
Units	61,022
Tenants	56,269
Ratio	92.21%

	Jul-12			Aug-12			Sep-12			Oct-12			Nov-12			Dec-12			Jan-13		
	Total Units	Occ Units	Ratio																		
Hawaii	620	534	86.13%	620	546	88.06%	620	551	88.87%	619	564	91.11%	620	571	92.10%	627	576	91.87%	627	577	92.03%
Kauai	318	275	86.48%	318	274	86.16%	315	272	86.35%	315	274	86.98%	321	281	87.54%	321	278	86.60%	321	276	85.98%
MauI	196	169	86.22%	196	172	87.76%	196	176	89.80%	196	175	89.29%	196	172	87.76%	196	170	86.73%	196	167	85.20%
Oahu	3,553	3,354	94.40%	3,553	3,344	94.12%	3,553	3,337	93.92%	3,553	3,337	93.92%	3,574	3,348	93.68%	3,573	3,360	94.04%	3,574	3,365	94.15%
Total	4,687	4,332	92.43%	4,687	4,336	92.51%	4,684	4,336	92.57%	4,683	4,350	92.88%	4,711	4,372	92.80%	4,717	4,384	92.94%	4,718	4,385	92.94%



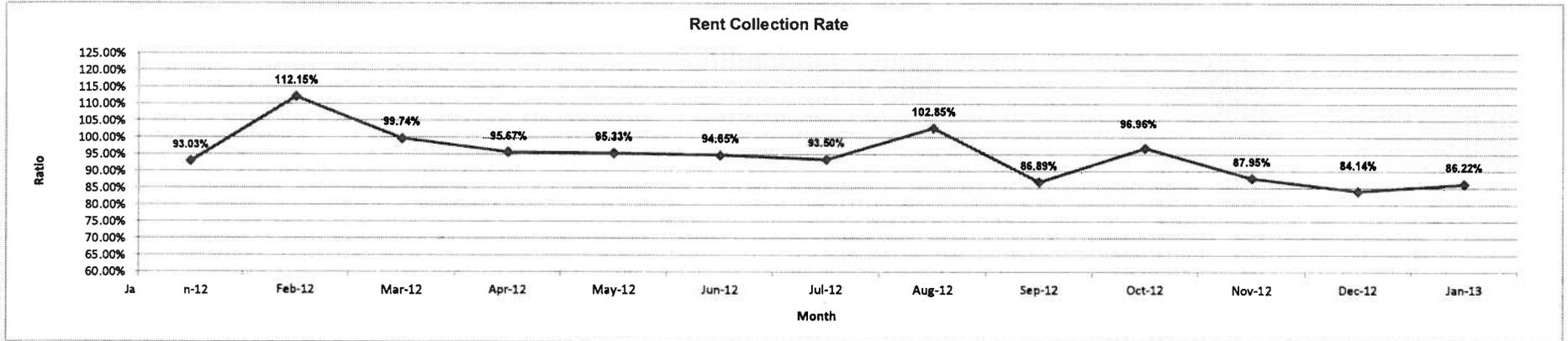
FEDERAL PUBLIC HOUSING

Rent Collection from January 2012 to January 2013

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-12		
	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%
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	\$72,320.18	94.83%	\$68,375.34	\$64,430.50	94.23%
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%
Oahu	\$895,613.84	\$825,897.28	92.22%	\$898,482.79	\$996,986.76	110.96%	\$918,878.90	\$910,771.32	99.12%	\$933,096.95	\$888,433.44	95.21%	\$936,627.70	\$897,513.54	95.82%	\$858,399.38	\$819,285.22	95.44%
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%	\$ 1,167,818.72	\$ 1,113,130.41	95.33%	\$ 1,058,642.10	\$ 1,004,153.79	94.85%

Cumulative (12 Months) 01/12 - 01/13	
Charges	\$ 14,889,398.31
Collections	\$ 14,068,304.26
Total	\$ (821,094.05)
Ratio	94.49%

	Jul-12			Aug-12			Sep-12			Oct-12			Nov-12			Dec-12			Jan-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$107,350.00	\$103,718.74	96.62%	\$105,021.00	\$118,324.62	112.67%	\$104,312.00	\$98,977.76	94.89%	\$105,107.00	\$109,533.35	104.21%	\$115,419.00	\$105,516.58	91.42%	\$118,685.49	\$100,465.11	84.65%	\$120,935.00	\$107,016.94	88.49%
Kauai	\$68,659.02	\$67,390.13	98.15%	\$68,634.69	\$74,684.13	108.81%	\$68,257.00	\$56,174.97	82.30%	\$68,464.00	\$67,037.65	97.92%	\$70,712.00	\$57,227.00	80.93%	\$72,785.00	\$56,776.29	78.01%	\$72,979.00	\$61,222.92	83.89%
Maui	\$42,751.00	\$41,534.18	97.15%	\$43,521.00	\$43,913.67	100.90%	\$44,672.00	\$38,615.46	86.44%	\$46,129.00	\$43,639.11	94.60%	\$48,300.00	\$39,985.48	82.79%	\$47,318.00	\$38,117.48	80.56%	\$47,832.00	\$40,745.13	85.18%
Oahu	\$932,406.22	\$863,699.38	92.63%	\$920,596.61	\$933,241.75	101.37%	\$908,055.31	\$783,953.25	86.33%	\$906,469.10	\$871,733.02	96.17%	\$953,683.92	\$842,175.47	88.31%	\$937,113.33	\$793,999.98	84.73%	\$944,175.97	\$813,564.69	86.17%
Total	\$ 1,151,166.24	\$ 1,076,342.43	93.50%	\$ 1,137,773.30	\$ 1,170,164.17	102.85%	\$ 1,125,296.31	\$ 977,721.44	86.89%	\$ 1,126,169.10	\$ 1,091,943.13	96.96%	\$ 1,188,114.92	\$ 1,044,904.53	87.95%	\$ 1,175,901.82	\$ 989,358.96	84.14%	\$ 1,185,921.97	\$ 1,022,549.68	86.22%



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STATE PUBLIC HOUSING

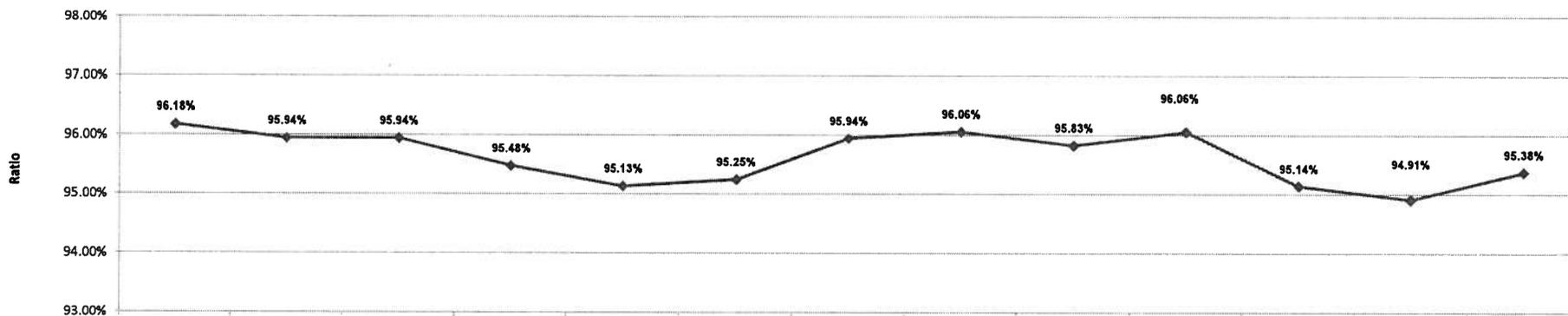
Occupancy from January 2012 to January 2013

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-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%
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%
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%
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%
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%

Cumulative (12 Months)	
01/12 - 01/13	
Units	11,225
Tenants	10,735
Ratio	95.63%

	Jul-12			Aug-12			Sep-12			Oct-12			Nov-12			Dec-12			Jan-13		
	Total Units	Occ Units	Ratio																		
Hawaii	56	46	82.14%	56	48	85.71%	56	48	85.71%	56	46	82.14%	56	47	83.93%	56	48	85.71%	56	49	87.50%
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	25	96.15%	26	24	92.31%	26	22	84.62%
Maui	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	26	81.25%	32	25	78.13%	32	25	78.13%
Oahu	749	729	97.33%	749	728	97.20%	749	726	96.93%	749	730	97.46%	751	725	96.54%	751	724	96.40%	751	729	97.07%
Total	863	828	95.94%	863	829	96.06%	863	827	95.83%	863	829	96.06%	865	823	95.14%	865	821	94.91%	865	825	95.38%

Occupancy Rate



STATE PUBLIC HOUSING

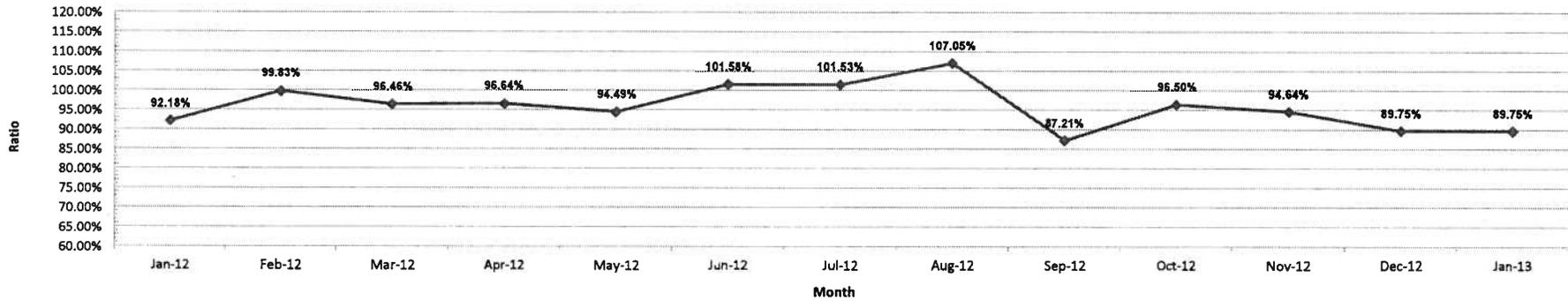
Rent Collection from January 2012 to January 2013

	Jan-12			Feb-12			Mar-12			Apr-12			May-12			Jun-12		
	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%
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%
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%
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%
Total	\$ 254,414.00	\$ 234,508.83	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%

Cumulative (12 Months) 01/12 - 01/13	
Charges	\$ 3,294,235.91
Collections	\$ 3,161,056.45
Total	\$ (133,179.46)
Ratio	95.96%

	Jul-12			Aug-12			Sep-12			Oct-12			Nov-12			Dec-12			Jan-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,970.00	\$ 6,435.00	71.74%	\$ 15,525.00	\$ 14,149.00	91.14%	\$ 15,189.00	\$ 11,446.00	75.36%	\$ 15,384.00	\$ 12,703.00	82.57%	\$ 14,094.00	\$ 11,083.00	78.64%	\$ 15,888.00	\$ 10,349.50	65.14%	\$ 15,888.00	\$ 10,349.50	65.14%
Kauai	\$ 3,132.00	\$ 2,107.00	67.27%	\$ 5,264.00	\$ 5,466.00	103.84%	\$ 5,264.00	\$ 4,662.00	88.56%	\$ 5,276.00	\$ 5,097.74	96.62%	\$ 5,076.19	\$ 3,875.19	76.34%	\$ 5,886.00	\$ 4,476.00	76.04%	\$ 5,886.00	\$ 4,476.00	76.04%
Maui	\$ 5,504.00	\$ 5,568.00	101.16%	\$ 5,448.00	\$ 4,651.00	85.37%	\$ 5,339.00	\$ 4,693.00	87.90%	\$ 4,975.00	\$ 4,196.00	84.34%	\$ 5,514.00	\$ 3,457.00	62.69%	\$ 4,782.00	\$ 3,197.00	66.85%	\$ 4,782.00	\$ 3,197.00	66.85%
Oahu	\$ 240,423.68	\$ 247,877.52	103.10%	\$ 225,890.00	\$ 245,627.74	108.74%	\$ 225,563.00	\$ 198,408.18	87.97%	\$ 224,465.00	\$ 219,337.37	97.72%	\$ 223,737.00	\$ 216,686.24	96.85%	\$ 231,450.52	\$ 213,525.93	92.26%	\$ 231,450.52	\$ 213,525.93	92.26%
Total	\$ 258,029.68	\$ 261,987.52	101.53%	\$ 252,127.00	\$ 269,893.74	107.05%	\$ 251,345.00	\$ 219,209.18	87.21%	\$ 250,100.00	\$ 241,334.11	96.50%	\$ 248,421.19	\$ 235,101.43	94.64%	\$ 258,006.52	\$ 231,548.43	89.75%	\$ 258,006.52	\$ 231,548.43	89.75%

Rent Collection Rate



Federal LIRN
HPHA Project Overview Report
January 2013

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	363	338	20	93.11%	1	0	0	4
31P-KVH	373	336	35	90.08%	3	1	0	2
32P-MWH	364	350	11	96.15%	0	1	1	3
33P-Kam/Kaamanu	373	364	8	97.59%	0	2	1	1
34P-Kalakaua	583	567	9	97.26%	7	5	3	7
35P-Kalanihiua	587	577	7	98.30%	2	4	0	3
37P-Hilo	322	281	41	87.27%	6	3	1	0
38P-Kauai	321	276	29	85.98%	1	3	1	14
39P-Maui	196	167	21	85.20%	2	5	0	8
40P-KPT	168	167	1	99.40%	0	0	0	0
43P-Kona	202	199	2	98.51%	2	1	0	1
44P-Leeward Oahu	260	231	25	88.85%	5	2	2	4
45P-Windward Oahu	235	218	5	92.77%	0	0	0	3
46P-Kamuela	103	97	2	94.17%	0	1	1	3
49P-Central Oahu	150	122	28	81.33%	1	1	0	0
50P-Palolo	118	95	23	80.51%	1	0	0	0
Total	4,718	4,385	267	92.94%	31	29	10	53

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	104	58,836.02	38	52,810.37	\$ 134,709.33	\$ 101,472.97	75.33%
31P-KVH	105	43,219.63	46	25,619.35	\$ 92,118.00	\$ 71,281.52	77.38%
32P-MWH	58	30,334.92	27	23,078.41	\$ 100,861.30	\$ 86,808.64	86.07%
33P-Kam/Kaamanu	66	24,326.63	33	25,445.87	\$ 89,953.56	\$ 78,311.04	87.06%
34P-Kalakaua	43	14,058.37	14	18,770.83	\$ 136,232.47	\$ 128,686.83	94.46%
35P-Kalanihiua	30	11,268.69	12	4,775.52	\$ 151,522.60	\$ 146,980.89	97.00%
37P-Hilo	36	14,122.00	5	2,776.00	\$ 63,123.00	\$ 57,028.02	90.34%
38P-Kauai	56	28,330.28	23	31,615.26	\$ 72,979.00	\$ 61,222.92	83.89%
39P-Maui	30	10,644.00	14	10,378.00	\$ 47,832.00	\$ 40,745.13	85.18%
40P-KPT	42	31,696.97	11	6,924.97	\$ 66,473.00	\$ 48,597.19	73.11%
43P-Kona	35	11,620.00	12	2,937.00	\$ 38,547.00	\$ 34,178.92	88.67%
44P-Leeward Oahu	71	25,231.74	30	22,173.00	\$ 53,749.75	\$ 41,316.45	76.87%
45P-Windward Oahu	26	9,967.72	7	3,650.00	\$ 61,037.96	\$ 57,458.66	94.14%
46P-Kamuela	17	6,351.87	11	7,157.00	\$ 19,265.00	\$ 15,810.00	82.07%
49P-Central Oahu	15	9,154.79	3	4,781.00	\$ 34,588.00	\$ 30,614.00	88.51%
50P-Palolo	14	3,574.00	9	3,228.46	\$ 22,930.00	\$ 22,036.50	96.10%
Total	748	\$ 332,737.63	295	\$ 246,121.04	\$ 1,185,921.97	\$ 1,022,549.68	86.22%

* 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).

020
03

**Federal LIPH
HPHA Island Overview Report
January 2013**

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	627	577	45	92.03%	8	5	2	4	Average Income	43	0.36%	6.49	3.12
Kauai	321	276	29	85.98%	1	3	1	14	Low Income (80%)	141	1.18%	2.75	1.91
Maui	196	167	21	85.20%	2	5	0	8	Very Low Inc. (50%)	924	7.74%	2.85	1.92
Oahu	3,574	3,365	172	94.15%	20	16	7	27	Extremely Low Inc. (30%)	10,825	90.71%	2.54	1.75
Total	4,718	4,385	267	92.94%	31	29	10	53		11,933	100.00%	2.58	1.77

Island	Non Vacated Delinquencies***				Collection Rate ****		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	88	\$ 32,093.87	28	\$ 12,870.00	\$ 120,935.00	\$ 107,016.94	88.49%
Kauai	56	\$ 28,330.28	23	\$ 31,615.26	\$ 72,979.00	\$ 61,222.92	83.89%
Maui	30	\$ 10,644.00	14	\$ 10,378.00	\$ 47,832.00	\$ 40,745.13	85.18%
Oahu	570	\$ 261,669.48	230	\$ 191,257.78	\$ 944,175.97	\$ 813,564.69	86.17%
Total	744	\$ 332,737.63	295	\$ 246,121.04	\$ 1,185,921.97	\$ 1,022,549.68	86.22%

* 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).

**** Lower Collection rate due to mailing label errors.

**State LIPH
HPHA Project Overview Report
January 2013**

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	45	0	97.83%	0	0	0	0
2202-Puahala Homes	128	118	3	92.19%	3	2	1	5
2204-Kawaiehua	26	22	3	84.62%	1	0	0	1
2205-Kahale Mua	32	25	5	78.13%	1	0	0	2
2206-Lokahi	30	24	6	80.00%	0	0	0	0
2207-Ke Kumu Elua	26	25	0	96.15%	0	0	0	0
2401-Hale Po'ai	206	204	0	99.03%	3	3	1	1
2402-La'iola	109	104	2	95.41%	2	3	1	2
2403-Kamalu-Ho'olulu	221	218	2	98.64%	6	6	4	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	0
Total	865	825	21	95.38%	16	14	7	11

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	12	\$ 8,123.05	4	\$ 35,822.52	\$ 21,834.09	\$ 16,365.38	74.95%
2202-Puahala Homes	31	\$ 21,081.75	17	\$ 60,423.05	\$ 43,604.43	\$ 32,050.55	73.50%
2204-Kawaiehua	4	\$ 2,162.00	2	\$ 2,287.00	\$ 5,886.00	\$ 4,476.00	76.04%
2205-Kahale Mua	8	\$ 2,054.16	6	\$ 13,279.00	\$ 4,782.00	\$ 3,197.00	66.85%
2206-Lokahi	9	\$ 3,793.00	4	\$ 2,029.00	\$ 7,843.00	\$ 5,953.50	75.91%
2207-Ke Kumu Elua	9	\$ 5,167.00	6	\$ 9,944.00	\$ 8,045.00	\$ 4,396.00	54.64%
2401-Hale Po'ai	1	\$ 215.00	0	\$ -	\$ 58,461.00	\$ 58,461.00	100.00%
2402-La'iola	0	\$ -	0	\$ -	\$ 34,320.00	\$ 34,125.00	99.43%
2403-Kamalu-Ho'olulu	6	\$ 1,704.00	0	\$ -	\$ 62,581.00	\$ 61,874.00	98.87%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,650.00	\$ 10,650.00	100.00%
Total	80	\$ 44,299.96	39	\$ 123,784.57	\$ 258,006.52	\$ 231,548.43	89.75%

* Occupancy also counts Scheduled for Modernization Units.

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

**State LIPH
HPHA Island Overview Report
January 2013**

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	49	6	87.50%	0	0	0	0	Average Income	29	0.34%	7.63	3.50
Kauai	26	22	3	84.62%	1	0	0	1	Low Income (80%)	72	0.85%	2.50	1.80
Maui	32	25	5	78.13%	1	0	0	2	Very Low Inc. (50%)	590	6.99%	2.82	1.87
Oahu	751	729	7	97.07%	14	14	7	8	Extremely Low Inc. (30%)	7,745	91.81%	2.42	1.64
Total	865	825	21	95.38%	16	14	7	11		8,436	100.00%	2.47	1.67

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	18	\$ 8,960.00	10	\$ 11,973.00	\$ 15,888.00	\$ 10,349.50	65.14%
Kauai	4	\$ 2,162.00	2	\$ 2,287.00	\$ 5,886.00	\$ 4,476.00	76.04%
Maui	8	\$ 2,054.16	6	\$ 13,279.00	\$ 4,782.00	\$ 3,197.00	66.85%
Oahu	50	\$ 31,123.80	21	\$ 96,245.57	\$ 231,450.52	\$ 213,525.93	92.26%
Total	80	\$ 44,299.96	39	\$ 123,784.57	\$ 258,006.52	\$ 231,548.43	89.75%

* 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).

Section 8 Subsidy Programs Branch Monthly Report
 HUD's Voucher Management System Data Collection Report

From	8/1/2012				
To	12/1/2012				
As of	1/15/2013				
PHA Code	HI901				
PHA Name	Hawaii Public Housing Authority				
	<u>Aug-12</u>	<u>Sep-12</u>	<u>Oct-12</u>	<u>Nov-12</u>	<u>Dec-12</u>
Homeownership	11	11	11	11	11
Homeownership HAP	\$11,674	\$11,674	\$11,702	\$11,567	\$11,584
2008 and 2009 Non-Elderly Disabled	167	166	164	161	163
2008 and 2009 Non-Elderly Disabled HAP	\$145,455	\$140,090	\$141,671	\$139,304	\$137,529
Portable Vouchers Paid	28	26	27	25	25
Portable Voucher HAP	\$21,303	\$19,908	\$20,615	\$19,169	\$18,808
Tenant Protection	148	145	147	146	144
HAP Tenant Protection	\$269,069	\$263,538	\$268,541	\$267,606	\$264,723
Veteran's Affair Supported Housing (VASH) Voucher	175	182	189	194	197
Veteran's Affair Supported Housing (VASH) HAP	\$125,791	\$133,106	\$139,597	\$143,628	\$145,788
All Other Vouchers	1,395	1,392	1,404	1,420	1,416
HAP All Other Vouchers	\$1,540,311	\$1,580,512	\$1,367,495	\$1,378,253	\$1,374,719
FSS Escrow Deposits	\$6,534	\$19,327	\$6,969	\$7,299	\$5,995
All Voucher HAP Expenses After the First of Month	\$17,754	\$10,786	\$17,368	\$29,328	\$33,953
Total Vouchers	1,924	1,922	1,942	1,957	1,956
HAP Total	\$2,137,891	\$2,178,941	\$1,973,958	\$1,989,286	\$1,987,104
Number of Vouchers Under Leased (HAP Contract) on the last day of the Month	1,930	1,923	1,955	1,975	1,967
New vouchers issued but not under HAP contracts as of the last day of the month	40	80	14	40	33
Portability - In		1	4	9	12
Portability - In		\$1,031	\$6,660	\$12,537	\$17,379
Number of Vouchers Covered by Project-Based AHAPs and HAPs	455	455	455	455	455
Fraud Recovery - Amount Booked this Month		\$176	\$384	\$184	\$345
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	\$15	\$15	\$16	\$7	\$14
FSS Escrow Forfeitures	\$16				\$3,168
Number of Hard-to-House Families Leased	26	17	24	32	19
FSS Coordinator	\$5,252	\$5,252	\$5,252	\$5,252	\$5,252
FSS Coordinator Expenses Not Covered by FSS Grant	\$12,748	\$15,699	\$21,044	\$14,748	\$12,344
Administrative Expense	\$156,831	\$199,591	\$189,729	\$142,416	\$208,066
Audit	\$5,226	\$5,226	\$5,226	\$5,226	\$5,226
Net Restricted Assets (NRA) as of the Last Day of the Month	\$2,110,416	\$2,131,251	\$1,241,635	\$1,402,419	\$1,569,466
Unrestricted Net Assets (UNA) as of the Last Day of the Month	\$2,282,388	\$2,217,050	\$2,151,107	\$2,138,179	\$2,068,257
Cash/Investment as of the Last Day of the Month - Voucher Program Only	\$3,754,950	\$3,488,356	\$2,464,576	\$2,394,871	\$2,282,067
Date	8/1/2012	9/1/2012	10/1/2012	11/1/2012	12/1/2012

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-January 31, 2013

		REFERRALS		RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL							
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	158	107	51	65	42	10	7	34	124
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	106	84	22	40	32	1	3	30	76
FY 2013	88	72	16	38	16	1	3	30	58

January 2012 - January 2013

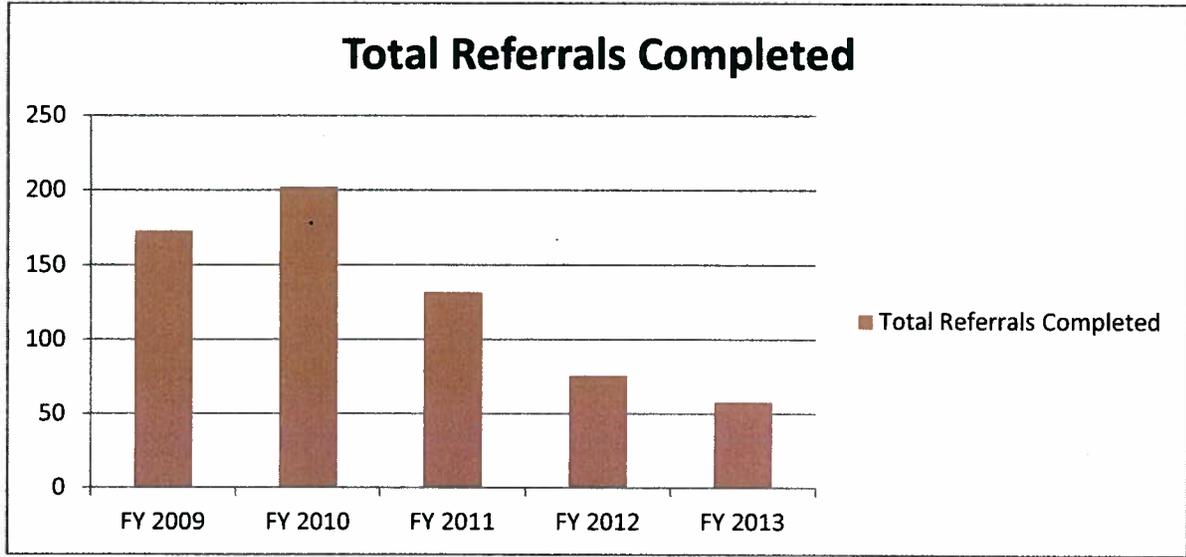
		REFERRALS		RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL							
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
Jan 12	7	5	2	3	2	0	1	1	6
Feb 12	14	11	3	4	5	0	0	5	9
Mar 12	10	10	0	5	1	0	0	4	6
Apr 12	9	6	3	5	3	0	1	0	9
May 12	10	10	0	2	3	1	0	4	6
June 12	5	2	3	3	1	0	0	1	4
July 12	16	15	1	6	6	0	0	4	12
Aug 12	17	10	7	12	1	0	0	4	13
Sept 12	12	9	3	6	2	0	1	3	9
Oct 12	10	9	1	4	0	0	0	6	4
Nov 12	14	14	0	1	3	0	2	8	6
Dec 12	10	8	2	5	3	0	0	2	8
Jan 13	9	7	2	4	1	1	0	3	6
TOTALS	143	116	27	60	31	2	5	3	98

**Total # of Cases Heard for the Month of January 2013: 9
(Oahu & Neighbor Islands)**

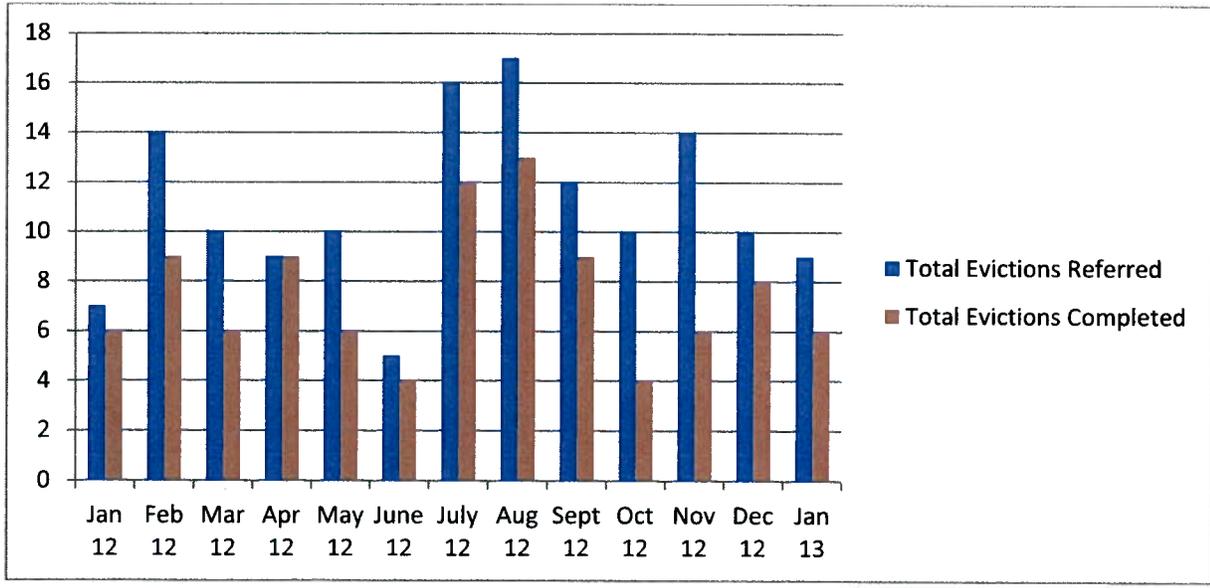
Decisions Rendered:	Rent Violations	Other Violations
Eviction	2	2
Evict w/cond	1	0
10-day cure	1	0
Dismissal	0	0
Continued	3	0
Total	7	2

Delinquent balances for rent cases ordered evicted for month of January 2013:
 AMP 31 Kalihi Valley Homes \$919
 AMP 44 Waianae \$651

Fiscal Years 2009-2013



January 2012 - January 2013



Prepared and Reviewed by Renee Blondin-Nip on January 31, 2013

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

AGENCY TOTAL – Variance Analysis based on any increase or (decrease) of 10% with the month of December 2012 being the basis for the variances.

INCOME STATEMENT

General Fund:

A. REVENUES:

CIP Administrative drawdown budgeted beginning in November (\$456k monthly through June 2013) awaiting current CIP allotment approval for revenue recognition.

B. EXPENSES:

Administrative:

Decrease in Administrative Salaries and Benefits due to Budgeted positions are going through the hiring process.

Maintenance:

Timing on Contracted costs and budgeted maintenance positions are going through the hiring process.

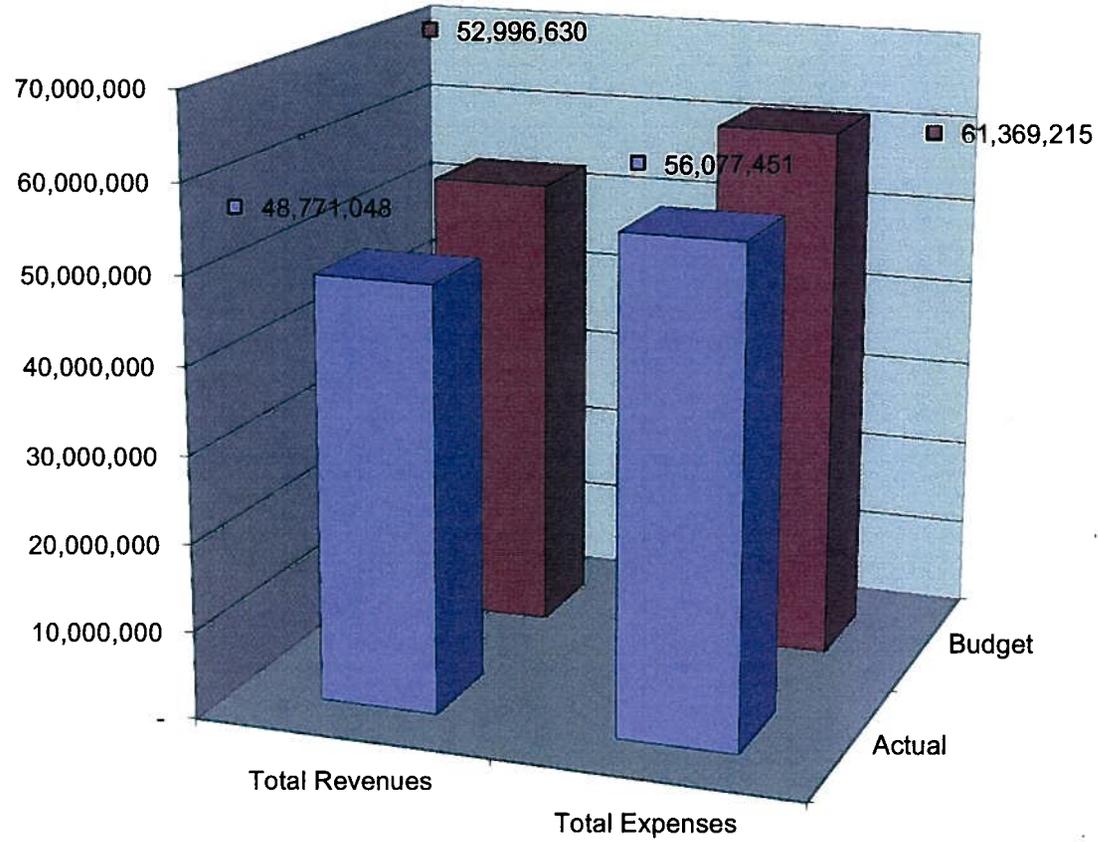
General Expenses:

Increase in expense is due primarily to the increase in Depreciation Expense related to Construction in Progress being capitalized and depreciated.

OVERVIEW – Current Fiscal Year:

With proper cash management at Projects and at the Central Office Cost Center it is projected that at Fiscal Year-end Hawaii Public Housing should reflect a positive cash flow given the Construction in Progress administrative revenue offset is approved. This offset would be reflected in the general fund revenues.

HPHA DECEMBER 31, 2012 Actual VS Budget



	Total Revenues	Total Expenses
Actual	48,771,048	56,077,451
Budget	52,996,630	61,369,215

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

MONTH OF DECEMBER, 2012				YEAR TO DATE ENDING DECEMBER 31, 2012									
Actual	Budget	Variance Amount	%				Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES									
1,386,575	1,421,638	\$ (35,063)	-2%	Dwelling Rental Income	8,022,256	8,517,188	\$ (494,932)	-6%	8,135,092	\$ (112,836)	-1%		
6,042,761	6,278,383	(235,622)	-4%	HUD Operating Subsidies	34,456,669	37,670,298	(3,213,629)	-9%	34,500,819	(44,151)	0%		
355,393	364,239	(8,846)	-2%	COCC Fee Income	2,110,298	2,140,075	(29,777)	-1%	1,978,106	132,192	7%		
108,765	561,015	(452,250)	-81%	General Fund	1,366,308	2,229,955	(863,647)	-39%	1,281,293	85,015	7%		
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%		
828,361	899,469	(71,108)	-8%	Other Income	2,815,518	2,439,114	376,404	15%	3,197,359	(381,841)	-12%		
8,721,855	9,524,744	(802,889)	-8%	Total Revenues	48,771,048	52,996,630	(4,225,582)	-8%	49,092,669	(321,621)	-1%		
				EXPENSES									
979,245	1,365,100	385,855	28%	Administrative	6,149,548	8,418,232	2,268,684	27%	5,006,813	(1,142,735)	-23%		
13,560	13,560	-	0%	Asset Management Fees	81,360	81,360	-	0%	-	(81,360)	0%		
326,041	329,109	3,068	1%	Management Fees	1,818,980	1,928,705	109,725	6%	1,664,386	(154,594)	-9%		
53,196	58,318	5,122	9%	Bookkeeping Fees	315,162	349,908	34,746	10%	313,720	(1,442)	0%		
4,172,014	4,182,584	10,570	0%	Housing Assistance Payments	24,587,012	25,095,504	508,492	2%	23,727,116	(859,895)	-4%		
97,840	99,530	1,690	2%	Tenant Services	488,708	596,080	107,372	18%	410,293	(78,416)	-19%		
1,092,057	1,113,403	21,346	2%	Utilities	6,546,247	6,680,418	134,171	2%	5,853,240	(693,008)	-12%		
1,263,625	1,647,484	383,859	23%	Maintenance	7,134,678	10,395,753	3,261,075	31%	6,244,061	(890,617)	-14%		
150,691	165,228	14,537	9%	Protective Services	790,905	1,015,218	224,313	22%	696,748	(94,157)	-14%		
78,797	77,734	(1,063)	-1%	Insurance	507,855	466,394	(41,461)	-9%	448,186	(59,670)	-13%		
1,323,193	1,134,363	(188,830)	-17%	General Expenses	7,656,996	6,341,643	(1,315,353)	-21%	6,436,217	(1,220,779)	-19%		
9,550,258	10,186,413	636,155	6%	Total Expenses	56,077,451	61,369,215	5,291,764	9%	50,800,779	(5,276,672)	-10%		
\$ (828,403)	\$ (661,669)	\$ (166,734)	-25%	Net Income(Loss)	\$ (7,306,403)	\$ (8,372,585)	\$ 1,066,182	13%	\$ (1,708,111)	\$ (5,598,293)	-328%		
				CASH BASIS:									
\$ (828,403)	\$ (661,669)	\$ (166,734)	-25%	Net Income(loss) per Above	\$ (7,306,403)	\$ (8,372,585)	\$ 1,066,182	13%	\$ (1,708,111)	\$ (5,598,293)	-328%		
				Add back non cash items:									
1,236,727	952,875	283,852	30%	Depreciation Expense	7,059,264	5,735,918	1,323,346	23%	5,890,215	1,169,049	20%		
-	25,431	(25,431)	-100%	Bad Debt Expense	91,667	152,586	(60,919)	-40%	11,554	80,112	693%		
\$ 408,324	\$ 316,637	\$ 91,687	29%	TOTAL CASH BASIS	\$ (155,472)	\$ (2,484,081)	\$ 2,328,609	94%	\$ 4,193,659	\$ (4,349,131)	-104%		

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING DECEMBER 31, 2012
AGENCY TOTAL**

		<u>DECEMBER</u>	<u>NOVEMBER</u>	<u>Increase (Decrease)</u>
ASSETS:				
Cash		60,492,847	60,765,387	(272,540)
Receivables:				
Accrued Interest	646,349			
Tenant Receivables	2,220,636			
Other	1,726,415			
Less Allowance for Doubtful Accounts	<u>(1,595,297)</u>	2,998,103	2,598,992	399,111
Total receivables				
Prepaid Expenses		2,428,249	2,470,251	(42,003)
Inventories		948,264	940,630	7,634
Interprogram Due From		19,560,000	18,408,304	1,151,697
Interprogram Due To		(316)	(316)	-
Total Current Assets		<u>86,427,147</u>	<u>85,183,248</u>	<u>1,243,899</u>
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	521,387,435			
Furniture & Equipment	5,736,829			
Motor vehicles	2,838,537			
Construction in Progress	32,907,207			
Less: Accumulated Depreciation	<u>(309,709,624)</u>	274,611,710	275,848,437	(1,236,727)
Notes, Loans & Mortgage Receivable-Non Current		46,928,157	46,928,157	-
Other Long term assets		-	-	-
Total Assets		<u>407,967,014</u>	<u>407,959,842</u>	<u>7,173</u>

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING DECEMBER 31, 2012
AGENCY TOTAL**

	<u>DECEMBER</u>	<u>NOVEMBER</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	803,281	876,605	(73,325)
Accrued Expenses	849,865	200,824	649,041
Accrued Salaries & Wages	639,379	639,379	-
Accrued Vacation	774,455	774,455	-
Tenant Security Deposits	734,739	734,814	(75)
Other Liabilities & Deferred Income	48,519,290	48,528,513	(9,223)
Interprogram Due To	10,356,908	10,094,915	261,993
Total Current Liabilities	62,677,916	61,849,504	828,412
Accrued Pension and OPEB Liability	13,949,102	13,949,102	-
Accrued Compensated Absences - Non Current	1,469,039	1,469,039	-
Accrued Expenses	116,568	109,404	7,164
Net Assets:			
Restricted Net Assets	15,009,295	2,844,517	12,164,778
Unrestricted Net Assets	322,051,498	334,216,276	(12,164,778)
Net Income Year to Date	(7,306,403)	(6,478,000)	(828,403)
Total Equity	329,754,390	330,582,792	(828,403)
Total Liabilities & Equity	407,967,014	407,959,842	7,173

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

MONTH OF DECEMBER, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
2,003,959	1,968,605	35,354	2%
-	-	-	0%
-	-	-	0%
-	-	-	0%
164,896	152,504	12,392	8%
2,168,855	2,121,109	47,746	2%
163,453	139,624	(23,829)	-17%
-	-	-	0%
23,268	22,451	(817)	-4%
14,543	14,031	(512)	-4%
7,664	3,230	(4,434)	-137%
-	115	115	100%
2,775	2,924	149	5%
19,319	22,093	2,774	13%
265	831	566	68%
8,928	108,961	100,033	92%
1,834,351	1,801,310	(33,041)	-2%
2,074,565	2,115,570	41,005	2%
\$ 94,290	\$ 5,539	\$ 88,751	1602%
\$ 94,290	\$ 5,539	\$ 88,751	1602%
-	-	-	0%
-	-	-	0%
\$ 94,290	\$ 5,539	\$ 88,751	1602%

YEAR TO DATE ENDING DECEMBER 31, 2012						
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES						
Dwelling Rental Income	\$ -	\$ -	0%	\$ -	\$ -	0%
HUD Operating Subsidies	10,530,844	11,811,630	(1,280,786)	-11%	11,152,067	(621,223)
COCC Fee Income	-	-	-	0%	-	-
General Fund	-	-	-	0%	-	-
Grant Income	-	-	-	0%	-	-
Other Income	939,058	915,024	24,034	3%	883,308	55,750
Total Revenues	11,469,902	12,726,654	(1,256,752)	-10%	12,035,375	(565,473)
EXPENSES						
Administrative	784,407	886,018	101,611	11%	557,550	(226,857)
Asset Management Fees	-	-	-	0%	-	-
Management Fees	137,496	134,706	(2,790)	-2%	129,276	(8,220)
Bookkeeping Fees	85,935	84,186	(1,749)	-2%	80,798	(5,138)
Housing Assistance Payments	34,390	19,380	(15,010)	-77%	15,419	(18,970)
Tenant Services	-	690	690	100%	-	-
Utilities	22,552	17,544	(5,008)	-29%	14,557	(7,995)
Maintenance	127,714	132,558	4,844	4%	98,740	(28,974)
Protective Services	1,604	4,986	3,382	68%	1,661	57
Insurance	41,582	153,766	112,184	73%	30,982	(10,600)
General Expenses	10,950,752	10,807,860	(142,892)	-1%	10,205,478	(745,275)
Total Expenses	12,186,433	12,241,694	55,261	0%	11,134,460	(1,051,973)
Net Income(Loss)	\$ (716,531)	\$ 484,960	\$ (1,201,491)	-248%	\$ 900,915	\$ (1,617,446)
CASH BASIS:						
Net Income(loss) per Above	\$ (716,531)	\$ 484,960	\$ (1,201,491)	-248%	\$ 900,915	\$ (1,617,446)
Add back non cash items:						
Depreciation Expense	-	-	-	0%	-	-
Bad Debt Expense	-	-	-	0%	-	-
TOTAL CASH BASIS	\$ (716,531)	\$ 484,960	\$ (1,201,491)	-248%	\$ 900,915	\$ (1,617,446)

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

MONTH OF DECEMBER, 2012					YEAR TO DATE ENDING DECEMBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
\$ -	\$ -	\$ -	0%	REVENUES	\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
390,138	-	390,138	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	881,694	-	881,694	0%	1,508,861	(627,167)	-42%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%
390,138	-	390,138	0%	Total Revenues	881,694	-	881,694	0%	1,508,861	(627,167)	-42%
1,570	-	(1,570)	0%	EXPENSES	21,013	-	(21,013)	0%	264,703	243,690	92%
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	648,471	648,471	100%
-	-	-	0%	Protective Services	-	-	-	0%	293,388	293,388	100%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
1,570	-	(1,570)	0%	Total Expenses	21,013	-	(21,013)	0%	1,206,562	1,185,549	98%
\$ 388,568	\$ -	\$ 388,568	0%	Net Income(Loss)	\$ 860,681	\$ -	\$ 860,681	0%	\$ 302,299	\$ 558,382	0%
\$ 388,568	\$ -	\$ 388,568	0%	CASH BASIS:	\$ 860,681	\$ -	\$ 860,681	0%	\$ 302,299	\$ 558,382	0%
-	-	-	0%	Net Income(loss) per Above	-	-	-	0%	-	-	0%
-	-	-	0%	Add back non cash items:	-	-	-	0%	-	-	0%
				Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ 388,568	\$ -	\$ 388,568	0%	TOTAL CASH BASIS	\$ 860,681	\$ -	\$ 860,681	0%	\$ 302,299	\$ 558,382	0%

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

MONTH OF DECEMBER, 2012			
Actual	Budget	Variance Amount	%
\$ -	\$ -	\$ -	0%
-	-	-	0%
-	-	-	0%
6,193	69,525	(63,332)	-91%
104,765	-	104,765	0%
-	2,500	(2,500)	-100%
110,958	72,025	38,933	54%
6,688	8,082	1,394	17%
-	-	-	0%
669	800	131	16%
419	500	81	16%
44,745	54,000	9,255	17%
-	-	-	0%
860	735	(125)	-17%
-	-	-	0%
-	-	-	0%
22	24	2	7%
-	-	-	0%
53,404	64,141	10,737	17%
\$ 57,554	\$ 7,884	\$ 49,670	630%
\$ 57,554	\$ 7,884	\$ 49,670	630%
-	-	-	0%
-	-	-	0%
\$ 57,554	\$ 7,884	\$ 49,670	630%

YEAR TO DATE ENDING DECEMBER 31, 2012						
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES						
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
32,358	417,150	(384,792)	-92%	30,763	1,595	5%
474,840	-	474,840	0%	489,384	(14,544)	-3%
-	15,000	(15,000)	-100%	-	-	0%
507,198	432,150	75,048	17%	520,147	(12,949)	-2%
EXPENSES						
43,156	48,492	5,336	11%	40,588	(2,567)	-6%
-	-	-	0%	-	-	0%
4,041	4,800	759	16%	4,887	846	17%
2,532	3,000	468	16%	3,063	530	17%
270,982	324,000	53,018	16%	329,406	58,424	18%
-	-	-	0%	-	-	0%
5,853	4,410	(1,443)	-33%	3,643	(2,210)	-61%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
134	144	10	7%	137	3	2%
(821)	-	821	0%	-	821	0%
325,877	384,846	58,969	15%	381,723	55,846	15%
\$ 181,321	\$ 47,304	\$ 134,017	283%	\$ 138,424	\$ 42,897	31%
CASH BASIS:						
\$ 181,321	\$ 47,304	\$ 134,017	283%	\$ 138,424	\$ 42,897	31%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 181,321	\$ 47,304	\$ 134,017	283%	\$ 138,424	\$ 42,897	31%

State Rent Operating Subsidies is funded on a Quarterly Basis.

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

<u>MONTH OF DECEMBER, 2012</u>				<u>YEAR TO DATE ENDING DECEMBER 31, 2012</u>							
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>		<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%	REVENUES	\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
2,141,823	2,200,000	(58,177)	-3%	Dwelling Rental Income	12,496,489	13,200,000	(703,511)	-5%	12,628,842	(132,353)	-1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
97,454	112,680	(15,226)	-14%	Other Income	585,136	676,080	(90,944)	-13%	576,854	8,282	1%
2,239,276	2,312,680	(73,404)	-3%	Total Revenues	13,081,625	13,876,080	(794,455)	-6%	13,205,696	(124,071)	-1%
3,638	17,260	13,622	79%	EXPENSES	46,054	103,560	57,506	56%	44,780	(1,274)	-3%
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
2,141,823	2,133,960	(7,863)	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
77,950	87,600	9,650	11%	Housing Assistance Payments	12,496,489	12,803,760	307,271	2%	12,628,842	132,353	1%
-	-	-	0%	Tenant Services	468,535	525,600	57,065	11%	403,738	(64,797)	-16%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
660	710	50	7%	General Expenses	4,245	4,260	15	0%	4,008	(236)	-6%
2,224,070	2,239,530	15,460	1%	Total Expenses	13,015,322	13,437,180	421,858	3%	13,081,368	66,047	1%
\$ 15,206	\$ 73,150	\$ (57,944)	-79%	Net Income(Loss)	\$ 66,303	\$ 438,900	\$ (372,597)	-85%	\$ 124,327	\$ (58,025)	-47%
\$ 15,206	\$ 73,150	\$ (57,944)	-79%	CASH BASIS:	\$ 66,303	\$ 438,900	\$ (372,597)	-85%	\$ 124,327	\$ (58,025)	-47%
-	-	-	0%	Net Income(loss) per Above	-	-	-	0%	-	-	0%
-	-	-	0%	Add back non cash items:	-	-	-	0%	-	-	0%
				Depreciation Expense	-	-	-	0%	-	-	0%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ 15,206	\$ 73,150	\$ (57,944)	-79%	TOTAL CASH BASIS	\$ 66,303	\$ 438,900	\$ (372,597)	-85%	\$ 124,327	\$ (58,025)	-47%

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

MONTH OF DECEMBER, 2012				YEAR TO DATE ENDING DECEMBER 31, 2012							
Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%	
				REVENUES							
-	-	\$ -	0%	Dwelling Rental Income	-	\$ -	0%	-	\$ -	0%	
-	-	-	0%	HUD Operating Subsidies	-	-	0%	-	-	0%	
299,844	242,237	57,607	24%	Management Fees	1,787,240	1,454,012	333,228	23%	1,664,543	122,697	7%
55,549	36,060	19,489	54%	Bookeeping Fees	323,057	216,360	106,697	49%	313,563	9,495	3%
13,315	13,315	-	0%	Asset Management Fees	79,890	79,890	-	0%	-	79,890	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	25,000	(25,000)	-100%	CMSS Front Line Service Fee	-	150,000	(150,000)	-100%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	456,250	(456,250)	-100%	General Fund	-	912,500	(912,500)	-100%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
3,137	87,500	(84,363)	-96%	Other Income	(106,111)	525,000	(631,111)	-120%	29,455	(135,566)	-460%
371,845	860,362	(488,517)	-57%	Total Revenues	2,084,076	3,337,762	(1,253,686)	-38%	2,007,561	76,516	4%
				EXPENSES							
480,570	674,388	193,818	29%	Administrative	3,129,270	3,957,361	828,091	21%	2,228,671	(900,598)	-40%
-	-	-	0%	Asset Management Fees	(0)	-	0	0%	(223)	(223)	-100%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
17,383	10,905	(6,478)	-59%	Utilities	85,562	65,430	(20,132)	-31%	41,146	(44,416)	-108%
162,549	73,116	(89,433)	-122%	Maintenance	672,258	547,408	(124,850)	-23%	341,987	(330,271)	-97%
43,132	24,531	(18,601)	-76%	Protective Services	186,338	147,186	(39,152)	-27%	122,710	(63,628)	-52%
2,093	3,812	1,719	45%	Insurance	48,315	22,872	(25,443)	-111%	11,367	(36,949)	-325%
(29,019)	4,050	33,069	817%	General Expenses	132,755	35,447	(97,308)	-275%	148,241	15,486	10%
676,709	790,802	114,093	14%	Total Expenses	4,254,497	4,775,704	521,207	11%	2,893,898	(1,360,599)	-47%
\$ (304,864)	\$ 69,560	\$ (374,424)	-538%	Net Income(Loss)	\$ (2,170,421)	\$ (1,437,942)	\$ (732,479)	-51%	\$ (886,337)	\$ (1,284,083)	-145%
				CASH BASIS:							
\$ (304,864)	\$ 69,560	\$ (374,424)	-538%	Net Income(loss) per Above	\$ (2,170,421)	\$ (1,437,942)	\$ (732,479)	-51%	\$ (886,337)	\$ (1,284,083)	-145%
832	667	165	25%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	4,995	4,002	993	25%	4,015	980	24%
				Bad Debt Expense	-	-	-	0%	-	-	0%
\$ (304,031)	\$ 70,227	\$ (374,258)	-533%	TOTAL CASH BASIS	\$ (2,165,426)	\$ (1,433,940)	\$ (731,486)	-51%	\$ (882,322)	\$ (1,283,104)	-145%

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

MONTH OF DECEMBER, 2012				YEAR TO DATE ENDING DECEMBER 31, 2012							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
\$ 165,280	\$ 163,538	\$ 1,742	1%	Dwelling Rental Income	\$ 993,639	\$ 981,228	\$ 12,411	1%	\$ 981,675	\$ 11,964	1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
13,301	4,463	8,838	198%	Other Income	476,637	26,778	449,859	1680%	146,397	330,240	226%
178,581	168,001	10,580	6%	Total Revenues	1,470,276	1,008,006	462,270	46%	1,128,072	342,204	30%
				EXPENSES							
3,525	27,506	23,981	87%	Administrative	61,847	214,341	152,494	71%	54,662	(7,185)	-13%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
32,602	32,776	174	1%	Management Fees	197,582	164,980	(32,602)	-20%	198,336	754	0%
4,215	4,296	81	2%	Bookkeeping Fees	25,545	25,776	231	1%	25,643	98	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	325	325	100%	Tenant Services	-	1,950	1,950	100%	-	-	0%
169,185	108,750	(60,435)	-56%	Utilities	709,184	652,500	(56,684)	-9%	580,902	(128,283)	-22%
52,470	254,019	201,549	79%	Maintenance	355,360	1,524,114	1,168,754	77%	134,665	(220,695)	-164%
728	4,000	3,272	82%	Protective Services	1,042	24,000	22,958	96%	43	(999)	-2324%
7,097	7,308	211	3%	Insurance	53,011	43,848	(9,163)	-21%	48,854	(4,157)	-9%
116,602	115,155	(1,447)	-1%	General Expenses	699,172	690,930	(8,242)	-1%	690,973	(8,199)	-1%
386,424	554,135	167,711	30%	Total Expenses	2,102,744	3,342,439	1,239,695	37%	1,734,077	(368,666)	-21%
\$ (207,843)	\$ (386,134)	\$ 178,291	46%	Net Income(Loss)	\$ (632,468)	\$ (2,334,433)	\$ 1,701,965	73%	\$ (606,005)	\$ (26,463)	-4%
				CASH BASIS:							
\$ (207,843)	\$ (386,134)	\$ 178,291	46%	Net Income(loss) per Above	\$ (632,468)	\$ (2,334,433)	\$ 1,701,965	73%	\$ (606,005)	\$ (26,463)	-4%
116,602	115,155	(1,447)	-1%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	699,612	690,930	(8,682)	-1%	690,973	8,639	1%
-	-	-	0%	Bad Debt Expense	(440)	-	440	0%	-	(440)	0%
\$ (91,241)	\$ (270,979)	\$ 176,844	65%	TOTAL CASH BASIS	\$ 66,704	\$ (1,643,503)	\$ 1,693,723	103%	\$ 84,968	\$ (18,264)	-21%

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

MONTH OF DECEMBER, 2012			
Actual	Budget	Variance Amount	%
84,855	96,410	\$ (11,555)	-12%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
18,365	840	17,525	2086%
103,220	97,250	5,970	6%
28,325	14,372	(13,953)	-97%
548	548	-	0%
15,025	14,851	(174)	-1%
-	-	-	0%
-	-	-	0%
-	106	106	100%
91,276	76,483	(14,793)	-19%
57,513	53,782	(3,731)	-7%
-	-	-	0%
3,347	2,453	(894)	-36%
76,310	27,675	(48,635)	-176%
272,343	190,270	(82,073)	-43%
\$ (169,124)	\$ (93,020)	\$ 88,043	95%
\$ (169,124)	\$ (93,020)	\$ 88,043	95%
76,310	26,930	(49,380)	-183%
-	100	100	100%
\$ (92,814)	\$ (65,990)	\$ 38,763	59%

YEAR TO DATE ENDING DECEMBER 31, 2012						
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES						
498,483	578,460	\$ (79,977)	-14%	519,381	\$ (20,899)	-4%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
99,441	5,040	94,401	1873%	606,970	(507,529)	-84%
597,924	583,500	14,424	2%	1,126,352	(528,428)	-47%
EXPENSES						
152,393	109,719	(42,674)	-39%	132,875	(19,518)	-15%
3,288	3,288	-	0%	-	(3,288)	0%
89,857	74,833	(15,024)	-20%	89,916	58	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	636	636	100%	-	-	0%
381,811	458,898	77,087	17%	357,064	(24,746)	-7%
309,385	331,351	21,966	7%	223,438	(85,947)	-38%
-	-	-	0%	-	-	0%
19,532	14,718	(4,814)	-33%	14,997	(4,535)	-30%
420,465	166,050	(254,415)	-153%	242,833	(177,632)	-73%
1,376,732	1,159,493	(217,239)	-19%	1,061,123	(315,608)	-30%
\$ (778,808)	\$ (575,993)	\$ (202,815)	-35%	\$ 65,229	\$ (844,036)	-1294%
CASH BASIS:						
\$ (778,808)	\$ (575,993)	\$ (202,815)	-35%	\$ 65,229	\$ (844,036)	-1294%
404,388	161,580	(242,808)	-150%	237,408	166,980	70%
15,063	600	(14,463)	-2411%	1,485	13,578	914%
\$ (359,357)	\$ (413,813)	\$ (460,086)	-111%	\$ 304,122	\$ (663,479)	-218%

**HAWAII PUBLIC HOUSING AUTHORITY
VETERANS AFFAIRS SUPPORTIVE HOUSING
ACTUAL VS BUDGET COMPARISON
FOR THE SIX MONTHS ENDING DECEMBER 31, 2012
(Amounts in Full Dollars)**

<u>MONTH OF DECEMBER, 2012</u>					<u>YEAR TO DATE ENDING DECEMBER 31, 2012</u>									
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>		<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>			
					REVENUES									
-	-	\$ -	0%	Dwelling Rental Income			\$ -	0%		\$ -	0%			
53,000	196,804	(143,804)	-73%	HUD Operating Subsidies	356,117	1,180,824	(824,707)	-70%	-	356,117	0%			
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%			
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%			
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%			
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%			
53,000	196,804	(143,804)	-73%	Total Revenues	356,117	1,180,824	(824,707)	-70%	-	356,117	0%			
					EXPENSES									
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%			
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%			
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%			
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%			
151,213	196,804	45,591	23%	Housing Assistance Payments	846,876	1,180,824	333,948	28%	534,281	(312,596)	-59%			
-	-	-	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%			
151,213	196,804	45,591	23%	Total Expenses	846,876	1,180,824	333,948	28%	534,281	(312,596)	-59%			
\$ (98,213)	\$ -	\$ (98,213)	0%	Net Income(Loss)	\$ (490,759)	\$ -	\$ (490,759)	0%	\$ (534,281)	\$ 43,521	8%			
					CASH BASIS:									
\$ (98,213)	\$ -	\$ (98,213)	0%	Net Income(loss) per Above	\$ (490,759)	\$ -	\$ (490,759)	0%	\$ (534,281)	\$ 43,521	8%			
-	-	-	0%	Add back non cash items:										
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%			
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%			
\$ (98,213)	\$ -	\$ (98,213)	0%	TOTAL CASH BASIS	\$ (490,759)	\$ -	\$ (490,759)	0%	\$ (534,281)	\$ 43,521	8%			

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

MONTH OF DECEMBER, 2012			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
1,136,440	1,161,680	\$ (25,240)	-2%
1,843,980	1,912,974	(68,994)	-4%
-	-	-	0%
-	-	-	0%
127,244	78,579	48,665	62%
11,633	39,403	(27,770)	-70%
3,119,297	3,192,636	(73,339)	-2%
318,872	487,150	168,278	35%
13,012	13,012	-	0%
229,390	254,949	25,559	10%
31,710	39,491	7,781	20%
-	-	-	0%
874	10,134	9,260	91%
933,101	914,262	(18,839)	-2%
1,045,536	1,220,625	175,089	14%
149,450	160,839	11,389	7%
64,318	63,019	(1,299)	-2%
1,019,997	871,680	(148,317)	-17%
3,806,261	4,035,161	228,900	6%
\$ (686,963)	\$ (842,525)	\$ 155,562	18%
1,042,982	810,123	(232,859)	-29%
-	25,331	25,331	100%
\$ 356,019	\$ (7,071)	\$ 363,090	5135%

YEAR TO DATE ENDING DECEMBER 31, 2012									
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>			
REVENUES									
Dwelling Rental Income	6,530,134	6,970,080	\$ (439,946)	-6%	6,634,035	\$ (103,901)	-2%		
HUD Operating Subsidies	11,073,219	11,477,844	(404,625)	-4%	10,719,910	353,309	3%		
COCC Fee Income	-	-	-	0%	-	-	0%		
General Fund	-	-	-	0%	-	-	0%		
Grant Income	622,879	471,474	151,405	32%	-	622,879	0%		
Other Income	162,581	236,193	(73,612)	-31%	206,660	(44,080)	-21%		
Total Revenues	18,388,813	19,155,591	(766,778)	-4%	17,560,606	828,206	5%		
EXPENSES									
Administrative	1,948,496	3,118,433	1,169,937	38%	1,694,832	(253,664)	-15%		
Asset Management Fees	78,072	78,072	-	0%	-	(78,072)	0%		
Management Fees	1,364,916	1,529,694	164,778	11%	1,241,971	(122,945)	-10%		
Bookkeeping Fees	189,165	236,946	47,781	20%	192,593	3,428	2%		
Housing Assistance Payments	-	-	-	0%	-	-	0%		
Tenant Services	958	59,704	58,746	98%	6,523	5,565	85%		
Utilities	5,482,060	5,485,572	3,512	0%	4,852,474	(629,586)	-13%		
Maintenance	5,570,366	7,717,228	2,146,862	28%	4,677,910	(892,455)	-19%		
Protective Services	774,842	988,884	214,042	22%	401,576	(373,266)	-93%		
Insurance	385,068	378,104	(6,964)	-2%	364,230	(20,838)	-6%		
General Expenses	6,237,704	5,254,398	(983,306)	-19%	5,333,721	(903,982)	-17%		
Total Expenses	22,031,647	24,847,035	2,815,388	11%	18,765,831	(3,265,816)	-17%		
Net Income(Loss)	\$ (3,642,835)	\$ (5,691,444)	\$ 2,048,609	36%	\$ (1,205,225)	\$ (2,437,610)	-202%		
CASH BASIS:									
Net Income(loss) per Above	\$ (3,642,835)	\$ (5,691,444)	\$ 2,048,609	36%	\$ (1,205,225)	\$ (2,437,610)	-202%		
Add back non cash items:									
Depreciation Expense	5,990,709	4,879,406	(1,111,303)	-23%	4,957,819	1,032,890	21%		
Bad Debt Expense	77,044	151,986	74,942	49%	10,069	66,975	665%		
TOTAL CASH BASIS	\$ 2,424,918	\$ (660,052)	\$ 3,084,970	467%	\$ 3,762,663	\$ (1,337,745)	-36%		

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

MONTH OF DECEMBER, 2012

	Actual	Budget	Variance	
			Amount	%
\$ 274,977	\$ 302,545	\$ (27,568)	-9%	
290,546	297,096	(6,550)	-2%	
326,717	306,605	20,112	7%	
226,388	251,409	(25,021)	-10%	
343,817	351,817	(8,000)	-2%	
380,691	345,946	34,745	10%	
144,559	149,025	(4,466)	-3%	
179,192	191,147	(11,955)	-6%	
123,163	116,078	7,085	6%	
197,237	193,749	3,488	2%	
118,017	124,642	(6,625)	-5%	
152,693	172,681	(19,988)	-12%	
131,179	152,417	(21,238)	-14%	
58,871	61,225	(2,354)	-4%	
82,317	84,230	(1,913)	-2%	
88,933	92,024	(3,091)	-3%	
\$ 3,119,297	\$ 3,192,636	\$ (73,339)	-2%	

\$ (203,869)	\$ (150,292)	\$ (53,577)	-36%
(107,814)	(101,650)	(6,164)	-6%
(14,247)	225	(14,472)	-6432%
(11,440)	(42,796)	31,356	73%
17,639	(28,846)	46,485	161%
40,630	(65,434)	106,064	162%
(157,462)	(157,580)	118	0%
(41,223)	(10,488)	(30,735)	-293%
(30,893)	(40,127)	9,234	23%
19,046	(5,366)	24,412	455%
(58,220)	(18,267)	(39,953)	-219%
(37,620)	(75,596)	37,976	50%
(36,741)	(58,271)	21,530	37%
(35,422)	(31,490)	(3,932)	-12%
(46,195)	(60,198)	14,003	23%
16,868	3,651	13,217	362%
\$ (686,963)	\$ (842,525)	\$ 155,562	18%

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 DECEMBER 31, 2012

	Actual	Budget	Variance		Prior Year	Variance	
			Amount	%		Amount	%
\$ 1,669,930	\$ 1,815,270	\$ (145,340)	-8%	\$ 1,517,275	\$ 152,655	10%	
1,582,548	1,782,576	(200,028)	-11%	1,362,906	219,642	16%	
1,872,428	1,839,405	33,023	2%	1,829,681	42,747	2%	
1,364,980	1,508,454	(143,474)	-10%	1,435,875	(70,895)	-5%	
2,063,721	2,110,902	(47,181)	-2%	2,064,281	(561)	0%	
2,224,175	2,075,676	148,499	7%	1,945,192	278,983	14%	
842,022	894,150	(52,128)	-6%	862,597	(20,575)	-2%	
1,057,386	1,146,882	(89,496)	-8%	1,125,850	(68,464)	-6%	
715,716	696,468	19,248	3%	692,474	23,242	3%	
1,164,556	1,162,494	2,062	0%	1,006,140	158,416	16%	
686,530	747,852	(61,322)	-8%	681,603	4,926	1%	
1,001,647	1,036,086	(34,439)	-3%	961,574	40,073	4%	
799,437	914,502	(115,065)	-13%	803,158	(3,721)	0%	
337,886	367,350	(29,464)	-8%	310,600	27,287	9%	
491,410	505,380	(13,970)	-3%	469,287	22,123	5%	
514,440	552,144	(37,704)	-7%	492,114	22,327	5%	
\$ 18,388,813	\$ 19,155,591	\$ (766,778)	-4%	\$ 17,560,606	\$ 828,206	5%	

(748,770)	(912,611)	\$ 163,841	18%	(647,821)	\$ (100,949)	-16%
(627,053)	(620,759)	(6,294)	-1%	(629,343)	2,290	0%
114,840	(218,054)	332,894	153%	512,163	(397,324)	-78%
(156,565)	(465,273)	308,708	66%	123,143	(279,708)	-227%
80,659	(169,581)	250,240	148%	460,130	(379,470)	-82%
15,832	(403,331)	419,163	104%	213,616	(197,785)	-93%
(994,015)	(956,472)	(37,543)	-4%	(832,038)	(161,977)	-19%
13,737	(92,247)	105,984	115%	178,836	(165,099)	-92%
(354,592)	(317,853)	(36,739)	-12%	(22,837)	(331,755)	-1453%
118,074	(42,602)	160,676	377%	(43,450)	161,524	372%
(367,619)	(119,852)	(247,767)	-207%	(226,916)	(140,703)	-62%
(177,735)	(465,284)	287,549	62%	(136,879)	(40,856)	-30%
(247,877)	(359,893)	112,016	31%	(119,663)	(128,215)	-107%
(190,212)	(188,940)	(1,272)	-1%	(129,791)	(60,421)	-47%
(243,717)	(370,661)	126,944	34%	(98,900)	(144,817)	-146%
122,178	11,969	110,209	921%	194,524	(72,347)	-37%
\$ (3,642,835)	\$ (5,691,444)	\$ 2,048,609	36%	\$ (1,205,225)	\$ (2,437,610)	-202%

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

<u>MONTH OF DECEMBER, 2012</u>				<u>YEAR TO DATE ENDING DECEMBER 31, 2012</u>															
				(Amounts in Full Dollars)															
				CASH BASIS															
		Variance						Variance		Variance									
Actual	Budget	Amount	%					Actual	Budget	Amount	%	Prior Year	Amount	%					
REVENUES																			
\$	274,977	\$	302,545	\$	(27,568)	-9%	Asset Management Project - 30	\$	1,669,930	\$	1,815,270	\$	(145,340)	-8%	\$	1,517,275	\$	152,655	10%
	290,546		297,096		(6,550)	-2%	Asset Management Project - 31		1,582,548		1,782,576		(200,028)	-11%		1,362,906		219,642	16%
	326,717		306,605		20,112	7%	Asset Management Project - 32		1,872,428		1,839,405		33,023	2%		1,829,681		42,747	2%
	226,388		251,409		(25,021)	-10%	Asset Management Project - 33		1,364,980		1,508,454		(143,474)	-10%		1,435,875		(70,895)	-5%
	343,817		351,817		(8,000)	-2%	Asset Management Project - 34		2,063,721		2,110,902		(47,181)	-2%		2,064,281		(561)	0%
	380,691		345,946		34,745	10%	Asset Management Project - 35		2,224,175		2,075,676		148,499	7%		1,945,192		278,983	14%
	144,559		149,025		(4,466)	-3%	Asset Management Project - 37		842,022		894,150		(52,128)	-6%		862,597		(20,575)	-2%
	179,192		191,147		(11,955)	-6%	Asset Management Project - 38		1,057,386		1,146,882		(89,496)	-8%		1,125,850		(68,464)	-6%
	123,163		116,078		7,085	6%	Asset Management Project - 39		715,716		696,468		19,248	3%		692,474		23,242	3%
	197,237		193,749		3,488	2%	Asset Management Project - 40		1,164,556		1,162,494		2,062	0%		1,006,140		158,416	16%
	118,017		124,642		(6,625)	-5%	Asset Management Project - 43		686,530		747,852		(61,322)	-8%		681,603		4,926	1%
	152,693		172,681		(19,988)	-12%	Asset Management Project - 44		1,001,647		1,036,086		(34,439)	-3%		961,574		40,073	4%
	131,179		152,417		(21,238)	-14%	Asset Management Project - 45		799,437		914,502		(115,065)	-13%		803,158		(3,721)	0%
	58,871		61,225		(2,354)	-4%	Asset Management Project - 46		337,886		367,350		(29,464)	-8%		310,600		27,287	9%
	82,317		84,230		(1,913)	-2%	Asset Management Project - 49		491,410		505,380		(13,970)	-3%		469,287		22,123	5%
	88,933		92,024		(3,091)	-3%	Asset Management Project - 50		514,440		552,144		(37,704)	-7%		492,114		22,327	5%
\$	3,119,297	\$	3,192,636	\$	(73,339)	-2%	Total Revenues	\$	18,388,813	\$	19,155,591	\$	(766,778)	-4%	\$	17,560,606	\$	828,206	5%
NET INCOME(LOSS)																			
	(103,047)		(34,064)		(68,983)	-203%	Asset Management Project - 30		(87,324)		(215,243)		127,919	59%		(40,042)		(47,281)	-118%
	53,503		49,658		3,845	8%	Asset Management Project - 31		333,995		287,089		46,906	16%		278,195		55,800	20%
	(264)		14,208		(14,472)	-102%	Asset Management Project - 32		216,044		(134,156)		350,200	261%		597,502		(381,458)	-64%
	50,505		9,478		41,027	433%	Asset Management Project - 33		226,859		(151,629)		378,488	250%		438,279		(211,420)	-48%
	56,912		6,935		49,977	721%	Asset Management Project - 34		318,388		45,105		273,283	606%		666,206		(347,818)	-52%
	110,844		(25,344)		136,188	537%	Asset Management Project - 35		444,152		(162,791)		606,943	373%		475,394		(31,242)	-7%
	(1,195)		(34,122)		32,927	96%	Asset Management Project - 37		(40,244)		(215,724)		175,480	81%		(74,655)		34,411	46%
	41,283		9,537		31,746	333%	Asset Management Project - 38		210,756		46,571		164,185	353%		319,645		(108,889)	-34%
	21,338		(29,569)		50,907	172%	Asset Management Project - 39		(36,411)		(254,505)		218,094	86%		64,155		(100,566)	-157%
	19,046		(4,643)		23,689	510%	Asset Management Project - 40		118,171		(38,264)		156,435	409%		(31,510)		149,681	475%
	13,703		25,215		(11,512)	-46%	Asset Management Project - 43		68,660		141,040		(72,380)	-51%		29,615		39,045	132%
	49,407		18,180		31,227	172%	Asset Management Project - 44		346,323		97,372		248,951	256%		387,236		(40,913)	-11%
	27,639		6,107		21,532	353%	Asset Management Project - 45		136,850		26,375		110,475	419%		266,919		(130,069)	-49%
	3,910		(8,769)		12,679	145%	Asset Management Project - 46		37,927		(52,614)		90,541	172%		39,384		(1,457)	-4%
	(5,588)		(14,686)		9,098	62%	Asset Management Project - 49		1,162		(97,589)		98,751	101%		144,746		(143,584)	-99%
	18,025		4,808		13,217	275%	Asset Management Project - 50		129,608		18,911		110,697	585%		201,594		(71,985)	-36%
\$	356,019	\$	(7,071)	\$	363,090	5135%	Total Net Income(Loss)	\$	2,424,918	\$	(660,052)	\$	3,084,970	467%	\$	3,762,663	\$	(1,337,745)	-36%

Hawaii Public Housing Authority
 Consolidated Revised Budget vs Original Budget
 Fiscal Year July 2012 through June 2013

	November YTD	Actual	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	2013	2013		
	ACTUAL	December	January	February	March	April	May	June		Revised Forecast	Original Budget	Variance	%
REVENUES													
Dwelling Rental Income	6,635,681	1,386,575	1,376,914	1,376,914	1,376,914	1,376,914	1,376,914	1,376,914	1,376,914	16,283,743	17,092,247	(808,504)	-5%
HUD Operating Subsidies	29,673,729	6,042,761	6,121,814	6,121,814	6,121,814	6,121,814	6,121,814	6,121,814	6,121,814	72,447,375	78,496,011	(6,048,636)	-8%
COCC Fee Income	1,754,905	355,393	403,690	403,690	553,690	403,690	403,690	553,691		4,832,441	4,835,591	(3,150)	0%
General Fund	1,366,308	108,765	378,687	378,687	378,687	378,687	378,687	2,082,005		5,450,514	6,341,765	(891,251)	-14%
Grant Income	-	-	-	-	-	-	-	-		-	-	-	0%
Other Income	618,571	828,361	411,500	532,052	411,500	411,500	411,825	1,349,928		5,225,235	5,211,413	13,822	0%
Total Revenues	40,049,193	8,721,855	8,692,606	8,813,159	8,842,606	8,692,606	8,692,931	11,484,353		104,239,309	111,977,027	(7,737,718)	-7%
EXPENSES													
Administrative	5,170,304	979,245	1,179,425	1,176,220	1,212,839	1,197,998	1,196,028	1,195,978		13,308,038	17,144,396	3,836,358	22%
Asset Management Fees	67,800	13,560	13,560	13,560	13,560	13,560	13,560	13,560		162,720	162,756	36	0%
Management Fees	1,492,939	326,040	283,058	283,058	283,058	283,058	283,058	283,058		3,517,330	3,212,221	(305,109)	-10%
Bookkeeping Fees	261,966	53,196	52,820	52,820	52,820	52,820	52,820	52,820		632,081	656,874	24,793	4%
Housing Assistance Payments	20,414,998	4,172,014	3,950,656	4,350,656	4,350,656	4,350,656	4,350,656	4,350,656		50,290,948	50,191,008	(99,940)	0%
Tenant Services	409,868	97,840	98,117	101,117	98,777	98,777	98,777	98,777		1,102,049	1,184,469	82,420	7%
Utilities	5,234,169	1,092,057	1,239,614	1,239,614	1,239,614	1,239,614	1,239,614	1,239,614		13,763,910	13,353,062	(410,848)	-3%
Maintenance	5,970,004	1,263,625	1,653,834	1,658,290	1,702,465	1,695,522	1,679,811	1,671,643		17,295,195	20,511,543	3,216,348	16%
Protective Services	742,284	150,691	159,768	159,768	159,768	159,768	159,768	159,771		1,851,586	2,176,925	325,339	15%
Insurance	429,058	78,797	71,915	71,915	71,915	71,915	71,915	71,915		939,344	936,819	(2,525)	0%
General Expenses	6,374,243	1,323,193	1,233,037	1,033,037	1,033,037	1,033,037	1,033,037	1,033,036		14,095,660	12,579,457	(1,516,203)	-12%
Total Expenses	46,567,633	9,550,258	9,935,804	10,140,056	10,218,510	10,196,725	10,179,044	10,170,829		116,958,860	122,109,530	5,150,670	4%
Net Income(Loss)	\$ (6,518,440)	\$ (828,403)	\$ (1,243,198)	\$ (1,326,897)	\$ (1,375,904)	\$ (1,504,119)	\$ (1,486,113)	\$ 1,313,525		\$ (12,719,551)	\$ (10,132,503)	\$ (2,587,048)	26%
CASH BASIS:													
Net Income(loss) per Above	\$ (6,518,440)	\$ (828,403)	\$ (1,243,198)	\$ (1,326,897)	\$ (1,375,904)	\$ (1,504,119)	\$ (1,486,113)	\$ 1,313,525		\$ (12,719,551)	\$ (10,132,503)	\$ (2,587,048)	26%
Add back non cash items:													
Depreciation Expense	5,862,977	1,236,727	1,148,742	1,148,742	1,148,742	1,148,742	1,148,742	1,148,742		13,992,155	11,461,790	2,530,365	22%
Bad Debt Expense	91,667	-	22,104	22,104	22,104	22,104	22,104	22,104		224,291	434,774	(210,483)	-48%
TOTAL CASH BASIS	\$ (563,796)	\$ 408,323	\$ (72,352)	\$ (156,052)	\$ (205,058)	\$ (333,273)	\$ (315,268)	\$ 2,484,370		\$ 1,496,894	\$ 1,764,061	\$ (267,167)	-15%

**Contract & Procurement Office
Monthly Status Report for January 2013**

Solicitations Issued in January 2013:

Solicitation No.	Title	Due Date
n/a	Notice to Providers of Professional Services for State Capital Improvement Program and Federal Capital Fund Program Projects FY 2012-2013 – Additional Construction Projects	January , 2013
IFB CMS-2012-11	Re-Roof and Renovation to Ke Kumu Ekolu and Repair to Ke Kumu Elua on the Island of Hawaii	January 29, 2013
IFB CMS-2012-16	Individual Waste Water System Maintenance of Various Public Housing Properties on the Islands of Kauai and Hawaii	February 8, 2013
IFB CMS-2012-20	Renovation of Vacant Units at Kapaa on the Island of Kauai	February 11, 2013

Contracts Executed in January 2013:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 11-02	Ronald N.S. Ho & Associates, Inc. Provide Design and Consultant Services for the Repair of the Electrical System at Puuwai Momi (AMP 30) on the Island of Oahu End Date: 665 Calendar Days from Notice to Proceed		\$24,127.00
CMS 11-15-CO01	Ralph S. Inouye Co., Ltd. No Cost Extension of Time of 365 Calendar Days for Building and Site Improvements to Hale Poai (MU 42) on the Island of Oahu Completion Date: January 11, 2014	n/a	\$1,662,162.00
PEO 13-01	EJP Consulting Group, LLC. Furnish Planning Coordinator Services to Assist the HPHA with the Choice Neighborhood Planning Grant for the Targeted Sites of Kuhio Park Terrace/Kuhio Homes (AMP 40) on the Island of Oahu End Date: January 29, 2015		\$200,000.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
PMB 11-01-SC02	Pacific Waste, Inc. Continue to Provide Refuse Collection Services for Noelani I, Noelani II, Ke Kumu Elkolou and Ke Kumu Elua (AMP 43) on the Island of Hawaii for an Additional 12-month Period End Date: January 31, 2014	\$37,439.20	\$109,317.79
PMB 11-06-SC02	Services Hawaii Rubbish Solutions Continue to Provide Refuse Collection Services for Hale Hauoli (AMP 46) on the Island of Hawaii for an Additional 12-month Period End Date: January 31, 2014	\$31,542.00	\$85,491.60

CONSTRUCTION MANAGEMENT BRANCH

Status Report Vacant Units Type C

February 1, 2013

Completed Activities

- **PuuwaiMomi: 1 unit (27B)**
- **Wahiawa Terrace:2 units (5-3, 5-6)**
- **Paoakalani: 5 units (424, 525, 627, 727, 1527)**

Planned Activities

- **Vacant Units on Maui(5 units)**
 - David Malo Circle – 2 units (725C, 745A) To be part of the major modernization.
 - Piilani Homes – 1 unit (1028-F5) To be part of the major modernization.
 - Makani Kai Hale – 2 units (24, 34) Construction Management Branch is including these units in the David Malo major modernization.
- **Group B – 32 Vacant Units on Oahu**
 - Kauaiokalani - 4 units (101, 201, 301, 303)
 - Waimaha Sunflower – 3 units (B128, B220, B320)
 - Maili – 2 units (19, 24)
 - Nanakuli Homes - 4 units (01, 02, 06, 34)
 - Kupuna Home O Waiialua – 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, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7)
 - Permit approved and ready. Contractor's plumber needs to update their insurance documents before permit pick up.
 - Estimated completion May 2013.
- **Vacant Units (2 units) –Department of Accounting and General Services (DAGS).**
 - PuuwaiMomi – 2 units (8C, 8D)
 - Construction started 7/4/12 on 5 units, 2 completed.
 - 90% complete. Estimated completion 2/28/13.
- **Vacant Units (12 units) – Construction Management Branch will train AMP on scoping the interior work to be done. CMB will then prepare bid documents and put out on HePS**
 - Waipahu – 1 unit (5)
 - Nanakuli Homes – 2 units (5, 8)
 - Maili II – 2 units (9, 13)
 - Waimaha Sunflower – 2 units (A308, G301)
 - Wahiawa Terrace – 5 units (3-1, 5-1, 7-6, 3-7, 5-8)
- **Kauaiokalani (1 unit) - Repairs for fire damage to the exterior of Unit 304 is currently in design phase. CMB will incorporate the interior renovation into the modernization.**
- **Hale Hoolulu, Kalaheo Homes, Hale Nana Kai O Kea Modernization & ADA Compliance (4 units)**
 - Bid packet is being finalized. Permit is ready for pickup. Estimated bid date 2/22/13 due to additional work required and contract approvals & routing.
 - Hale Ho'olulu – 1 unit (B1)
 - Kalaheo – 3 units (1B, 4A, 4B)

- **Hale Ho'onanea Modernization and ADA (2 units)**
 - Hale Ho'onanea – 2 units (9L, 14R) Currently Unit 13L and 14L are occupied, but will be renovated in the modernization.
 - ADA project in design with Richard Matsunaga, 60% complete. Due to large increase in scope, awaiting approval of Supplemental Contract #2.

- **Vacant Units at Kapaa(3 units)**
 - 3 units (3R, 14L, 17L) Unit 3L is currently occupied, but will also need repair due to damage caused by 3R).
 - Construction Management Branch posted the bid on 1/10/13 and conducted a pre-bid meeting & site inspection on 1/16/13. Bid opening will be 2/22/13.

- **1 Vacant Units on Hawaii**
 - KeKumuEkolu – 1 unit (B2202)
 - Specifications by CMB, work to be done by AMP.
 - Estimate completion June 7, 2013.

- **Palolo Valley Homes Major Modernization 22 Units on Oahu**
 - Building 20 – Units A through H (8 units)
 - Construction started 11/13/12.
 - Building 16 and 17: tenants relocated, start of construction January 2013.
 - A total of 44 units will be worked on in this major mod.

Issues/Concerns:

- **Society Contracting: Vacant Units Group B Oahu – HPHA has provided Society the opportunity to review abatement/clearances reports for Waimaha-Sunflower (2003/2004) and Wahiawa Terrace (1996). Society wants an updated survey done because they are not sure if hazardous materials were used in the building between the time they were tested/abated and now. HPHA has not received the proposal from GYA Architects to draft IOM for approval of additional scope of work.**

VACANT UNITS TYPE C STATEWIDE 02/15/13

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Estimated Consultant Contract Award	Estimated Bid Date	Estimated Construction Contract Award	Estimated Completion of Construction	HUD Letter Sent	HUD Approval	Status/Comments
Oahu	30	1026	Puuwai Momi	2	8C, 8D	DAGS	NA	NA	7/1/12	2/28/2013 est			Phase I of Department of Accounting and General Services construction. Construction in progress.
Oahu	30	1026	Puuwai Momi	7	6I, 18G, 18H, 18I, 18J, 18K, 18L	Design	NA	6/1/2013	6/30/13	12/31/2013 est			Building 6 & 18 have leaking roofs. After roofs are repaired, AMP to repair the majority of the interior of the units.
Oahu	30	1027	Hale Laulima	2	8B, 8D	Design	NA	6/1/2013	6/30/13	7/31/2013 est			HPHA investigate plumbing and working on specifications for the repair.
Oahu	30	1038	Waipahu I	1	5	Design	NA	6/1/2013	6/30/13	6/30/2014 est			Construction Management Branch to train AMP to scope the unit, CMB to prepare bid docs and put out on HePS.
Oahu	31	1005	Kalihi Valley Homes	9	24-227A, B, C, D, E, F, G, H, J,	Mod.	8/1/2008		8/18/09	5/31/2013 est	3/6/12	No	GYA Architects, General Contractor: Rainforest G - RFG started.
Oahu	31	1005	Kalihi Valley Homes	6	30J, 32C, 34E, 37C, 39A, 42J	HPHA dsgn	NA	4/1/2013 est	6/1/2013 est	12/31/2013 est	N/A	N/A	HPHA to temporarily patch roofs until full modernization can be completed. Looking at elastomeric system to repair roof, AMP to renovate units after roof leaks are resolved.
Oahu	31	1005	Kalihi Valley Homes	19	20D, E, G, J, 21F, 36C, 36D, 36E, 41C, 41D, 41E, 43D, 43E, 43G, 43H, 43J, 44F, 44G, 44J	Design			5/2014 est	5/2015 est	N/A	N/A	Contract in negotiation to be part of Phase IVB Modernization.
Oahu	40	1007	Kuhio Homes	1	13A	Design	NA	6/1/2013	6/30/13	12/31/2013 est			Construction Management Branch checking to see if special teams can work on the spall work.
Oahu	40	1010	Kuhio Park Terrace	4	1518D, 1520D, 1530D, 1532D	Demo	NA	NA	NA	--			Demo (Vacant HUD approved Demo DISPO)
Oahu	40	1010	Kuhio Park Terrace	2	1538D, 1540D	Design	NA	6/1/2013	6/30/13	5/1/2014 est			Construction Management Branch negotiating design contract for electrical repairs.
Oahu	44	1035	Nanakuli Homes	2	5, 8	Design	NA	NA	NA	12/31/2014 est			Construction Management Branch to train AMP to scope the unit, CMB to prepare bid docs and put out on HePS.
Oahu	44	1035	Nanakuli Homes	4	01, 02, 06, 34	Grp B	11/1/2010	6/22/2011	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	44	1057	Waimaha-Sunflower	3	B128, B220, B320	Grp B	11/1/2010	6/22/2011	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	44	1057	Waimaha-Sunflower	2	308, G301	Design	NA	NA	NA	12/31/2014 est			Construction Management Branch to train AMP to scope the unit, CMB to prepare bid docs and put out on HePS.
Oahu	44	1091	Kauaiokalani	1	304	Design	1/31/2014	6/30/2014	1/31/2015	12/31/2015 est	n/a	No	Fire damaged unit. Interior to be worked on after exterior/roof is completed. Work on interior of vacant unit: To be combined with the modernization.
Oahu	44	1091	Kauaiokalani	4	101, 201, 303, 301	Grp B	11/1/2010	6/22/2011	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	44	1108	Mali II	2	9, 13	Design	NA	NA	NA	12/31/2014 est			Construction Management Branch to train AMP to scope the unit, CMB to prepare bid docs and put out on HePS.
Oahu	44	1108	Mali II	2	19, 24	Grp B	11/1/2010	6/22/2011	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Estimated Consultant Contract Award	Estimated Bid Date	Estimated Construction Contract Award	Estimated Completion of Construction	HUD Letter Sent	HUD Approval	Status/Comments
Oahu	45	1072	Ho'okipa - Kahalu'u	2	G-102, G-202	Design	3/29/2013	3/28/2014	7/25/14	7/31/15 est			ADA design contract being negotiated.
Oahu	45	1090	Kauhale O'hana	1	201	Design	3/29/2013	3/28/2014	7/25/14	7/31/15 est			Negotiating consultant proposal.
Oahu	49	1015	Wahiawa Terrace	17	1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7	Grp B	11/1/2010	6/22/2011	9/12/11	May 2013 est	2/9/12	Yes *	*HUD approval for all units except 4-5 and 6-7. Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	49	1015	Wahiawa Terrace	5	3-1, 5-1, 7-6, 3-7, 5-8	HPHA dsgn	NA	NA		12/31/2013 est	11/27/12	Yes	Construction Management Branch to train AMP to scope the unit, CMB to prepare bid docs and put out on HePS.
Oahu	49	1050	Kupuna Home O Waialua	2	17, 18	Grp B	11/1/2010	6/22/2011	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	50	1008	Palolo Valley Homes	4	14F, 15D, 15E, 18A	Mod.	6/3/2010	4/16/2012	6/5/12	March 2014 est	12/28/12	Yes	Construction started 11/13/12 for major modernization of Buildings 14-20. First phase is Building 20. Second phase is Building 16 & 17. Remainder of the units are currently vacant and will not be occupied until the modernization is complete. Estimated completion March 2014.
Oahu	50	1008	Palolo Valley Homes	12	16A-F, 17A-F	Mod.	6/3/2010	4/16/2012	6/5/12	August 2013 est	12/28/12	Yes	Start of construction for Buildings 16 & 17 - Jan. 2013. Estimated completion August 2013.
Oahu	50	1008	Palolo Valley Homes	8	20A-H	Mod.	6/3/2010	4/16/2012	6/5/12	May 2013 est	12/21/12	Yes	Start of construction for Building 20 - Nov. 2012. Estimated completion May 2013.

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Estimated Consultant Contract Award	Estimated Bid Date	Estimated Construction Contract Award	Estimated Completion of Construction	HUD Letter Sent	HUD Approval	Status/Comments
Molokai	39	1088	Kahale Mua	2	17, 24A	Consult Contr	5/2/2011	4/15/2013	7/15/13	7/15/2014 est		Yes	Reike, Sunnland, Kono Architects working on bid documents, tentative bid April 2013.
Maui	39	1016	David Malo Circle	2	725C, 745A	Design	3/31/2013	1/31/2014	5/2014 est	3/2015 est		725C - No	GYA Architects selected, project scoped on 11/15/12
Maui	39	1044	Piilani Homes	1	1028-F5	Design	6/30/2013	4/30/2014	10/2014 est	10/2015 est			To be part of Piilani modernization. Entire project to be scoped
Maui	39	1092	Makani Kai Hale	2	24, 34	Design	3/31/2013	1/31/2014	5/2014 est	3/2015 est			In David Malo MOD project, scoped 11/15/12
Kauai	38	1018	Kapaa	3	3R, 14L, 17L	Design	NA	1/10/2013	5/10/13	8/21/2013 est			NOTE: 3L is occupied but will be vacated in the MOD. Bid opening scheduled for 2/22/13.
Kauai	38	1019	Hale Ho'olulu	1	B1	Consult Contr	6/24/2010	2/22/2013	6/28/13	1/27/2014 est			Group 70 working on bid documents.
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Consult Contr	6/24/2010	2/22/2013	6/28/13	2/7/2014 est			Group 70 working on bid documents.
Kauai	38	1055	Hale Ho'onanea	2	9L, 14R	Consult Contr	5/12/2010	6/15/2013	9/15/13	4/2014 est			Current ADA project w/ Richard Matsunaga & Associates Architects Inc. Note: 13L & 14L are occupied but will be in MOD for ADA.
Hawaii	37	1004	Lanakila Homes II	6	59L-R, 61L-R, 62L-R	Consult Contr	NA	3/1/2013	5/1/13	12/31/2014 est			Buildings 59, 61, & 62 un-demoed, need to schedule for mod.
Hawaii	37	1004	Lanakila Homes II	36	55L, 55R - 75L, 75R	Demo	NA	1/1/2014	4/1/14	12/31/2014 est			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,	Demo	NA	3/1/2014	6/1/14	12/31/2014 est			Scheduled for Renovation, need to un-demo with HUD.
Hawaii	37	1029	Pomaikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr	6/4/2012	5/1/2013	7/1/13	6/30/2014 est			Design in process
Hawaii	37	1045	Pahala	2	3F, 5A	Consult Contr	6/4/2012	3/1/2014	5/1/14	6/30/2015 est			Design in process
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C, 8B, 9A	Consult Contr	6/4/2012	12/1/2013	2/1/14	12/31/2014 est		7-C No	Design in process
Hawaii	46	1097	Ke Kumu Ekolu	1	B2202	Design	NA	NA	NA	6/7/13 est			Construction Management provided specifications to AMP, work to be done by AMP.

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Total Verified Type C Vacant Units by County:

Oahu	120
Maui	5
Molokai	2
Kauai	9
Hawaii	21
	<u>157</u>

Total Under Design Contracts (Consult Contr)

Total Under Design Contracts (Consult Contr)	28
Total Group A to be added to Design Contract (Group A+):	0
Total Mod awaiting Consultant Contract (Design)	51
Total In-house design (HPHA Design)	11
Total Being Added to Consultant Contract:	90

Total Form A's to be verified by CMB:

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

Total Group B Under Construction Contract (Group B):

Total Group B Under Construction Contract (Group B):	32
Total Units Under Modernization Const.Contracts (Mod):	33
Total Units Under Construction (Construction):	0
Total Units Under Construction with DAGS (DAGS)	2
Total Units Under Construction w/ Special Teams (HPHA ST)	0
Total Vacant Units Under Construction Contract:	67

Total Units Approved for Demo:

Total Units Approved for Demo:	60
Total Units Relocation Hold:	0

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CONSTRUCTION MANAGEMENT BRANCH
Status Report
Large Capacity Cesspool Conversions (LCCC) Statewide
January 30, 2013

Completed Activities

- An Invitation for Bids for the “5-year Maintenance of Individual Wastewater Systems (IWS) and Underground Injection Control (UIC) Seepage Pits” bid documents for HPHA properties statewide was posted on January 2, 2013.

Planned Activities

- HPHA is preparing for the final status report regarding the CA/FO requirements' completion to submit to EPA.
- Remaining items outstanding at Kalaheo and Hale Ho`olulu on Kaua`i (Group 1 cesspools) are the operation and maintenance manuals and the maintenance schedule recommendations from the contractor. The HPHA has reviewed and will request additional information from contractor.
- 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) to address the cost-sharing of maintenance and repair of the sewer lateral shared by the two agencies but located on the La`ilani property on the Big Island (owned by the HHFDC). The Hawaii Housing Finance and Development Corporation (HHFDC) returned the reviewed document on 1/10/2013, and it was sent for final reviews to our Attorney General on 1/23/2013.
- On-going - The Attorney General's office has been assisting in drafting the necessary documents requesting the cancellation of the Executive Orders (EO's) relating to the Hawaii Public Housing Authority's (HPHA) responsibilities of the Teacher's Cottages in Maui and Hawaii counties, issuing management and control to the Department of Education (DOE) in reference to Consent Agreement/Final Order (CA/FO) requirements of the Environmental Protection Agency (EPA). The final documents requesting transfer of the Executive Order was sent to the Department of Land and Natural Resources (DLNR) on October 9, 2012.

Trends/Issues

- **Underground Injection Control (UIC) Annual Reporting** is past due on most projects with underground injection control seepage pits. The HPHA procured a consultant to provide site-specific specifications for compliance with annual reporting requirements. The bid is expected to be awarded in March of 2013, and the annual reports will require 3 months of logging and preparation for submittal following the award.

Risks

- **Group 2** cesspools had a March 2009 deadline. The Environmental Protection Agency (EPA) was notified on 7/18/2012 that Kealakehe and on 7/3/2012 that Hale Hau`oli on the Big Island were connected to the County sewer lines and were backfilled. Though the HPHA is well beyond the March 2009 deadline, David Albright, head of the EPA regional office in San Francisco, indicated that penalizing Hawai`i Public Housing Authority (HPHA) for delays is not a top enforcement priority and that he believes that there is no need to amend the CA/FO to amend deadline dates.

STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA

(prepared 1/29/2013)

Group 2--All @ Big Island		# CPs	Status as of January 2013	CD*
1	KAIMALINO TMK 3-7-4-017-029	Kailua-Kona 6	IWS ATO # 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 for 5 seepage pits was issued 8/31/2011 through 8/30/2016.	10/09
2	KEALAKEHE HOUSING TMK 3-7-4-017-058	Kailua-Kona 17	Connected on 7/2/2012, 17 cesspools backfilled. UIC UH-2781 closed on 9/21/2012 regarding backfill of 17 injection wells. A MOA with HHFDC is being developed since Kealakehe's access to the County sewer line runs thru HHFDC's sewer main.	12/12
3	LA'ILANI	Kailua-Kona 66	HHFDC; Completed connection to county sewer 9/29/2011.	NA
4	HAWAII MONTESSORI	Kailua-Kona 2	HHFDC; same property/information as Lailani	NA
5	JACK HALL	Kailua-Kona 13	HHFDC; CAFO UIC-09-2010-005; UIC UH-2782 closed per DOH letter dated 8/10/2011	NA
Total		104	CP-- 1000+ gpd Cesspools	CD*-Completion date of Contractor's Scope of Work (Okahara & Associates is Consultant of Record for Hawaii projects)

Group 1 @ Big Island		# CPs	Status as of January 2013	CD*
6	NOELANI 1 TMK 3-6-5-009-025	Kamuela 3	IWS ATO # 41011, 41013, 40114 issued 9/22/10 on file; UIC Permit UH-2887 for wells 1 through 3 issued 12/30/2011 through 12/29/2016.	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. UIC Permit UH-2888 for wells 1 through 6 issued 12/30/2011 through 12/29/2016. Backfilling permit submitted July 12, 2012 for DOH record for the 7th (less than 1000 gpd) cesspool.	6/08
8	HALE ALOHA O PUNA (E) TMK 3-1-6-143-035	Keeau 6	IWS ATO# 42856, 42860 to 42865 issued 8/4/10. UIC Permit UH-2826 (3 pits) issued 12/15/2010 through 12/14/2015.	12/09
9	HALE HOOKIPA (E) TMK 3-8-1-002-049	Kealakekua 10	IWS ATO #43221 & 43223 issued 12/22/2010 and 43220 & 43222 issued 8/20/2012; UIC permit UH-2838 (2 seepage pits) closed on 8/15/2012; UIC ATO UH-2852 (3 pits) issued 4/15/2011 through 4/14/2016.	11/08
10	NANI OLU (E) TMK 3-8-002-047,048	Kealakekua 9 CP	IWS ATO# 43252 to 43260 (9 systems) dated 6/23/2010 on file UIC ATO UH-2793 for wells 1 thru 9 issued 2/28/2011 through 2/27/2016.	11/08
11	NANI O PUNA TMK 3-1-5-002-023	Pahoa 4	HHFDC; IWS ATO # 42233 to 42236, UIC UH-2794 for 3 seepage pit issued 2/28/2011; UIC UH-2764 issued for backfill of 4th well	11/09
12	HALAULA TC TMK 3-5-3-010-056	Kapaau 3	IWS ATO # 37731 to 37733 issued 1/8/2009; Transferring to DOE; need to resend HPHA letter to DLNR	01/09
13	KA'U TC TMK 3-9-6-005-008	Pahala 2	IWS ATO # 38386 to 38387 issued 3/13/2009; Transferring to DOE; need to resend HPHA letter to DLNR	01/09
14	WAIMEA TC TMK 3-6-7-002-015	Kamuela 1	IWS ATO # 43792 issued 9/9/2010; Transferring to DOE; need to resend HPHA letter to DLNR	6/08
15	HONOKAA TC TMK 3-4-5-001-011	Honokaa 1	IWS ATO # 42338 to 42341; UIC ATO UH-2869 issued 8/15/2011 through 8/14/2016; Transferring to DOE; resent request to DLNR on 10/9/2012	11/08

057

STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA

(prepared 1/29/2013)

45 UIC -- Underground Injection Control; IWS-- Individual Wastewater System
(Okahara & Associates is Consultant of Record for Hawaii projects)

Group 1 @ Kauai

CPs

Status as of January 2013

16	HALE HO'OLULU (E) TMK: 4-5-2-003-056	Kilauea	2	IWS ATO # 41589, 41590 & 41591 issued on 11/14/2011. 2 cesspools were backfilled, and DOH file UIC-UK 2774 was closed on 5/13/2011.	6/12
17	KALAHEO TMK: 4-2-3-012-030	Kalaheo	5	IWS ATO 41585, 41586, 41587, 41588 dated 3/8/2011 on file UIC Permit UK-2737 for 4 seepage pits issued 5/29/2009 through 5/28/2014; 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 Backfill for 77 cesspools completed 1/18/2011; report submitted to DOH for record.	2/12

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

Group 1 @ Maui

CPs

Status as of January 2013

19	HANA 'B' TC TMK: 2-1-4-004-003	Hana	1	IWS ATO # 40608 issued 9/1/2009; Transferring to DOE; need to resend HPHA letter to DLNR	09/09
20	WAKIU 'A - E' TC TMK: 2-1-3-004-022	Hana	2	IWS ATO # 40609 to 40611 issued 3/13/2009; Transferring to DOE; resent request to DLNR on 10/9/2012	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 January 2013

a	Lokahi Housing TMK 3-2-4-052-020	Hilo	8	16 septic tanks (IWS) total; 5 are being replaced; IWS ATO 42685-42695 (11 systems) issued 1/13/2010 & IWS ATO 45584,45601,45603-45605 (5 systems) issued 5/10/2011; UIC backfill permit UH-2863 for 4 cesspools. This is not part of CA/FO; Notice to Proceed issued on 10/29/2012, and estimated completion is February 2013.	2/13
b	Hale Hauoli Housing TMK 3-4-5-010-078	Honokaa 7 CP	8	Connected to the County Sewer on July 16, 2012, 8 injection well cesspools backfilled. Cesspool Abandonment Permit & Backfill Final Completion Report UH-2843 approved by Dept. Of Health on 9/14/2012, so UH-2843 has been closed out.	12/12
c	Pahala Elderly Housing TMK 3-9-6-017-037	Pahala	5	IWS ATO# 18081 to 18085 (5 tanks) issued 12/17/2009. UIC Permit UH-2657 for wells 1 through 3 issued 5/15/2008 through 5/14/2013.	12/09

(Okahara & Associates is Consultant of Record for Hawaii projects)

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.)

February 21, 2013

FOR DISCUSSION

SUBJECT: Pending Legislative Measures for the Fiscal Biennium (FY2013-2014)
Impacting the Hawaii Public Housing Authority

I. Background

- A. The Hawaii State Legislature convened for the first year of the FY 2013-2014 Biennium on January 16, 2013. The HPHA introduced nine legislative proposals, and there were many more bills relating to the HPHA that were introduced by the Legislature.
- B. Staff has identified the following items currently before the 2013 Legislature that would potentially impact the HPHA:
- H.B. 742, Relating to Public Housing: Authorizes the Hawaii Public Housing Authority to delete delinquent accounts receivable records for state low-income public housing projects that have been delinquent at least ninety days and also authorizes the Hawaii Public Housing Authority to assign delinquent accounts to a collection agency. Passed from Housing to Finance. PEO will lobby in support in the Finance Committee.
 - H.B. 1116, Relating to Public Housing: Authorizes the Hawaii public housing authority to process terminations of tenancy or evictions from the federal low-income public housing program without providing a grievance hearing when permitted by the federal government. Passed from Housing to Judiciary. PEO will lobby in support in the Judiciary Committee.
 - H.B. 740, Relating to Open Containers of Intoxicating Liquors in Public Housing: Prohibits the possession or storage of an open container holding intoxicating liquor on any sidewalk or common area within any public housing project under the jurisdiction of the Hawaii public housing authority. Passed from Housing to Judiciary. PEO will lobby in support in the Judiciary Committee.
 - H.B. 741, Relating to the Definition of Public Housing Project: Expands the definition of "public housing projects" to include all potential properties that could be managed by a public housing agency

under 24 CFR 5.100. Deferred in Housing Committee. PEO will lobby in support when the Senate vehicle crosses over.

- H.B. 514, Relating to Public Housing: Moves the State income tax and obligations exemption for public housing agencies from the laws governing the Hawaii Housing Finance and Development Corporation to the laws governing the Hawaii Public Housing Authority. Passed from Housing to Finance. PEO will lobby in support in the Finance Committee.
- H.B. 888, Relating to Disposition of Personal Property on Public Housing Properties: Provides the process by which the Hawaii Public Housing Authority may dispose of abandoned or seized property that it has acquired on state public housing projects. Passed from Housing to Finance. PEO will lobby in support in the Finance Committee.
- H.B. 87, Relating to Public Housing: Broadens criminal trespass in the first degree to include a person who enters or remains unlawfully in or upon the premises of a public housing project after a reasonable request or warning to leave by housing authorities or a police officer. Excludes an invited guest, unless the guest is violating a law or rule. Passed House Committees on Housing and Judiciary to be voted on by the full House for Third Reading. PEO will lobby in support when it crosses over to the Senate.
- H.B. 402, Relating to Public Housing: Requires the Hawaii Public Housing Authority to conduct a study on the feasibility of installing clotheslines in all public housing projects and state low-income housing projects in the State. Passed from Housing to Judiciary. PEO will lobby in opposition if the bill is scheduled.
- H.B. 518, Relating to Housing: Appropriates funds for the state rent supplement program for working individuals or families who are ready to rent permanent housing in order to obtain and maintain permanent housing. Excludes individuals or families who receive public assistance or other government benefits or entitlements from qualifying to receive moneys under this Act. Passed from Housing and Judiciary to be voted on by the full House for Third Reading. PEO will lobby in support when it crosses over to the Senate.
- H.B. 532, Relating to Public Housing: In determining eligibility for state low-income housing, requires the value of all motor vehicles registered to a unit's tenants to be considered in calculating income and asset limits. Provides exclusion for a certain threshold value amount. Passed from Housing to Finance. PEO will lobby in support if the bill is scheduled.

- H.B. 536, Relating to Public Housing: Disqualifies from state low-income housing any applicant or tenant if the applicant, tenant, or a household member owns or acquires a home within the State. Passed Housing to Finance. PEO will lobby in support if the bill is scheduled.
- H.B. 562, Relating to Solid Waste: Clarifies that HPHA is authorized to contract with private businesses to remove food and green waste from public housing projects. Requires HPHA to report to the 2014 legislature on its progress on such contracts. Effective July 1, 2100. Passed House Committees of Energy and Environmental Protection and Housing and is now in Finance. PEO will lobby in support if the bill is scheduled.
- H.B. 739, Relating to State Funds: Prohibits grants of subsidies or awards of contracts for outreach services, public housing projects, or the administration of state low-income public housing projects unless the grants or contracts are made to a nonprofit organization and none of the salaries or collective salaries of the officers or employees of the nonprofit organization exceeds a 75% of the salary of the director of human services. Is currently in the Finance Committee. PEO will lobby in support if the bill is scheduled.
- H.B. 1119, Relating to the Public Housing Authority: Appropriates funds to the HPHA to leverage funds for the redevelopment of the Mayor Wright homes. Passed from Housing to Finance. PEO will lobby in support if the bill is scheduled.
- H.B. 1158, Relating to Public Housing: Prohibits the Hawaii public housing authority from considering a prospective tenant's conviction for a minor crime that occurred five years or more before the application date. Provides exceptions for crimes involving drugs, violence, sexual offenses, and alcohol. Passed Housing to Judiciary despite Agency opposition. PEO will support the amended version the Executive Director agreed to with the introducer.
- H.B. 200, Relating to the State Budget: House Finance has not had a hearing yet. HPHA will lobby in support of the agency's CIP request of \$90 million and other housekeeping operating budget items.
- S.B. 1112, Relating to Deleting State Public Housing Delinquent Accounts: Authorizes the Hawaii Public Housing Authority to delete delinquent accounts receivable records for state low-income public housing projects that have been delinquent at least ninety days and also authorizes the Hawaii Public Housing Authority to assign delinquent accounts to a collection agency. Passed a joint Human Services/Judiciary and Labor Committee hearing to Ways and Means. PEO will lobby in support if the bill is scheduled.

- C. Board discussion on these or any other legislative proposals on the attached spreadsheet are welcome.

Prepared by: Benjamin Park, Planner 

Hawaii Public Housing Authority
Summary of Capital Repair/Renovation Projects
Report As Of 2/28/13

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	\$8,617,687	\$2,416,486	\$54,497	\$1,252,617	\$184,890	\$11,615,310	92.73%	\$910,867	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	\$8,360,206	\$2,477,847	\$246,838	\$1,038,924	\$265,421	\$11,887,448	95.95%	\$501,787	7/14/12	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$6,608,096	\$2,060,380	\$350,000	\$1,030,190	\$253,233	\$6,942,541	67.39%	\$3,359,357	7/13/13	These funds are available to PHA's. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$5,700,000	\$1,890,879	\$250,000	\$945,440	\$668,078	\$3,086,319	32.64%	\$6,368,078	3/12/14	These funds are available to PHA's. LOCCS created 03-12-12
CFP Budget Totals	\$57,285,440	\$37,679,737	\$11,368,339	\$1,337,200	\$5,528,543	\$1,371,622	\$46,145,350	81%	\$11,140,090		

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	\$6,436,408	\$2,416,486	\$35,723	\$1,249,723	\$0	\$10,138,341	80.94%	\$2,387,836	4/14/14	All Contracts Awarded. LOCCS created 09-12-09
CFP 720	\$12,389,235	\$2,779,623	\$0	\$13,717	\$1,038,924	\$0	\$3,832,264	30.93%	\$8,556,971	7/14/14	These funds are available to PHA's. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$77,339	\$0	\$0	\$0	\$0	\$77,339	0.75%	\$10,224,559	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	These funds are available to PHA's. LOCCS created 03-12-12
CFP Expenditure Totals	\$57,285,440	\$17,687,118	\$4,939,233	\$485,306	\$3,550,020	\$0	\$26,661,676	46.54%	\$30,623,764		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Budget	HPHA Encumbered	HPHA Expended	HPHA % Expended Against Budget	HPHA Budget Minus Expended	Encumbrance Deadline	Notes	ACT/SLH
FY 07-08 Elevator	\$4,939,503	\$4,591,697	\$4,591,697	3,643,317	79.35%	\$948,380	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 07-08 Lump Sum CIP	\$19,910,000	\$18,164,999	\$18,164,999	13,893,237	76.48%	\$4,271,762	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 08-09 Elevator	\$6,410,000	\$4,831,396	\$4,831,396	1,914,259	39.62%	\$2,917,137	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 08-09 Lump Sum CIP	\$10,000,000	\$3,385,738	\$3,385,738	2,105,518	62.19%	\$1,280,220	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 09-10 Lump Sum CIP	\$7,913,000	\$7,913,000	\$7,913,000	6,876,962	86.91%	\$1,036,038	6/30/12	Allotment Granted - Blanket Encumbrance (1)	ACT 162/2009 as amended by ACT 180/2010
FY 10-11 Lump Sum CIP	\$4,500,000	\$4,500,000	\$4,441,772	2,305,110	51.22%	\$2,194,890	6/30/12	Allotment Granted - Blanket Encumbrance (1)	ACT 162/2009 as amended by ACT 180/2010
FY 11-12 CIP Totals	\$31,120,000	\$31,120,000	\$43,946	0	0.00%	\$31,120,000	6/30/14	Partial Allotment Granted	ACT 164/2011 as amended by ACT 106/2012
FY 12-13 CIP Totals	\$60,222,000	\$60,222,000	\$0	0	0.00%	\$60,222,000	6/30/14	Partial Allotment Granted	ACT 164/2011 as amended by ACT 106/2012
STATE CIP TOTALS	\$145,014,503	\$134,728,830	\$43,372,548	\$30,738,403		\$103,990,427			

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

Federal Capital Fund Program Budget

These are HPHA CFP budget numbers a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which the funds are currently budgeted. The obligation deadline indicates the date by which these funds must be at least 92% obligated.

Federal Capital Fund Program Actual

These are HPHA CFP actual expenditures a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which these funds are currently being expended. The expenditure deadline indicates the date by which these funds must be expended.

State Capital Improvement Program Budget and Expenditure

These are HPHA CIP budget and actual expenditures a/o the upper left corner date. The rows reflect the CIP fund appropriation, the columns represent budget, encumbrance and expenditures. The encumbrance deadline indicates the date by which the funds must be encumbered.