

FOR ACTION

MOTION: To Adopt Board Resolution No. 55 To Close the Oahu Federal Family Public Housing Waitlist for One (1) Year Starting January 1, 2012, and To Authorize the Executive Director to Extend the Closure of the Waitlist for up to an Additional 12 Months

I. FACTS

- A. The waiting list for family public housing on Oahu currently has over 9,000 applicants, and the Application Services Unit receives an average of 235 additional applications per month. In contrast, only between 5 and 10 units become available for a new tenant each month.
- B. Applicants are put on the wait list based on what section of the island they want to live in (Waianae, Honolulu, etc) and the type of unit they need (one bedroom, two bedroom, ADA, etc).
- C. Preference is given to applicants in any of the following categories. These families go to the top of the waiting list and are placed before any family without a preference:
- Victims of domestic violence;
 - Involuntary displaced ;
 - Homeless persons who live in transitional shelters or supportive housing programs;
 - Unsheltered homeless persons who are in compliance with a social services plan.
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The average wait for applicants who do have a preference is from two to seven years; those with no preference have even longer waits. Wait time varies based on the location and size of unit the family is waiting for.

II. DISCUSSION

- A. The HPHA fills unit vacancies first from the tenant transfer list before considering applicants from the waitlist. Under current regulations, residents already in public housing who need a different type of unit, due to a change in family size, or who need an accessible unit, must be accommodated by being put on a transfer list. If there is no transfer list for

the specific unit type that has become available, an applicant on the waiting list is placed in the available unit.

- B. Most of the applicants at the top of the wait list for a given available unit type are those with a preference who have been put ahead of the eligible families without a preference; consequently, few non-preference families get placed in family public housing. Even those with a preference usually wait for 2 to 7 years, depending on the type and location of unit they are waiting for.
- C. Maintaining an expanding wait list is not in the interests of the public or the agency. HPHA staff spend an inordinate amount of time maintaining wait lists and re-documenting the status and needs of applicants who will likely never get to the top of the list. In addition, when the applications staff try to contact the family at the top of the list to notify them of an available unit, often they have been waiting so long that they cannot be located, or their living or financial situation has changed so staff must begin the recertification process again with the next name on the list. Working with a list on which families have been waiting for years is very inefficient and time consuming.
- D. Additionally, the HPHA is required to purge the waitlist on an annual basis to remove families that are no longer in need of public housing; do not qualify for public housing; or cannot be contacted.
- E. Staff is recommending closing the waitlist for new applicants for family federal public housing on Oahu, until the families on the existing list have been placed, or determined to be no longer eligible or interested. Once the list has been reduced to manageable levels it would be re-opened for new applicants. If the waitlist is not reduced to a manageable level within 12 months, through the annual waitlist purge and the placement of eligible families, staff is recommending that the Board allow the Executive Director to extend the closure of the waitlist for up to an additional 12 months.
- F. The waiting lists for elderly housing, families on other islands, and for state public housing would not be affected. This change would apply only to the Oahu federal family public housing.
- G. In the past, the HPHA has closed all or portions of the wait list with the approval of the Board of Directors.

III. RECOMMENDATION

That the HPHA Board of Directors to Adopt Board Resolution No. 55 approving the closing of the Oahu Federal Family Public Housing Waitlist and authorizing the Executive Director to extend the closure of the wait list for up to an additional twelve months.

Prepared by: Stephanie Fo, PMMSB Chief



Adopted:

David Gierlach
Chair

RESOLUTION NO. 55

**HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII**

RESOLUTION APPROVING THE CLOSING OF THE OAHU FEDERAL FAMILY PUBLIC HOUSING WAITLIST AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE CLOSURE OF THE WAIT LIST FOR UP TO AN ADDITIONAL TWELVE MONTHS

WHEREAS, the Hawaii Public Housing Authority (HPHA) currently has more than 9,000 applicant families on the waiting list for family federal public housing and receives an average of 235 additional applications per month, and

WHEREAS, due to the lack of affordable housing on Oahu few families are able to move out of public housing and consequently only 5 to 10 units of family federal public housing are vacated and become available for new occupants each month, and

WHEREAS, the wait list gives placement preference to victims of domestic violence, displaced families and homeless families, yet even those with such preferences have a wait of two to seven years before they are placed, and families without a placement preference wait even longer, and

WHEREAS, it is unfair to eligible applicants without a placement preference to remain on the list for many years with no reasonable chance to be placed, while new applicants with a placement preference are continually added to the list ahead of them, and

WHEREAS, processing and maintaining the large waitlist consumes a significant amount of HPHA staff time without providing a corresponding benefit to citizens, and closing the list for one year in order to reduce or clear it, and place those applicants who have waited years, would be beneficial to the public and the agency, and

WHEREAS, in the past the HPHA Board of Directors has approved closing all or portions of the wait list in order to reduce its size.

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority hereby approves closing the waitlist for family federal public housing for one year effective January 1, 2012 and authorizes the Executive Director to extend the closure for up to twelve additional months if necessary.

The **UNDERSIGNED**, hereby certifies that the foregoing Resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on November 17, 2011.

Adopted:

By: David Gierlach, Chairperson

V. REPORTS

A. Board Task Force Reports: Update from the Executive Director Search Task Force

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2), to consider the hiring of an Executive Director, where consideration of matters affecting privacy will be involved.

Executive Director's Board Status Report October/November 2011

I. Accomplishments for the Month of October 2011

Major Programs

A. Public Housing

- As of October 31, 2011, rent collections for HPHA State properties was 96.58%, and the total tenant occupancy rate was 95.94%.
- As of October 31, 2011, rent collections for HPHA Federal properties were 95.05%, and the total tenant occupancy rate was 91.201%.
- All Public Housing Specialists, AMP Managers and PMMSB Monitors received Nan McKay Occupancy and Rent Calculation training. A test of the information covered was administered. A follow up training plan will be determined for staff that failed the test.
- Four AMPs received a higher REAC score after staff requested data base adjustments for work currently under contract to be repaired. The AMP scores are reflected on the REAC For Info provided in your board packet.
- PMMSB has two new Program Specialist that will begin their employment on November 7, 2011. They will be assisting with Resident Services, Resident Associations, Grievances, the Resident Advisory Board meetings, AMP monitoring and contract monitoring.
- **AMP 31 (Hauiki Homes):** Implemented Youth Program (Tuesdays and Thursdays) for At Risk Youth in Low Income Housing to provide Martial Arts Training and Discipline and Community Service Development.
- **AMP 31 (Puahala Homes):** Meeting with Resident Association President to discuss site improvements, proposed community clean up, unsupervised youth on property, community relation development and security lighting for building 3 and 7. Working to open elections for new members for the Puahala Homes Resident Board.
- **AMP 46 (All Projects):** Food and nutrition classes to assist low-income families have started. The course is four weeks with six different topics covered.
- **AMP 49 (Wailalua) –** New AMP Management private Manager started October 1, 2011. Since they began their new on site Maintenance supervisor began to address the community concerns regarding drugs and

drinking in the parking lots when he received a death threat over the phone. The Acting Executive Director and PMMSB Chief visited the onsite staff and surveyed the area. The parking lots will be chained off and bollards will be installed to deter entry onto the property. Site Manager is requesting additional lights and security camera's. To date there have been no further threats and the loitering in the parking lot has decreased significantly.

B. Section 8 Subsidy Programs

- For Section 8 Subsidy Activities in October 2011 see Program Reports.

C. Construction Management Branch

Large Capacity Cesspools

- Contract documents for Willocks Construction are being processed to initiate award and implementation of the work at Kealakehe, Hale Hauoli and Lokahi on the Big Island.
- Contractor for Hale Ho`olulu in Kilauea has completed work and required documents filed with the Hawaii Department of Health (HIDOH) including certified "as-builts." Documentation was also transmitted to the Environmental Protection Agency (EPA).
- Excess stockpiled soil (less than 100 cubic yards) have been dispersed and graded at the adjacent vacant land at Hale Hoolulu in Kilauea, Kauai that is also owned by HPHA.
- Hired new staff for Project Engineer position.

Administrative Services

A. Compliance Office

- Resolved approximately 30 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act.

Here are the statistics:

10 for transfers to ADA accessible or ground floor units.
4 for transfers for other reasons.
5 for installation and use of air conditioner.
4 for service or comfort animals.
3 for minor modifications such as grab bars and door knobs.
2 for increase in utility allowance for use of medical equipment.
1 for a reserved parking stall.

B. Planning and Evaluation Office

Media Inquiries

- Received media inquiry from Star-Advertiser regarding KPT renovations; referred to Michaels Development Company.

- Received media inquiry from Keoki Kerr of KITV regarding smoking ban in public housing. Reported that HPHA is still in the process of researching potential policies and procedures and will consult with the Resident Advisory Board (RAB) before bringing it before the Board of Directors. Informed KITV that the HPHA is supportive of providing healthy living environments to all tenants, but we would need to work with a number of partners to develop such a policy, including the Department of Health, DOH, RAB, Property Management, and the Board of Directors.

Legislative

- Coordinated and attended meeting between Representative Gil Riviere, Hawaii Affordable Properties, Inc. and PMMSB at Kupuna Home O'Waialua to update him on progress being made since the AMP went under private management. He was impressed with the quality of the on-site manager and the work that has progressed there.
- Responded to information request from Senator Clarence Nishihara whether Kamalu and Ho'olulu elderly housing had resident associations. They currently do not but the inquiry would be referred to PMMSB to investigate whether potential existed for formation and will provide follow up.
- Responded to information request from Representative Aaron Ling Johanson whether Pu'uwai Momi had a resident association to speak with concerning community issues. Informed that the development did not have a resident association, but offered to assist in outreach efforts to our tenants. No meeting date scheduled.
- Responded to information request from Representative Joey Manahan regarding pedestrian bridge connecting the Towers at Kuhio Park to Richard Lane. Referred to owner of bridge, DLNR, and requested to be included in discussions regarding it as a neighboring landowner. No meeting date scheduled.
- Continue to work with Senator Chun Oakland regarding Kuakini Street extension project. Senator Chun Oakland is requesting the HPHA to take deed ownership of certain remnant parcels which will result from the construction of the improved roadway since the other governmental parties involved are prohibited from owning and maintaining the land. Still pending information from the Governor's Office regarding this assumption of ownership.
- Contacted Senator Chun Oakland to reschedule Informational Briefing regarding the Legislative Auditor's Management Audit. Rescheduled to December 1, 2011 at 10:00 AM.
- Coordinated and attended meeting between Representative Gil Riviere, Hawaii Affordable Properties, Inc. and PMMSB at Kupuna Home O'Waialua to update him on progress being made since the AMP went under private

management. He was impressed with the quality of the on-site manager and the work that has progressed there.

- Provided Representative Pono Chong with follow up documentation from the September meeting. He requested information regarding vacancies, preferences, evictions, and programs offered by HUD that HPHA does not administer.
- Received inquiry from House Committee on Finance requesting site visits to the Towers at Kuhio Park and Wilikina Apartments. Coordinated with Committee Clerk, HPHA staff and Michaels Development Company to schedule the visits for the afternoon of November 30, 2011.

C. Fiscal Management Office

- Banyan Audit completed.
- For Fiscal Management Office Activities, see Financial reports.

D. Contracts and Procurement

For Solicitations and Contracts Issued in October 2011 see Program Reports.

E. Information Technology Office

- Coordinated onsite training for the Elite financial modules implementation, which included onsite assistance from an Emphasys financial consultant.
- Coordinated continued weekly remote Elite training for Section 8 personnel.

F. Hearings Office

For Hearings Office Activities in October 2011 see Program Reports.

G. Personnel

Summary of HPHA Staffing Turnover for FY 2012

Staffing as of October 31, 2011, Full-time Equivalent positions:

Filled positions:	255
Vacant positions:	94
Total FTEs:	349
New Hires:	7

Recruitment:

- Interviews held, results/ start date/job offers:
 - Building Engineer IV. Start date 11/1/11
 - Project Engineers (2 positions). Pending recommendation to DHS
 - Contracts Specialist (Goods and Services). Start 11/16/11

- Compliance Specialist. Start 11/7/11
 - Resident Services Specialist (2 positions). Both start date of 11/7/11
 - General Construction and Maintenance Supervisor/AMP 34. Start 11/3/11
 - Building Maintenance Worker I (AMP 33). Pending start date.
 - Carpenter AMP 30 and AMP 35. Pending start date.
 - General Laborer IIs (2 positions/AMP 31). Pending start dates.
 - General Laborer Is (3 positions for AMP 30 and AMP 34). Pending start date.
- Eligible list received; interviews scheduled:
 - Public Housing Supervisor VI (PMMS Branch). Interviews scheduled mid November.
 - Public Housing Supervisor IV (AMP 30). Interviews scheduled mid November.
 - Public Housing Supervisor III (AMP 38). Interviews scheduled mid November.
 - Continuous Recruitment thru NEOGOV:
 - Public Housing Supervisor VI (PMMSB).
 - Public Housing Supervisor V (Section 8)
 - Building Maintenance Worker I (AMP 38).
 - Welder I (Central Maintenance Services Section).
 - Plumber Helper (Central Maintenance Services Section).

Safety/Workers Compensation:
Received one injury with no lost time.

II. Planned Activities for the Month of November 2011

Major Programs

A. Public Housing

- Prepare presentation for Legislative Briefing on State Auditor's Legislative Audit covering the period of July1, 2006 through June 30, 2010.
- Prepare instructions for monitoring
- Site visits to AMPs with failing REAC scores

B. Section 8 Subsidy Programs

- Continue to monitor lease-up of tenant based vouchers; VASH vouchers; rent supplement program
- Continue to work with Michaels Development Company on the use of project based vouchers at Kuhio Park Terrace
- Review Request from Mutual Housing to increase rents.

C. Construction Management Branch

- Continue to monitor expenditures of ARRA Capital Fund grant to close March 2012.

Administrative Services

A. Compliance Office

- Administer contract with National Center for Housing Management for HPHA Self-evaluation and transition plan.
- LEP Public Hearings scheduled for November 9, 2011.

B. Planning and Evaluation Office

- Work with the HPHA Board and Office of the Governor to prepare for the upcoming legislative session.
- Assist PMMSB branch with Legislative Briefing presentation on State Legislative audit for the period of July 1, 2006 through June 30, 2010.
- Compile information and begin assembling information for PHA Plan

C. Fiscal Management Office

- Complete FYE financial and single audit. Projected date: December 31, 2011.
- Continue to work with vendor and ITO on conversion to Elite.

D. Personnel

- Continue recruitment/hiring for critical and vacant positions. Continue to follow-up with DHS PERS to ensure offers are made to qualified candidates before they take other positions.
- Respond to inquiries from SSMC. (Staff requests that the Board go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to personnel.

**Federal LIPH
HPHA Island Overview Report
October 2011**

Island	Occupancy *					LIPH and Elderly Waiting List**						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	623	533	89	85.55%	17	9	1	Average Income	40	0.36%	6.70	3.34
Kauai	319	275	44	86.21%	1	1	0	Low Income (80%)	168	1.52%	2.91	1.95
Mauai	196	147	49	75.00%	1	0	0	Very Low Inc. (50%)	1,045	9.47%	2.90	1.94
Oahu	3,554	3,324	212	93.53%	9	3	18	Extremely Low Inc. (30%)	9,784	88.65%	2.55	1.76
Total	4,692	4,279	394	91.20%	28	13	19		11,037	100.00%	2.60	1.79

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	29	\$ 16,800.10	32	\$ 17,150.00	\$ 115,276.00	\$ 115,980.86	100.61%
Kauai	51	\$ 31,624.38	37	\$ 97,959.54	\$ 76,718.00	\$ 78,481.84	102.30%
Mauai	9	\$ 1,711.00	18	\$ 5,641.93	\$ 47,144.00	\$ 44,929.36	95.30%
Oahu	383	\$ 198,903.41	256	\$ 309,086.42	\$ 901,126.01	\$ 844,396.33	93.70%
Total	472	\$ 249,038.89	343	\$ 429,837.89	\$ 1,140,264.01	\$ 1,083,788.39	95.05%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

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

**Federal LIPH
HPHA Project Overview Report
October 2011**

AMP	Occupancy*						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
30P-Aiea	362	340	22	93.92%	2	1	0
31P-KVH	373	330	39	88.47%	1	1	4
32P-MWH	363	348	15	95.87%	0	0	0
33P-Kam/Kaamano	371	359	11	96.77%	3	0	1
34P-Kalakaaua	581	550	27	94.66%	0	0	4
35P-Kalaniihulia	587	571	14	97.27%	2	0	2
37P-Hilo	322	251	71	77.95%	10	7	0
38P-Kauai	319	275	44	86.21%	1	1	0
39P-Maui	196	147	49	75.00%	1	0	0
40P-KPT	170	160	10	94.12%	0	0	0
43P-Kona	200	196	3	98.00%	4	0	0
44P-Leeward Oahu	258	226	26	87.60%	0	0	1
45P-Windward Oahu	225	221	4	98.22%	0	0	6
46P-Kamuela	101	86	15	85.15%	3	2	0
49P-Central Oahu	149	111	38	74.50%	0	0	0
50P-Palolo	115	108	6	93.91%	1	0	1
Total	4,692	4,279	394	91.20%	28	13	19

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	76	46,742.51	37	50,368.89	\$ 122,147.00	\$ 107,893.91	88.33%
31P-KVH	38	27,093.45	22	39,585.95	\$ 86,418.00	\$ 71,561.80	82.81%
32P-MWH	45	25,615.88	27	23,135.80	\$ 107,976.33	\$ 96,964.45	89.80%
33P-Kam/Kaamano	56	23,323.91	39	42,769.87	\$ 85,232.00	\$ 82,438.19	96.72%
34P-Kalakaaua	13	7,322.00	6	13,132.40	\$ 127,651.84	\$ 131,016.20	102.64%
35P-Kalaniihulia	24	6,516.00	9	8,189.29	\$ 139,885.01	\$ 138,621.74	99.10%
37P-Hilo	11	3,165.10	9	5,974.00	\$ 62,078.00	\$ 62,145.56	100.11%
38P-Kauai	51	31,624.38	37	97,959.54	\$ 76,718.00	\$ 78,481.84	102.30%
39P-Maui	9	1,711.00	18	5,641.93	\$ 47,144.00	\$ 44,929.36	95.30%
40P-KPT	24	11,195.93	42	29,278.35	\$ 67,771.00	\$ 60,923.71	89.90%
43P-Kona	8	4,087.00	4	494.33	\$ 36,230.00	\$ 36,273.95	100.12%
44P-Leeward Oahu	49	25,389.18	44	56,236.53	\$ 47,953.00	\$ 43,261.32	90.22%
45P-Windward Oahu	37	15,148.70	17	15,493.05	\$ 66,309.00	\$ 63,413.67	95.63%
46P-Kamuela	10	9,548.00	19	10,681.67	\$ 16,968.00	\$ 17,561.35	103.50%
49P-Central Oahu	10	6,123.00	7	9,851.22	\$ 31,548.00	\$ 29,139.51	92.37%
50P-Palolo	11	4,432.85	6	21,045.07	\$ 18,234.83	\$ 19,161.83	105.08%
Total	472	249,088.89	343	429,637.89	\$ 1,140,264.01	\$ 1,083,788.39	95.05%

* 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).

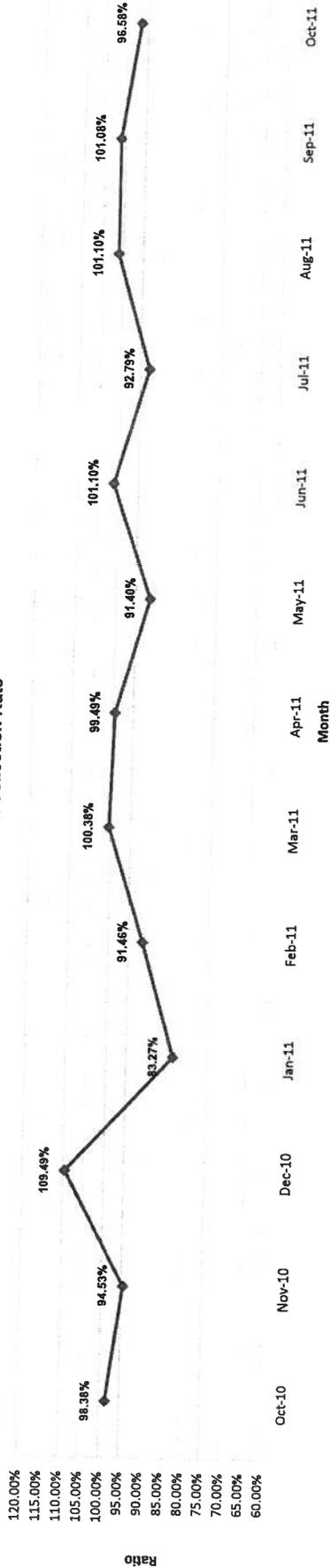
STATE PUBLIC HOUSING

Rent Collection from October 2010 to October 2011

	Oct-10			Nov-10			Dec-10			Jan-11			Feb-11			Mar-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 9,941.00	\$ 9,158.12	92.13%	\$ 9,528.76	\$ 8,883.15	93.22%	\$ 9,146.00	\$ 7,517.70	82.20%	\$ 9,443.00	\$ 8,858.38	93.81%	\$ 9,585.00	\$ 11,907.70	124.23%	\$ 11,813.00	\$ 10,679.30	90.40%
Kauai	\$ 5,580.00	\$ 5,643.00	101.13%	\$ 5,498.00	\$ 4,278.00	77.81%	\$ 5,598.00	\$ 4,876.00	87.10%	\$ 5,388.00	\$ 4,564.00	84.54%	\$ 5,327.00	\$ 6,287.00	118.02%	\$ 5,368.00	\$ 4,385.00	81.69%
Mauai	\$ 5,286.00	\$ 4,308.00	81.52%	\$ 6,089.00	\$ 5,865.00	96.34%	\$ 5,989.00	\$ 4,646.00	77.45%	\$ 5,843.00	\$ 5,313.00	91.15%	\$ 5,474.00	\$ 5,139.00	93.88%	\$ 5,640.00	\$ 5,570.00	98.76%
Oahu	\$ 227,374.00	\$ 225,048.63	98.98%	\$ 227,636.00	\$ 216,122.73	94.94%	\$ 228,626.00	\$ 256,002.35	111.97%	\$ 228,770.00	\$ 188,978.95	82.61%	\$ 230,412.00	\$ 206,038.83	89.42%	\$ 228,488.00	\$ 232,605.36	101.37%
Total	\$ 248,181.00	\$ 245,192.75	98.83%	\$ 248,761.76	\$ 236,149.93	94.93%	\$ 249,359.00	\$ 279,042.05	103.88%	\$ 249,764.00	\$ 207,761.03	83.27%	\$ 250,798.00	\$ 229,389.63	91.48%	\$ 252,289.00	\$ 253,288.66	100.38%

	Apr-11			May-11			Jun-11			Jul-11			Aug-11			Sep-11			Oct-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 13,492.00	\$ 13,372.00	99.11%	\$ 13,180.00	\$ 11,357.00	86.16%	\$ 13,920.00	\$ 11,564.00	83.08%	\$ 14,198.00	\$ 11,011.00	77.55%	\$ 14,673.00	\$ 13,807.60	93.74%	\$ 12,542.20	\$ 11,476.80	91.51%	\$ 14,356.00	\$ 10,717.00	74.60%
Kauai	\$ 5,368.00	\$ 4,504.00	83.90%	\$ 5,245.00	\$ 4,449.00	84.85%	\$ 5,210.00	\$ 3,640.00	69.87%	\$ 5,336.00	\$ 5,095.00	95.48%	\$ 5,511.00	\$ 4,705.00	85.37%	\$ 3,889.00	\$ 3,093.00	79.33%	\$ 5,336.00	\$ 4,690.00	87.89%
Mauai	\$ 5,562.00	\$ 3,882.00	69.80%	\$ 5,339.00	\$ 5,014.00	93.91%	\$ 5,470.00	\$ 4,680.00	85.56%	\$ 5,327.00	\$ 5,744.00	107.83%	\$ 5,305.00	\$ 5,650.00	106.50%	\$ 5,995.00	\$ 6,340.00	105.75%	\$ 4,825.00	\$ 3,322.00	68.85%
Oahu	\$ 228,386.00	\$ 229,762.40	100.65%	\$ 227,111.00	\$ 208,478.54	91.80%	\$ 228,510.00	\$ 235,913.89	103.24%	\$ 228,451.00	\$ 213,201.40	93.32%	\$ 228,714.00	\$ 232,531.34	101.69%	\$ 236,846.68	\$ 241,166.02	101.82%	\$ 228,648.00	\$ 225,787.68	98.75%
Total	\$ 252,818.00	\$ 251,620.40	99.50%	\$ 250,885.00	\$ 229,288.07	91.40%	\$ 253,110.00	\$ 255,707.89	101.10%	\$ 253,322.00	\$ 235,061.40	92.79%	\$ 253,708.00	\$ 256,483.94	101.10%	\$ 259,284.88	\$ 262,075.82	101.09%	\$ 253,175.00	\$ 248,578.56	98.59%

Rent Collection Rate



State LIPH
HPHA Island Overview Report
October 2011

Island	Occupancy*					LIPH and Elderly Waiting List**						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	47	6	83.93%	1	0	3	Average Income	27	0.34%	7.43	3.64
Kauai	28	23	3	86.46%	0	0	0	Low Income (80%)	81	1.01%	2.64	1.84
Maui	32	23	9	71.88%	0	0	0	Very Low Inc. (50%)	691	8.58%	2.86	1.91
Oahu	749	735	12	98.13%	5	0	2	Extremely Low Inc. (30%)	7,258	90.08%	2.42	1.66
Total	863	828	30	95.94%	6	0	5		8,057	100.00%	2.47	1.69

Island	Non Vacated Delinquencies***				Collection Rate	
	Count of Families	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	9	12	\$ 16,478.17	\$ 14,366.00	\$ 10,717.00	74.60%
Kauai	5	3	\$ 2,671.20	\$ 5,336.00	\$ 4,690.00	87.89%
Maui	5	18	\$ 1,584.00	\$ 4,825.00	\$ 3,322.00	68.85%
Oahu	20	50	\$ 13,756.57	\$ 228,648.00	\$ 225,787.56	98.75%
Total	39	83	\$ 22,206.77	\$ 253,175.00	\$ 244,516.56	96.56%

* Occupancy also counts Scheduled for Modernization Units

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

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

**State LIPH
HPHA Project Overview Report
October 2011**

Project	Occupancy *						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
2201-Hauiki	46	43	3	93.48%	0	0	0
2202-Puuhala Homes	128	121	6	94.53%	1	0	1
2204-Kawaihewa	26	23	3	88.46%	0	0	0
2205-Kahala Mua	32	23	9	71.88%	0	0	0
2206-Lokahi	30	26	4	86.67%	0	0	0
2207-Ke Kumu Elua	26	21	2	80.77%	1	0	3
2401-Hale Po'ai	206	205	1	99.51%	2	0	0
2402-La'ioia	108	106	2	98.15%	1	0	0
2403-Kamalu-Ho'olulu	220	220	0	100.00%	1	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	1
Total	863	828	30	95.94%	6	0	5

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	3	\$ 2,430.00	12	\$ 79,078.51	\$ 16,868.00	\$ 16,491.12	97.77%
2202-Puuhala Homes	16	\$ 10,730.57	24	\$ 116,076.26	\$ 47,401.00	\$ 41,894.44	88.38%
2204-Kawaihewa	5	\$ 2,671.20	3	\$ 13,377.46	\$ 5,336.00	\$ 4,690.00	87.89%
2205-Kahala Mua	5	\$ 1,584.00	18	\$ 15,555.53	\$ 4,825.00	\$ 3,322.00	68.85%
2206-Lokahi	4	\$ 1,548.00	3	\$ 12,967.50	\$ 9,019.00	\$ 6,516.00	72.25%
2207-Ke Kumu Elua	5	\$ 2,647.00	9	\$ 3,510.67	\$ 5,347.00	\$ 4,201.00	78.57%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,603.00	\$ 58,039.00	100.76%
2402-La'ioia	0	\$ -	7	\$ 1,986.52	\$ 33,455.00	\$ 34,020.00	101.69%
2403-Kamalu-Ho'olulu	1	\$ 596.00	2	\$ 302.40	\$ 62,351.00	\$ 64,577.00	103.57%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,970.00	\$ 10,766.00	98.14%
Total	39	\$ 22,206.77	83	\$ 245,138.85	\$ 253,175.00	\$ 244,516.56	96.58%

* Occupancy also counts Scheduled for Modernization Units.

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

**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

October 1, 2011

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on Oct. 1	(4) Total Move-Ins for the entire month of Oct.	(5) Units Rent Ready and Not Occupied in Oct.	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units CMB will Repair	(12) Remarks Any data entered into columns (7) and (8) require an explanation.
30	363	25	2	4	1	0	0	0	12	6	
31	373	42	1	2	0	0	0	0	4	35	
32	364	16	0	1	1	0	1	0	8	5	
33	373	15	7	3	2	0	0	0	3	0	
34	583	35	3	4	3	0	0	0	25	0	
35	587	18	2	4	0	0	0	0	11	1	
37	386	95	5	0	2	0	0	64	10	14	
38	321	40	3	0	2	8	0	0	13	14	CMB relocation units
39	196	47	1	2	0	0	0	0	9	35	
40	176	14	0	0	1	0	0	4	5	4	
43	202	8	4	2	1	0	0	0	1	0	
44	260	34	0	6	2	0	0	0	11	15	
45	226	4	0	0	1	0	0	0	0	3	
46	103	16	0	0	2	8	0	0	0	6	8 units being used for relocation @ Hale Hauoli Elderly
49	150	36	0	0	1	0	0	0	16	20	
50	118	11	2	0	3	0	0	0	5	1	
TOTAL	4,781	456	30	28	22	16	1	68	133	159	

*This count includes all units which are occupied or designated as social services, resident association, area office, public safety, anti-drug, administrative hold, available, CMS, sent to maintenance, maintenance hold, Capital Fund, on-scheduled modernization, relocation and scheduled for demolition.

**VACANT UNIT INFORMATION REPORT
STATE PROJECTS**

October 1, 2011

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on Oct. 1	(4) Total Move-Ins for the entire month of Oct.	(5) Units Rent Ready and Not Occupied in Oct.	(6) Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units CMB will Repair	(12) Remarks Any data entered into columns (7) and (8) require an explanation.
31	174	9	0	1	2	0	0	0	5	1	
37	30	4	0	0	0	0	1	0	1	2	
38	26	3	0	0	0	1	0	0	0	2	Admin Hold unit submitted to HEPS for Bid, but later denied funding. Needs \$25k of work; advised AMP to submit Form A
39	32	9	0	3	0	0	0	0	4	2	
42	576	0	0	0	0	0	0	0	0	0	
46	26	5	0	3	1	0	0	0	1	0	
TOTAL	864	30	0	7	3	1	1	0	11	7	

*This count includes all units which are occupied or designated as social services, resident association, area office, public safety, anti-drug, administrative hold, available, CMS, sent to maintenance, maintenance hold, Capital Fund, on-scheduled modernization

VMS Data Collection Report

From **8/1/2011**
 To **9/1/2011**
 As of **11/10/2011**
 PHA Code **HI901**
 PHA Name **Hawaii Public Housing Authority**
 Point of Contact **Stephanie Fo**
 Point of Contact Phone **(808) 832-4696**
 E-mail **stephanie.l.fo@hawaii.gov**

	Aug-11	Sep-11
Litigation		
Litigation HAP		
1 Year Mainstream	174	175
1 Year Mainstream HAP	\$151,612	\$151,626
Homeownership	10	10
Homeownership HAP	\$9,981	\$9,985
New Home Owners - This Month		
Moving To Work Vouchers		
HAP Moving To Work Vouchers:		
Family Unification		
Family Unification HAP		
2008 and 2009 Family Unification		
2008 and 2009 Family Unification HAP		
2008 and 2009 Non-Elderly Disabled		
2008 and 2009 Non-Elderly Disabled HAP		
Portable Vouchers Paid	25	22
Portable Voucher HAP	\$18,924	\$16,118
Hope 6 Section 8 Vouchers		
Hope 6 Section 8 Vouchers		
Tenant Protection		80
HAP Tenant Protection		\$147,051
Enhanced Vouchers this Month		
Veteran's Affair Supported Housing (VASH) Voucher	125	123
Veteran's Affair Supported Housing (VASH) HAP	\$87,064	\$87,357
DHAP to HCV Vouchers Leased		
DHAP to HCV Voucher HAP		
All Other Vouchers	1,420	1,478
HAP All Other Vouchers	\$1,358,753	\$1,477,598
FSS Escrow Deposits	\$3,181	\$3,308
All Voucher HAP Expenses After the First of Month	\$5,469	\$8,558
Total Vouchers	1,754	1,888
HAP Total	\$1,634,984	\$1,901,601
on the last day of the Month	1,754	1,888
Leasing		
Temporary Housing Units to HCV Conversion - HAP		
leased above		
of the last day of the month	7	7
Portability - In	7	22
Portability - In	\$7,855	\$12,690
AHAPs and HAPs	187	187
Mainstream 5-Year		
HAP Mainstream 5-Year		
Tenant Protection - New this Month		
Fraud Recovery - Amount Booked this Month	\$62,978	\$862
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	\$2,796	\$30
FSS Escrow Forfeitures		\$1,726
Number of Hard-to-House Families Leased	16	15
Number of LBP Initial Clearance Tests		
older		
Number of LBP Risk Assessments		
FSS Coordinator	\$10,505	\$10,505

FSS Coordinator Expenses Not Covered by FSS Grant	\$11,495	\$12,224
Administrative Expense	\$137,133	\$161,809
Audit		
Month	\$3,029,616	\$1,091,273
the Month	\$1,333,110	\$3,271,454
Voucher Program Only	\$2,897,571	\$1,638,266
Administrative Fee Earned		
Hard to House		
LBP Clearance Test		
LBP Risk Assessment		
Mobility Counseling		
Preliminary Fees		
Housing Conversion Fees		
Regional Opportunity Counseling		
Expense Amount 1		
Expense Description 1		
Expense Amount 2		
Expense Description 2		
Expense Amount 3		
Expense Description 3		
Expense Amount 4		
Expense Description 4		
Expense Amount 5		
Expense Description 5		
Comments	118 PBV released and unpaid.	120 PB vouchers released and unpaid.
DVP Families Assisted		
Actual DVP HAP Provided		
New DVP Families Assisted this month		
DVP Homeless Families Assisted		
Actual DVP HAP Provided for Homeless families		
New Families Assisted (new this month)		
Families Assisted		
HAP for Families Assisted		
New this month		
DHAP-IKE Families Assisted		
HAP for Families Assisted		
New Homeless Families Assisted		
Security Deposits Paid		
Utility Deposits Paid		
Security Deposits Returned		
Utility Deposits Returned		
Portability - In		
Portability - In		
Disaster Relief Families Assisted (exclude Ports)		
New KDHAP Families Assisted		
Actual KDHAP Rental Assistance Provided		
Actual Security Deposit		
Actual Utility Deposit		
KDHAP Security Deposit Refunds		
KDHAP Utility Deposit Refunds		

**AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)
EXPENDITURE REPORT**

Project	Contract No.	NTP Issued	Contract Amount	Reporting Year 1				Reporting Year 2				Reporting Year 3		Total	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2		
				Oct-Dec 09	Jan-Mar 10	Apr-Jun 10	Jul-Sep 10	Oct-Dec 10	Jan-Mar 11	Apr-Jun 11	Jul-Sep 11	Oct-Dec 11	Jan-Mar 12		
Makua Alii - Construction Mgt. Service (SSFM International, Inc.)	CMS 08-39-SA02	N/A	\$408,171.00				\$55,280.00	\$82,935.00	\$68,615.72	\$57,880.00	\$28,940.00	\$14,470.00			\$308,130.72
Kalihi Valley Homes - Site & Dwelling Improvements, Phase 4A (Rainforest G Construction, LLC)	CMS 09-15-C001	10/28/09	\$1,667,032.00	\$525,000.00			\$1,024,866.00	\$4,948.00	\$8,677.10	\$2,785.38					\$1,566,377.48
Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/10	\$1,915,750.00				\$915,892.18	\$314,970.15	\$136,898.75						\$1,915,750.00
Hale Hauoli - Renof & Renovation (Isemoto Contracting Co., Ltd.)	CMS 10-07	9/7/10	\$2,031,067.00						\$370,068.04	\$278,616.52	\$278,392.87				\$927,077.43
Makani Kai Hale I & II - Physical Improvements (Artistic Builders Corporation)	CMS 10-08	6/4/10	\$1,651,764.59				\$87,806.05	\$914,441.75	\$430,200.96	\$185,779.14	\$23,536.69				\$1,651,764.59
Makua Alii - Renof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/10	\$2,235,868.11				\$590,989.39	\$684,994.43	\$559,087.69	\$272,585.49					\$2,107,657.00
Kalaheua Homes - Renofing (Tony's Roofing & Waterproofing, Inc.)	CMS 10-10	5/20/10	\$780,552.56					\$700,813.82			\$28,676.97				\$730,490.79
Kahehili Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/10	\$5,079,289.00					\$2,388,927.77	\$514,302.01	\$994,257.77	\$1,124,529.05				\$5,022,016.60
Kalanihulia - Renof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/10	\$196,864.85				\$20,330.00	\$167,412.30	\$9,122.55						\$196,864.85
Administration	N/A	N/A	\$378,063.89				\$601,688.00								\$601,688.00
Total Amount:			\$16,245,443.00	\$0.00	\$601,688.00	\$1,072,988.92	\$2,705,273.62	\$5,259,444.22	\$2,096,972.82	\$1,791,904.30	\$1,465,075.58	\$14,470.00	\$0.00	\$15,027,817.46	
Budget Balance:			\$16,245,443.00	\$16,643,795.00	\$14,570,766.08	\$11,865,492.46	\$6,606,043.24	\$4,509,075.42	\$2,717,171.12	\$1,232,095.54	\$1,217,625.54	\$1,217,625.54	\$1,217,625.54	\$1,217,625.54	\$15,027,817.46
Percentage Expended:			0.00%	3.70%	6.60%	16.65%	32.37%	12.91%	11.03%	8.14%	0.09%	0.00%	0.00%	0.00%	0.00%

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of xx.xx% is actual expenditures made based on eLOCCS input and check out by FMO as of October 31, 2011.

**Construction Management Branch
Status Report for Large Capacity Cesspool Conversions (LCCC) Statewide
November 2, 2011**

Completed Activities

- All sewage system related work at Hale Ho`olulu in Kilauea, Kauai have been completed and required documents filed with the Hawaii Department of Health (HIDOH) including certified "as-builts." Confirmation that the required work is complete has been transmitted to the Environmental Protection Agency (EPA). After receipt of this document, the EPA can then release HPHA from requirements of the EPA grant.
- Excess stockpiled soil (less than 100 cubic yards) have been dispersed and graded at the adjacent vacant land at Hale Hoolulu in Kilauea, Kauai that is also owned by HPHA.
- Contract documents for Willocks Construction are being processed to initiate award and implementation of the work at Kealakehe, Hale Haouli and Lokahi on the Big Island.

Planned Activities

- Draft of the "5-year Maintenance of Individual Wastewater Systems (IWS) and Underground Injection Control (UIC) Seepage Pits" bid documents for HPHA properties statewide are being prepared for review and approval.
- The Attorney General's office will be assisting in drafting the necessary documents requesting the cancellation of the Executive Orders relating to the Hawaii Public Housing Authority's (HPHA) responsibilities of the Teacher's Cottages in Maui and Hawaii counties, issuing management and control to the Department of Education (DOE), in reference to Consent Agreement/Final Order (CA/FO) requirements of the Environmental Protection Agency (EPA).
- The Hawai'i Housing Finance & Development Corporation (HHFDC) and Hawai'i Public Housing Authority (HPHA) will enter into a Memorandum of Agreement (MOA) or similar document to address the sharing of a sewer lateral (used by properties owned by the two agencies) but located on the La'ilani property on the Big Island (owned by the HHFDC) once the contractor is on board and can conduct field verifications. The MOA will address the cost-sharing of maintenance and repair of the sewer lateral shared by the two agencies.

Trends/Issues

- Honokaa sewer main is expected to be ready for connection for all affected properties (including Hale Haouli) by March 2012. Upon receipt of letter from the County, connection has to occur within 90 days.

Risks

- **Group 2** cesspools had a March 2009 deadline. Environmental Protection Agency (EPA) noted that the sewer connection for Kealakehe and Hale Haouli on the Big Island are still outstanding and are not yet in compliance. However, David Albright, head of the EPA regional office in San Francisco, indicated that penalizing HPHA for delays is not a top enforcement priority and that he believes that there is no need to amend the CA/FO to amend deadline dates.

House Bills Still Active in the Biennial Supplemental Year

Bill Number	Subject	Status/Current Referral	Reason for Opposition
H.B. 39	Prohibit liquor possession in public housing common areas	Deferred by House Committee on Housing (HSG) for HPHA to address in House Rules	No opposition
H.B. 45	Broaden 1st Degree Criminal Trespass to include premises of public housing	HSG	Duplicative of current policy
H.B. 46 H.D. 1	Prohibit smoking in (partially) enclosed common areas	House Committee on Judiciary	Should be addressed through house rules
H.B. 231 H.D. 2 S.D. 1	Create pilot security program at Mayor Wright Homes	Senate Committee on Ways & Means (WAM)	Should be addressed through budget bill
H.B. 534	Require review of KPT redevelopment project	HSG	N/A
H.B. 754 H.D. 1	Require minimum rent of \$250/month in state housing	FIN	Would create undue burden on current tenants
H.B. 755 H.D. 1	Modify eviction procedures - conform to federal law and require hearings officers instead of eviction board		Eviction board should remain
H.B. 1118	Mandatory reporting of certain crimes	Deferred by HSG	Duplicative of current policy
H.B. 1303 H.D. 2 S.D. 1	Authorizes CAM, requires minimum rent, streamline preferences	Deferred by WAM	Duplicative of current policy
H.B. 1304	Authorizes reimbursement for damages created by tenants	Deferred by HSG	Duplicative of current policy
H.B. 1398	Authorizes public-private partnerships with exemptions from Procurement Code	HSG	N/A
H.B. 1512	Established Weed & Seed in DLIR	JUD	No opposition
H.B. 1513	Same as 1512	Conference Committee	No opposition
H.B. 1573	Shortens notice requirements for meetings, grievances, rules violations, leases, maintenance work	Deferred by HSG	Should be addressed by agency administratively

**Contract & Procurement Office
Monthly Status Report for October 2011**

Solicitations Issued in October 2011:

- None

Contracts Executed in October 2011:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 11-19	Puuwai Design & Construction, LLC Provide Labor, Materials, and Equipment to Renovate 1 Vacant Unit at Kapaa (AMP 38) on the Island of Kauai Completion Date: 180 Calendar Days from Notice to Proceed		\$89,900.00
CMS 10-09-CO04	Hi-Tec Roofing, Inc. Provide Additional Labor, Materials, and Equipment for Reroof and Structural Repairs – Remove Existing Kitchen Cabinets and Install New Kitchen Base Cabinet, Counter Top, and Pantry and Relocate Existing Grab Bar Inside Bathroom at Makua Alii (AMP 34) on the Island of Oahu Completion Date: November 2, 2011	\$42,700.56	\$2,235,868.11
CMS 10-21-SC03	Global Specialty Contractors Provide Additional Labor, Materials, and Equipment for Site Improvements – Replace Galvanized Water Line with Copper, Restore all AC/sidewalks damaged by unforeseen waterline breakage for Site Improvements at Puahala Homes (AMP 31) on the Island of Oahu Completion Date: December 23, 2011	\$114,706.00	\$2,670,974.00
CMS 11-02-SC01	Ralph S. Inouye Co., Ltd. Provide Additional Labor, Materials, and Equipment for Building Improvements – Paving, Retaining Wall Repair, Waterline Installation, Landscaping and Sidewalk Repair at Hale Poai (MU 42) on the Island of Oahu Completion Date: October 21, 2011	\$16,241.00	\$1,655,686.00
CMS 11-02-SC02	Ralph S. Inouye Co., Ltd. Provide Additional Labor, Materials, and Equipment for Building Improvements – Installation of 10 Roof Drains at Hale Poai (MU 42) on the Island of Oahu Completion Date: November 18, 2011	\$15,859.00	\$1,671,545.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CO 11-01	National Center for Housing Management Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities End Date: April 25, 2013		\$535,500.00
ITO 11-01	EMSS, Inc. Furnish Printing and Mailing Services for the Monthly Tenant Rent Bills for the Hawaii Public Housing Authority End Date: September 25, 2012		\$52,674.64
PMB 11-13	Maximum Events Security, Inc. Furnish Security Services at Kalakaua Homes, Makua Alii and Paoakalani under Asset Management Project 34 on the Island of Oahu End Date: June 30, 2012		\$90,306.72
PMB 07-07-SC03	Realty Laua, LLC Continue to Furnish Property Management, Maintenance and Resident Services at Kuhio Park Terrace – Lowrise, Kuhio Homes and the Ka Hale Kameha'ikana Resource Center under Asset Management Project 40 on the Island of Oahu End Date: July 31, 2012	\$1,190,928.00	\$13,972,819.58
PMB 08-20-SC01	Hawaii Affordable Properties, Inc. Continue to Furnish Property Management, Maintenance and Resident Services at Hale Poai, Halia Hale, Kamalu, Hoolulu and Laiola under Management Unit 42 on the Island of Oahu End Date: August 31, 2012	\$1,019,748.00	\$3,752,988.00
PMB 08-16-SC03	Realty Laua, LLC Continue to Furnish Property Management, Maintenance and Resident Services at Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Kauhale Ohana and Waimanalo Homes under Asset Management Project 45 on the Island of Oahu End Date: January 31, 2012	\$281,562.00	\$1,863,462.00
PMB 10-01-SC01	Lions' Cleaning & Maintenance, Inc. Continue to Furnish Custodial Services for the Hawaii Public Housing Authority's Central Offices End Date: August 31, 2012	\$79,874.90	\$159,749.80

Contract No.	Contractor & Project	Supp. Amount	Total Amount
PMB 10-02-SC01	Garden Isle Disposal, Inc. Continue to Furnish Refuse Collection Services at Kawailehua – State and Kawailehua – Federal under Asset Management Project 38 on the Island of Kauai End Date: August 31, 2012	\$21,644.86	\$42,665.72
PMB 10-03-SC01	Ewa Pointe Realty Continue to Furnish Property Management, Maintenance and Resident Services at Waimaha-Sunflower, Kauioakalani, Maili I, Maili II, and Nanakuli Homes under Asset Management Project 44 on the Island of Oahu End Date: August 31, 2012	\$640,303.32	\$1,247,305.40
PMB 10-04-SC02	Sears, Roebuck & Co. Continue to Furnish Refrigerators for State and Federally Funded Low Income Public Housing Complexes Statewide End Date: June 30, 2012	\$60,842.46	\$824,061.18

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
		Rent	Other						
FY 2008	145	108	37	56	39	18	5	37	118
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	32	26	4	10	12	0	1	9	22

July 2010 - October 2011

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
		Rent	Other						
July 10	20	12	8	10	4	2	0	4	16
Aug 10	15	11	4	6	0	0	0	9	6
Sept 10	18	13	5	6	7	1	0	4	14
Oct 10	20	15	5	5	4	1	3	7	13
Nov 10	28	23	5	9	7	1	2	9	19
Dec 10	0	0	0	0	0	0	0	0	0
Jan 11	4	3	1	2	2	0	0	0	4
Feb 11	26	20	6	17	6	0	0	3	23
Mar 11	15	14	1	3	8	0	0	4	11
Apr 11	18	16	2	6	9	0	0	3	15
May 11	10	10	0	2	6	0	0	2	8
June 11	4	3	1	2	1	0	0	1	3
July 11	5	3	2	2	1	0	0	2	3
Aug 11	11	8	3	3	3	0	1	4	6
Sept 11	9	8	1	2	5	0	0	2	7
Oct 11	7	7	0	3	3	0	0	1	6
TOTALS	210	166	44	78	66	5	6	55	154

**Total # of Cases Heard for the Month of October 2011: 7
(Oahu & Neighbor Islands)**

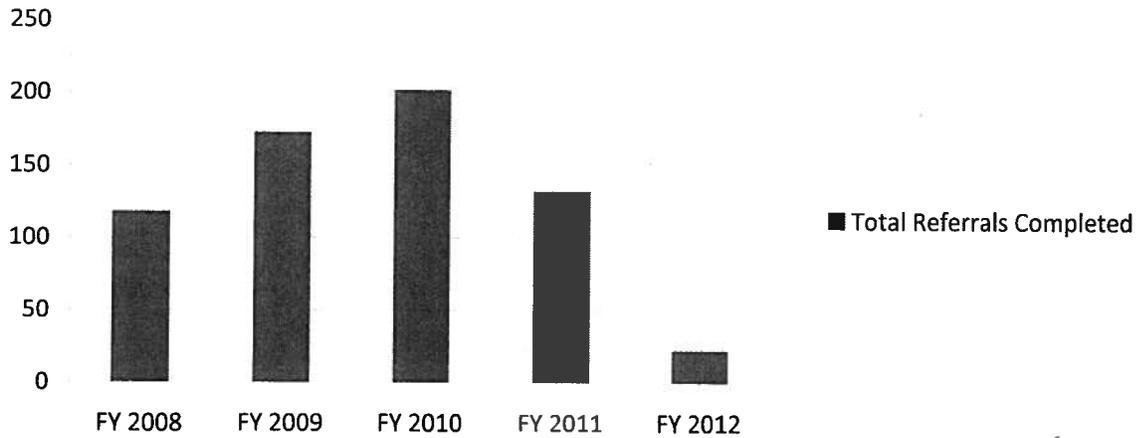
Decisions Rendered:	Rent Violations	Other Violations
Eviction	3	0
Evict w/cond	3	0
10-day cure	0	0
Dismissal	0	0
Continued	1	0
Total	7	0

Delinquent balances for rent cases ordered evicted for month of October 2011:

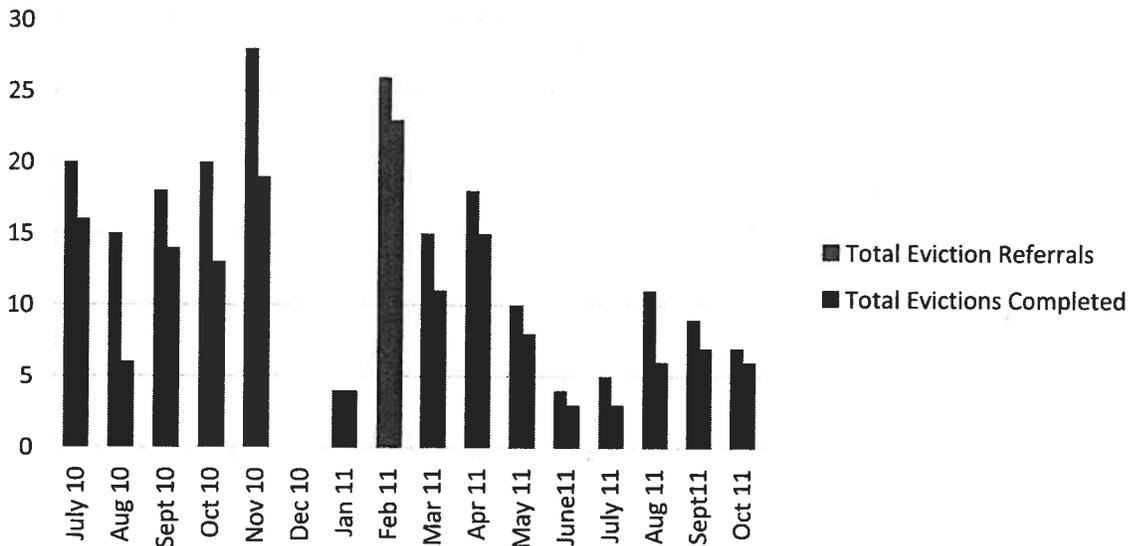
AMP 40	Kuhio Homes	\$5,546
AMP 43	Kaimalino	\$423
Total		\$5,969

Fiscal Years 2008-2012

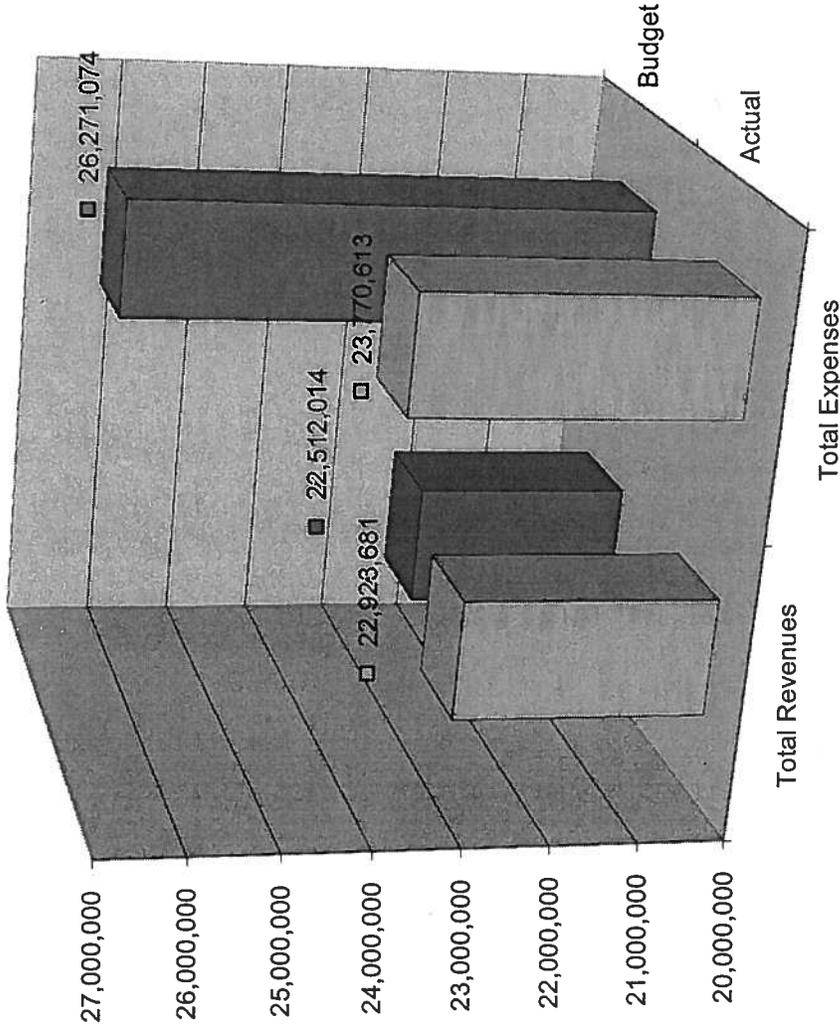
Total Referrals Completed



July 2010 - October 2011 (By Month)



HPHA September 30, 2011 Actual VS Budget



	Total Revenues	Total Expenses
Actual	22,923,681	23,770,613
Budget	22,512,014	26,271,074

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337
FOR PERIOD ENDING SEPTEMBER 30, 2011
AGENCY TOTAL

ASSETS:

	<u>September</u>	<u>August</u>	<u>Increase (Decrease)</u>
Cash	43,836,420	44,207,874	(371,454)
Receivables:			
Accrued Interest	646,223		
Tenant Receivables	4,920,858		
Other	1,431,708		
Less Allowance for Doubtful Accounts	(3,775,373)		
Total receivables	3,223,416	3,393,939	(170,523)
Prepaid Expenses	1,731,694	1,739,542	(7,848)
Inventories	932,307	911,628	20,680
Interprogram Due From	14,686,677	13,887,961	798,715
Total Current Assets	64,410,514	64,140,944	269,570
Property, Plant & Equipment:			
Land	21,451,327		
Buildings	499,169,582		
Furniture & Equipment	6,140,472		
Motor vehicles	1,355,056		
Construction in Progress	9,265,865		
Less: Accumulated Depreciation	(304,157,887)	234,291,123	(1,066,708)
Notes, Loans & Mortgage Receivable-Non Current	426,100	426,100	-
Other Long term assets	-	-	-
Total Assets	298,061,029	298,858,167	(797,139)

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337
FOR PERIOD ENDING SEPTEMBER 30, 2011
AGENCY TOTAL

LIABILITIES AND EQUITY:

	<u>September</u>	<u>August</u>	<u>Increase (Decrease)</u>
Accounts Payable	659,800	722,041	(62,241)
Accrued Expenses	391,325	391,325	-
Accrued Salaries & Wages	513,739	576,891	(63,152)
Accrued Vacation	649,885	649,885	-
Tenant Security Deposits	783,816	781,031	2,785
Other Liabilities & Deferred Income	8,073,131	9,318,598	(1,245,466)
Interprogram Due To	7,497,890	7,665,648	(167,758)
Total Current Liabilities	18,569,586	20,105,419	(1,535,832)

Accrued Pension and OPEB Liability
Accrued Compensated Absences - Non Current
Accrued Expenses

Net Assets:

Restricted Net Assets	1,900,129
Unrestricted Net Assets	270,623,335
Net Income Year to Date	(846,932)
Total Equity	271,676,531

Total Liabilities & Equity

298,061,029	298,858,167	(797,139)
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HAWAII PUBLIC HOUSING AUTHORITY
Board Report – September 2011

AGENCY TOTAL – Variance Analysis based on any increases over 10% with the month of being the basis for the variances.

I. INCOME STATEMENT

A. REVENUES:

Actual revenues for the month of September increased to \$549k or 7% versus Budget due to HUD Operating Subsidies increasing from 92% of prior year subsidy as Budgeted to 100% or an increase of \$469k and the Year to date increase was \$919k or 6% due to the same factor.

The variance from prior year was a \$10k decrease reflecting the 100% subsidy by HUD. Also affecting revenues were the July and August receipts of Administrative fees received from HUD for the July period and August periods which were received in September thereby impacting revenues by \$288k excluding the September payment of \$144k (re Bremerton).

Management fees and asset management fees combined were off \$(76)k primarily due to the overestimating of the AMPs fees which were calculated on an annualized basis. Tenant rental revenues for the month of September decreased \$(131)k due to decreases in Project revenues vs budget; a decrease of \$(369) year to date and \$(560)k vs prior year. Prior year decrease was due to the sale of KPT Towers in May 2011.

B. EXPENSES:

Administrative:

Reflecting a decrease of \$509k in administrative salaries and wages and employee benefits or 49% due reduction in staffing positions for the month of September that were budgeted to be filled. Correspondingly for year-to-date there were favorable variance in salaries and wages and benefits of \$813k; management

and bookkeeping fees \$33k; office expenses of \$33k; legal expenses \$40k; equipment purchases \$40k; subscriptions \$23k and travel \$39k resulting in a 31% decrease in administrative expenses primarily due to annualizing of expenses.

For the year to date variance salaries and wages and benefits reflected an increase of \$(103)k due to hiring that taken place with the relaxing of hiring for Federal funded positions. Accounting and audit fees showed a \$(72)k increase reflecting the increase accruals for fees to cover Banyan and Wilkena audits and additional cost related to FMO audit. Management fees a positive variance of \$79k due to sale of KPT. An unfavorable variance of \$(31) in other administrative expenses due to timing.

Asset Management Fees:

Asset management fees budgeted monthly will be calculated in the month of June 2012 when the profitability of each project is known since only projects with net income can pay to the Central Office Cost Center an asset management fee.

Tenant Services:

Include an accrual of administrative fees of \$(303)k to be paid to Bremerton which offset the revenues reflected in HUD Operating Subsidies in the revenue variance above. In prior year the accrual for August and September was not done.

Maintenance:

There were similar decreases in Salaries and Wages plus Benefits for Maintenance Staff of \$403k due to vacant positions that were budgeted to be filled in the month, \$584k for the year to date and a \$(6)k increase over prior year due hiring. Also showing reduction in expense was Contract costs of \$220k for the month, \$610k for year to date and \$218k from prior year due to annualizing of expenses. For the month there were increases of \$(29)k net for Material and Supplies, and a decrease year to date of \$29k; Variance with prior year was a decrease of \$537k for material and supplies year to date due primarily to the KPT sale.

Protective Services:

Annualizing of the Protective Service Contract costs vs actual billing resulted in lower cost in the month vs budget and a significant reduction year to date. Also the prior year reduction was affected by the KPT sale.

Insurance:

The decrease from budget for the month was due to the absence of an accrual for Workers Compensation insurance which impacted also the year to date variance. The prior year variance also showed a positive reduction. There will be a catch up accrual in October for the missing September accrual which should bring the variance in line with budget.

General Expenses:

The prior year increase relate to additional depreciation from construction in progress being capitalized and depreciated.

OVERVIEW:

Year to date revenues exceed budget by 2% and total expenses are 10% favorable resulting in a net income on a cash basis of \$2,1million. In the calendar year 2012 increases in Utilities and medical insurance will take effect which should not adversely affect net income. In January also the new Subsidy allocation will be released by HUD and it is anticipated that there will not be a significant reduction to HPHA since there no excess reserves as calculated by HUD. On the other hand Capital Funds have shown decreases in past years and may continue to trend down by \$1million to \$2 million per year.

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

II. BALANCE SHEET

ASSETS:

CASH:

Payments of Construction invoices, Risk Management Insurance payments net of HAP payment received, cash from Front Line Expenses billed to the Projects and increase in tenant receipts resulted in a \$(371)k reduction in cash.

ACCOUNT RECEIVABLE:

Reduction due to Front Line Expense payment from the projects \$(384)k and a accrued receivable from HUD \$207k.

INTERPROGRAM DUE FROM:

Allocation of expenses paid to the various projects.

PROPERTY, PLANT & EQUIPMENT, NET:

The \$(1,067)k represents depreciation expense for the month of September.

LIABILITIES AND EQUITY:

ACCOUNTS PAYABLE:

Pay down of payables

ACCRUED SALARIES AND WAGES:

Short month in September vs August resulting in lower accrual.

OTHER LIABILITIES & DEFERRED INCOME:

Reversal of prior months accrual of expenses and deferred revenues.

**CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE THREE MONTHS ENDING SEPTEMBER 30, 2011
(Amounts in Full Dollars)**

MONTH OF SEPTEMBER, 2011		YEAR TO DATE ENDING SEPTEMBER 30, 2011								
Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES										
-	56,161	\$ (56,161)	-100%	-	168,483	\$ (168,483)	-100%	-	-	0%
276,580	343,092	(66,512)	-19%	872,957	1,029,276	(156,319)	-15%	694,519	178,438	26%
51,766	51,766	-	0%	161,196	161,196	-	0%	119,368	41,828	35%
-	61,426	(61,426)	-100%	-	184,278	(184,278)	-100%	-	-	0%
-	50,000	(50,000)	-100%	-	150,000	(150,000)	-100%	-	-	0%
-	-	-	0%	-	-	-	0%	-	-	0%
-	-	-	0%	-	-	-	0%	-	-	0%
-	-	-	0%	-	-	-	0%	-	-	0%
233	20,833	(20,600)	-99%	10,674	62,499	(51,825)	-83%	1,359	9,315	686%
328,579	531,512	(202,933)	-38%	1,044,827	1,594,536	(549,709)	-34%	815,246	229,581	28%
EXPENSES										
218,017	533,555	315,538	59%	1,016,718	1,613,530	596,812	37%	939,456	(77,262)	-8%
-	-	-	0%	-	-	-	0%	-	-	0%
-	-	-	0%	-	-	-	0%	-	-	0%
-	-	-	0%	-	-	-	0%	-	-	0%
-	52	52	100%	-	-	-	0%	-	-	0%
11,736	8,281	(3,455)	-42%	23,318	24,843	1,525	6%	16,185	(7,132)	-44%
25,166	65,045	39,879	61%	150,804	192,171	41,367	22%	154,276	3,473	2%
10,844	22,219	11,375	51%	55,446	66,657	11,211	17%	52,378	(3,068)	-6%
2,743	7,074	4,331	61%	6,118	21,222	15,104	71%	28,941	22,823	79%
(10,688)	110,581	121,269	110%	77,096	331,727	254,631	77%	55,593	(21,503)	-39%
257,817	746,807	488,990	65%	1,329,501	2,250,306	920,805	41%	1,246,830	(82,671)	-7%
\$ 70,762	\$ (215,295)	\$ 286,057	133%	\$ (284,674)	\$ (655,770)	\$ 371,096	57%	\$ (431,584)	\$ 146,910	34%
CASH BASIS:										
\$ 70,762	\$ (215,295)	\$ 286,057	133%	\$ (284,674)	\$ (655,770)	\$ 371,096	57%	\$ (431,584)	\$ 146,910	34%
669	101,364	(100,695)	-99%	2,008	304,076	(302,068)	-99%	411	1,597	389%
-	-	-	0%	-	-	-	0%	-	-	0%
\$ 71,431	\$ (113,931)	\$ 185,362	163%	\$ (282,666)	\$ (351,694)	\$ 69,028	20%	\$ (431,174)	\$ 148,507	34%

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE THREE MONTHS ENDING SEPTEMBER 30, 2011
(Amounts in Full Dollars)**

	MONTH OF SEPTEMBER, 2011			YEAR TO DATE ENDING SEPTEMBER 30, 2011							
	Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%	Prior Year Amount	Variance Amount	%
REVENUES											
Dwelling Rental Income	\$ 87,398	\$ 93,310	\$ (5,912)	-6%	\$ 261,583	\$ 277,986	\$ (16,403)	-6%	\$ 241,557	\$ 20,026	8%
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%	-	-	0%
Other Income	2,977	2,701	276	10%	8,310	8,103	207	3%	12,014	(3,704)	-31%
Total Revenues	90,375	96,011	(5,636)	-6%	269,893	286,089	(16,196)	-6%	253,571	16,322	6%
EXPENSES											
Administrative	10,458	26,872	16,414	61%	54,514	80,614	26,101	32%	55,039	526	1%
Asset Management Fees	-	1,930	1,930	100%	-	5,790	5,790	100%	-	-	0%
Management Fees	14,967	13,168	(1,799)	-14%	44,900	39,504	(5,396)	-14%	40,027	(4,873)	-12%
Bookkeeping Fees	1,935	1,703	(232)	-14%	5,805	5,109	(696)	-14%	5,175	(630)	-12%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%	-	-	0%
Tenant Services	-	5	5	100%	-	15	15	100%	-	-	0%
Utilities	62,447	69,399	6,952	10%	155,765	208,197	52,432	25%	169,891	14,126	8%
Maintenance	14,303	62,182	47,879	77%	94,001	185,746	91,745	49%	156,121	62,120	40%
Protective Services	-	-	-	0%	-	-	-	0%	-	-	0%
Insurance	2,373	3,029	656	22%	7,422	9,087	1,665	18%	7,574	152	2%
General Expenses	41,289	276	(41,013)	-14860%	124,371	828	(123,543)	-14921%	68,074	(56,297)	-83%
Total Expenses	147,772	178,564	30,792	17%	486,778	534,890	48,112	9%	501,902	15,124	3%
Net Income(Loss)	\$ (57,398)	\$ (82,553)	\$ 25,155	30%	\$ (216,885)	\$ (248,801)	\$ 31,916	13%	\$ (248,331)	\$ 31,446	13%

CASH BASIS:				
Net Income(loss) per Above	\$ (57,398)	\$ (82,553)	\$ 25,155	30%
Add back non cash items:				
Depreciation Expense	39,556	276	39,280	14232%
Bad Debt Expense	1,733	-	1,733	0%
TOTAL CASH BASIS	\$ (16,109)	\$ (82,277)	\$ 66,168	80%

FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE THREE MONTHS ENDING SEPTEMBER 30, 2011
(Amounts in Full Dollars)

MONTH OF SEPTEMBER, 2011				YEAR TO DATE ENDING SEPTEMBER 30, 2011			
Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%
\$ 1,103,771	\$ 1,172,257	\$ (68,486)	-6%	\$ 3,331,653	\$ 3,514,579	\$ (182,926)	-5%
1,713,329	1,418,672	294,657	21%	4,830,954	4,256,375	574,579	13%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
35,199	47,736	(12,537)	-26%	112,195	143,168	(30,973)	-22%
2,852,299	2,638,665	213,634	8%	8,274,801	7,914,122	360,679	5%
REVENUES							
199,938	322,680	122,742	38%	749,322	966,334	217,012	22%
-	59,169	59,169	100%	-	177,507	177,507	100%
207,147	236,647	29,500	12%	664,283	709,941	45,658	6%
32,123	33,400	1,278	4%	102,173	100,200	(1,973)	-2%
-	-	-	0%	-	-	-	0%
-	11,203	11,203	100%	2,550	33,858	31,308	92%
801,620	786,373	(15,247)	-2%	2,560,266	2,359,117	(201,149)	-9%
609,696	878,783	269,087	31%	2,120,594	2,641,433	520,839	20%
41,162	100,416	59,254	59%	120,556	301,248	180,692	60%
46,340	56,085	9,745	17%	165,838	168,253	2,415	1%
835,256	839,076	3,820	0%	2,660,138	2,517,228	(142,910)	-6%
2,773,282	3,323,832	550,550	17%	9,145,720	9,975,119	829,399	8%
\$ 79,017	\$ (685,167)	\$ 764,184	112%	\$ (870,919)	\$ (2,060,997)	\$ 1,190,078	58%
EXPENSES							
79,017	(685,167)	764,184	112%	(870,919)	(2,060,997)	1,190,078	58%
911,326	807,981	103,345	13%	2,485,080	2,423,943	61,137	3%
3,781	13,669	(9,888)	-72%	10,814	41,007	(30,193)	-74%
\$ 994,124	\$ 136,483	\$ 857,641	628%	\$ 1,624,975	\$ 403,953	\$ 1,221,022	302%
CASH BASIS:							
Net income(loss) per Above							
Add back non cash items:							
Depreciation Expense							
Bad Debt Expense							
\$ 994,124	\$ 136,483	\$ 857,641	628%	\$ 1,624,975	\$ 403,953	\$ 1,221,022	302%
TOTAL CASH BASIS							
\$ 79,017	\$ (685,167)	\$ 764,184	112%	\$ (870,919)	\$ (2,060,997)	\$ 1,190,078	58%
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TOTAL CASH BASIS							
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TOTAL CASH BASIS							
\$ 79,017	\$ (685,167)	\$ 764,184	112%	\$ (870,919)	\$ (2,060,997)	\$ 1,190,078	58%
911,326	807,981	103,345	13%	2,485,080	2,423,943	61,137	3%
3,781	13,669	(9,888)	-72%	10,814	41,007	(30,193)	-74%
\$ 994,124	\$ 136,483	\$ 857,641	628%	\$ 1,624,975	\$ 403,953	\$ 1,221,022	302%
TOTAL CASH BASIS							
\$ 79,017	\$ (685,167)	\$ 764,184	112%	\$ (870,919)	\$ (2,060,997)	\$ 1,190,078	58%
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3,781	13,669	(9,888)	-72%	10,814	41,007	(30,193)	-74%
\$ 994,124	\$ 136,483	\$ 857,641	628%	\$ 1,624,975	\$ 403,953	\$ 1,221,022	302%
TOTAL CASH BASIS							
\$ 79,017	\$ (685,167)	\$ 764,184	112%	\$ (870,919)	\$ (2,060,997)	\$ 1,190,078	58%
911,326	807,981	103,345	13%	2,485,080	2,423,943	61,137	3%
3,781	13,669	(9,888)	-72%	10,814	41,007	(30,193)	-74%
\$ 994,124	\$ 136,483	\$ 857,641	628%	\$ 1,624,975	\$ 403,953	\$ 1,221,022	302%
TOTAL CASH BASIS							
\$ 79,017	\$ (685,167)	\$ 764,184	112%	\$ (870,919)	\$ (2,060,997)	\$ 1,190,078	58%
911,326	807,981	103,345	13%	2,485,080	2,423,943	61,137	3%
3,781	13,669	(9,888)	-72%	10,814	41,007	(30,193)	-74%
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\$ 99							

HAWAII PUBLIC HOUSING AUTHORITY
 FEDERAL LOW RENT PROGRAM BY AMPS
 ACTUAL VS BUDGET COMPARISON
 FOR THE THREE MONTHS ENDING SEPTEMBER 30, 2011
 (Amounts in Full Dollars)

MONTH OF SEPTEMBER, 2011		YEAR TO DATE ENDING SEPTEMBER 30, 2011			
Actual	Budget	Variance		Prior Year	Variance
		Amount	%		
\$ 239,956	\$ 237,474	\$ 2,482	1%	\$ 881,671	0%
206,846	(4,415)	(4,415)	-2%	593,972	-1%
256,580	2,994	2,994	1%	733,853	1%
194,072	(2,786)	(2,786)	-1%	498,066	-2%
302,527	299,154	3,373	1%	917,550	1%
328,621	309,183	19,438	6%	1,028,880	7%
151,708	150,273	1,435	1%	522,526	-1%
187,731	167,407	20,324	12%	556,285	14%
103,382	2,967	2,967	3%	345,405	2%
171,138	114,987	56,151	49%	1,676,500	49%
95,616	117,085	(21,469)	-18%	300,062	-11%
145,969	164,925	(18,956)	-11%	386,162	-11%
127,448	104,467	22,981	22%	386,926	13%
53,975	52,598	1,377	3%	136,515	-3%
213,316	81,485	131,831	162%	245,726	50%
73,415	77,507	(4,092)	-5%	206,920	-7%
\$ 2,852,299	\$ 2,638,665	\$ 213,634	8%	\$ 9,417,018	5%

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		Amount	%		
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206,846	(4,415)	(4,415)	-2%	593,972	-1%
256,580	2,994	2,994	1%	733,853	1%
194,072	(2,786)	(2,786)	-1%	498,066	-2%
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328,621	309,183	19,438	6%	1,028,880	7%
151,708	150,273	1,435	1%	522,526	-1%
187,731	167,407	20,324	12%	556,285	14%
103,382	2,967	2,967	3%	345,405	2%
171,138	114,987	56,151	49%	1,676,500	49%
95,616	117,085	(21,469)	-18%	300,062	-11%
145,969	164,925	(18,956)	-11%	386,162	-11%
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73,415	77,507	(4,092)	-5%	206,920	-7%
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Actual	Budget	Variance		Prior Year	Variance
		Amount	%		
\$ 239,956	\$ 237,474	\$ 2,482	1%	\$ 881,671	0%
206,846	(4,415)	(4,415)	-2%	593,972	-1%
256,580	2,994	2,994	1%	733,853	1%
194,072	(2,786)	(2,786)	-1%	498,066	-2%
302,527	299,154	3,373	1%	917,550	1%
328,621	309,183	19,438	6%	1,028,880	7%
151,708	150,273	1,435	1%	522,526	-1%
187,731	167,407	20,324	12%	556,285	14%
103,382	2,967	2,967	3%	345,405	2%
171,138	114,987	56,151	49%	1,676,500	49%
95,616	117,085	(21,469)	-18%	300,062	-11%
145,969	164,925	(18,956)	-11%	386,162	-11%
127,448	104,467	22,981	22%	386,926	13%
53,975	52,598	1,377	3%	136,515	-3%
213,316	81,485	131,831	162%	245,726	50%
73,415	77,507	(4,092)	-5%	206,920	-7%
\$ 2,852,299	\$ 2,638,665	\$ 213,634	8%	\$ 9,417,018	5%

HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON

FOR THE THREE MONTHS ENDING SEPTEMBER 30, 2011
(Amounts in Full Dollars)
CASH BASIS

	MONTH OF SEPTEMBER, 2011			YEAR TO DATE ENDING SEPTEMBER 30, 2011		
	Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %
\$	239,956	237,474	2,482 \$ (4,415) 1%	712,407	712,781	\$ (374) 0%
	206,846	211,261	(4,415) -2%	627,895	633,783	(5,888) -1%
	256,580	253,586	2,994 1%	768,791	760,758	8,033 1%
	194,072	196,858	(2,786) -1%	579,394	590,574	(11,180) -2%
	302,527	299,154	3,373 1%	908,428	897,462	10,966 1%
	328,621	309,183	19,438 6%	989,141	927,549	61,592 7%
	151,708	150,273	1,435 1%	447,825	450,783	(2,958) -1%
	187,731	167,407	20,324 12%	573,825	502,221	71,604 14%
	103,382	100,415	2,967 3%	307,376	301,245	6,131 2%
	174,138	114,987	59,151 49%	515,489	344,961	170,528 49%
	95,616	117,085	(21,469) -18%	313,602	351,255	(37,653) -11%
	145,969	164,925	(18,956) -11%	441,449	494,775	(53,326) -11%
	127,448	104,467	22,981 22%	354,735	313,397	41,338 13%
	53,975	52,598	1,377 3%	150,822	155,602	(4,780) -3%
	213,316	81,485	131,831 162%	367,051	244,455	122,596 50%
	73,415	77,507	(4,092) -5%	216,570	232,521	(15,951) -7%
\$	2,852,299	2,638,665	213,634 8%	8,274,801	7,914,122	360,679 5%
REVENUES						
	(43,776)	(30,166)	13,610 -45%	(95,840)	(90,217)	(5,623) -6%
	194,671	4,828	189,843 3932%	228,499	14,484	214,015 1478%
	52,162	46,970	5,192 11%	168,583	\$143,310	25,273 18%
	44,506	10,534	33,972 322%	94,498	32,002	62,496 195%
	215,077	(3,231)	218,308 6757%	314,810	(16,249)	331,059 2037%
	72,253	17,083	55,170 323%	175,024	51,249	123,775 242%
	82,817	1,370	81,447 5945%	106,900	4,080	102,820 2520%
	54,968	47,967	7,001 15%	117,619	143,906	(26,287) -18%
	62,434	3,704	58,730 1586%	28,140	11,112	17,028 153%
	(42,499)	4,981	(47,480) -953%	(60,873)	14,443	(75,316) -521%
	24,007	4,124	19,883 482%	(23,893)	12,372	(36,265) -293%
	40,866	22,620	18,246 81%	132,555	67,860	64,695 95%
	7,213	6,810	403 6%	58,142	20,426	37,716 185%
	27,653	(8,566)	36,219 423%	81,048	(27,190)	108,238 398%
	171,373	1,644	169,729 10324%	227,170	4,932	222,238 4506%
	30,399	5,811	24,588 423%	72,593	17,433	55,160 316%
\$	994,124	136,483	857,641 628%	1,624,975	403,953	1,221,022 302%
NET INCOME(LOSS)						
	(198,964)	(294,804)	99,840 -148%	(95,840)	(90,217)	(5,623) -6%
	137,239	137,239	0 150%	228,499	14,484	214,015 1478%
	(45,292)	(45,292)	0 -21%	168,583	\$143,310	25,273 18%
	57,781	57,781	0 157%	94,498	32,002	62,496 195%
	116,417	116,417	0 59%	314,810	(16,249)	331,059 2037%
	(136,777)	(136,777)	0 -44%	175,024	51,249	123,775 242%
	(23,004)	(23,004)	0 -18%	106,900	4,080	102,820 2520%
	(73,155)	(73,155)	0 -38%	117,619	143,906	(26,287) -18%
	11,676	11,676	0 71%	28,140	11,112	17,028 153%
	158,243	158,243	0 72%	(60,873)	14,443	(75,316) -521%
	596	596	0 2%	(23,893)	12,372	(36,265) -293%
	49,722	49,722	0 60%	132,555	67,860	64,695 95%
	(39,180)	(39,180)	0 -40%	58,142	20,426	37,716 185%
	94,560	94,560	0 700%	81,048	(27,190)	108,238 398%
	184,055	184,055	0 427%	227,170	4,932	222,238 4506%
	16,598	16,598	0 30%	72,593	17,433	55,160 316%
\$	1,410,299	214,676	1,195,623 15%	1,624,975	403,953	1,221,022 302%



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

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

CFP	Budget Construction			Budget Management Improvements		Budget Administration		Budget Contingency		CFP Obligated	% Obligated	Balance	Obligation Deadline	Notes
	(BLI 1411-1501)	(BLI 1406)	(BLI 1408)	(BLI 1410)	(BLI 1502)	(BLI 1410)	(BLI 1502)							
CFP 717	\$8,760,978	\$2,578,479	\$263,697	\$1,289,239	\$0	\$12,892,393	100.00%	\$0	9/1/09	Closed 9-12-11				
CFP 718	\$8,393,749	\$2,522,746	\$435,865	\$1,261,373	\$0	\$12,613,733	100.00%	\$0	6/12/10	All Contracts Awarded				
CFP ARRA	\$15,643,755	\$0	\$0	\$601,688	\$0	\$16,245,443	100.00%	\$0	3/17/10	All Contracts Awarded				
CFP 719	\$8,602,364	\$2,416,486	\$54,497	\$1,252,617	\$200,213	\$12,271,467	97.97%	\$254,710	4/14/12	All Contracts Awarded Except Management Improvements. LOCCS created 09-12-09				
CFP 720	\$8,508,688	\$2,477,847	\$246,838	\$1,038,924	\$116,939	\$4,634,789	37.41%	\$7,754,446	7/14/12	These funds are available to PHA's. LOCCS created 06-23-10				
CFP 721	\$7,211,328	\$2,060,380	\$0	\$1,030,190	\$0	\$10,301,898	0.00%	\$10,301,898	7/13/13	These funds are available to PHA's. LOCCS created 07-13-11				
Totals	\$57,120,862	\$12,055,937	\$1,000,897	\$6,474,031	\$317,152	\$58,657,825	76%	\$18,311,054						

FEDERAL: Capital Fund Program (CFP)

CFP	Expended Construction			Expended Management Improvements		Expended Administration		Expended Contingency		Expended to Date Total	% Expended	Balance	Expenditure Deadline	Notes
	(BLI 1411-1501)	(BLI 1406)	(BLI 1408)	(BLI 1410)	(BLI 1502)	(BLI 1410)	(BLI 1502)							
CFP 717	\$8,760,978	\$2,578,479	\$263,697	\$1,289,239	\$0	\$12,892,393	100.00%	\$0	9/12/11	Closed 9-12-11				
CFP 718	\$5,273,359	\$2,522,747	\$296,593	\$1,261,373	\$0	\$9,354,072	74.16%	\$3,259,661	6/12/12	All Contracts Awarded				
CFP ARRA	\$15,008,374	\$0	\$0	\$601,688	\$0	\$15,610,062	96.09%	\$635,381	3/17/12	All Contracts Awarded				
CFP 719	\$172,297	\$2,416,486	\$0	\$1,249,723	\$0	\$3,638,506	30.64%	\$8,687,671	4/14/14	All Contracts Awarded. LOCCS created 09-12-09				
CFP 720	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$12,389,235	7/14/14	These funds are available to PHA's. LOCCS created 06-23-10				
CFP 721	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$10,301,898	7/13/15	These funds are available to PHA's. LOCCS created 07-13-11				
Totals	\$29,215,008	\$7,517,711	\$560,290	\$4,402,023	\$0	\$41,695,033	54.17%	\$24,971,948						

STATE: Capital Improvement Program (CIP)

CIP	Budget Design		Budget Construction		Approved Design		Approved Const		Total Budget		Expended	% Expended	Balance	Encumbrance Deadline	Notes
	Allot as of 8/6/11	Allot as of 8/6/11	Allot as of 8/6/11	Allot as of 8/6/11	as of 8/6/11	as of 8/6/11									
07-08 Lump Sum CIP	\$19,910,000	\$3,150,361	\$12,443,621	\$15,593,983	\$11,201,270	\$4,392,713	71.93%	\$4,392,713	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)					
08-09 Lump Sum CIP	\$10,000,000	\$3,357,523	\$420,169	\$3,777,693	\$1,563,072	\$2,214,621	41.39%	\$2,214,621	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)					
07-08 Elevator	\$4,939,503	\$873,632	\$3,817,316	\$4,590,848	\$3,592,144	\$988,804	78.24%	\$988,804	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2)					
08-09 Elevator	\$6,410,000	\$7,875	\$3,475,202	\$3,483,177	\$671,831	\$2,811,346	19.29%	\$2,811,346	6/30/12	Allotment Granted - Blanket Encumbrance (1) & (2)					
09-10 Lump Sum CIP	\$7,913,000	\$1,895,276	\$8,014,724	\$7,913,000	\$2,943,404	\$4,969,596	37.20%	\$4,969,596	6/30/12	Allotment Granted					
10-11 Lump Sum CIP	\$4,500,000	\$1,136,416	\$2,726,162	\$3,665,578	\$0	\$3,665,578	0.00%	\$3,665,578	6/30/12	Allotment Granted					
STATE CIP TOTALS	\$53,672,503	\$19,971,721	\$37,21%	\$19,252,658											

KEY

- 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

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)*

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

FOR INFORMATION

SUBJECT: Ameresco Presentation on Results of the Energy Audit and the Energy Services Agreement

I. FACTS

- A. On November 21, 2008, following an authorized solicitation and procurement, the Hawaii Public Housing Authority (HPHA) executed Contract, No. CMS 08-38, ("Contract") for approximately \$151,000 with Ameresco/Pacific Energy JV ("Ameresco") to conduct an Energy Audit of all federally funded housing projects, which included recommendations for energy conservation measures.
- B. On October 19, 2009, the HPHA Board accepted the Energy Audit Report and the recommended energy conservation measures in the Report and authorized then executive director, Chad Taniguchi, to initiate negotiations with Ameresco regarding the scope for a possible Energy Services Agreement ("ESA") to implement the recommended energy conservation measures.
- C. Under the terms of the Contract, the \$151,000 audit cost could either be: 1) folded into the cost of any ESA executed between HPHA and Ameresco; or 2) paid by HPHA if no ESA was finalized with Ameresco.
- D. Between October 19, 2009 and December 31, 2009, although discussions were held between the executive director, Department of Budget and Finance staff ("B&F"), Ameresco representatives, and the Department of the Attorney General, regarding an ESA arrangement and its financing, no ESA agreement or its financing was reached with Ameresco before the executive director's term of office expired on December 31, 2009.
- E. On February 18, 2010, the HPHA Board authorized the "Executive Director to proceed with the proposed energy conservation measures and to undertake all steps necessary to execute an energy services agreement with Ameresco."

II. DISCUSSION

- A. Any ESA and its financing is required to be approved by the Department of Budget and Finance and the Department of the Attorney General under chapter 37D. Hawaii Revised Statutes. The HPHA does not have unilateral authority to execute a final ESA.
- B. The HPHA is currently in the process of retaining a consultant to assist it in implementing any conservation measures, reviewing proposals for any ESA, or draft the specifications for any ESA.
- C. Since most of the Board members were appointed after the selection of Ameresco, staff requested that Ameresco make a presentation to the Board on the energy audit and the energy services agreement prior to the selection of an energy consultant. A copy of the Executive Summary for the energy audit is attached.
- D. Staff from Ameresco will attend the HPHA Board meeting to make a presentation.

Attachment: Executive Summary, Energy Audit

Prepared by: Barbara E. Arashiro, Acting Executive Director 

Review of Energy Performance Contract Project

HPHA Board Meeting
November 17, 2011



Project Timeline to Date

Date	Action
February 22, 2008	Energy Performance Contract RFP Solicitation
September 12, 2008	Ameresco selected to provide Energy Performance Contract (EPC)
November 21, 2008	Audit agreement executed
December 3, 2008	Audit commenced
April 14-15, 2009	Interim audit meeting held with HPHA staff to review preliminary list of potential energy conservation measures (ECMs); \$114 million in potential projects identified.
May 9, 2009	Ameresco provides first of two board workshops on EPC project
August 12, 2009	HPHA agrees to final scope of ECMs to develop into final report
September 28, 2009	Energy Audit Report delivered to HPHA; \$44.1 million project proposed. Project financing projected to leverage the Build America Bond Program to receive 35% reduction in interest expense.

ameresco.com
2



Project Timeline to Date (Continued)

Date	Action
October 14, 2009	Second board workshop held
October 15, 2009	Board resolution passed, accepting audit report and authorizing Executive Director to negotiate the scope of work and terms of an Energy Services Agreement (ESA) contract with Ameresco and execute lender and Standard & Poor's engagement letters.
October 15, 2009	Executive Director executes lender and S&P engagement letters
February 18, 2010	Board approves action to authorize the Executive Director to accept the final scope of work, which would exclude Kuhio Park Terrace (KPT) and Mayor Wright from the EPC project, and undertake all action necessary to execute an Energy Services Agreement with Ameresco. The final project scope was reduced to \$27.1 million.
March 31, 2010	Ameresco submits first draft of ESA contract to HPHA

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Project Timeline to Date (Continued)

Date	Action
June 15, 2010	HPHA retains consultant to review and negotiate terms of ESA
June 16, 2010	Executive Director advises Ameresco that HPHA prefers to execute new engagement letters for lender and S&P, and submit ESA to State Attorney General's office for review.
June 30, 2010	HPHA issues RFP for legal review services for KPT redevelopment and EPC
July 28, 2010	HPHA formally accepts final draft of ESA
July 28, 2010	Executive Director advises Ameresco that HPHA will seek comment on the engagement letters from State Budget and Finance Dept. prior to executing.
July 28, 2010	Ameresco submits final ESA documents
September 1, 2010	HPHA selects firm for legal review services in connection with KPT redevelopment and EPC
August 18, 2011	HPHA Issues RFP to Furnish Professional Energy Performance Contracting Consultant Services

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HPHA Goals

- Reduce and Control Utility Expenditures
- Fund Project Entirely from Savings
- Focus on Renewable Energy, Especially Solar HW
- Fund Maintenance from Savings
- Contribute to HI Clean Energy Initiative

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Overview of HUD EPC Program

- Provides Conservation "Incentives" for PHA to Reduce Utility Expenses
- Third Party Financing Required to Pay for Energy Conservation Improvements
- HUD Utility Operating Subsidy Used to Pay Debt Service
- Repayment Term up to 20 Years Allowed
- At Least 75% of Savings Must be Used to Pay EPC Costs
- HUD Approves Incentives
- ESCO Guarantees Savings

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Proposed EPC Project Highlights (Based on 2010 Approved Scope)

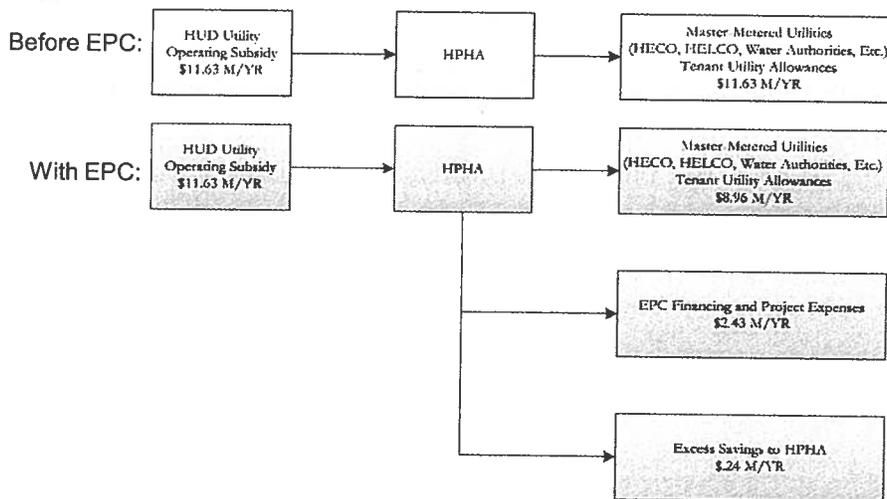
- Project Encompasses 4,200 units in 64 Developments
 - Kuhio Properties & Mayor Wright Excluded
- \$27.1M Invested without Capital Funding
- First Year Savings of \$2.67M
- 20-Year Savings of \$69.8M
- 20-Year Maintenance Reserve of \$10.7M - Held by HPHA
- 20-Year Excess Cash Flow of \$5.8M
- 100% of Debt and Maintenance Reserve Paid from Savings
- Savings are Measured & Guaranteed by Ameresco

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EPC Flow of Funds



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Energy Conservation Measures Proposed

- Install HET Toilets
- Install Low-Flow Showerheads & Faucet Aerators
- Install Front-Loading Washers
- Install Efficient Building Water Pressure Controls
- Upgrade Common Area Lighting
- Upgrade Apartment Lighting
- Install High-Efficiency Air Conditioning
- Install Energy Star Refrigerators
- Install Vending Machine Controls
- Install New Transformers
- Install Solar Photovoltaic Arrays
- Install High-Efficiency Central Domestic Water Heaters
- Install New Solar Domestic Water Heaters

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Cash Flow Summary (Based on 2010 Approved Scope)

Financing Assumptions

Project Cost	\$ 27,129,895
Utility Rebates	\$ (351,420)
Customer Cost Contribution	\$ -
Net Project Cost	\$ 26,778,476
Construction Loan Interest	\$ 2,909,413
Minimum Lease Proceeds	\$ 29,687,889
Construction Term (months)	24
Finance Term (yrs)	20
Estimated Finance Rate	4.90%

Cash Flow Over 20 Years

Total Savings Projected	\$ 69,819,510
Total Debt Payment	\$ 48,594,492
HPHA Maintenance Reserve	\$ 10,665,870
Performance Period Services	\$ 4,763,659
Total EPC Related Costs	\$ 64,024,021
Total EPC Related Costs as % of Savings	92%
Excess Savings to HPHA	\$ 5,795,490

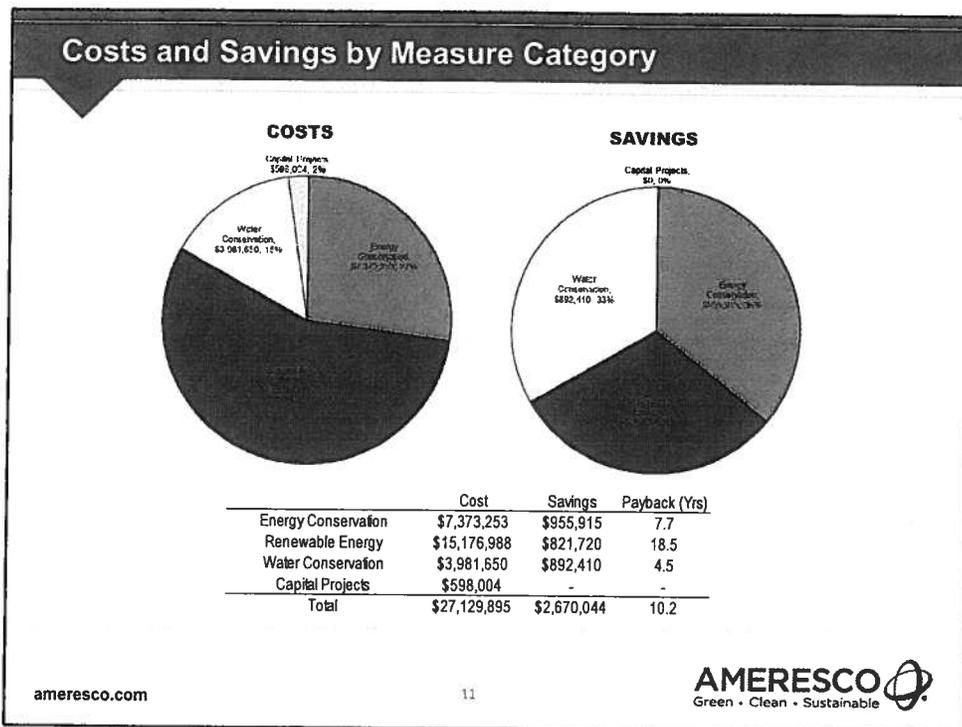
20-Year Cash Flow

Year	Utility Costs Before Improvements	Utility Costs After Improvements	Total Savings	EPC Costs (Debt, Services, Maint)	Excess Savings to HPHA
2012	\$11,827,734	\$8,957,889	\$2,870,044	\$2,432,576	\$237,468
2013	\$11,976,568	\$9,228,420	\$2,750,146	\$2,505,553	\$244,592
2014	\$12,335,863	\$9,503,213	\$2,832,650	\$2,580,720	\$251,930
2015	\$12,705,938	\$9,788,309	\$2,917,630	\$2,656,141	\$259,488
2016	\$13,087,117	\$10,081,950	\$3,005,156	\$2,737,886	\$267,273
2017	\$13,479,730	\$10,384,417	\$3,095,313	\$2,820,022	\$275,291
2018	\$13,884,122	\$10,695,949	\$3,188,173	\$2,904,623	\$283,550
2019	\$14,300,846	\$11,016,828	\$3,283,818	\$2,991,782	\$292,056
2020	\$14,729,865	\$11,347,333	\$3,382,332	\$3,081,514	\$300,818
2021	\$15,171,555	\$11,687,753	\$3,483,802	\$3,173,980	\$309,822
2022	\$15,626,702	\$12,150,381	\$3,476,311	\$3,191,223	\$285,088
2023	\$16,095,503	\$12,627,054	\$3,568,448	\$3,278,502	\$289,947
2024	\$16,578,368	\$13,115,383	\$3,662,985	\$3,368,145	\$294,840
2025	\$17,075,719	\$13,615,736	\$3,759,983	\$3,460,217	\$299,766
2026	\$17,587,990	\$14,128,487	\$3,859,503	\$3,554,781	\$304,722
2027	\$18,115,630	\$14,654,019	\$3,961,611	\$3,651,905	\$309,706
2028	\$18,659,999	\$15,192,727	\$4,066,372	\$3,751,657	\$314,715
2029	\$19,218,872	\$15,745,019	\$4,173,853	\$3,854,108	\$319,745
2030	\$19,795,438	\$15,311,315	\$4,284,124	\$3,959,329	\$324,794
2031	\$20,389,301	\$15,892,048	\$4,397,253	\$4,067,395	\$329,858
Total	\$312,441,556	\$242,822,046	\$69,819,510	\$64,024,021	\$5,795,490

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- ### Long-Term Services
- Annual Performance Period Services (by Ameresco)
 - Equipment/System Inspections
 - Measurement & Verification of Savings
 - Guarantee Reconciliation of Savings
 - HUD Reporting Support
 - Maintenance Services (by Ameresco or Others)
 - Preventative
 - Equipment Repair/Replacement
 - All Long-Term Services Paid from Savings
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Typical Finance Structure: Capital Lease

- Structured Similar to a Tax Exempt Municipal Lease
- Terms of Financing
 - Sized to Pay for the Project Costs
 - Construction, Capitalized Interest, Cost of Issuance
 - S&P Credit Ratings Used for Lowest Cost of Capital
 - Certificates of Participation Allow for a Larger Group of Investors
 - Subject to HPHA Board Approval
- Small Pool of Qualified Lenders, Especially for 20-Year Term Projects

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Capital Lease Obligation and Approvals

- Debt Obligation Payable from HPHA's Legally Available Funds, Including the HUD Incentives
- HPHA's Debt Obligation - Not a General or Moral Obligation of the State
- HPHA's Board Authorizes Executive Director to Execute Financing and ESA
- HPHA's Financing Subject to Approval of Governor and State Director of Finance
- HUD Section 30 Approval Now Required to Place Lien on PHA Property (i.e. the Installed Improvements)

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Closing: EPC Benefits to HPHA and State

- \$27.1M Facility Modernization Project
- \$69.8M in Energy and Water Savings
- \$10.7M Maintenance Reserve
- \$5.8M Excess Cash Flow to HPHA
- Project Addresses Deferred Maintenance
- Over 500 Jobs Created or Maintained in Construction, Manufacturing, Transportation, and Local Businesses
- Contributes to Hawaii's Clean Energy Initiative
- All Project Costs Paid from Savings
- Including Mayor Wright Would Expand Project to \$29.5M

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Steps: Timeline

	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12
Next Steps											
Prepare and execute new engagement letters (Crews, S&P)											
Review and update project scope, costs, savings, utility baselines											
Revise & finalize ESA contract documents											
S&P due diligence process											
Prepare finance documents											
Prepare HUD approval application and submit											
Secure HUD approval											
Board authorization to enter into financing and ESA contract											
Secure financing											
Execute ESA and financing simultaneously											
Begin work											

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Thank You

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Section 1: Executive Summary

Project Overview

Ameresco, Inc. is pleased to provide this Energy Audit Report to the Hawaii Public Housing Authority (HPHA), pursuant to the Energy Audit Agreement. This report is the culmination of a comprehensive utility study of 67 conventional federal public housing sites involving 5,269 dwelling units and associated facilities. The study included extensive site examination,¹ analysis of historical utility billing data for all utility services, building energy modeling, development engineering, and an investment grade financial assessment.

To the greatest extent feasible, we have attempted to respond in the energy conservation measures (ECMs) presented in this report to HPHA's desire to reduce energy and water costs while also addressing vital, utility-related capital needs. In each case, we compared measure payback against life cycle, but also considered other tangible benefits not directly related to savings in making our recommendations.

The current recommended package of improvements, totaling approximately \$44.1M, encompasses the best economic payback approach while addressing various capital-intensive upgrades. Savings under an Energy Services Agreement will cover the entire project capital cost via a guaranteed-savings, 20-year term financing, which is described in more detail later in this section.



¹ Our findings are based on the results of a complete survey of the common areas and mechanical rooms and in-apartment visits representing approximately a 10% sample of the portfolio.

Implementation of this project is expected to produce nearly \$4.3M in annual utility cost savings during the first year of project repayment,² representing a reduction of nearly 30% in utility expenditures. In addition, nearly half the total project investment is dedicated to renewable energy, including solar hot water heating systems at 14 developments and a solar photovoltaic power generating system. Combined, these renewable energy measures will generate about 25% of the overall project savings or about \$1M in the first year.

This Energy Audit Report is broken out into six main sections:

- Section 1 is this Executive Summary, which reviews the overall project financing and measure selection, costs and savings;
- Section 2 describes the utility baseline developed for this project, including any adjustments made, as well as the current tenant utility allowances and the utility rates applied to the savings;
- Section 3 presents a detailed description of the recommended ECMs, a summary of measures considered but not recommended, and general information detailing how Ameresco proposes to design, implement, and commission the ECMs and provide concurrent training and resident education;
- Section 4 describes the long term services proposed during the repayment term of the Energy Services Agreement (ESA), including annual equipment and systems inspections and measurement and verification of the savings; as well as the opportunity for resident education, and long-term maintenance services. Section 4 also presents the HUD conservation incentives proposed.
- Section 5 presents the existing site conditions reports; and
- Section 6 contains the attachments to this report which include the utility baselines, recommended product cut sheets, lighting audits, a summary of measure costs and savings by site, and a 20-year life cycle cost analysis.



² Project repayment is anticipated to begin in 2012, after a two-year construction cycle.

While we recognize that the final package of measures may be adjusted, it is our recommendation that the package we have developed, with input from HPHA staff and finance committee board members, is the most economically beneficial and comprehensive from a property upgrade and deferred maintenance perspective. We look forward to working with HPHA to finalize the package of measures and services in order to execute the Energy Services Agreement (ESA) by February 2010.

To that end, we propose the following next steps:

- HPHA Board of Directors approves the proposed scope of work and financing engagement letter at the October 15 board meeting;
- Ameresco develops the ESA and associated appendices; Ameresco and HPHA also determine the scope of long-term services (e.g. maintenance) (November);
- Submit the ESA to HUD for approval (November);
- Secure financing (January 2010);
- Secure HUD approval of the ESA (February 2010)
- Execute financing and ESA (February 2010)

Ameresco would like to acknowledge and give special thanks to Mr. Chad Taniguchi, Ms. Barbara Arashiro, Mr. Richard Speer, Mr. Glenn Sunakoda, and Mr. Marcel Audant, as well as the many other management and facilities staff whose input and support during the audit was invaluable. Ameresco would also like to thank the finance committee of the HPHA Board of Directors, including Mr. Travis Thompson, Ms. Linda Smith, and Mr. Eric Beaver for their input and guidance.

Environmental Benefit

Based on the energy savings projected for this project, the following reductions in greenhouse gas emissions are expected:

Greenhouse Gas	Emissions Reduction
CO ₂	8,500 Tons
SO _x	36,800 Lbs
NO _x	30,700 Lbs

The efficiency improvements and renewable energy component proposed in this project will provide a significant and sustainable step towards meeting Hawaii's Clean Energy Initiative goals by 2030.

A. Project Funding

1. Capital Lease

All funding for the project will be secured from guaranteed savings using a capital municipal lease. This is a financing obligation under which HPHA owns the installed equipment upon acceptance, and the lender, acting as lessor under the capital lease, retains a security interest (lien) on the equipment until the capital lease is paid in full at the end of the lease term. The capital lease is the most common financing structure provided to HUD as part of the project approval process and the structure most often applied to performance contracts.

Current interest rates on these projects are ranging between 5-6.5%, depending on the tax-exempt or taxable (leveraging the federal government's offer of such tax credits or rebates as Build America Bonds) status, market stability, the finance term (including the construction period), HPHA's financial stability, PHAS report scores, bank-qualified or non bank-qualified status (bank-qualified indicates that the PHA will not issue more than \$30 million in tax-exempt financing in a given calendar year). The actual interest rate typically will float until actual closing of the project financing occurs, subsequent to HUD approval.

Ameresco has already completed a competitive process for seeking investor or bank participation in this project, nationwide and locally. As a result, Ameresco has identified an investment bank with the willingness, capability, and experience with similar projects to secure competitively-priced financing for this project. Recently, Ameresco has been quoted an all-inclusive finance rate for this project at approximately 4.78%. This all-in rate is based on the expectation that HPHA would be successful in obtaining an "A-" rating from Standard and Poor's and use of the federal government stimulus program involving Build America Bonds.

To close the project financing, HPHA will need to provide its three most recent years of financial statements to Ameresco, as well three years of its PHAS reports and other similar management information. A rating on the credit and project may be required during this process. During the document preparation process, HPHA will need to provide a Board Resolution, an Opinion of Counsel (affirming the lease is a legal, valid and binding agreement for HPHA), and an insurance certificate indicating coverage. Often, legal property descriptions (obtained from deeds or other documents acceptable to the investor), are also needed before project closing. Once credit review is obtained, the lender will proceed to close the project financing, subject to execution of the Energy Services Agreement with Ameresco, and to HUD approval.

Throughout the 20-year repayment term of the project, Ameresco will work with HPHA to secure the necessary HUD conservation incentives required for the repayment of the lease.

2. Utility Rebates

Ameresco has estimated that approximately \$362,842 in electric rebates are available from the Hawaii Energy Efficiency Program, as presented in Table 1.A.³ At this time, neither the gas company nor any of the respective water providers are known to offer any rebates which would be available to the housing authority for this project. Ameresco will continue to work in collaboration with HPHA to secure additional conservation incentives.

Table 1.A Projected Utility Incentives By Measure

Energy Conservation Measure	Big Island	Neighbor Islands	Oahu High-Rises	Oahu Low-Rises	Measure Total
ECM 5: Install Efficient Building Water Pressure Controls	-	-	\$ 4,800	-	\$ 4,800
ECM 6: Upgrade Common Area Lighting	\$ 3,714	\$ 2,144	\$ 25,742	\$ 6,500	\$ 38,101
ECM 7: Upgrade Apartment Lighting	-	\$ 23,651	-	-	\$ 23,651
ECM 8: Install High-Efficiency Air Conditioning	\$ 179	-	-	\$ 362	\$ 540
ECM 9: Install Energy Star Refrigerators	\$ 1,350	\$ 8,200	\$ 2,250	\$ 17,450	\$ 29,250
ECM 10: Install Vending Machine Controls	-	-	\$ 300	-	\$ 300
ECM 17: Install New Solar Domestic Water Heaters	\$ 43,000	\$ 18,000	-	\$ 210,000	\$271,000
Totals	\$ 48,243	\$ 51,995	\$ 28,292	\$ 234,312	\$ 362,842

All rebates would flow directly to HPHA and can be used to fund additional improvements or to reduce or pre-pay the debt on the project. In the cash flow presented in this section, Ameresco has assumed that any incentives will be used to reduce the amount financed.

³ Rebate amounts are subject to change, based on measure qualification and funding availability at the time of application.

3. Authority Cost Contribution

The project financing as currently presented in this report is entirely self-funding and does not require a capital cost contribution by HPHA.

B. Measure Selection

The measure matrices presented in Tables 1.B.1-4 present the recommended Energy Conservation Measures (ECMs) included in the Energy Audit Report. This package of measures represents the most beneficial mix of measures that will achieve both utility cost savings and needed capital upgrades, without sacrificing resident comfort or adversely impacting operations and maintenance costs.

In selecting measures for inclusion in this project, we first determined the measure simple payback (which equals the measure cost divided by the initial year savings) and compared that to the anticipated life cycle of the proposed equipment. Where measure paybacks were long or non-existent (i.e. little or no measurable savings), we also considered other factors or benefits, such as replacing aging roofs where new solar equipment was recommended. Listed here are the life cycle assumptions used in our analysis:

Measure Type	Useful Life
Water Fixtures	25 years
Lighting Fixtures	20 years
Solar Photovoltaic Systems	30 years
Solar Hot Water Systems	30 years
Building Water Pressure Controls	25 years
Window Air Conditioners	10 years
Refrigerators	10 years
Vending Machine Controls	20 years
Electric Meters	20 years
High Efficiency Packaged Water Heaters	20 years
Roofing Systems	25 years
Gas-fired Instantaneous Water Heaters	20 years
Electric Transformers	30 years

The above useful life estimates are based on properly maintained and serviced equipment.⁴

While other combinations of measures are possible given HPHA's needs, we feel that the enclosed package represents the best combination of measures. Please refer to Section 3 of the audit report for a detailed description of the proposed measures. Section 3 also includes a summary of other

⁴The recent HUD notice, PIH-2009-16 (HA), *Guidance on Energy Performance Contracts, including those with terms up to 20 years*, provides accepted useful life estimates for a number of systems.

measures considered during the audit but not recommended at this time. Listed below is a brief summary of the proposed measures.

ECM 1: Install HET Toilets

Ameresco proposes to replace existing apartment and common area toilets at most HPHA sites with new, high efficiency (HET) toilets that use 1.28 gallons of water per flush. The proposed toilet products use between 20% and 60% less water than the current stock of toilets in place and are certified by the EPA for both performance and efficiency. This measure will not only provide significant water savings, but will also fully modernize and standardize the stock of toilets throughout the majority of HPHA developments. The sites excluded from this measure were those found to have existing toilets with efficient or measured low flush rates or the cost of water was low.

ECM 2: Install Low-Flow Showerheads & Faucet Aerators

At locations where new toilets are proposed, Ameresco also proposes to furnish and install 1.75 gallons-per-minute (GPM) fixed-mount and 1.5 GPM handheld showerheads to replace existing standard flow models. Additionally, Ameresco proposes to replace all kitchen and bathroom aerators at affected sites with new aerators rated at 1.5 and 1.0 GPM, respectively.

ECM 3: Install Front-Loading Washers

Ameresco proposes to replace leased and select HPHA-owned top-loading washing machines in community laundry rooms at sites also receiving new apartment-based water conserving fixtures with more efficient front-loading washing machines. Compared to the existing top-loading washers, the new washers will use significantly less water and energy and require less detergent per load.

ECM 4: Install New Sink Faucets

Ameresco proposes to replace all aging kitchen faucets at Kuhio Park Terrace high rise buildings A and B with new hardware including low-flow aerators. The proposed measure will save water, while also providing residents with better functioning hardware.

ECM 5: Install Efficient Building Water Pressure Controls

Ameresco proposes to replace the current building water pressure booster pumps at Kalakaua Homes, Paoakalani, and Kalanihuia with new, high-efficiency packaged booster pump systems. The new booster pumps will be equipped with variable frequency drive (VFD) controls, resulting in more effective and efficient building water pressure delivery.

ECM 6: Upgrade Common Area Lighting

Ameresco proposes to install energy efficient lighting systems in the common areas that will reduce existing energy and maintenance costs. The upgrade will feature new, premium efficiency linear fluorescent T8 lamps operating on electronic ballasts, as well as high-quality compact fluorescent lamps or fixtures. In addition, selected areas, such as offices, restrooms, and community rooms, having intermittent occupancy, will receive occupant-sensing lighting controls.

ECM 7: Upgrade Apartment Lighting

Ameresco proposes to install energy efficient lighting systems throughout most apartments. The primary lighting retrofit in the apartments will consist of new compact fluorescent lamps or fixtures in various configurations. In addition, new, premium efficiency linear fluorescent T8 lamps and electronic ballasts will be retrofit into existing fixtures.

ECM 8: Install High Efficiency Air Conditioning

Ameresco proposes to replace old and inefficient window-type air conditioning units with more efficient, Energy Star rated units.

ECM 9: Install Energy Star Refrigerators

Ameresco proposes to replace select old and inefficient refrigerators throughout the HPHA portfolio with Energy Star rated models.

ECM 10: Install Vending Machine Controls

Ameresco proposes to install occupancy sensing, plug load controllers to reduce the unnecessary operation of vending machines during periods of low use.

ECM 11: Consolidate Electric Meters

Ameresco proposes to consolidate the individual apartment electric meters at Waipahu II and Wahiawa Terrace into one electric meter and HECO account per building. In addition, new check meters will be installed in the existing common area and apartment utility meter sockets to allow for check metering if HPHA desires. This ECM will have the effect of greatly reducing the number of monthly meter charges while also reducing the electric rate paid by HPHA by switching from residential-based to less costly commercial-based tariffs.

ECM 12: Install New Transformers

Ameresco proposes to replace the existing outdoor building transformer at Paoakalani and the 40 year old transformer and high voltage switchgear at Makua Alii with new, energy-efficient equipment

of the same configuration. The proposed installations will improve the electrical service reliability at the two developments.

ECM 13: Install Solar Photovoltaic Arrays

Ameresco proposes to install a 107.36 kWdc (89.1 kW) solar photovoltaic (PV) system on the rooftop of Makamae that will generate nearly 50% of the buildings current energy use. As part of this installation, HPHA will also be able to take advantage of HECO's net energy metering rule. Net energy metering will allow HPHA to export surplus electricity into the grid when the power generated by the PV system exceeds the requirement of the building, thereby obtaining the full savings benefit of the proposed PV system.

ECM 14: Install Electric Check Meters

At Kuhio Park Terrace, Waipahu II, and Wahiawa Terrace, Ameresco proposes to implement a check-metering system featuring Automated Meter Reading (AMR). The new AMR system will provide a seamless means for HPHA to monitor apartment electric consumption and bill residents for any usage above a set threshold level. The housing authority will have the ability to access and download consumption data and overage usage by apartment via a web-based host service for its billing purposes. Check metering has the advantage over converting to tenant-paid utilities because the electric use continues to be master-metered and the utility billing remains on a lower cost, commercial rate.

ECM 15: Install High Efficiency Central Domestic Water Heaters

Ameresco proposes to replace the domestic water heating systems at Ka Hale Kahaluu, Makua Alii, Punchbowl Homes, Kalanihuia, Makamae, Pumehana, and Spencer House with new, energy-efficient, condensing-type water heaters. These water heaters operate at efficiencies in excess of 90% under most operating conditions, and will significantly reduce energy use and greenhouse gas emissions related to domestic hot water production at the affected sites.

ECM 16: Install New Solar Domestic Water Heaters

Ameresco proposes to install new or refurbish existing solar domestic hot water heating systems at a total of 14 developments. The new solar water heating equipment will provide HPHA with clean, renewable, free hot water that will displace at least 90% of the existing electric or gas water heating energy in most cases, while greatly reducing the carbon footprint of HPHA facilities and helping the State of Hawaii meet its goal of 40% renewable energy by 2030.

ECM 17: Replace Roofs

In anticipation of the proposed solar hot water installations included under ECM-16, Ameresco proposes to replace the existing roofs on the two Kuhio Park Terrace (KPT) towers and the 21 buildings of Kuhio Homes. In addition, Ameresco will also install new perimeter fencing on both KPT towers, and re-roof the KPT community building.

ECM 18: Install Gas Fired Instantaneous Water Heaters

Ameresco proposes to correct existing hot water service deficiency problems while also reducing utility costs at Mayor Wright Homes by replacing the existing electric and gas back-up hot water heating equipment with new, gas-fired, instantaneous hot water heating units. Given the uncertain long term disposition of this property, this measure provides a lower cost, yet effective alternative to installing new solar hot water heaters.

Table 1.B.1 Measure Matrix - Big Island

ECM #	Description	Lanakila Homes I	Lanakila Homes II	Lanakila Homes IV	Hale Aloha O Puna	Hale Olaloa	Kauhale O Hanakahi	Pahala	Pomakali Homes	Punahale Homes	Ka Hale Kahaolu	Hale Hoakapa	Kaimalino	Koalakeke	Mani Olu	Nopiani II	Hale Hanoli	Ke Kumu Ekolu	Moelani I
1	Install HET Toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Install Low-Flow Showerheads & Faucet Aerators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Install Front-Loading Washers																		
4	Install New Sink Faucets																		
5	Install Efficient Building Water Pressure Controls																		
6	Upgrade Common Area Lighting	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Upgrade Apartment Lighting	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Install High-Efficiency Air Conditioning	✓					✓												
9	Install Energy Star Refrigerators																		
10	Install Vending Machine Controls																		
11	Consolidate Electric Meters																		
12	Install New Transformers																		
13	Install Solar Photovoltaic Arrays																		
14	Install Electric Check-Meters																		
15	Install High-Efficiency Central Domestic Water Heaters																		
16	Install New Solar Domestic Water Heaters																		
17	Replace Roofs																		
18	Install Gas-Fired Instantaneous Water Heaters																		

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 Hawaii Public Housing Authority
 September 24, 2009
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 Section 1

Table 1.B.2 Measure Matrix - Neighbor Islands

ECM #	Description	Kapaa 1018	Hale Hoolulu 1019	Hale Nana Kar O Kea 1054	Hui O Hanamaulu 1021	Kalanoo 1022	Kekaha Ha'aho'o 1064	Eleale Homes 1020	Hale Hoonanua (Port Allen) 1055	Home Nani 1023	Kawajichua Federal 1086	Kahakii Terrace (a & b) 1017	David Malo Circle 1016	Makani Kai Hale J 1032	Pihani Homes 1044	Makani Kai Hale II 1097	Kahala Mui Federal 1088
1	Install HET Toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓						✓
2	Install Low-Flow Showerheads & Faucet Aerators	✓															
3	Install Front-Loading Washers	✓															
4	Install New Sink Faucets																
5	Install Efficient Building Water Pressure Controls																
6	Upgrade Apartment Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Upgrade Common Area Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Install High-Efficiency Air Conditioning	✓															
9	Install Energy Star Refrigerators	✓															
10	Install Vending Machine Controls	✓															
11	Consolidate Electric Meters																
12	Install New Transformers																
13	Install Solar Photovoltaic Arrays																
14	Install Electric Check-Meters																
15	Install High-Efficiency Central Domestic Water Heaters																
16	Install New Solar Domestic Water Heaters																
17	Replace Roofs																✓
18	Install Gas-Fired Instantaneous Water Heaters																

Table 1.B.3 Measure Matrix - Oahu Low Rise Sites, Kuhio Homes, and Central Office

ECM #	Description	Kalaka'ua Homes	Makua Alii	Paoakalani	Punchbowl Homes	Kalaniihaha	Makamae	Pumehana	Kuhio Park Terrace	Kuhio Homes	HPHA Central Office
		1062	1012	1036	1011	1024	1046	1047	1010	1007	N/A
1	Install HET Toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Install Low-Flow Showerheads & Faucet Aerators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Install Front-Loading Washers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Install New Sink Faucets		✓								
5	Install Efficient Building Water Pressure Controls	✓		✓							
6	Upgrade Common Area Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	
7	Upgrade Apartment Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	
8	Install High-Efficiency Air Conditioning									✓	
9	Install Energy Star Refrigerators										
10	Install Vending Machine Controls					✓			✓		✓
11	Consolidate Electric Meters										
12	Install New Transformers		✓	✓							
13	Install Solar Photovoltaic Arrays						✓				
14	Install Electric Check-Meters										
15	Install High-Efficiency Central Domestic Water Heaters		✓		✓		✓		✓		
16	Install New Solar Domestic Water Heaters									✓	
17	Replace Roofs								✓	✓	
18	Install Gas-Fired Instantaneous Water Heaters									✓	

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Table 1.B.4 Measure Matrix - Oahu Low Rise Sites

LCM #	Description	Puuwai Nomi 1026	Hale Ladiima 1027	Salt Lake 1066	Waipahu I 1038	Waipahu II 1039	Kalihi Valley Homes 1005	Mayor Wright Homes 1003	Kaunahuu Homes 1009	Kamehameha Homes 1069	Sponcer House 1073	Waimaha Sunflower 1057	Kamokalani 1091	Ahali I 1033	Ahali II 1008	Hanalei Homes 1035	Koolau Village 1030	Honokapa Kahaiau Apartments 1072	Kamoho Apartments 1059	Kiuhala Ohana 1090	Waimanalo Homes 1025	Waimanalo Homes II 1107	Kauhale Nani 1056	Waimanalo Terrace 1015	Koipuna Home O'Waialaha 1050	Paleo Valley Homes 1003	
1	Install HET Toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Install Low-Flow Showerheads & Faucet Aerators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3	Install Front-Loading Washers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4	Install New Sink Faucets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	Install Efficient Building Water Pressure Controls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6	Upgrade Common Area Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7	Upgrade Apartment Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8	Install High-Efficiency Air Conditioning	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9	Install Energy Star Refrigerators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
10	Install Vending Machine Controls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	Consolidate Electric Meters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12	Install New Transformers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
13	Install Solar Photovoltaic Arrays	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14	Install Electric Check-Meters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
15	Install High-Efficiency Central Domestic Water Heaters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16	Install New Solar Domestic Water Heaters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
17	Replace Roofs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18	Install Gas-Fired Instantaneous Water Heaters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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C. Measure Savings and Costs Summary

Appearing in Table 1.C is a compilation of the savings, costs, and simple paybacks for all of the recommended measures at all facilities. For a similar breakdown by individual site, please refer to Attachment G of this report.

The project costs presented in Table 1.C are inclusive of the following:

- Equipment and materials
- State of Hawaii general excise tax
- City permits
- Installation labor
- Subcontractor performance and payment bonding
- Ameresco performance and payment bonding
- Engineering services and quality control
- Project management
- On-site construction supervision
- Audit fee
- Financing services
- Subcontract administration, including handling of payment requisitions, monitoring for compliance with Davis-Bacon wage requirements, and handling of all federally mandated wage earnings reports
- Commissioning
- Staff training
- Resident education during construction
- Tenant coordinators (a total of 6 tenant coordinators over a 22-month period has been included)
- Overhead and profit

The costs associated with equipment and materials, taxes, installation labor, any outsourced engineering or other professional services, and bonding comprise the project “direct costs.” The remainder of the cost components are collectively termed the project “indirect costs,” which are

estimated on a project basis and then prorated over the measure direct costs to form the total project cost for each measure.

**Table 1.C ECM Summary
All Developments**

#	Description	Totals										Total Payback
		6,802,173	2,347,179	130,129	29,403	176,667	\$ 44,149,930	\$ 4,265,658	10.4			
		Master Paid Electric Savings (kWh)	Resident Paid Electric Savings (kWh)	Master Paid Natural Gas Savings (therms)	Resident Paid Natural Gas Savings (therms)	Master Paid Water Savings (kgal)	Total Project Costs	Dollar Savings				
1	Install HET Toilets	0	0	0	0	96,460	\$ 3,834,844	\$ 525,565		7.3		
2	Install Low-Flow Showerheads & Faucet Aerators	418,245	423,727	77,793	15,843	70,184	\$ 978,678	\$ 954,141		1.0		
3	Install Front-Loading Washers	7,950	0	2,486	0	4,188	\$ 91,092	\$ 33,570		2.7		
4	Install New Sink Faucets	0	0	5,117	0	5,835	\$ 181,596	\$ 51,140		3.6		
5	Install Efficient Building Water Pressure Controls	64,038	0	0	0	0	\$ 271,373	\$ 16,642		16.3		
6	Upgrade Common Area Lighting	567,343	0	0	0	0	\$ 689,898	\$ 164,861		4.2		
7	Upgrade Apartment Lighting	1,514,307	1,088,871	0	0	0	\$ 5,635,924	\$ 823,516		6.8		
8	Install High-Efficiency Air Conditioning	5,234	0	0	0	0	\$ 13,042	\$ 1,847		7.1		
9	Install Energy Star Refrigerators	93,903	204,419	0	0	0	\$ 794,270	\$ 97,890		8.1		
10	Install Vending Machine Controls	4,368	0	0	0	0	\$ 3,909	\$ 1,134		3.4		
11	Consolidate Electric Meters	0	0	0	0	0	\$ 192,002	\$ 15,093		12.7		
12	Install New Transformers	0	0	0	0	0	\$ 569,891	\$ -		-		
13	Install Solar Photovoltaic Arrays	163,917	0	0	0	0	\$ 996,241	\$ 41,304		24.1		
14	Install Electric Check-Meters	1,147,602	0	0	0	0	\$ 914,213	\$ 307,888		3.0		
15	Install High-Efficiency Central Domestic Water Heaters	0	0	24,772	0	0	\$ 1,020,720	\$ 77,074		13.2		
16	Install New Solar Domestic Water Heaters	1,445,203	630,162	86,761	13,561	0	\$ 18,748,245	\$ 972,277		19.3		
17	Replace Roofs	0	0	0	0	0	\$ 7,104,195	\$ -		-		
18	Install Gas-Fired Instantaneous Water Heaters	1,370,065	0	-66,800	0	0	\$ 2,109,799	\$ 181,714		11.6		

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D. Cash Flow Projection

Please refer to Table 1.D for the cash flow generated for this project. For purposes of this report, we have assumed a 4.78% finance rate in the project cash flow, with construction starting in February 2010 and lasting 24 months, and an escalating lease payment (as savings escalate over the term of the contract). In addition, we have assumed that interest during construction will be capitalized, and the financed amount is net of any utility rebates available.

The savings used in the cash flow are based on the predicted consumption savings, valued at the average cost per unit of energy or water utilizing projected 2012 utility rates, the base rates, which are then escalated annually by 3%. During the repayment term, the savings rates will be valued at the greater of the then-current retail utility rates or the escalated base rates. For more information on determination of the projected utility rates, please refer to Section 2.C. For more information on the HUD funding methods proposed for this project, please refer to Section 4.A of this report.

In accordance with HUD Notice PIH 2006-06, *Guidance on Energy Performance Contracts with Terms up to 20 Years*, further adjustments to the utility costs savings should be considered to account for the degradation or discounting of savings over the debt repayment period associated with an extended finance term. Any savings adjustment factors are included in the life-cycle cost analysis presented in Attachment I of this report, with the adjusted savings applied to the cash flow.

For this project, we have assumed the following savings degradation factors in the cash flow:

- Refrigerators and window air conditioners: Life cycle of this equipment is typically around 10 years; therefore, after Year-10 of the project repayment period, savings associated with these measures cease.
- Apartment plumbing fixtures: one percent annual savings degradation per year, compounding after Year-10 of the project repayment period, is applied to account for normal equipment wear and tear.
- For all remaining measures, no savings degradation factors were applied since with the proper maintenance and repair these measures should last up to or beyond the 20-year project term.

The life cycle cost analysis also factors in any added (incremental) maintenance costs associated with each measure. For this project, we have budgeted for a preventative maintenance and repair reserve fund for the following measures:

- Solar Photovoltaic System

- Solar Domestic Hot Water Systems
- Central Domestic Hot Water Systems
- Building Water Pressure Booster Pumps
- Electric Check-Meters
- Instantaneous Hot Water Heaters

Collectively, the Year-1 maintenance reserve fund amount is projected at \$570,043, escalated at 3% annually thereafter. Please refer to the individual ECM maintenance service descriptions in Section 3.B as well as the general discussion in Section 4.D for more information regarding the maintenance services and costs.

The remaining measures are not anticipated to add to but may even reduce existing maintenance costs. However, HUD rules pertaining to energy performance contracts do not allow accounting for deferred maintenance costs in the project cash flow.

The cash flow also includes Ameresco's long-term services fee associated with monitoring and verification of the project savings, annual measure inspections, and providing support to the housing authority in securing the HUD incentives, as described in Section 4 of this report. The associated fee for the first year of repayment is \$182,752, and will escalate annually at a rate of 3% over the contract term. Resident education during the repayment term has not been included as part of our long-term services, but could be added for an additional fee. However, resident education during the project construction phase is included as part of our construction services.

As we prepare the Energy Services Agreement, the project cash flow may be adjusted to reflect revised scope or finance rate, for example. The final cash flow projection is contained as an attachment to the Energy Services Agreement.

Table 1.D Cash Flow Projection
All Sites - 20-Year Comprehensive ECM Package

Base Use and Rates

	Electric (kWh)	Gas (therms)	Water (kgal)	Tenant Allowances
Base Use	17,405,593	634,967	698,888	\$4,132,736
2012 Rates	\$0.2960	\$3.0763	\$5.2900	-
Escalation	3.00%	3.00%	3.00%	3.00%

Master Metered Savings Projection

	Electric (kWh)	Gas (therms)	Water (kgal)
Consumption	6,802,173	130,129	176,667
2012 Rates	\$0.2907	\$3.1308	\$5.5101
Escalation	3.00%	3.00%	3.00%
Savings-1st Year	\$1,977,211	\$407,413	\$973,447
Adjustment [1]	\$15,093		
Net Savings	\$1,992,304	\$407,413	\$973,447

[1] Rate tariff savings associated with meter consolidation measure

Resident Paid Savings Projection

	Electric (kWh)	Gas (therms)	Water (kgal)
Consumption	2,347,179	29,403	-
2012 Rates	\$0.3256	\$4.3609	-
Escalation	3.00%	All Tenant Paid Rates	-
Savings-1st Year	\$764,268	\$128,226	-

Cash Flow Data

	Project Funding
Project Cost	\$ 44,149,930
Utility Rebates	\$ (367,642)
Customer Cost Contribution	\$ -
Net Project Cost	\$ 43,782,288
Construction Loan Interest	\$ 4,628,026
Minimum Lease Proceeds	\$ 46,410,314
Construction Term (months)	24
Finance Term (yrs)	20
Estimated Finance Rate	4.78%

Year	Base Electric Bill	Base Gas Bill	Base Water Bill	Tenant Allowances	Total Utilities & Allowances
2012	\$ 5,151,604	\$ 1,953,334	\$ 3,702,415	\$ 4,732,736	\$ 15,540,089
2013	\$ 5,306,152	\$ 2,011,894	\$ 3,813,488	\$ 4,874,718	\$ 16,006,292
2014	\$ 5,465,336	\$ 2,072,292	\$ 3,927,892	\$ 5,020,960	\$ 16,486,480
2015	\$ 5,629,297	\$ 2,134,460	\$ 4,045,729	\$ 5,171,589	\$ 16,981,075
2016	\$ 5,798,175	\$ 2,198,494	\$ 4,167,101	\$ 5,326,736	\$ 17,480,507
2017	\$ 5,972,121	\$ 2,264,448	\$ 4,292,114	\$ 5,486,538	\$ 18,015,222
2018	\$ 6,151,284	\$ 2,332,392	\$ 4,420,878	\$ 5,651,135	\$ 18,555,679
2019	\$ 6,335,823	\$ 2,402,354	\$ 4,553,504	\$ 5,820,669	\$ 19,112,349
2020	\$ 6,525,898	\$ 2,474,424	\$ 4,690,109	\$ 5,995,289	\$ 19,685,720
2021	\$ 6,721,674	\$ 2,548,657	\$ 4,830,812	\$ 6,175,147	\$ 20,276,291
2022	\$ 6,923,325	\$ 2,625,117	\$ 4,975,737	\$ 6,360,402	\$ 20,884,580
2023	\$ 7,131,024	\$ 2,703,870	\$ 5,125,009	\$ 6,551,214	\$ 21,511,117
2024	\$ 7,344,955	\$ 2,784,987	\$ 5,278,759	\$ 6,747,750	\$ 22,156,451
2025	\$ 7,565,304	\$ 2,868,536	\$ 5,437,122	\$ 6,950,183	\$ 22,821,144
2026	\$ 7,792,663	\$ 2,954,592	\$ 5,600,235	\$ 7,158,688	\$ 23,505,779
2027	\$ 8,028,031	\$ 3,043,230	\$ 5,768,243	\$ 7,373,449	\$ 24,210,952
2028	\$ 8,268,812	\$ 3,134,827	\$ 5,941,290	\$ 7,594,652	\$ 24,937,281
2029	\$ 8,514,516	\$ 3,228,563	\$ 6,119,528	\$ 7,822,492	\$ 25,685,999
2030	\$ 8,770,861	\$ 3,325,420	\$ 6,303,114	\$ 8,057,167	\$ 26,455,861
2031	\$ 9,039,368	\$ 3,425,182	\$ 6,492,208	\$ 8,298,882	\$ 27,249,840
Total	\$ 138,425,523	\$ 52,486,803	\$ 99,485,288	\$ 127,170,395	\$ 417,568,009

	Electric Savings	Gas Savings	Water Savings	Resident Paid Savings	Total Savings
\$ 1,992,304	\$ 407,413	\$ 973,447	\$ 892,494	\$ 4,265,658	
\$ 2,052,073	\$ 419,636	\$ 1,002,651	\$ 919,269	\$ 4,393,628	
\$ 2,113,635	\$ 432,225	\$ 1,032,730	\$ 946,947	\$ 4,525,437	
\$ 2,177,044	\$ 445,181	\$ 1,063,712	\$ 975,262	\$ 4,661,200	
\$ 2,242,355	\$ 458,547	\$ 1,095,623	\$ 1,004,510	\$ 4,801,036	
\$ 2,309,626	\$ 472,304	\$ 1,128,492	\$ 1,034,845	\$ 4,945,067	
\$ 2,378,915	\$ 486,473	\$ 1,162,347	\$ 1,065,685	\$ 5,093,419	
\$ 2,450,282	\$ 501,067	\$ 1,197,217	\$ 1,097,655	\$ 5,246,221	
\$ 2,523,791	\$ 516,089	\$ 1,233,134	\$ 1,130,585	\$ 5,403,608	
\$ 2,599,504	\$ 531,582	\$ 1,270,128	\$ 1,164,502	\$ 5,565,716	
\$ 2,626,708	\$ 544,031	\$ 1,295,457	\$ 1,187,879	\$ 5,728,075	
\$ 2,703,852	\$ 556,748	\$ 1,321,163	\$ 1,142,463	\$ 5,874,227	
\$ 2,783,262	\$ 569,739	\$ 1,347,246	\$ 1,173,881	\$ 6,021,871	
\$ 2,865,002	\$ 583,008	\$ 1,373,705	\$ 1,206,156	\$ 6,175,551	
\$ 2,949,141	\$ 596,581	\$ 1,400,538	\$ 1,239,311	\$ 6,336,551	
\$ 3,035,751	\$ 610,402	\$ 1,427,745	\$ 1,273,370	\$ 6,503,268	
\$ 3,124,903	\$ 624,536	\$ 1,455,325	\$ 1,308,357	\$ 6,675,120	
\$ 3,216,671	\$ 638,970	\$ 1,483,273	\$ 1,344,287	\$ 6,851,211	
\$ 3,311,134	\$ 653,707	\$ 1,511,590	\$ 1,381,216	\$ 7,031,646	
\$ 3,408,359	\$ 668,753	\$ 1,540,270	\$ 1,419,140	\$ 7,216,532	
\$ 3,508,322	\$ 684,117	\$ 1,569,514	\$ 1,457,064	\$ 7,405,016	
\$ 3,610,025	\$ 699,800	\$ 1,599,343	\$ 1,495,088	\$ 7,597,261	
\$ 3,713,468	\$ 715,811	\$ 1,629,657	\$ 1,533,212	\$ 7,793,180	
\$ 3,818,661	\$ 732,150	\$ 1,660,456	\$ 1,571,436	\$ 7,992,705	
\$ 3,925,614	\$ 748,827	\$ 1,691,741	\$ 1,609,755	\$ 8,195,937	
\$ 4,034,337	\$ 765,850	\$ 1,723,512	\$ 1,649,169	\$ 8,403,788	
\$ 4,144,840	\$ 783,227	\$ 1,755,769	\$ 1,688,678	\$ 8,616,354	
\$ 4,257,133	\$ 800,960	\$ 1,788,816	\$ 1,728,282	\$ 8,833,735	
\$ 4,371,216	\$ 819,059	\$ 1,822,851	\$ 1,771,891	\$ 9,056,032	
\$ 4,487,099	\$ 837,514	\$ 1,857,874	\$ 1,816,505	\$ 9,283,346	
\$ 4,604,782	\$ 856,335	\$ 1,893,885	\$ 1,861,629	\$ 9,515,680	
\$ 4,724,265	\$ 875,522	\$ 1,930,934	\$ 1,907,263	\$ 9,753,048	
\$ 4,845,548	\$ 895,075	\$ 1,969,021	\$ 1,953,407	\$ 10,005,451	
\$ 4,968,631	\$ 914,994	\$ 2,008,146	\$ 2,000,061	\$ 10,272,899	
\$ 5,093,514	\$ 935,279	\$ 2,048,309	\$ 2,047,225	\$ 10,545,327	
\$ 5,220,297	\$ 955,930	\$ 2,089,510	\$ 2,094,899	\$ 10,822,836	
\$ 5,348,980	\$ 976,947	\$ 2,131,749	\$ 2,143,083	\$ 11,105,819	
\$ 5,479,563	\$ 998,330	\$ 2,175,026	\$ 2,191,776	\$ 11,394,675	
\$ 5,612,046	\$ 1,020,089	\$ 2,219,351	\$ 2,240,989	\$ 11,689,491	
\$ 5,746,529	\$ 1,042,222	\$ 2,264,724	\$ 2,290,722	\$ 11,990,473	
\$ 5,883,012	\$ 1,064,730	\$ 2,311,145	\$ 2,341,085	\$ 12,297,954	
\$ 6,021,495	\$ 1,087,613	\$ 2,358,614	\$ 2,392,578	\$ 12,612,190	
\$ 6,161,978	\$ 1,110,872	\$ 2,407,141	\$ 2,444,101	\$ 12,933,091	
\$ 6,304,461	\$ 1,134,605	\$ 2,456,716	\$ 2,496,664	\$ 13,260,441	
\$ 6,448,944	\$ 1,158,822	\$ 2,507,339	\$ 2,549,267	\$ 13,594,356	
\$ 6,595,427	\$ 1,183,523	\$ 2,559,012	\$ 2,601,910	\$ 13,934,860	
\$ 6,743,910	\$ 1,208,708	\$ 2,611,735	\$ 2,654,593	\$ 14,281,953	
\$ 6,894,393	\$ 1,234,377	\$ 2,665,508	\$ 2,707,316	\$ 14,635,733	
\$ 7,046,876	\$ 1,260,530	\$ 2,720,323	\$ 2,760,079	\$ 14,996,318	
\$ 7,201,359	\$ 1,287,167	\$ 2,775,570	\$ 2,812,882	\$ 15,363,817	
\$ 7,357,842	\$ 1,314,289	\$ 2,831,957	\$ 2,865,725	\$ 15,737,941	
\$ 7,516,325	\$ 1,341,896	\$ 2,889,182	\$ 2,918,608	\$ 16,118,816	
\$ 7,676,808	\$ 1,369,989	\$ 2,947,547	\$ 2,971,531	\$ 16,506,434	
\$ 7,839,291	\$ 1,398,568	\$ 3,007,052	\$ 3,024,494	\$ 16,900,837	
\$ 8,003,774	\$ 1,427,633	\$ 3,067,697	\$ 3,077,497	\$ 17,302,171	
\$ 8,170,257	\$ 1,457,184	\$ 3,129,482	\$ 3,130,540	\$ 17,710,485	
\$ 8,338,740	\$ 1,487,321	\$ 3,192,407	\$ 3,183,623	\$ 18,125,739	
\$ 8,509,223	\$ 1,517,944	\$ 3,256,472	\$ 3,236,746	\$ 18,548,002	
\$ 8,681,706	\$ 1,549,053	\$ 3,321,677	\$ 3,289,909	\$ 18,977,325	
\$ 8,856,189	\$ 1,580,648	\$ 3,388,012	\$ 3,343,112	\$ 19,413,757	
\$ 9,032,672	\$ 1,612,729	\$ 3,455,487	\$ 3,396,345	\$ 19,857,284	
\$ 9,211,155	\$ 1,645,296	\$ 3,524,102	\$ 3,449,608	\$ 20,308,008	
\$ 9,391,638	\$ 1,678,349	\$ 3,593,857	\$ 3,502,891	\$ 20,765,332	
\$ 9,574,121	\$ 1,711,888	\$ 3,664,252	\$ 3,556,204	\$ 21,229,364	
\$ 9,758,604	\$ 1,745,913	\$ 3,735,297	\$ 3,609,547	\$ 21,699,211	
\$ 9,945,087	\$ 1,780,424	\$ 3,806,992	\$ 3,662,930	\$ 22,174,984	
\$ 10,133,570	\$ 1,815,421	\$ 3,879,337	\$ 3,716,353	\$ 22,656,683	
\$ 10,324,053	\$ 1,850,904	\$ 3,952,332	\$ 3,770,816	\$ 23,144,406	
\$ 10,516,536	\$ 1,886,873	\$ 4,025,977	\$ 3,825,319	\$ 23,638,253	
\$ 10,711,019	\$ 1,923,328	\$ 4,100,272	\$ 3,879,862	\$ 24,138,336	
\$ 10,907,502	\$ 1,960,273	\$ 4,175,217	\$ 3,934,445	\$ 24,644,671	
\$ 11,106,085	\$ 1,997,708	\$ 4,250,812	\$ 3,989,068	\$ 25,157,444	
\$ 11,306,768	\$ 2,035,633	\$ 4,327,557	\$ 4,043,731	\$ 25,676,757	
\$ 11,509,551	\$ 2,074,048	\$ 4,405,452	\$ 4,098,434	\$ 26,202,700	
\$ 11,714,434	\$ 2,112,953	\$ 4,484,407	\$ 4,153,177	\$ 26,735,377	
\$ 11,921,417	\$ 2,152,348	\$ 4,564,422	\$ 4,207,960	\$ 27,274,800	
\$ 12,130,500	\$ 2,192,233	\$ 4,645,497	\$ 4,262,793	\$ 27,820,973	
\$ 12,341,683	\$ 2,232,608	\$ 4,727,632	\$ 4,317,676	\$ 28,373,906	
\$ 12,554,966	\$ 2,273,473	\$ 4,810,827	\$ 4,372,609	\$ 28,933,209	
\$ 12,770,349	\$ 2,314,828	\$ 4,895,072	\$ 4,427,592	\$ 29,498,982	
\$ 12,987,832	\$ 2,356,673	\$ 4,980,377	\$ 4,482,625	\$ 30,071,325	
\$ 13,207,415	\$ 2,399,008	\$ 5,066,732	\$ 4,537,708	\$ 30,650,338	
\$ 13,429,098	\$ 2,441,833	\$ 5,154,147	\$ 4,592,739	\$ 31,235,921	
\$ 13,652,881	\$ 2,485,148	\$ 5,242,622	\$ 4,647,772	\$ 31,828,174	
\$ 13,878,764	\$ 2,528,953	\$ 5,335,167	\$ 4,702,805	\$ 32,427,097	
\$ 14,106,747	\$ 2,573,248	\$ 5,429,272	\$ 4,757,838	\$ 33,032,700	
\$ 14,336,830	\$ 2,618,033	\$ 5,524,037	\$ 4,812,871	\$ 33,645,083	
\$ 14,569,013	\$ 2,663,308	\$ 5,620,462	\$ 4,867,904	\$ 34,264,346	
\$ 14,803,296	\$ 2,709,073	\$ 5,717,547	\$ 4,922,937	\$ 34,890,589	
\$ 15,039,679	\$ 2,755,328	\$ 5,815,292	\$ 4,977,970	\$ 35,523,812	
\$ 15,278,162	\$ 2,802,073	\$ 5,914,697	\$ 5,032,993	\$ 36,164,125	
\$ 15,518,745	\$ 2,849,308	\$ 6,015,762	\$ 5,088,016	\$ 36,811,538	
\$ 15,761,428	\$ 2,897,033	\$ 6,118,487	\$ 5,143,039	\$ 37,465,051	
\$ 16,006,211	\$ 2,945,248	\$ 6,222,862	\$ 5,198,062	\$ 38,124,764	
\$ 16,253,094	\$ 2,993,953	\$ 6,329,897	\$ 5,253,085	\$ 38,789,677	
\$ 16,502,077	\$ 3,043,148	\$ 6,438,592	\$ 5,308,108	\$ 39,460,790	
\$ 16,753,160	\$ 3,092,833	\$ 6,548,947	\$ 5,363,131	\$ 40,138,103	
\$ 17,006,343	\$ 3,143,008	\$ 6,660,962	\$ 5,418,154	\$ 40,821,716	
\$ 17,261,626	\$ 3,193,673	\$ 6,774,637	\$ 5,473,177	\$ 41,511,729	
\$ 17,519,009	\$ 3,244,828	\$ 6,889,972	\$ 5,528,199	\$ 42,208,152	
\$ 17,778,492	\$ 3,296,473	\$ 7,006,977	\$ 5,583,222	\$ 42,911,385	
\$ 18,039,975	\$ 3,348,608	\$ 7,125,632	\$ 5,637,245	\$ 43,620,528	
\$ 18,303,458	\$ 3,401,233	\$ 7,245,947	\$ 5,691,268	\$ 44,335,681	
\$ 18,568,941	\$ 3,454,348	\$ 7,367,922	\$ 5,745,291	\$ 45,056,844	
\$ 18,836,424	\$ 3,507,953	\$ 7,490,557	\$ 5,799,314	\$ 45,784,117	
\$ 19,105,907	\$ 3,562,048	\$ 7,614,852	\$ 5,853,337	\$ 46,517,500	
\$ 19,377,390	\$ 3,616,633	\$ 7,740,807	\$ 5,907,360	\$ 47,256,993	
\$ 19,650,873	\$ 3,671				

FOR DISCUSSION

SUBJECT: Report on HUD's Quality Assurance Review of the American Recovery and Reinvestment Act (ARRA) Capital Fund program Grant and the Section 8 Housing Choice Voucher Program

I. FACTS

1. On September 28, 2011, the U.S. Department of Housing and Urban Development's (HUD) Public and Indian Housing Honolulu Field Office notified the Hawaii Public Housing Authority that it would be the subject of a quality assurance review.
2. HUD's Office of Field Operations contracted with Deloitte and Touche LLP to conduct quality assurance reviews of selected Public Housing Agencies (PHAs) to assist HUD in meeting its oversight responsibilities for the Capital Fund Program under the American Reinvestment and Recovery Act (ARRA) and to assist the HUD field offices in improving the consistency, accuracy, and effectiveness of the financial and program information submitted by the PHA's under their Housing Choice Voucher Program (HCVP).

Deloitte and Touche LLP subcontracted with the Reznick Group to conduct the on-site review of PHA's.

3. The Hawaii Public Housing Authority (HPHA) was selected for a review of the ARRA Capital Fund Program and Housing Choice Voucher Program. The review occurred during the week of October 24, 2011.

ARRA Capital Fund Program. The Reznick Group was tasked with examining records for compliance with laws and regulations for Capital Fund formula grant formula activities funded by ARRA. This review included verifying the accuracy and completeness of the HPHA's Annual Statements and Action Plans and whether the funds were used for eligible activities and expended in accordance with ARRA, HUD, and Federal policies, guidelines and procedures.

Housing Choice Voucher Program. The Reznick Group was tasked with examining the accuracy and completeness of the financial records and supporting documentation underlying the HCVP data submitted by the HPHA's under the PASS-PH system.

II. DISCUSSION

1. On October 27, 2011, the Reznick Group completed its quality assurance review and held an exit conference with the HPHA staff on its observations under the ARRA Capital Fund Program and the HCV Program.
2. Attached is a copy of the observations provided to the HPHA during the exit interview. The Reznick Group reported the following:
 - a. No observations or referred deficiencies for the Section 8 Housing Choice Voucher Program; and
 - b. Two (2) observation for the ARRA Capital Grant program.
3. It is anticipated that HUD will provide a formal report to HPHA on the quality assurance monitoring visit.

Attachment HUD ARRA Quality Assurance Monitoring Preliminary Observations

Prepared by: Barbara E. Arashiro, Acting Executive Director 

U.S. Department of Housing and Urban Development (HUD)
 American Recovery and Reinvestment Act (ARRA) Quality Assurance Monitoring
 Preliminary Observations

Review Information
Public Housing Agency (PHA): Hawai'i Public Housing Authority (HPHA or PHA)
PHA Code: HI 001
Review Type: ARRA and HCV Program Reviews
Field Work Start Date: October 24, 2011
Exit Conference Date: October 27, 2011
Review Lead: Beth Rocks and Angela Zatlin
Preparer: Reznick Group, P.C.

HCV Program Review – No observations

Observation Detail
Item #1: eLOCCS Budget Line Items
Condition
<p>During the review, the Team noticed the 50075.1 budget line items (BLIs) and the eLOCCS BLIs for the ARRA Formula Grant for Hawaii Public Housing Authority do not reconcile. The BLIs listed on eLOCCS do not match the 50075.1. eLOCCS has not been updated with the appropriate BLIs.</p> <p>The BLIs listed in the eLOCCS are the following: 1410 - \$601,688 1430 - \$293,661 1450 - \$3,008,082 1460 - \$12,191,418 1465 - 35,084.00 1502 - Contingency - \$115,510</p> <p>The BLIs as listed in the most recent 50075.1 dated 10/5/2011 are as follows: 1410- \$601,688 1430 - \$409,171 1450 - \$3,903,885 1460 - \$11,294,146 1465 - \$36,553</p>
Cause

U.S. Department of Housing and Urban Development (HUD)
 American Recovery and Reinvestment Act (ARRA) Quality Assurance Monitoring
 Preliminary Observations

eLOCCS BLIs have not been updated with the most recent Form 50075.1 budgets.
Effect
The eLOCCS system does not reflect the most current BLIs.
Corrective Action
PHA management and Field Office representative should approve and determine the status of the BLIs by account and any changes should be reflected in eLOCCS.
Observation
Item #2: Section 3 Summary Report
Condition
<p>For each public housing grant that involves development, operating, or modernization assistance, the prime recipient shall submit annually Form HUD 60002 Section 3 Summary Report, Economic Opportunities for Low and Very Low-Income Persons (24CFR sections 135.3(a) and 135.90).</p> <p>The PHA submitted a Section 3 Summary Report for the ARRA grant year, however, the PHA did not report the total contracts awarded for the ARRA grant on the 2010 Section 3 Summary Report. The PHA should have reported the total cumulative amount awarded of the ARRA grant award, because the grant was awarded and obligated in 2009 and 2010.</p> <p>In Part II. Contracts Awarded - Sections 1- Construction Contracts and Section 2 – Non-Construction Contracts, the PHA did not report the cumulative break out of the total construction and non-construction portions of the grant on the 2010 Section 3 Summary Report.</p>
Cause
The Section 3 Summary Report submitted for the 2010 calendar year did not include portions of total contracts awarded for the ARRA grant.
Effect
The PHA did not include the total ARRA grant as awarded and obligated for the reporting period on the Section 3 Summary report submitted for the 2010 calendar year.
Corrective Action
Going forward, the PHA should report the total ARRA award amount for the entire grant, and break out the construction and non-construction award amounts based on the total award amount.

**U.S. Department of Housing and Urban Development (HUD)
American Recovery and Reinvestment Act (ARRA) Quality Assurance Monitoring
Preliminary Observations**

The PHA should wait for official HUD guidance regarding the 2010 Section 3 Summary Report.

PHA Representative Must Note one of the following:

_____ Agree with Observations (Name): _____

_____ Agree with Observations, with Conditions (Title): _____

_____ Disagree with Observations (provide documentation) (Signed): _____

(Date): _____ / _____ / _____

By signing, PHA Representative acknowledges receipt of a copy of this form and that the observations were discussed.

FOR INFORMATION

SUBJECT: Report on the Hawaii Public Housing Authority's Physical Assessment Sub-System Scores based on inspections conducted by the Real Estate Assessment Center

I. FACTS

- A. The Real Estate Assessment Center's (REAC) started its annual inspection of the Hawaii Public Housing Authority's (HPHA) federal low income public housing properties in July 2011.
- B. The REAC inspection team is normally a contractor hired by HUD to conduct on-site inspections at housing authorities throughout the nation. Units are selected on a random basis by the REAC inspector at each Asset Management Project (AMP).
- C. The REAC inspection focuses on 5 major areas:
 - 1. Common Areas;
 - 2. Units;
 - 3. Sites;
 - 4. Building Exterior; and
 - 5. Building Systems
- D. During an inspection, HPHA staff accompany the REAC inspector so that exigent health and safety (EH&S) deficiencies that are identified are immediately reported to the staff. The AMP has 24 hours to address or remediate an EH&S deficiency.
- E. The HPHA is required to report the completion of any work order generated by the REAC inspection to the U. S. Department of Housing and Urban Development (HUD) via the REAC website. During the FY 2011 inspections, the REAC inspection team found both tenant caused deficiencies and normal wear and tear deficiencies that management is responsible to repair.
- F. The AMP scores in the following table have been issued to the HPHA. The minimum passing score is 60.

Inspection Date	Unit Count	Property (Development)	Overall Score		
			2009	2010	2011
8/16/11	360	AMP 30 Puuwai Momi	68c	62c	64b
7/25/11	373	AMP 31 Kalihi Valley Homes	61c	64b	73b
7/26/11	363	AMP 32 Mayor Wright Homes	67c*	52c	66b
7/29/11	371	AMP 33 Kamehameha Homes	82c	57c	74b
8/3/11	580	AMP 34 Kalakaua Homes	78c	69c	76b
8/1/11	583	AMP 35 Punchbowl Homes	86c*	43c*	80b
8/9/11	302	AMP 37 Lanakila Homes	92c	77b	84b
8/22/11	321	AMP 38 Kekaha Ha'aheo	81c	53c*	61c
TBD*	196	AMP 39 Kahekili Terrace (Maui and Molokai)	74b	66c*	
7/27/11	744	AMP 40 Kuhio Park Terrace	72b*	40c	58c
8/8/11	200	AMP 43 Ka Hale Kahaluu	76c*	61c	75b
8/29/11	258	AMP 44 Waimaha/Sunflower	73c*	39c*	56b
8/31/11	226	AMP 45 Koolau Village	85b	45c*	58b
8/25/11	101	AMP 46 County of Hawaii	87b	68c	86b
8/15/11	150	AMP 49 Wahiawa Terrace	92b*	49c*	65c
8/2/11	114	AMP 50 Palolo Valley Homes	64c	40c	66c

*TBD- to be determined. HUD has not scheduled the inspection date.

The letter "a" is given if no health and safety (H&S) deficiencies were observed other than for smoke detectors. The letter "b" is given if one or more non-life threatening H&S deficiencies, but

no life threatening H&S deficiencies were observed other than for smoke detectors. The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

- G. AMPs with a score that is in bold reflect a database adjustment to the original score. HUD allows for PHAs to request a database adjustment to its REAC scores. A database adjustment examines the results of a physical inspection that are out of the ordinary or incorrect due to circumstances affecting the inspected property, which are not reflected or inappropriately reflected in the physical condition score. Circumstances that may be addressed by a database adjustment are:
- Local conditions and code exceptions;
 - Ownership issues for a deficiency;
 - Adverse conditions beyond the control of the owner; and
 - Extensive modernization work in progress.

HUD requires that requests for database adjustments must be material, objectively verifiable, include supporting documentation, and made in writing and must be received by the local HUD field office within 45 days following PIH-REAC's issuance of the electronic inspection summary report to the HPHA.

II. DISCUSSION

- A. The REAC findings for the 3 failing AMPs are listed below. A thorough inspection of the 3 failing AMPs will be conducted by HPHA staff and a corrective action plan with a timeline will be required by each AMP.

AMP 40 Kuhio Park Terrace:

	Possible Points	Area Points	H & S Deduction	
Site	18.6	1.3	0.0	
Bldg Ext	17.9	13.0	0.0	
Bldg Sys	17.6	17.6	0.0	
Common Area	0.3	0.3	0.0	
Units	45.7	36.1	10.4	
Overall	100.0	68.3	10.4	
Final Score = Area Points – H & S Deduction				58 c

AMP 44 – Waimaha/Sunflower:

	Possible Points	Area Points	H & S Deduction
Site	21.8	4.5	0.0
Bldg Ext	18.4	13.0	0.0
Bldg Sys	18.0	18.0	0.0

Common Area	0.6	0.6	0.0
Units	41.2	34.0	13.6
Overall	100.0	70.1	13.6
Final Score = Area Points – H & S Deduction			56 b

AMP 45 – Koolau Village:

	Possible Points	Area Points	H & S Deduction
Site	21.4	5.3	0.0
Bldg Ext	18.0	10.5	0.0
Bldg Sys	17.7	17.6	0.0
Common Area	1.2	1.2	0.0
Units	41.7	33.1	10.0
Overall	100.0	67.7	10.0
Final Score = Area Points – H & S Deduction			58 b

B. Review of the scores for the 3 AMPs indicate the following:

1. All 3 AMPs could have passed if they had addressed site conditions within their control. The majority of the points deducted from all 3 failing AMPs under site conditions are listed below.
 - Fencing and Gates – falling, leaning, damaged
 - Grounds – erosion, overgrown vegetation, graffiti, litter
 - Parking Lots/Driveways/Roads – potholes, loose materials
2. While all 3 AMPs failed, they were able to improve their scores from previous years.
3. All 3 AMPs were penalized for H&S deductions on the unit inspections. This includes deficiencies such as:

Air Quality – Mold and Mildew
Infestation – Insects
Flammable Materials – Improperly Stored Weed Eater in Bedroom

- C. In order to continue to improve REAC inspection scores, the PMMSB staff will be retrained to address these items when found during their monthly monitoring. PMMSB will continue to work on establishing a more robust system of monitoring and follow-up for the public housing program.
- D. A preventive maintenance plan will be created by each AMP manager to address how often the items in the plan are checked and repaired. PMMSB will procure training to address best maintenance practices.

- E. The Property Management and Maintenance Services Branch (PMMSB) will update the current Maintenance Manual. In the Manual, guidelines for mandatory pre-REAC inspections will be established. The guidelines for Annual Unit Inspections will be updated along with inspection instructions and follow up procedures for Exigent Health & Safety (EH&S) deficiencies.
- F. The site managers have been advised to serve violations where the point deductions were due to the actions of a resident. Management will follow up on all violations and conduct on going inspections until the situation is remedied.
- G. Items found during the inspection that are beyond the skill or expertise of site staff will be forwarded to the Construction Management Branch (CMB) for review on a timely basis.

Prepared by: Stephanie Fo, PMMSB Chief 

Approved by the Acting Executive Director 
November 17, 2011

FOR DISCUSSION

SUBJECT: Board Discussion on Issues Regarding Communication Between Management and Staff, Length of Residency in Public Housing, and Problems with Public Housing Visitors/Guest, Security, Illegal Parking and Drinking in Common Areas

I. DISCUSSION

Request from Director George Yokoyama, the Hawaii Public Housing Authority's (HPHA) Board member, to Director David Gierlach, Chairperson, HPHA Board member regarding taking action on issues regarding communication between management and staff, residency in public housing and problems at the housing projects.

Attachment: Memorandum

Memorandum

Date: October 27, 2011

To: David Gierlach
Board Chair, Hawaii Public Housing Authority Board

Fr: George Yokoyama 
Director, Hawaii Public Housing Authority Board

RE: RECOMMENDATION FOR ACTION

I respectfully recommend a careful review of surfacing problems brought to the fore to determine the root causes of the problems delineated below and to initiate steps for corrective action with the aim of raising the efficiency and accountability of HPHA to a new high level.

I strongly believe the following factors contribute reasonably to the support of this recommendation:

1. A cursory glance at the Attorney General's report implies that communication link is seemingly severed between upper and lower management levels of the Authority, that is, each level not knowing what the other level is doing, or vice versa.
2. At the September 2011 Board meeting, a Weed and Seed Program representative remarked that some tenants occupy housing units for 40 years, notwithstanding the fact that there are 9,000 applicants on the waiting list for housing units.
3. At the October 2011 Board meeting, public testimony by a tenant group representative of Mayor Wright Housing (MWH) testified to the problems at MWH such as visitors entering the housing complex without a pass, illegal parking, drinking, and the laxity of the on duty security officer to enforce conformity with rules.

In conclusion, I look forward to participate in the discussion to reach consensus among the board members in support of solutions to the problems.

FOR INFORMATION

SUBJECT: Best Practices in Security Efforts

I. FACTS

- A. In September 2011, the Hawaii Public Housing Authority's (HPHA) Board requested information on best practices in security efforts.
- B. HPHA currently has contracted security guards at nine projects on Oahu: Mayor Wright Homes, Kamehameha Homes, Ka'ahumahu Homes, Puuwai Momi, Kalihi Valley Homes, Kalanihuaia (elderly), Kalakaua (elderly), Punchbowl (elderly), and Makamae (elderly). The legislature funds the security services on a yearly basis. The last award was for \$1,440,723.00.
- C. The HPHA also supports voluntary tenant patrols at various housing projects throughout the State. HPHA staff work with HPD to train recognized tenant patrols in operational and safety procedures.

II. DISCUSSION

- A. Security efforts can vary across a wide spectrum of activities broadly categorized as crime prevention, intervention, and law enforcement. At any housing project where security is proposed the HPHA should implement a well thought out security plan, which considers a housing community's readiness and level of risk behaviors.
- B. In general, any security plan should include a combination or all of steps below:
 - 1. Make a Commitment. Management must make a commitment both in resources and staffing to improve security efforts.
 - 2. Partner with Law Enforcement. Most PHAs establish a special relationship with local law enforcement agencies to improve crime prevention and security efforts.
 - 3. Security Management Training. Training for staff and tenants can greatly improve the success of any security activities.
 - 4. Crime Risk Assessment. By completing a risk assessment, housing managers can develop a site specific plan.
 - 5. Physical Security Solutions

6. People Solutions. Property managers need to understand who and how can people contribute to the success of the security efforts.
7. Policy and Procedure. All security activities should be clearly defined for staff, tenants, and management.
8. Develop a Security Plan of Action
9. Community Involvement
10. Maintain the Standards

This plan is similar to the approach used by Weed and Seed and has been successful in the past. The HPHA recognizes that in order for a plan like this to succeed here all parties involved must be ready to commit. Residents, law enforcement, community partners and the HPHA must work together to better our situation. It is the HPHA's responsibility to evict residents that violate the lease agreement and trespass non-residents that are unlawfully on our property.

C. Listed below are security efforts used by public housing authorities, affordable housing developments, and market communities nationwide.

1. Crime Prevention Through Environmental Design (CPTED) is a tool developed largely by criminologist C. Ray Jeffery and commonly used by Public Housing Authorities nationwide. There are four design guidelines used in CPTED, they are:

CPTED Principle #1: Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

CPTED Principle #2: Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

CPTED Principle #3: Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

CPTED Principle #4: Maintenance

CPTED and the “Broken Window Theory” suggests that one “broken window” or nuisance, if allowed to exist, will lead to others ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity.

The HPHA has taken the CPTED principle’s into consideration when renovating our current inventory.

2. HUD also supports defensible space plans, which is a more limited form of CPTED. Under this concept, when responsibility for shared common areas is unclear, no one ensures that these spaces are decent, safe, and reflective of both shared values and pride of place. Even more compelling is the idea that the building type and physical layout of living spaces appear to be key determinants of a *sense of ownership*, regardless of whether residents own or rent.

Spaces in residential communities that are commonly shared to varying degrees include entrances to buildings, stairways, landings, hallways, elevators, front yards, sidewalks, surrounding grounds, parking lots, and streets. There is little doubt about who is responsible for and who controls the interior, the surrounding grounds, and the back yard of a single-family home. But the lines of responsibility and control are often less clear for families that live in walkup or garden apartments.

Circulation areas inside a walkup that are shared - such as entryways, stairways, or land - are usually accessible to only a small number of neighbors who know and recognize one another, and might reach informal agreement about how to share their common area. However, walkups may be built at a density of 30–40 units per acre, and surrounding grounds are often adjacent to a public street and/or parking area and may be openly accessible to the public. Nonresidents have no interest in maintaining these common areas, nor are they aware of their contribution to the neighborhood’s overall quality of life as they cut through the grounds, litter, fail to clean up after their pets, raise noise levels, and/or loiter.

3. There is a vast array of security “equipment” used by housing developments including: security cameras, key fobs, locked gates, identification cards, parking passes, tire strips, etc.

Each of the “equipment” choices requires the property owner to make a financial commitment to install the security feature, and decisions need to be made about how to best use and monitor the equipment.

4. Security personnel

Contracted guard services and law enforcement officers can also play an important role in improving security at housing projects. Best practices recommend that PHAs should establish a special relationship with law enforcement agencies. Many PHAs, including HPHA, provide office space or a housing unit for law enforcement officers in its housing developments.

Contracted security guard services can also provide additional security and serve as a “lower level” security presence on-site.

In communities, where housing residents are committed to working together and have an active, functioning resident association, the HPHA encourages and supports the establishment of tenant patrols. Tenant patrols are not intended to replace or act as law enforcement, but can help to spot potential problems (e.g., low lit areas, crime hot spots, unauthorized guests loitering in common areas).

- D. The information provided in this For Information is not intended to be all inclusive of security efforts, but is meant to provide the Board with some brief information on security efforts being implemented at various housing authorities.

Attachment A: Case Studies Five Oaks Community; Newark Housing Authority

Prepared by: Stephanie L. Fo, Property Management and Maintenance Services
Branch Chief _____

Attachment A

Case Study: Five Oaks Community, Dayton, Ohio

Facilitating a sense of "ownership" - or at least one of shared responsibility - among community residents through the medium of quality design can increase the probability that people will want and be able to protect their living space. The Five Oaks community in Dayton, Ohio is one case in where defensible space principles were put to work. This 70-year-old neighborhood, located between downtown and the suburbs, consisted of about 2,000 households in one- and two-family homes and some small apartment buildings. By the early 1990s, this urban community was experiencing heavy through-traffic, rising crime, an influx of drug dealing and prostitution, conversions of single-family homes to multifamily use, an exodus of middle-class property owners replaced by low-income minority renters, and general disinvestment. Thirty-five percent of its traffic volume was cutting through the neighborhood en route to destinations elsewhere, making it unsuitable for safe, quiet residential use.

Architect Oscar Newman proposed the restructuring of streets to create mini-neighborhoods as a way of altering the look and function of the community, eliminating through-traffic, and changing the character of the unsafe streets to places where children could play and neighbors could interact. Five Oaks residents decided how to lay out the mini-neighborhoods, guided by the principles of defensible space. Thirty-five streets and 25 alleys were closed, and the existing residences were divided into 10 mini-neighborhoods. Two mini-neighborhoods housed the major schools and a hospital complex, while the remaining eight were primarily residential. Each mini-neighborhood contained between three and six streets with cul-de-sacs, and was defined by similarity in the size of the houses and lots, the materials used in construction, and whether they contained single- or multifamily buildings. Internal two-way arterial streets connected the mini-neighborhoods, but each had only one entrance marked by brick pillars bearing the Five Oaks logo, along with its own name.

This restructuring of the community visibly gave residents greater control and ownership of their environment. Their design approach was further reinforced by police actions to flush out the drug dealing and prostitution, stepped up property code enforcement, and encouragement of first-time homeownership. Within one year of the project's completion, cut-through traffic was reduced by 67 percent, overall traffic volume by 35 percent, and traffic accidents by 40 percent. The overall crime rate dropped by 26 percent and housing values rose by 15 percent. Owners were applying for and receiving city loans to pay for housing improvements. For the first time in many years, families with children were moving into the neighborhood, contributing to a 55-percent increase in housing sales. Today, the Five Oaks community continues to retain its hard won security improvements and continues to be featured on the HUD website.

Case Study: Newark Housing Authority

The Newark Housing Authority (NHA) implemented a program that has had great success. NHA secured building entrances and controlled how residents and their guests accessed the buildings. This was critical for improving safety. Newark uses electronic access control, intercoms, mechanical door locks and closed-circuit television monitored 24 hours a day to control who gets into buildings. NHA reported that since their system has been in place, criminal activity is virtually non-existent within their developments.

Earlier this summer, a security camera by a South Ward public housing development recorded a gunman as he shot and killed a resident from East Orange. The video was immediately turned over to the authorities, and the alleged gunman was arrested and charged with murder.

That home security camera is one of more than 800 watching the courtyards, entryways and elevators of public housing units across Newark. The city began installing the high-resolution cameras three years ago as part of a massive security initiative by the Newark Housing Authority — the largest public housing authority in New Jersey and the 11th largest in the nation.

The security project — aimed at reducing crime and improving the safety and comfort of residents — added new systems and renovated the public areas of 23 high-rise buildings that house senior and disabled residents. New cameras were installed at five low-rise housing developments for families.

Newark's new system, which keeps records of everyone coming in and out of the buildings and features magnetic entry door locks and visitor badges, is the latest in building security — and recently drew a delegation from the New York City Housing Authority, interested in learning about the project.

The Newark Housing Authority spent \$5 million in federal funds on the project. They also hired a company to provide guards and install computers in high-rise buildings. At the authority's Broad Street headquarters, monitors display dozens of images of elevators, community rooms and lobby desks at its buildings around the city. Staff watch the cameras 24 hours a day.

FOR INFORMATION

SUBJECT: Update on Tenant Monitor Pilot Program

I. FACTS

- A. In 2009, the Hawaii Public Housing Authority took over management of Palolo Homes when the private management contract ended. When the property became state managed, the community lost its on-site resident manager.
- B. In response to the concerns of their community, the Palolo Homes Resident Association requested that the HPHA address their security concerns.
- C. The concept of the HPHA's Tenant Monitor Pilot Program is based on similar programs that are being operated at other public housing authorities nationwide. Under the Tenant Monitor Program, the HPHA would use a public housing resident (tenant monitor) after its normal business hours to provide limited management, maintenance, and security services. In return for providing the extended services, the tenant monitor would receive a monthly stipend. The details of the proposed stipend structure are still being worked out.
- D. The HPHA recognized that working with local law enforcement and public housing residents separately would not effectively combat problems within their communities; however, working in partnership with other organizations would more effectively address the issues at Palolo Homes.
- E. Subsequently, the HPHA worked with the Department of Justice, Department of the Attorney General, The Mediation Center of the Pacific, the police departments of Honolulu, Kauai, Maui, Hawaii and public housing residents in an effort establish the pilot program. The Tenant Monitor Program is a good example of the residents working together with the public housing agency to control and prevent crimes in the community.

II. DISCUSSION

- A. Staff is preparing for the tenant monitoring to start as a pilot project at Asset Management Property (AMP) 50: Palolo Valley. The tenant monitor is a "volunteer" pursuant to section 90-2(c), Hawaii Revised Statutes, and shall be subject to all requirements of Chapter 90 Hawaii Revised Statutes (State Policy Concerning the Utilization of Volunteer Services).
- B. Some of the basic program guidelines are as follows:
1. A tenant monitor(s) will be selected through a screening process, which will include that the tenant must be in good standing, current in rent payments, and have not been issued violation notices within the last six months prior to recommendation.
 2. Training in coordination with the prosecutor's office, Honolulu Police Department (HPD) community policing and the HPHA staff will begin in February 2012.
 3. The tenant monitor will not be considered an employee under laws related to state or county employment, any collective bargaining agreement between the State, and any employees' association or union, laws relating to hours of work, rates of compensation, leaves and employee benefits and any other provision of Title 7 of the Hawaii Revised Statutes related to Public Offices and Employees.
 4. The tenant monitor will not be utilized to displace any paid HPHA employee from their position.
 5. Tenant monitors will be provided a copy of the tenant monitor program guidelines, including roles and responsibilities, a position description, a policy, area monitoring report form, and an incident report form.
 6. The tenant monitor will be responsible for the daily functions listed below when the management office officially closes at 4:30 p.m., until the time the management office reopens at 7:45 a.m., including all day Saturday, Sunday, and State holidays. Volunteer tenant monitor duties may include:
 - a. Serve as a liaison between the police department and the HPHA.
 - b. Disseminate information from the HPHA and police department to the residents.
 - c. Assist resident security patrols in selection of area and time of patrol.

- d. Rove the property for safety and security issues to be reported to management (building lights, trip hazards and over grown vegetation).
 - e. Call 911 as needed, remain on the scene and represent the HPHA for police contact.
 - f. Respond to disturbances on the property.
 - g. Write incident reports and turn into the manager/deputy manager for any incident/happening on the property during their shift (see Form in Section 4).
 - h. Give out parking citations and call tow truck companies for illegal cars as needed.
 - i. Record and report curfew violations. The manager/deputy manager will contact the head of household regarding the curfew violation.
 - j. Verify emergency work orders, report to maintenance if an immediate response is necessary.
 - k. Recommend problem individuals who do not live in public housing be trespassed.
 - l. Monitor possible illegal dumping at the property and get license plate number.
 - m. Deliver or post notices for management as requested.
- C. HPHA will continue to work with the Honolulu Police Department, the residents, and AMP staff to implement a tenant monitor pilot program. Target date for implementation is January 2012.
- D. Once the HPHA and the tenant monitor(s) have had the opportunity to implement the pilot program, evaluate its effectiveness, and make program improvement, the goal is to identify potential expansion sites.

Prepared by: Phyllis Ono, Property Management Specialist _____

Reviewed by: Stephanie L. Fo, Property Management and Maintenance  _____
 Services Branch Chief

FOR DISCUSSION

SUBJECT: Volunteers Instilling Pride (VIP) Program and Volunteer Protocol

I. FACTS

- A. Several years ago the Hawaii Public Housing Authority (HPHA) was faced with a back log of vacant units in its public housing inventory. In response to the need to expedite the repair of vacant units, the HPHA first introduced the Volunteers Instilling Pride (VIP) program in collaboration with Senator Suzanne Chun Oakland in April 2008.
- B. Former Executive Director Chad Taniguchi engaged in formal consultations with the United Public Workers union in order to use the VIP group at the HPHA's public housing sites. It was agreed that since the majority of volunteers were unskilled labor their projects would focus on custodial, painting, and clean-up efforts.
- C. At the time, the UPW union generally agreed that HPHA could use the VIP group under the following circumstances:
 - 1. VIPs workers cannot displace UPW workers;
 - 2. The use of VIPs shall not replace the HPHA's obligation to make overtime or compensatory time opportunities available to UPW workers;
 - 3. VIPs must be adequately supervised by an HPHA employee; and
 - 4. Private managing agents are not governed by the HPHA's agreement with the UPW.
- D. With the help of the volunteers, the HPHA was able reduce the number of vacant units considered Type "A" units. (Type A units generally require very little or no repair work, but need cleaning and repainting before a new family can occupy the unit.) Since 2009, the HPHA and/or the private managing agents have used the VIP group to assist, but not on a regular basis.

- E. In late 2010, there was a renewed effort to actively use the VIP group at the public housing sites. Due to the change in leadership, the HPHA contacted the UPW union to determine whether there were new concerns or opposition to the use of volunteers to provide services that are historically provided by civil service employees.

II. DISCUSSION

- A. According to the Fair Labor Standards Act, a volunteer is "an individual who performs hours of service for a public agency (or organization) for civic, charitable, or humanitarian reasons, without promise, expectation or receipt of compensation for services rendered."
- B. Although volunteers provide services without compensation, as a state agency the HPHA is required to comply with various rules governing the use of volunteers. HRS Chapter 90 contains the "*State Policy Concerning the Utilization of Volunteer Services*." Per HRS section 90-3(e), when using volunteer services, HPHA has the responsibility to:
- (1) Use volunteers to extend services without displacing paid employees.
 - (2) Provide each volunteer with a designated supervisor.
 - (3) Provide staff orientation and training in the use and supervision of volunteers.
 - (4) Define volunteer jobs that are meaningful to the volunteer and commensurate with his abilities.
 - (5) Be alert to assignments for handicapped or disabled volunteers.
 - (6) Make it possible for a volunteer to serve on a trial or probationary basis for a specified period.
 - (7) Provide orientation and training to improve the volunteer's skills.
 - (8) Provide volunteers with clear instructions and an adequate work space.
 - (9) Accept the volunteer as part of the team, including him in training and staff meetings that pertain to his work.
 - (10) Establish and communicate clearly defined lines of supervision so that the volunteer knows to whom he is responsible.
 - (11) Provide appropriate recognition and appreciation to the volunteer.
 - (12) Provide written guidelines governing the recruitment, screening, utilization, and supervision of volunteers.
 - (13) Recognize an applicant's prior volunteer service in evaluating fulfillment of training and experience requirements for state employment pursuant to rules adopted by the department of human resources development, the judiciary, and the board of regents of the University of Hawaii.
 - (14) Provide funds for volunteer benefits as specified in section 90-4.

- (15) Provide recognition of paid staff for support and supervision of volunteers.
- C. On November 3, 2011, HPHA met with Mr. Kent Anderson, representative of the VIP effort, to discuss the possible use of VIPs at HPHA's public housing sites. Mr. Anderson was also provided contact information for the private managing agents and encouraged to work directly with their managers.
- D. In an unrelated volunteer effort, Chair David Gierlach requested that HPHA allow First to Work community volunteers from St- Elizabeth's to provide volunteer services at Mayor Wright Homes on a weekly basis.
- E. This item is included on the Board agenda so that the HPHA Board can discuss the VIP Program and volunteer protocols.

Prepared by: Stephanie Fo, Property Management and
Maintenance Services Branch Chief

SF

FOR DISCUSSION

SUBJECT: Location of HPHA Board Meetings and Possible Alternate Sites or Rotation at Public Housing Complexes

I. FACT

- A. The HPHA Board Chair is requesting that the Board of Directors discuss the possibility of holding the monthly meetings at alternate sites or rotate the meetings at public housing complexes.
- B. A copy of the HPHA's public housing inventory is attached.

II. DISCUSSION

- A. To be discussed at the November 17, 2011 Board meeting.

Attachment

HAWAII PUBLIC HOUSING AUTHORITY
INVENTORY as of
November 4, 2011

TAX ID #: 99-0334987

HPHA NO.	NAME	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE	1	2	3	4	5	DATE OF INITIAL OCCUPANCY	T.M.K.
Asset Management Project 30														
Mary Jane Hall-Ramiro - Manager		Ph: 483-2550 Fax: 483-2552												
1026	Puuwai Momi	99-132 Kohomua St.	Aiea	96701	483-2550	363	0	48	86	88	38	0	07/15/69	(1) 9-9-003:056
1027	Hale Lailima	1184 Waimano Home Rd.	Pearl City	96782	483-2550	36	0	0	20	16	0	0	03/24/81	(1) 9-7-094:025
1066	Salt Lake	2907 Ala Ilima St.	Honolulu	96818	483-2550	28	0	28	0	0	0	0	06/25/82	(1) 1-1-062:007
1038	Waipahu I	94-111 Pupuole St.	Waipahu	96797	483-2550	19	0	0	13	6	0	0	04/20/70	(1) 9-4-039:019
1039	Waipahu II	94-132 Pupupuhi St.	Waipahu	96797	483-2550	20	0	0	16	4	0	0	01/05/70	(1) 9-4-039:076
Asset Management Project 31														
Gerald Kita - Manager		Ph: 832-3336 Fax: 832-3385												
1005	Kalihi Valley Homes	2250 Kalena Dr.	Honolulu	96819	832-3336	547	0	52	60	123	112	26	08/25/53	(1) 1-3-022:001
2201	Hauiki Homes	Meyers St.	Honolulu	96819	832-3336	46	0	0	20	16	10	0	06/09/64	(1) 1-3-022:003
2202	Puuhala Homes I	Ahihi Pl. & Hala Dr.	Honolulu	96817	832-3336	28	0	0	0	0	14	14	04/19/52	(1) 1-6-009:003
2202	Puuhala Homes II	Ahihi Pl.	Honolulu	96817	832-3336	20	0	0	12	8	0	0	04/19/52	(1) 1-6-009:003
2202	Puuhala Homes III	Ahihi Pl.	Honolulu	96817	832-3336	40	0	10	14	16	0	0	07/15/59	(1) 1-6-009:003
2202	Puuhala Homes IV	School St. & Lanakia Ave.	Honolulu	96817	832-3336	40	0	4	32	4	0	0	07/15/59	(1) 1-6-007:068
Asset Management Project 32														
Cynthia Yoshida - Acting Mgr		Ph: 832-3153 Fax: 832-3188												
1003	Mayor Wright Homes	521 N. Kukui St	Honolulu	96817	832-3153	364	0	24	114	168	50	8	10/27/52	(1) 1-7-029:003
Asset Management Project 33														
Cynthia Yoshida - Acting Mgr		Ph: 832-3153 Fax: 832-3188												
1009	Kaahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	832-3153	373	0	0	116	36	0	0	10/26/58	(1) 1-5-024:001
1099	Kamehameha Homes	1541 Haka Dr.	Honolulu	96817	832-3153	221	0	62	123	36	0	0	08/26/97	(1) 1-5-001:001
Asset Management Project 34														
Janice Mizusawa - Manager		Ph: 973-0193 Fax: 973-0197												
1062	Kalakaua Homes	1545 Kalakaua Ave.	Honolulu	96826	973-0193	583	0	127	58	36	0	0	12/05/83	(1) 2-3-019:004
1012	Makua Alii (E)	1541 Kalakaua Ave.	Honolulu	96826	973-0193	211	0	210	0	1	0	0	12/06/67	(1) 2-3-019:004
1036	Paoakalani (E)	1583 Kalakaua Ave.	Honolulu	96826	973-0193	151	90	60	0	1	0	0	12/21/70	(1) 2-3-019:004

HPHA NO.	NAME	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE	OCCUPANCY					DATE OF INITIAL OCCUPANCY	T.M.K.		
								0	1	2	3	4			5	
Asset Management Project 35																
Gail Lee - Manager																
		Ph: 586-9724 Fax: 586-9728														
1011	Punchbowl Homes (E)	730 Captain Cooke Ave.	Honolulu	96813	586-9724	156	0	97	58	1	0	0	0	0	12/27/60	(1) 2-1-039:012
1024	Kalanihuia (E)	1220 Aala St.	Honolulu	96817	586-9724	151	60	90	0	1	0	0	0	0	01/16/69	(1) 1-7-026:006
1046	Makamae (E)	21 S. Kuakini St.	Honolulu	96813	586-9724	124	108	16	0	0	0	0	0	0	06/08/71	(1) 2-2-001:020
1073	Spencer House	1035 Spencer St.	Honolulu	96822	586-9724	17	0	0	1	16	0	0	0	0	11/16/86	(1) 2-4-011:039 Built 1968
1047	Pumehana (E)	1212 Kinau St.	Honolulu	96814	586-9724	139	98	40	1	0	0	0	0	0	04/04/72	(1) 2-4-016:008
Asset Management Project 37 (East Hawaii)																
Tammy Passmore - Manager																
		Ph: 933-0474 Fax: 933-0479														
1004	Lanakila Homes I	600 Wailoa St	Hilo	96720	933-0474	36	0	6	32	32	8	0	0	0	02/29/00	64 old units (3) 2-4-028:007
1013	Lanakila Homes II	600 Wailoa St.	Hilo	96720	933-0474	44	0	4	16	18	6	0	0	0	02/29/00	(3) 2-4-028:007
1014	Lanakila Homes IIIA	600 Wailoa St.	Hilo	96720	933-0474	20	0	0	0	8	12	0	0	0	09/14/62	(3) 2-4-028:007
1104	Lanakila Homes IV	600 Wailoa St.	Hilo	96720	933-0474	48	0	2	18	20	8	0	0	0	04/26/05	Replaced ur (3) 2-4-028:007
1051	Hale Aloha O Puna (E)	16-189 Pili Mua St.	Keaau	96749	933-0474	30	18	12	0	0	0	0	0	11/08/77	(3) 1-6-143:035	
1052	Hale Olaloa (E)	144 Kamana St.	Hilo	96720	933-0474	50	30	20	0	0	0	0	0	07/08/76	(3) 2-4-056:021	
1097	Kauhale O'Hanakahi	19 Pamala St.	Hilo	96720	933-0474	20	0	0	0	20	0	0	0	02/28/97	(3) 2-4-028:007	
2206	Lokahi	Lokahi Circle	Hilo	96720	933-0474	30	0	0	14	16	0	0	0	05/01/62	(3) 2-4-052:020	
1045	Pahala (E)	96-1169 Kou St.	Pahala	96777	933-0474	24	16	8	0	0	0	0	0	06/14/72	(3) 9-6-017:037	
1029	Pomaikai Homes (E)	929 Ululani St.	Hilo	96720	933-0474	20	10	10	0	0	0	0	0	04/06/67	(3) 2-4-025:092	
1028	Punahale Homes	Lokahi Pl.	Hilo	96720	933-0474	30	0	0	30	0	0	0	0	04/01/67	(3) 2-4-052:022	
Asset Management Project 38 (Kauai)																
Vacant - Manager																
		Ph: 821-4415 Fax: 821-6964														
		West Ph: 337-7664 Fax 337-7666														
1018	Kapaa	4726 Malu Rd.	Kapaa	96746	821-4415	36	0	6	8	12	10	0	0	0	07/19/66	(4) 4-5-015:007, (4) 4
1019	Hale Hoolulu (E)	4264 Ala Muku Pl.	Kilauea	96754	821-4415	12	8	4	0	0	0	0	0	0	04/02/74	(4) 5-2-008:056
1054	Hale Nana Kai O Kea (E)	4850 Kawaihau Rd.	Kapaa	96746	821-4415	38	20	18	0	0	0	0	0	10/15/77	(4) 4-6-014:105	
1021	Hui O Hanamaulu	Laukono St.	Hanamaulu	96715	821-4415	46	0	6	12	16	12	0	0	05/18/66	(4) 3-8-012:030	
1022	Kalaheo	Puu Rd.	Kalaheo	96741	821-4415	8	0	0	2	4	2	0	0	04/03/67	(4) 2-3-012:030	
2204	Kawalehulia -State	5220 Paanau Rd.	Koloa	96756	821-4415	26	0	6	20	0	0	0	0	11/23/93	(4) 2-6-004:057	
1064	Kekaha Ha'aeo	8238 Iwipolena Rd.	Kekaha	96752	337-7664	78	0	42	12	24	0	0	0	10/12/82	(4) 1-3-08:020 & (4)	
1020	Eleele Homes	Ahe St.	Eleele	96705	337-7664	24	0	2	6	10	6	0	0	06/17/66	(4) 2-1-001:013 &(4)	
1055	Hale Hoonanea (E) (Port A	4401 Waialo Rd.	Eleele	96705	337-7664	40	24	16	0	0	0	0	0	07/06/76	(4) 2-1-003:017	
1023	Home Nani (E)	Moana & Laau Rd.	Waimea	96796	337-7664	14	10	4	0	0	0	0	0	07/07/70	(4) 1-6-007:031	
1086	Kawalehulia - Federal	5230 Paanau Rd.	Koloa	96756	337-7664	25	0	0	0	25	0	0	0	10/15/93	(4) 2-6-004:046	

HAWAII PUBLIC HOUSING AUTHORITY
INVENTORY as of
November 4, 2011

TAX ID #: 99-0334987

NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE	1	2	3	4	5	DATE OF INITIAL OCCUPANCY	T.M.K.
Asset Management Project 39 (Maui/Molokai)														
Ph: 243-5001 Fax: 243-5147 (Molokai Ph: 552-2270 Fax: 552-0061)														
Asset Management Project 39 (Maui/Molokai)	1017	2015 Holowai Pl.,	Wailuku	96793	243-5001	228	0	12	22	36	12	0	05/01/66	(2) 3-4-033:023
Ione Godsey - Manager	1016	Mill St	Lahaina	96761	243-5001	18	0	2	4	10	2	0	06/01/66	(2) 4-6-010:028
Kahekili Terrace [a & b]	1092	35 Koepaka Ln.	Waihehu	96793	243-5001	25	0	0	0	25	0	0	09/11/95	(2) 3-3-001:031
David Malo Circle	1044	1028 Wainee St.	Lahaina	96761	243-5001	42	32	10	0	0	0	0	08/17/70	(2) 4-5-007:005
Pilani Homes (E)	1097	35 Koepaka Ln.	Waihehu	96793	243-5001	4	0	0	0	4	0	0	05/01/88	(2) 4-6-010:031
Makani Kai Hale II	1088	P.O. Box 30	Maunaloa	96770	552-2270	25	0	0	0	25	0	0	12/10/93	(2) 5-1-002:026
Kahale Mua - Federal	2205	Maunaloa, Molokai	Maunaloa	96770	552-2270	32	0	12	20	0	0	0	04/11/92	(2) 5-1-002:028 & (2)
Kahale Mua - State														
Asset Management Project 40														
Ph: 832-6075 Fax: 832-3438														
Shareen Dumiao - Manager	1007	Ahonui St.	Honolulu	96819	851-7155	174	0	20	32	37	37	8	11/16/53	(1) 1-3-039:003 & (1)
Kuhio Homes	1010	Ahonui St. & Linapuni St.	Honolulu	96819	851-7155	40	0	0	0	0	40	0	02/02/65	(1) 1-3-039:001
Kuhio Park Terrace Lowrise														
Oahu Management Unit 42														
Venus Katano - Manager	2401	1001 N. School St.	Honolulu	96817	832-3445	576	80	126	0	0	0	0	06/01/89	(1) 1-6-007:067
Hale Po'ai (E)	2402	1 & 15 Ihoiho Pl.	Wahiawa	96786	622-6350	108	60	48	0	0	0	0	10/01/91	(1) 7-4-022:044 & (1)
La'ioia (E)	2403(a)	94-941 Kau'olu Pl.	Waipahu	96797	675-0099	109	85	24	0	0	0	0	12/01/93	(1) 9-4-017:001
Kamalu (E)	2403(b)	94-943 Kau'olu Pl.	Waipahu	96797	675-0099	112	86	26	0	0	0	0	02/02/95	(1) 9-4-017:001
Ho'olulu (E)	2404	851 N. School St.	Honolulu	96817	586-7595	41	30	11	0	0	0	0	10/20/95	(1) 1-7-044:094 & (1)
Halia Hale (E)														
Asset Management Project 43 (West Hawaii)														
Ph: 322-1915 Fax: 322-1918														
Paul Sopoaga - Manager	1061	78-6725 Makolea St.	Kailua-Kona	96740	322-1915	202	0	8	12	22	8	0	08/13/81	(3) 7-8-010:070
Ka Hale Kahaluu	1053	81-1038 Nani Kupuna Place	Kealahou	96750	322-1915	32	20	12	0	0	0	0	06/01/76	(3) 8-1-002:049
Hale Hookipa (E)	1032	74-5060 Kealahou St.	Kailua-Kona	96740	322-1915	40	0	10	14	14	2	0	06/28/71	(3) 7-4-017:029
Kaimalino	1070	74-991 Manawale'a St.	Kailua-Kona	96740	322-1915	48	0	16	16	16	0	0	08/28/85	(3) 7-4-017:058
Kealahou	1063	81-1011 Nani Kupuna Place	Kealahou	96750	322-1915	32	0	32	0	0	0	0	08/31/81	(3) 8-1-002:048
Nani Olu (E)														

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NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	TOTAL UNITS	UNIT TYPE	1	2	3	4	5	DATE OF INITIAL OCCUPANCY	T.M.K.
Asset Management Project 44														
Veronica Malabey - Manager														
Waimaha-Sunflower	1057	Ph: 697-7171 Fax: 697-7174	Ewa Pointe Realty	96792	697-7171	260	0	52	46	32	0	0	07/01/80	Built 1975 (1) 1-8-5-010:029 & (
Kau'okalani	1091	85-186 McArthur St.	Waianae	96792	697-7171	130	0	0	0	50	0	0	07/26/95	(1) 1-8-5-002:044
Maii I	1033	85-658 Farrington Hwy.	Waianae	96792	697-7171	20	0	0	7	13	0	0	01/28/69	(1) 1-8-7-002:011 & (
Maii II	1108	Maiiona St.	Waianae	96792	697-7171	24	0	0	12	0	0	0	11/12/99	replaced uni (1) 1-8-7-001-001
Nanakuli Homes	1035	Lualai Pl. & Farrington Hwy.	Waianae	96792	697-7171	36	0	0	0	36	0	0	11/24/69	(1) 1-8-7-034:004
Asset Management Project 45														
Patrick Mauuga - Manager														
Koolau Village	1030	Ph: 233-3766 Fax: 233-3768	Realty Laua LLC	96744	233-3766	226	0	8	24	36	12	0	11/05/69	(1) 4-5-023:008
Hookipa Kahaluu	1072	45-1027 Kamau Pl.	Kaneohe	96744	233-3766	80	0	8	32	16	0	0	08/18/83	(1) 4-7-037:016
Kaneohe Apartments	1069	47-330 Ahuimanu Rd.	Kaneohe	96744	233-3766	24	0	5	19	0	0	0	04/19/84	Built 1965 & (1) 4-5-019:026
Kauhale O'hana	1090	45-507 & 45-513 Pahia Rd.	Kaneohe	96795	233-3766	25	0	0	0	25	0	0	04/06/95	(1) 4-1-009:012
Waimanalo Homes	1025	41-1260 Kalamanaole Hwy.	Waimanalo	96795	233-3766	19	0	0	5	11	3	0	05/02/01	replaced uni (1) 4-1-022:112
Waimanalo Homes II	1107	Humuniki St. & Humuna Pl.	Waimanalo	96795	233-3766	22	0	0	14	7	1	0	05/02/01	replaced units built in 1967
Asset Management Project 46 (North Hawaii)														
Mark Sayers - Manager														
Noelani II	1078	Ph: 887-8130 Fax: 887-8132	Hawaii Affordable Properties, Inc.	96743	887-8130	129	0	0	0	24	0	0	11/07/88	(3) 6-5-009:025
Hale Hauoli (E)	1031	65-1191 Opelo Rd.	Kamuela	96727	887-8130	40	24	16	0	0	0	0	03/04/70	(3) 4-5-010:078
Ke Kumu 'Ekolu	1097	45-540 Koniaka Pl.	Honokaa	96738	887-8130	20	0	0	0	20	0	0	02/28/97	(3) 6-8-042:027
Ke Kumu Elua	2207	68-3385 Ke Kumu Pl.	Waikoloa	96738	887-8130	26	0	10	16	0	0	0	10/22/95	(3) 6-8-042:026
Noelani I	1071	68-3367 Ke Kumu Pl.	Waikoloa	96743	887-8130	19	0	7	12	0	0	0	04/15/83	(3) 6-5-042:025
Asset Management Project 49														
Patrick Shimabukuro - Manager														
Kauhale Nani	1056	Ph: 622-6360 Fax: 622-6362	Hawaii Affordable Properties, Inc.	96786	622-6360	150	0	14	16	20	0	0	07/10/80	(1) 7-4-007:014
Wahiawa Terrace	1015	310 North Cane St.	Wahiawa	96786	622-6360	60	0	12	16	24	8	0	10/01/66	(1) 7-1-001:034
Kupuna Home O'Wai'ialua (E)	1050	337 Palm St.	Wahiawa	96791	637-8244	40	24	16	0	0	0	0	02/01/77	(1) 6-7-016:028
Asset Management Project 50														
Janice Mizusawa - Manager														
Palolo Valley Homes	1008	Ph: 973-0193 Fax: 973-0197	Honolulu	96816	733-9113	118	0	8	34	40	32	4	06/30/57	(1) 3-4-007:007 & (1)

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NAME	HPHA NO.	ADDRESS	CITY	ZIP	PHONE NUMBER	UNIT TOTAL	1	2	3	4	5	DATE OF INITIAL OCCUPANCY	T.M.K.
Asset Management Project 52	1010	Ph: 841-0422 Fax: 841-0461 1475 Linapuni St.	Honolulu	96819	841-0422	347						02/02/65	(1) 1-3-039:001
OTHER PROJECTS													
Ke Kumu Ekahi	652	68-3340 Ke Kumu Pl.	Waikoloa	96738	883-6802	48	0	0	0	0	0	11/01/83	Management Agent
Waiikina Apartments		730 Waiikina Dr.	Wahiawa	96786	622-6408	119	0	79	40	0	0	1976	Hi Afford (3) 6-8-042:025 Realty Lr (1) 7-3-009:003

Note:
 1XXX project numbers are Federal Low-Rent Public Housing Sites
 2XXX project numbers are State Family Public Housing Sites
 24XX project numbers are State Elders Public Housing Sites