Approved by the Executive Director CT
June 18, 2009

FOR ACTION

SUBJECT: To Repppoint Mr. Earl Mente, Ms. Joyce R. Nakamura, Ms. Jane Moana Gray, Ms. Sylvianne Young, Mr. Solomon Kuresa, Jr. and Mr. Wayne Fujikane to the Oahu Eviction Board for a Two-Year Term Expiring on July 31, 2011

I. FACTS

A. The Oahu Eviction Board, composed of members of the community, is responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.

B. Pursuant to Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board has an authorized composition of at least three members, one of which must be a resident of public housing.

C. Having more than the minimum amount of members appointed to the Oahu Eviction Board will allow the Hearings Office to process the requests for hearing in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum. If approved, this board will have a total of 10 members, 7 non-resident members and 3 resident members.

D. Mr. Earl Mente is a resident of Honolulu, Hawaii. He is self-employed with his office Earl S. Mente Realtors located in Honolulu. He brings insight into tenant issues he has encountered in his experience with the realty market on Oahu. He currently serves as a board chairman for the Oahu Eviction Board, and his experience would be an asset to this board. Mr. Mente has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.

E. Ms. Joyce R. Nakamura is a resident of Honolulu, Hawaii. She is employed as a broker with Properties Unlimited. She has an extensive background in housing market issues. She currently serves as a board member on the Oahu Eviction Board and her experience and insight would be of great service to the eviction board. She is also Chairperson for the Central YMCA Board of Directors and Secretary for the Honolulu Board of Realtors. Ms. Nakamura has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.

F. Ms. Jane Moana Gray is a resident of Honolulu, Hawaii. She was a former resident of public housing, transitioned to the private sector for a number of years and currently resides at Hale Po'ai. She was previously employed as a tutor, is active with the Lanakila Senior Center and provides care for her grandchildren. She serves on the Oahu Eviction Board and her insight as a resident of public housing is an asset to the eviction board. Ms. Gray has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.

G. Ms. Sylvianne Young is a resident of Honolulu, Hawaii. She is the Owner/Broker at Young Properties, Inc. located in Honolulu. She has an extensive realty background and previously worked with the Department of the Navy providing counseling and information for continuing education and career opportunities. She currently serves on the Oahu Eviction Board and has expressed an interest in serving on the Oahu Eviction Board for an additional two-year term.

H. Mr. Solomon Kuresa is a resident of Honolulu, Hawaii, and is a resident at Kalihi Valley Homes. He is a minister of Victory Samoan Assembly of God Church at Fort Shafter and coordinates citizen patrol community policing at Kalihi Valley Homes. He currently serves as a board member on the Oahu Eviction Board and his experience and insight as a resident of public housing would be of great service to the eviction board. Mr. Kuresa has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.

I. Mr. Wayne Fujikane is a resident of Oahu. He recently retired from the Department of Commerce and Consumer Affairs where he was employed as a Consumer Protection Education Specialist for over 20 years. He also lectures at the Leeward Community College in the Language Arts Division and is involved with the Department of Education's Community School for Adults. Mr. Fujikane has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.

II. RECOMMENDATION

That Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce R. Nakamura, Ms. Jane Moana Gray, Ms. Sylvianne Young, Mr. Solomon Kuresa, Jr. and Mr. Wayne Fujikane be reappointed to the Oahu Eviction Board for a Two-Year term expiring on July 31, 2011.

Prepared by: Renee Blondin-Nip, Hearings Officer RN

Earl S. Mente

d.b.a.

EARL S. MENTE REALTORS

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Bus. (808) 942-9666, Res. (808) 373-3895, Fax. (808) 947-7451
Cell. (808) 282-6169, E-mail: esm@pixi.com

Professional Services

- **Residential Property Management-** *Houses, Condos, Multi-family*
- **Residential Sales**

Memberships & Designations

REALTOR ® - *Member - National Association of Realtors, Hawaii Association of Realtors, Honolulu Board of Realtors*

G.R.I. - *Graduate / Realtors Institute*

Multiple Listing Service - *Member*

Realtor's Networking on Oahu - *Member*

Volunteer Work

Housing and Community Development Corporation of Hawaii - *Oahu Hearing Board B*

American Youth Soccer Organization – *Section Coach Trainer, Regional Board Member*

Education

Master of Business Administration, *University of Hawaii, 1975*

Bachelor of Science, Civil Engineering, *University of Hawaii, 1973*

Kalani High School, *Honolulu, Hawaii, 1969*

Profile

With a background in management and finance, Earl S. Mente offers a more comprehensive approach to improving an individual's or a business' situation. Licensed in real estate in 1977, he has worked in development, property management, as well as residential and commercial sales. In 1982, he began his own company, **Earl S. Mente, Realtors**. His previous financial background also includes experience in insurance, securities and financial planning.

JOYCE R. NAKAMURA

OBJECTIVE

Use leadership and customer service capabilities to manage and develop business opportunities. Also, to serve the community in various capacities.

EXPERIENCE

July 1999 to present Premier Realty 2000 Inc. Honolulu, HI
Broker in Charge

- Increased sales from $300,000 to $5million plus per month
- Increased sales agents from six to thirty five
- Developed an effective Property Management Department Plans to expand and develop
- Train new and experienced agents for higher productivity

April 1990 to June 1999 Kumai Realty Inc. Aiea, HI
Selling Agent and Broker in Charge

- Top Producer – 1992, 1993, 1994, 1997
- Managed 20 sales agents including reviewing of sales contracts
- Managed Property Management Department and developed procedures and increased account from 100 to over 250 accounts, which provided company with steady increased cash flow.

June 1989 to March 1990 Universal Sites Inc. Aiea, HI
Sales Associates

- Sold residential real estate
- Managed residential rentals
- Developed a solid customer base

1987 – 1989 Hawaiian Trust Co., Ltd. Honolulu, HI
Assistant Sales Coordinator/ Real Estate Officer

- Sold Trust and Estate Properties
- Represented the Trust Company in Probate Court to submit and recommend acceptable bids
- Met with Executive Committee to recommend sales price and marketing plan for properties in individual portfolios as required

1964 – 1987 Palisades Realty, Inc. Honolulu, HI
Administrative Assistant to President and Principal Broker
Palisades Realty was the co-developer and exclusive sales agency for Pacific Palisades, Momilani Suburb, Ewa Estates, Nanakai Gardens, Keauhou Kona Surf & Racquet Club (Kona) and Puamana (Lahaina, Maui)

* June 6, 2009 - Current Employer - Properties Unlimited
4510 Salt Lake Blvd #2-B

Approved by the Executive Director C1
June 18, 2009

FOR ACTION

SUBJECT: To Reappoint Ms. Jane Moana Gray to the Hilo, Kona, Kauai and Maui Eviction Boards for a Two-Year Term Expiring on June 30, 2011.

I. FACTS

A. The eviction boards established for each county are composed of members of the community and are responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.

B. Pursuant to HRS Chapter 356D, Hawaii Revised Statutes, the Hawaii Public Housing Authority ("Authority") is authorized to appoint an eviction board in each county to hear cases referred for eviction. Each eviction board has an authorized composition of at least three members, one of which must be a resident of public housing.

C. The Authority recognizes the difficulties of having a public housing resident who resides in the county appointed to serve on the eviction board. Due to the personal relationships among the residents in the county communities, allowing a resident from outside the county to serve on the eviction board would allow the hearing to proceed in the event there is a conflict. This would allow the Hearings Office to process the requests for hearing in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.

D. Ms. Jane Moana Gray is a resident of Honolulu, Hawaii. She was a former tenant of Palolo Valley Homes, transitioned out of public housing for a number of years and is currently a resident at Hale Po'ai. She was previously employed as a tutor, currently provides care for her grandchildren and serves as a volunteer musician with the Lanakila Senior Community Center. She has served on the Oahu Eviction Board since 1979 and has served as a floating resident board member for the neighbor islands since 2007 in a fair and honest manner. Her insight as a resident of public housing is an asset to the neighbor island county eviction boards. Management supports the reappointment of Ms. Gray, who has expressed a willingness to serve as a member of the Hilo, Kona, Kauai and Maui Eviction Boards for a two-year term.

II. RECOMMENDATION

That Ms. Jane Moana Gray be reappointed to the Hilo, Kona, Kauai and Maui Eviction Boards for a Two-Year Term Expiring on June 30, 2011.

Prepared by: Renee Blondin-Nip, Hearings Officer RN

Approved by the Executive Director CT
June 18, 2009

FOR ACTION

SUBJECT: To Adopt the Environmental Assessment (EA) Prepared by the Department of Hawaiian Home Lands (DHHL) for its Kumuhau Subdivision and the Supplemental Environmental Assessment that Includes the Non-Exclusive Sewer Easement through Waimanalo Homes, Lot 146, Waimanalo, Oahu, Hawaii

I. FACTS

A. The Department of Hawaiian Home Lands (DHHL) has requested a perpetual, non-exclusive sewer easement through Lot 146 at 41-555 Humuna Place, Waimanalo Homes (hereinafter "Lot 146"), to the existing sewer manhole in the Humuna Place cul-de-sac for DHHL's Kumuhau Residential Subdivision.

B. The DHHL-requested sewer easement (hereinafter "easement") is proposed to service the Kumuhau Residential Subdivision, and the easement will be transferred to the City and County of Honolulu along with the subdivision's roads and sidewalks when the subdivision is completed.

C. In April 2007, the DHHL prepared an EA for their Kumuhau Subdivison, which indicated that the wastewater would be handled by the Waimanalo Wastewater Treatment Plant. According to the City and County of Honolulu's Department of Environmental Services, the existing sewer lines in the area are sufficient to accommodate the additional flow from the subdivision and will not require any upgrades. A copy of the EA is attached hereto as Exhibit A.

D. In June 2009, DHHL prepared a Supplemental EA for their Kumuhau Subdivison, which includes the construction of the sewer line through Lot 146. The Supplemental EA addresses the environmental impacts on the Waimanalo Homes project and how these problems will be mitigated by the DHHL. A copy of the Supplemental EA is attached hereto as Exhibit B.

E. On May 18, 2006, a For Action to enter into an agreement with the DHHL was approved by the Board.

F. On April 16, 2009, a For Action to adopt Resolution No. 16 authorizing the disposition request and application for a sewer easement through Lot 146 at Waimanalo Homes was approved by the Board.

II. DISCUSSION

A. A teleconference was held on June 3, 2009 with HUD, DHHL and HPHA. During the teleconference, Mr. Ernest Molins, HUD's Environmental Officer, recommended that the HPHA adopt the EA and the Supplemental EA prepared by the DHHL for its Kumuhau Subdivision.

B. Staff has reviewed the EA and the Supplemental EA and has determined that DHHL's actions are reasonable and satisfactorily mitigates the environmental concerns of the HPHA.

III. RECOMMENDATION

Staff respectfully recommends that the Board adopt the EA and the Supplemental EA as submitted by the Department of Hawaiian Home Lands for its Kumuhau

Subdivision and authorize the Executive Director to undertake all tasks necessary to undertake the intent and purposes of this For Action.

Attachments: Exhibit A, Environmental Assessment dated April 2007.
Exhibit B, Supplemental Environmental Assessment dated June 2009.

Prepared by: Mitchell Kawamura, Project Engineer
Reviewed by: Marcel A. Audant, Acting Construction Management Branch Chief

U.S. Department of Housing and Urban Development

Pacific/Hawai'i Office of Community
Planning and Development
Environmental Branch

Environmental Assessment

for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised February 2004

Project Identification:	Kumuhau and Kakaina Streets Parcels
Preparer:	PBR HAWAII
Responsible Entity:	State of Hawai'i, Department of Hawaiian Home Lands (DHHL)
Month/Year:	April 2007

Environmental Assessment

Responsible Entity [24 CFR 58.2(a)(7)]: Department of Hawaiian Home Lands

Certifying Officer [24 CFR 58.2(a)(2)]: Micah A. Kane, Chairman, Hawaiian Homes Commission

Project Name: Kumuhau and Kakaina Streets Parcels

Project Location: Waimānalo, County of Honolulu, State of Hawai'i
TMK: 4-1-008:010, 011, 081, 091 and 092 and 4-1-023:065

Estimated total project cost: $7.65 million for infrastructure and site improvements (in 2006 dollars)

Grant Recipient [24 CFR 58.2(a)(5)]: Department of Hawaiian Home Lands

Recipient Address: P.O. Box 1879, Honolulu, Hawai'i 96805

Project Representative: Darrell Ing, DHHL Land Development Division

Telephone Number: (808) 587-6451

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

FINDING: [58.40(g)]

☑ **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)

☐ **Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature: _____ **Date:** 4/27/07
Name/Title/Agency: Vice President, PBR HAWAII

RE Approving Official Signature: _____ **Date:** 5/14/07
Name/Title/ Agency: Chairman, Hawaiian Homes Commission

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

PURPOSE: To provide residential homestead awards to native Hawaiians[1] as required by the Hawaiian Homes Commission Act of 1921.

NEED: Since 1921, The Department of Hawaiian Home Lands (DHHL) has only provided 8,418 homestead awards to native Hawaiians. Today, the waiting list for homestead awards is over 37,000 applicants long. DHHL realizes the need to more diligently pursue its obligation to native Hawaiians. The proposed development will partially fulfill the need for homestead awards.

Description of the Proposal: Include all contemplated actions that are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The 16.4-acre project site is situated in the Ko'olaupoko district on the island of Oahu. The proposed project will consist of 120 single-family residences with average lot sizes of 5,000 square feet. Site improvements shall include roadways, lot grading, drainage system, water system, overhead electric, telephone, and street light system. The single-family residences will be made available to qualified native Hawaiian applicants on the DHHL waiting list.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The Ko'olaupoko district is characterized by a combination of urban, rural, and agricultural uses. The Kumuhau project site is bounded to the north by Kumuhau Street, to the east by the Humuniki Street residential development, to the south by a Kahawai Stream, and to the west by agricultural land. The Kakaina lot is bounded by Kakaina Street to the south, by the Poalima Street residential development to the north, Hihimanu Street to the east, and Mekia Street to the west. Northeast of the property (approximately 850 feet), along Kalaniana'ole Highway are various commercial properties.

The Kumuhau Street parcels are currently used for agricultural purposes. The Kakaina Street parcels are mostly undeveloped and contain small trees and brush. However, a single-story hollow tile structure is located on Parcel 010. The Kumuhau Street parcels are roughly rectangular in shape and are surrounded on two sides by single-family residences, and on one side by farming. The fourth side is bounded by Kumuhau Street. The Kakaina Street parcel is roughly triangular in

[1] In this report, a lower case "n" is used in the phrase "native Hawaiian" when referring to Hawaiian Homes Commission Act beneficiaries, who by definition must have 50 percent Hawaiian ancestry in order to quality. The upper case "N" is used when more generally describing persons with any percentage of Hawaiian ancestry, as for federal programs regarding health and education.

shape and bounded by single-family housing (that separates this parcel from the Kumuhau Street parcels) and is bounded on the remaining two sides by Kakaina and Hihimanu Streets. The proposed residence lots will be compatible in size and use with those in the surrounding residential areas.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references.] Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	Scientific Consultant Services completed an archaeological assessment for the project in 2006. The assessment determined that the existing buildings on the property are not historically significant and can be demolished without further documentation. No archaeological deposits were identified during current subsurface testing of the project site. Excavations of the site indicated that agricultural activities within the project area would have destroyed any archaeological sites. Highly destructive commercial sugarcane operations that took place from 1878 to 1947 destroyed and even plowed under heiau in the area. [Exhibit A - Section 5.1] Based on results of the Archaeological Assessment's utilization of pedestrian survey and limited subsurface investigations, it was recommended that the larger portion of the project area - TMK (1) 4-1-08: 11 – not be subjected to further archaeological investigations. The smaller portion of the project area - TMK (1) 4-1-23: 65 - and Parcel 2 - TMK: 4-1-08: 10, 81, 91, and 92 - however, should be subjected to Archaeological Monitoring given its location next to an active water source as past archaeological studies have reveal numerous examples of associations with agricultural sites and active water sources (e.g., flowing streams). Parcel 2 - TMK (1) 4-1-08:91, 92, 10 and 81 - should also be subjected to Archaeological Monitoring during the clearing and grubbing phase of construction due to the inability to test the majority of the parcel. These recommendations have been developed in consultation with the Lead O'ahu State Historic

	Preservation Division (SHPD) Archaeologist Christ Monahan, Ph.D. on February 1, 2006. [Exhibit A - Section 5.1]
Floodplain Management [24 CFR 55, Executive Order 11988]	Approximately one-fourth (southern portion) of the Kumuhau Street parcel and a small (western) portion of the Kakaina Street parcels are situated with Flood Zone "A" (areas determined to be inside the 100 year flood plain), Flood Insurance Rate Map (FIRM). [Exhibit A - Figure 8, Section 4.7] The project will comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. Construction of the proposed project will be phased to allow for initial construction outside of the 100-year flood plain limits. Future phases may include stream improvements to mitigate 100-year flood plain impacts. The Kakaina Subdivision will not require any stream improvements. The Kumuhau Subdivision will be developed in two phases. Plans for Phase 1 include a detention basin that will be constructed in the Phase 2 area of the Kumuhau Parcel. The implementation of Phase 2, if pursued, will require Kahawai Stream to be channelized and the construction of a bridge/culvert which crosses Kahawai Stream and connects to Koa Moali Place. Construction of lots within the flood plain may be deferred if the cost of mitigation is not economically practical. [Exhibit A - Section 4.7]
Wetlands Protection [Executive Order 11990]	The project site is not located within or adjacent to a wetland by the U.S. Fish and Wildlife Service. [Exhibit B]
Coastal Zone Management Act [Sections 307(c), (d)]	All lands in the State of Hawai'i are within the Coastal Zone Management Area. The project meets the criteria of general consistency certification by the Hawaii Coastal Zone Management program. The State of Hawai'i has designated a Special

	Management Area (SMA) to protect lands adjacent to the shoreline. According to the City and County of Honolulu (CCH) Department of Planning and Permitting (DPP), the agency responsible for administering the SMA program on O'ahu, the project site is not within the SMA. [Exhibit C] A Federal Consistency Review is not applicable under the Hawaii Coastal Zone Management program because the project is receiving funding under the Federal Native Hawaiian Block Grant.
Sole Source Aquifers [40 CFR 149]	The project is not located in an U.S. EPA-designated sole source aquifer area. [Exhibit D]
Endangered Species Act [50 CFR 402]	According to the U.S. Fish and Wildlife Service (USFWS) there are "no federally listed or proposed threatened or endangered species or candidate species, or proposed or designated critical habitats" that occur on or near the project area. [Exhibit E] During the public review period for the Draft Environmental Assessment, the U.S. Fish and Wildlife Service (USFWS) noted that fledgling seabirds are attracted to night lighting, "end up circling the light source until they either collide with a man-made structure or fall to the ground due to exhaustion." The USFWS thus recommends "adding downward shielding to all street lights in your proposed development to minimize this ongoing sea bird mortality" of wedge-tailed shearwater (*Puffinus pacificus*). Although there is an additional cost for "cut-off" street lighting fixtures, DHHL intends to comply with the U.S. Fish and Wildlife Service's recommendation to add downward shielding to applicable street lights in the proposed development to minimize ongoing seabird mortality. [Exhibit A - 4.9]
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	The State of Hawai'i has no rivers designated for inclusion in the National Wild and Scenic Rivers System (NWSRS). As such, there are no anticipated compliance requirements under the Wild and Scenic Rivers Act, Section 7 (b), (c), for the proposed development.

Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	In general, air quality in Hawai'i is excellent due to the predominant northeast trade winds. According to the EPA, there are no "non-attainment" sites in Hawai'i. A non-attainment area is defined as a locality where air pollution levels persistently exceed National Ambient Air Quality Standards. [Exhibit F]
Farmland Protection Policy Act [7 CFR 658]	There are no lands in the State of Hawai'i currently under compact with USDA-NRCS in accordance with the Farmland Protection Policy Act. [Exhibit G]
Environmental Justice [Executive Order 12898]	The Department of Hawaiian Home Lands was created to provide homestead awards to native Hawaiians. Many of the beneficiaries receiving these awards are low-income families. The homestead awards would be in compliance with Executive Order 12898 and insures environmental justice for all members of the community including minority and low-income populations. Assessment of possible adverse impacts resulting from the proposed development indicates there are no disproportionate negative impacts toward minority and low-income populations.

Factors	Determination and Compliance Documentation
Noise Abatement and Control [24 CFR 51 B]	According to the Final Environmental Assessment prepared for this project, existing noise at the proposed development site is generated by wind, wildlife, agricultural equipment, and traffic. At its closest point, the Kumuhau Street parcel is located within 700 feet off Kalaniana'ole Highway. Similarly, the Kakaina Street parcel is located approximately 900 feet from Kalaniana'ole Highway. However, both parcels are separated from the highway by residential structures and posted speed limits are relatively low for a "highway". These existing structures serve as a barrier that will attenuate noise generated by vehicular traffic on Kalaniana'ole Highway. The project is located within 42 miles of the largest civilian airport on O'ahu (Honolulu International Airport) and the nearest active military airfield is at Kaneohe Marine Corps Air Station. Nearby runways at Bellows Air Force Base were closed in 1958. According to the adopted DNL contours from both airports, the project site is located well outside of the 65 DNL contour line. During project construction, noise will be generated by construction and earth-moving equipment. However, these short-term noise impacts will occur only during daytime hours and will primarily affect only those margins of the property that border sensitive land uses. The project will comply with State Department of Health (DOH) noise regulations, and if construction noise is expected to exceed the DOH maximum permissible property line noise levels, a permit will be obtained from the DOH to allow the operation of construction activities. [Exhibit A - Section 5.3] After construction, long term noise impacts would result from vehicular traffic associated with the proposed development. These impacts, however, are not expected to be significant or more intense than other noise impacts that would result from traffic

	generated by other residential uses in the Waimānalo area.
Toxic/Hazardous/ Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	The Kakaina and Kumuhau Street Parcels Phase I Environmental Site Assessment (ESA) indicates that there are no reports of potential hazardous material release or other violations on the proposed project site. According to the Phase I ESA, an above ground diesel fuel storage tank located on Parcel 011 is out of use and planned to be removed. Surface areas beneath the tank with noticeable staining or petroleum odor shall be scraped in accordance with State and Federal standards. [Exhibit H - Section 7.2]
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	A review of available records and databases for the area found that there are no hazardous waste generators registered with the EPA within one mile of the property and no facilities at which treatment, storage, and/or disposal of hazardous waste takes place within one-eighth mile of the property. [Exhibit H - Section 6.1]
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The closest general aviation airport is located in Honolulu, approximately 42 miles from the project site and separated from the Honolulu International Airport by the Ko'olau Mountain range. The project site is not within a designated Airport Clear Zone, Accident Potential Zone, or Runway Clear Zone.

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** **(1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The project site is within the Urban and Agricultural State land use districts. Both parcels are zoned as AG-1 Restricted Agricultural by the City and County Honolulu. [Exhibit A - Figures 5 and 6] Hawaiian Home lands needed for the purpose of the Hawaiian Homes Commission Act are not subject to County zoning requirements (AG Opinion 72-71; Oct 2, 1972). Therefore, conformance with comprehensive plans and zoning is not applicable for the proposed development. The project site is designated for Low-Density Residential and is within the Agriculture/Open Space/Preservation Boundary in the City and County of Honolulu's Ko'olaupoko Sustainable Communities Plan (SCP). Although the project is located within the Agriculture/Open Space/Preservation Boundary, the SCP acknowledges residential development on lands under DHHL jurisdiction. The project will be developed under guidelines for Urban Forms of Residential Development. [Exhibit A - Figure 7; Section 3.3]
Compatibility and Urban Impact	1	The project area is predominantly residential or agricultural in character with previous residential subdivisions and farms situated adjacent to the project site. [Exhibit A - Figures 3, 5 and 6]

		The proposed project is compatible with the surrounding area and is not anticipated have a significant urban impact.
Slope	1	The project site is generally flat with an average slope of about 0.1 percent. [Exhibit A - Section 4.2]
Erosion	1	Erosion hazard classification of the soils on the project site is slight to moderate. All grading operations will be conducted in full compliance with dust and erosion control and other requirements. [Exhibit A - Section 4.4]
Soil Suitability	4	The *Preliminary Geotechnical Engineering Evaluation Feasibility Report for the Department of Hawaiian Home Lands Waimanalo Lot TMK 4-1-08:22 by Geolabs, Inc. 2004*, mentions the soil on the Kumuhau parcel has high to very high shrinkage and swelling potential when exposed to moisture fluctuations. If the foundations for the structures are not built correctly, the shrink/swell action of the soil will diminish the integrity of the building. This leads to cracks in the foundation and walls of the structure. [Exhibit A - Figure 10; Section 4.4]
Hazards and Nuisances including Site Safety	1	A search of available environmental records was conducted by Environmental Data Resources, Inc. to determine the distance between the project site and any potentially harmful facilities or operations. All sites identified by the radius map report are at a down gradient location that is not anticipated to impact the Property. [Exhibit H - Sections 6.1 and 6.2] The proposed project is not anticipated to generate hazards or nuisances.
Energy Consumption	1	Electrical service will be provided by Hawaiian Electric Co. The proposed project will not require substantial energy consumption. The residential units will consume energy in accordance with standard rates of usage. [Exhibit A - Section 6.6]

Noise - Contribution to Community Noise Levels	4	There may be temporary noise generated from the equipment and machinery used during the site preparation and construction phases of the project. The addition of residential units will not adversely affect the noise quality in the surrounding neighborhood. Contractors will work during daytime hours and will comply with State Department of Health noise regulations during construction. [Exhibit A - Section 5.3]
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	4	The ambient air quality of the project area meets all federal and state standards as evidenced by its designation as an "attainment" area by the Environmental Protection Agency and the State Department of Health, Clean Air Branch. Development of the proposed project may produce short-term air quality impacts such as fugitive dust and exhaust emissions produced by construction equipment and vehicles. Contractors will comply with State Department of Health regulations regarding air quality during construction. To mitigate dust problems during the site preparation phase, contractors will also comply with the City and County of Honolulu Department of Planning and Permitting requirements to provide temporary dust screens and irrigation systems to control dust. Additionally, Best Management Practices will be implemented. [Exhibit A - Section 5.4] Potential long term impacts include increased vehicular exhaust and indirect emissions resulting from increased electrical power demand due to the increase in activity and development of the property. As the project is relatively small (120 single-family residences), the impact is not expected to be significant.
Environmental Design Visual Quality - Coherence, Diversity,	1	The visual appearance of the proposed project site will change from mostly cultivated and vacant land overgrown with weeds, grasses, and

Compatible Use and Scale		shrubbery to a residential community. New residential structures will be similar to existing residential structures in the surrounding neighborhoods. [Exhibit A - Section 5.5]

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The proposed project is not expected to have a significant adverse impact on the character of the Ko'olaupoko region. The Ko'olaupoko Sustainable Communities Plan supports the residential development of the Hawaiian home lands at Waimānalo, and the new residences will be designed to maintain the small scale, rural character of the region. The project will positively impact the community by enhancing residents' quality of life through the provision of residential homes for native Hawaiians. [Exhibit A - Sections 5.6, 5.7, and 5.8]
Displacement	1	The project site is mostly vacant and the project will only displace one family, while providing homes for 120 families.
Employment and Income Patterns	2	The project will generate direct, indirect, and induced construction-related jobs, both within the site and island-wide and Statewide. Construction industries, as well as industries supporting construction, will benefit from the employment and economic opportunities provided by the proposed development. Various businesses in the Waimānalo area could achieve significant economic gains, as construction workers and residents of the proposed development are expected to patronize them. [Exhibit A - Section 5.9]

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	Public schools serving the Waimānalo community include Blanche Pope Elementary, Waimānalo Elementary & Intermediate, and Kailua High School. These facilities should be able to

		accommodate the increase in students as a result of the proposed development. [Exhibit A - Section 6.7]
Commercial Facilities	1	Commercial centers are located nearby on Kalaniana'ole Highway in Waimānalo. [Exhibit A - Section 6.12] Commercial facilities are not anticipated to be adversely impacted by the proposed development.
Health Care	1	The nearest health care facility is the Waimānalo Health Center at 41-1347 Kalaniana'ole Highway. There are no anticipated adverse impacts for emergency medical services for the proposed project.
Social Services	1	Community services and public facilities in the project vicinity include public and private schools, hospitals/healthcare facilities, ambulance service, recreational facilities, churches, Waimānalo Public & School Library, Waimānalo Post Office, and commercial centers. [Exhibit A - Section 6.12] Specific social programs in Waimānalo include: Honolulu Community Action Program (HCAP): Agricultural Training and Education Program, and Preschool Program, Friends of Waimānalo, and Waimānalo Teen Project. Social services are not expected to be adversely impact by the proposed project.
Solid Waste	1	The City and County of Honolulu, Department of Environmental Services maintains an island-wide solid waste collection, recycling, refuse-to-energy and disposal system. Refuse is collected at the Waimānalo Convenience Center and transferred to H-POWER. [Exhibit A - Section 6.5] Vegetation removed from property during the construction of the project will be chipped and disposed at a City and County of Honolulu approved landfill or waste-to-energy facility. Other construction material debris will be recycled

		or disposed in a similar manner. Solid waste generated during the operation of the project will be collected and disposed of twice a week by the City and County of Honolulu, Department of Environmental Services, Refuse Division. [Exhibit A - Section 6.5; Exhibit I] There are no anticipated adverse impacts for solid waste from the proposed project.
Waste Water	1	The Waimānalo area is currently serviced by a municipal wastewater treatment system, Waimānalo Wastewater Treatment Plant (WWTP). The State of Hawai'i has released $18.2 million to improve and upgrade the Waimānalo WWTP. The project will be designed with the assumption that connections to the municipal sewer system will be available when expansion of Waimānalo WWTP infrastructure is complete. [Exhibit A - Section 6.3] Should there be any unforeseen delays regarding improvements to the WWTP, house construction will not start until the additional connections are authorized by the appropriate agencies.
Storm Water	4	An existing municipal drainage system is available in the project area. A drainage master plan for the project will be prepared to control flooding and provide adequate storm water disposal. Drainage control measures will be implemented during construction to prevent polluted runoff from entering waterways. [Exhibit A - Section 6.4; Exhibit J]
Water Supply	1	The City and County of Honolulu, Board of Water Supply provides water service to the project area. Necessary improvements to service the project include transmission and distribution mains, which will be extended from existing Board of Water Supply mains. [Exhibit A - Section 6.2]
Public Safety - Police	1	The Honolulu Police Department's Kailua station is located about 10 minutes from the project site. There will be an occasional and unavoidable need

		for police service; however, the proposed project should have no unanticipated impact on the facilities or operations of the HPD. [Exhibit A - Section 6.8]
- Fire	1	The closest County fire station is located along Kalaniana'ole Highway, approximately three-quarters of a mile away. Within the proposed project site, access for fire apparatus, water supply, and building construction will be in conformance with existing codes and standards. [Exhibit A - Section 6.9] The new development is not anticipated to have adverse effects on existing fire protection services.
- Emergency Medical	1	Castle Medical Center, in nearby Kailua, is the nearest medical facility to the project site. [Exhibit A - Section 6.10] Emergency medical services are also provided by the Waimānalo fire station.
Open Space and Recreation - Open Space	1	The southern portion of the Kumuhau parcel along Kahawai Stream is situated within a flood zone. The cost of stream improvements to mitigate the danger would be very high. Therefore, construction of those house lots in the flood zone may be deferred indefinitely. If so, a portion of that area could be improved with minimal grading and landscaping and serve as a passive park for the residents. [Exhibit A - Section 6.11]
- Recreation	1	Recreational Facilities near the Waimānalo Residence Lots include; Olomana Golf Links, Waimānalo District Park, Bellows Field Beach Park, Honolulu Polo & Club Field, Waimānalo Bay State Recreation Area, Waimānalo Beach Park, Kaiona Beach Park, Enchanted Lake Park, Mauna-wili Trail, Kaupo Beach Park, Sea Life Park, Makapu'u Beach, and Ka'iwa Ridge Trail. The proposed project will generate new residents to the area, however; project build-out is expected

		to occur slowly over the years. Therefore, additional. [Exhibit A - Section 6.11]
- Cultural Facilities	1	Many culturally significant sites in the project area have been destroyed by ranching and agricultural activities in the past. No cultural practices such as hunting and plant gathering are known to occur on, or in the vicinity of, the Waimānalo Residence Lots site. [Exhibit A - Section 5.2]
Transportation	1	Kalaniana'ole Highway (State Route 72) links East Honolulu with Kailua. It varies in width from two to six lanes. In the vicinity of the proposed project, Kalaniana'ole Highway is a two-lane roadway with a posted speed of 25 miles per hour. The State Department of Transportation is planning to improve Kalaniana'ole Highway between Olomana Golf Course and Waimānalo Beach Park to increase safety and improve operations on the highway. The only existing bus routes (57, 77, and 89) in the vicinity of the project run along Kalaniana'ole Highway. From the furthest points for both parcels Kalaniana'ole Highway is located approximately 2,200 feet away. At a walking speed of approximately 4 miles per hour, Kalaniana'ole Highway is approximately a 6 to 7 minute walk.

Natural Features	**Code**	**Source or Documentation**
Water Resources	1	The depth to the basal aquifer in the vicinity of the project is approximately 200 feet. The project lies makai of the Underground Injection Control (UIC) line, and therefore, saltwater quality standards will be used as protective measures. (Exhibit H - Section 3.3.3) The proposed project is not expected to violate any water quality standards or waste discharge requirements, and as such, is not anticipated to have an adverse impact on water resources.
Surface Water	1	Kahawai Stream separates the Kumuhau and

		Kakaina Street parcels. Kahawai Stream does not appear on the List of Impaired Waters in Hawaii Prepared Under the Clean Water Act or are designated as water areas to be protected. [Exhibit A - Section 6.4] While not on the List of Impaired Waters in Hawaii Under the Clean Water Act, Kahawai Stream is a tributary to Waimānalo Stream, as such, Waimānalo Stream is considered a low priority impaired water body. The proposed on-site drainage system will include new catch basins, drain manholes, a drain outlet source and drain lines. Discharges to Kahawai Stream would not be significantly increased over the existing conditions. The proposed project is not anticipated to have an adverse impact on surface water.
Unique Natural Features and Agricultural Lands	3	There are no unique natural features on the project site. The majority of the project site is classified as Prime or Other Important Agricultural Land by the State of Hawai'i, Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH) system. The proposed project will result in the loss of 19.52 acres of agricultural land. However, additional agricultural land is available elsewhere on O'ahu, and the land will be used to provide needed housing opportunities to native Hawaiians eligible to receive Hawaiian Home Lands. [Exhibit A - Figure 11; Section 4.5]
Vegetation and Wildlife	1	The project site has been extensively modified by agricultural activities. As a result, no threatened or endangered plant or animal species are known to exist on the site. [Exhibit E] Additionally, no wetlands, estuaries, or other habitats that could accommodate threatened or endangered species are present on the site. The parcels are separated by a stream, however, the stream is does not provide a pristine riparian habitat. Introduced plant and animal species dominate the site. [Exhibit A - Sections 4.8 and 4.9]

		The proposed project is not anticipated to have an adverse impact on vegetation and wildlife.

Other Factors	Code	Source or Documentation
Tsunami Evacuation Zone	1	The project site is located well outside of the Tsunami Evacuation Zone. [Exhibit A - Section 4.7]
Flood Disaster Protection Act	1	Areas of the project site which have been identified as having flood hazards are being deferred from construction.
Coastal Barrier Resources Act/Coastal Barrier Improvement Act	1	The project site is not within the Coastal Barrier Resources System.
Airport Runway Clear Zone or Clear Zone Disclosure	1	The project site is not within a Runway Clear Zone or Clear Zone.

Summary of Findings and Conclusions

There are no historical or archaeological sites on the project site. There are no wetlands or riparian habitats on or adjacent to the property. There are no botanical candidates, proposed, or listed as threatened or endangered species on the property. There are no environmental liens on the property or adjacent properties. No conditions were observed or identified during archival searches of readily available, pertinent records that have a significant potential for adverse impacts on the property.

The nature and scale of the proposed action is such that no significant environmental effects are anticipated. Potential impacts, if any, can be mitigated through careful construction management practices and compliance with all governmental requirements. As such, a determination of a Finding of No Significant Impact for the proposed action is appropriate.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]
(Identify other reasonable courses of action that were considered and not selected such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

The DHHL has a limited amount of developable land for housing its beneficiaries. The Waimānalo tract is the third largest of DHHL's landholdings on Oahu. In the DHHL Applicant Survey, 2003 (SMS, 2004), the largest percentage of applicants preferred the Windward area to other areas on O'ahu. The proposed Waimānalo Residence Lots will provide single family lots to native Hawaiians in an area highly desired by Hawaiian Home Lands applicants. The project parcels were selected from a number of sites offered to the DHHL by the Department of Land and Natural Resources, thus the evaluation of alternate sites was completed prior to the start of this Environmental Assessment.

No Action Alternative [24 CFR 58.40(e)]
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The mission statement of the DHHL is to manage the Hawaiian Home Lands trust effectively and to develop and deliver land to native Hawaiians. The "no-action" alternative would prevent the DHHL from fulfilling its mission of providing land to native Hawaiian beneficiaries on the DHHL waiting list. This alternative would forego opportunities for home ownership and the enhancement of residents' quality of life. Under this alternative, the site would continue to be unused and unutilized in terms of the positive socio-economic benefits that the proposed project would provide. Additionally, Federal funding from the Department of Housing and Urban Development, through its Native American Housing Assistance and Self

Determination Act (NAHASDA) Community Grants program, would be foregone. Therefore, the no-action alternative has been rejected from further consideration.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Noise and Air Quality: Short-term impacts will result from the proposed construction activity, including increased noise levels, dust and exhaust from machinery. The contractor will be instructed to utilize best management practices to minimize impacts and comply with State Department of Health regulations. Drainage: A drainage master plan will be prepared for the proposed project during the design of the development to control flooding and provide adequate storm water disposal for on-site and off-site generated runoff. Drainage improvements will be constructed (extended from existing drainage facilities in adjacent DHHL subdivisions) to minimize the potential for flooding. Construction of such improvements will achieve proper drainage and flow of on-site storm water runoff. A National Pollutant Discharge Elimination System (NPDES) permit application will be prepared for this project's construction activity.

Drainage control features would be established to minimize potential impacts resulting from construction-related activities. Best management practices will be implemented to prevent polluted runoff from entering the ocean and nearby streams. Such practices include the early construction of drainage control features, construction of temporary and permanent sediment basins, use of temporary berms and cut-off ditches, and use of temporary silt fences and sediment control devices. Additionally, appropriate coordination would be conducted with pertinent agencies during the normal construction plan review process to address applicable regulations and other requirements to address concerns during the project's design.

Additional Studies Performed
(Attach studies or summaries)

Phase I Environmental Site Assessment, Environet, Inc. May 2006
Final Environmental Assessment, PBR HAWAII, January 2007

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

Exhibit A: DHHL Waimānalo Residence Lots, Kumuhau and Kakaina Streets Parcels, Final Environmental Assessment

Exhibit B: Wetlands Map

Exhibit C: Special Management Area Map

Exhibit D: U.S. EPA Oahu Sole Source Aquifer Map

Exhibit E: U.S. Fish and Wildlife Service letter regarding the Endangered Species Act, Critical Habitat Map

Exhibit F: U.S. EPA Nonattainment Area Map

Exhibit G: U.S. Department of Agriculture Memorandum for Reference

Exhibit H: Kakaina and Kumuhau Street Parcels, Phase I Environmental Site Assessment

Exhibit I: Refuse and Green Waste Collection Schedule Map

Exhibit J: Storm Drainage System Map

Exhibit B

Supplemental Environmental Assessment date
June 2009

Forthcoming

(Waiting approval from HUD and signature from DHHL)

Approved by the Executive Director CT
June 18, 2009

FOR ACTION

SUBJECT: To Approve the Hawaii Public Housing Authority's Agency-wide Operating Budget for the Fiscal Year July 1, 2009 to June 30, 2010 and to Adopt Resolution No. 17 Approving the Fiscal Year 2010 Operating Budget for the Federal Low-Rent Program of the Hawaii Public Housing Authority

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) is proposing an operating budget which, although conservative, allows the agency to operate within our limited means.

B. Staff is proposing to increase revenues, decrease expenses and add operational efficiency measures. This will provide a conservative and balanced budget.

C. Budget assumptions and objectives are forthcoming.

II. RECOMMENDATION

That the Board of Directors: a) approve the operating budget for the HPHA for Fiscal Year July 1, 2009 to June 30, 2010, including steps to increase revenues, reduce expenses and add operational efficiencies, and b) adopt Resolution No. 17 approving the Fiscal Year 2010 operating budget for the federal low rent program of the Hawaii Public Housing Authority.

Attachment: Hawaii Public Housing Authority Budget
Resolution No. 17

Prepared by: Vanessa Lau, Acting Chief Financial Management Advisor VL

RESOLUTION NO. 17

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION APPROVING THE OPERATING BUDGET FOR THE STATE FISCAL YEAR 2010 FOR THE FEDERAL LOW RENT PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) makes payments for the operation and maintenance of low-income housing projects to the Hawaii Public Housing Authority (HPHA),

WHEREAS, the HPHA provides information on the Project Expense Level, Utilities Expense Level, Other Formula Expenses and Formula Income, the major Operating Fund components to HUD which uses the information to determine HPHA's Formula (subsidy) for the next Calendar Year,

WHEREAS, the subsidy becomes part of the Operating Budget which governs the HPHA's operation of the Federal Low Rent Program,

WHEREAS, HUD requires that the Board of Directors of the HPHA approve Operating Budget of the HPHA including the Federal Low Rent Program (for Central Office Cost Center and all Asset Management Projects), and

WHEREAS, the approval of the Operating Budget be in the form of a Resolution,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the HPHA approve the Operating Budget for Fiscal Year 2010, including the Federal Low Rent Program.

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Board of Directors of the Hawaii Housing Authority on June 18, 2009.

_____
Travis O. Thompson, Chairperson

HPHA FY 2010 Operating
Budget

Program	Budget	Cashflow
Federal Low Rent Program		
Rental/Other Income	20,109,041	
State R&M	900,000	
Federal Subsidy	23,041,271	
Expenses	43,133,018	917,294
State Family Program		
Rental/Other Income	903,048	
State R&M	1,396,890	
Federal Subsidy	0	
Expenses	2,299,797	141
State Elderly Program		
Rental/Other Income	2,228,165	
State R&M	600,960	
Federal Subsidy	0	
Expenses	2,828,888	237
Section 8 Housing Choice Voucher		
Federal *	18,732,467	(restricted funds)
Expenses (HSP) *	18,008,453	(restricted funds)
Other Income (Admin)	2,059,729	
Expenses (Admin)	2,112,904	(53,175)
Section 8 Project Based Program		
Other Income	1,680,960	
Federal	22,763,000	
Expenses	24,135,499	308,461
State Rent Supplement		
Other Income		
State	880,188	
Expenses	879,255	933
Homeless Programs		
State/Federal Sources	23,465,261	
Expenses	23,435,283	29,978
Central Office Cost Center		
Federal CFP Operating	3,272,000	
Fee Income	5,728,517	
Expenses	8,741,488	259,029
Capital Program		
Federal Contribution *	41,751,569	
State Contribution *	42,462,251	
Projects *	84,213,820	
Net Total		1,462,898

* Not included in Operating Budget Calculation

Approved by the Executive Director ___
June 18, 2009

FOR ACTION

SUBJECT: To Approve the Hawaii Public Housing Authority's Request to the Governor to Veto S.B. No. 1160 – S.D. 2, H.D. 2, C.D. 1 - Relating to the Hawaii Public Housing Authority (Requiring Common Area Expense Assessment; Hiring of a Hearings Officer; and Prohibiting the Sale of Land Under Public Housing)

I. FACTS

A. Senate Bill No. 1160, S.D. 2, H.D. 2, C.D. 1, "Relating To The Hawaii Public Housing Authority" (SB 1160) was passed by the 2009 Regular Session of the Hawaii State Legislature and enrolled to the Governor for signature on May 8, 2009.

B. SB 1160 has a number of provisions:

1. Section 2 provides that HPHA must adopt rules to assess a separate fee in addition to rent for all tenants of State public housing. The fee to be must be equal at least 1% of the "common area expenses." These expenses are not defined in the law.

2. Sections 3 and 4 streamline parts of HRS 356D-92 and 356D-93, the eviction process for failure to pay rent by tenants in State and federal public housing, and require that State public housing evictions be heard by a hearings officer. Evictions for federal public housing will continue to be heard by an Evictions Board. It also directs the Evictions Board or Hearings Officer to solicit from the tenant information regarding involvement in their child's schooling, and to consider that information in rendering a decision on the eviction.

3. Section 6 prohibits sale of the land under any public housing project.

C. The effective date of the bill is July 1, 2009.

II. DISCUSSION

A. There is no definition in rule or statutes of "common area expenses" as they apply to public housing, nor does HPHA track expenses and costs for common areas separate from those of individual units. In order to adopt the required rules HPHA would have to define the term and determine a method of calculating the expense, then determine what portion of the total expense to assess on each housing unit. Billing systems would have to be changed and residents educated on the new charge. The Legislature believes that if public housing tenants understand the connection between their actions and the cost of common area expenses, tenants behavior will change for the better and there will be less vandalism and more care. This provision will be difficult to implement. Having a separate fee will cause additional work for the already overburdened HPHA staff and a great deal of confusion for the residents.

B. Under HRS 356D-44(c) State public housing is "subject to chapter 521," which is the state landlord-tenant code. This provision was not repealed by SB 1160, creating a conflict between the procedures required for eviction under chapter 521 and the new provisions of section 4 of SB 1160 regarding eviction procedures as they apply to State public housing.

C. The provision requiring the hearings officer or board to "consider" the tenant's participation in school activities when rendering a decision in an eviction action creates a great deal of uncertainty in eviction outcomes. Payment of rent or adherence to other house rules should not be optional regardless of participation in school activities.

D. As of July 1, 2009 and until new administrative rules are adopted, eviction actions would have to cease. It would take a minimum of 6 months to finalize new rules. This happened in 2006 and caused havoc and loss of income for the HPHA as it could not evict tenants who were delinquent in rent.

E. The section 6 prohibition on sale of land by HPHA would not apply to easements or leases. However, in order to sell the fee in land at any time in the future, HPHA would have to obtain legislative authority, which would delay any sale.

F. The above problems with SB 1160 have the potential to cause a significant loss of revenue, legal uncertainty, tenant confusion and unnecessary increases in the workload of HPHA staff. While the eviction streamlining provision would be helpful, the flaws in other parts of the bill make it unsupportable.

III. RECOMMENDATION

That the HPHA Board of Directors approve the HPHA position that the Governor of Hawaii should exercise the veto power for SB 1160.

Prepared by: Alan Sarhan, Planner ____

Reviewed by: Chad K. Taniguchi, Executive Director ____

Report Title:
Hawaii Public Housing Authority; Common Area Expenses; Hearings

Description:
Authorizes the Hawaii public housing authority to assess all the units in a state public housing project for common area expenses; eliminates most procedural requirements to hearings for eviction of tenants from public housing, but requires written notice per federal law; requires evictions from state low-income housing to be conducted by hearings officers appointed by the authority; clarifying that for federal low-income housing, hearings shall be conducted by eviction board; authorizes an eviction board or hearings officer to consider a tenant's involvement in their child's school in making a determination; prohibits the authority from selling any land developed for any public housing project. (CD1)

THE SENATE
TWENTY-FIFTH LEGISLATURE, 2009
STATE OF HAWAII

S.B. NO. 1160 S.D. 2 H.D. 2 C.D. 1

A BILL FOR AN ACT

RELATING TO THE HAWAII PUBLIC HOUSING AUTHORITY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

PART I

SECTION 1. The purpose of this part is to make the administration of housing projects by the Hawaii public housing authority more efficient by:

(1) Authorizing the Hawaii public housing authority to assess all the units in a state public housing project a fee for the common area expenses of the housing project;

(2) Eliminating most procedural requirements preliminary to hearings for evictions of tenants of public housing projects;

(3) Requiring written notice to delinquent tenants in accordance with federal law;

(4) Requiring evictions from state low-income housing to be conducted by a hearings officer appointed by the Hawaii public housing authority;

(5) Clarifying that for federal low-income housing, hearing shall be conducted by an eviction board;

(6) Authorizing an eviction board or hearings officer to consider a tenant's involvement in their child's school in making a determination; and

(7) Prohibiting the Hawaii public housing authority from selling land developed for any public housing project.

SECTION 2. Chapter 356D, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§356D- Assessments for common area expenses.** (a) In accordance with rules adopted by the authority pursuant to chapter 91, at least one per cent of common area expenses for a state public housing project shall be assessed against all the units in the state public housing project.

(b) If any common area expense is caused by the misconduct of any unit resident, the authority may assess that expense exclusively against the unit resident.

(c) The authority, either directly or through its managing agent or resident manager, shall notify the unit residents of a state public housing project in writing of common area expense assessment increases at least thirty days prior to an increase."

SECTION 3. Section 356D-92, Hawaii Revised Statutes, is amended to read as follows:

"**§356D-92 Termination and eviction.** (a) Except as otherwise provided, the authority may terminate any lease, rental agreement, permit, or license covering the use and occupation of any dwelling unit or other premises located within a public housing project and evict from any premises any tenant, licensee, or other occupant for any of the following reasons:

(1) Failure to pay rent when due;

(2) Violation of any of the provisions of a lease, rental agreement, permit, or license;

(3) Violation of any of the rules of the authority;

(4) Failure to maintain the dwelling unit in a clean, sanitary, and habitable condition; or

(5) The existence of any other circumstances giving rise to an immediate right to possession by the authority.

(b) When any tenant has been delinquent in payment of rent, the authority, either directly or through its managing agent, shall provide the tenant with a written notice [~~no later than forty-five days from the date of delinquency~~] in accordance with requirements imposed under federal law that shall inform the tenant of the delinquency [~~and schedule a meeting between the tenant and the authority or its agent. The written notice shall:~~

~~(1) Inform the tenant that continued delinquency shall result in the tenant's eviction;~~

~~(2) Inform the tenant of the tenant's right to apply for an interim adjustment in rent;~~

~~(3) Explain to the tenant the steps of the grievance and eviction processes and how the processes protect the tenant;~~

~~(4) Provide the tenant with a sample letter for demanding a grievance hearing;~~

~~(5) Set forth the location, date, and time, which shall be no earlier than fourteen days from the date of the written notice, at which the tenant may meet with the authority or its agent to discuss the delinquency in rent; and~~

~~(6) Inform the tenant that the tenant shall either attend the meeting or, if applicable, contact the authority or the authority's agent before the meeting time to reschedule the meeting.~~

~~(c) At the meeting described in subsection (b), the authority or its agent shall:~~

~~(1) Inquire into the cause of the tenant's delinquency and offer suggestions, if any, that the authority may feel appropriate to address the causes of delinquency;~~

~~(2) Consider whether a reasonable payment plan is appropriate for the tenant's situation and, if appropriate, offer a payment plan to the tenant; and~~

~~(3) Inform the tenant of and explain the issues as required under subsection (b)(1), (2), and (3).~~

~~(d) The authority shall develop a checklist outlining all of the requirements listed in subsection (c). The authority or its agent and the tenant shall complete, sign, and date the checklist to memorialize the meeting.~~

~~(e) If the tenant fails to attend or reschedule the meeting provided for in subsection (b), the authority shall provide the tenant with a second written notice. The notice shall inform the tenant that:~~

~~(1) The authority shall proceed to terminate the tenant's tenancy because of the tenant's outstanding rent delinquency and the tenant's failure to respond to the authority's written notice issued pursuant to subsection (b);~~

~~(2) The tenant has ten business days from receipt of the second written notice to request a grievance hearing; and~~

~~(3) If the tenant fails to request a grievance hearing within ten business days, the authority has the right to proceed with the eviction hearing pursuant to section 356D-93.~~

~~(f) If the tenant meets with the authority as provided for in subsection (b), the authority shall decide, based upon the facts discussed at the meeting, what action is appropriate to address the tenant's case. The authority shall notify the tenant of its decision in writing. If the authority decides to proceed with an action to terminate the tenancy, the authority shall further inform the tenant in the same written notice~~] and provide that:

(1) The tenant has ten business days from receipt of [~~this~~] the notice to request a grievance hearing; and

(2) If the tenant fails to request a grievance hearing within ten business days, the authority has the right to proceed with the eviction hearing pursuant to section 356D-93."

SECTION 4. Section 356D-93, Hawaii Revised Statutes, is amended to read as follows:

"[~~[~~]**§356D-93**[~~]~~] **Hearings.** (a) Where the authority proposes to terminate a lease or rental agreement and evict a tenant under section 356D-92, a hearing shall be held to determine whether cause exists for the action. The authority shall give written notice to the person concerned specifying the reason for which the eviction is proposed and fixing the date and place of hearing. The written notice shall further inform the tenant of the right to inspect and copy the tenant file at the tenant's expense before the hearing is held. The notice shall be given at least five days before the date set for the hearing. At the hearing, before final

action is taken, the person concerned shall be entitled to be heard in person or through counsel, and shall be accorded a full and fair hearing in accordance with the requirements of a contested case hearing provided for under sections 91-9 and 91-10 to 91-13. This full and fair hearing shall be deemed to be a contested case hearing before the authority that is required pursuant to chapter 91.

(b) [~~Hearings~~] For federal low-income housing, hearings shall be conducted by an eviction board appointed by the authority. The eviction board shall consist of not fewer than three persons, of which one member shall be a tenant. At least one eviction board shall be established in each county of the State. The findings, conclusions, decision, and order of the eviction board shall be final unless an appeal is taken as hereinafter provided.

(c) For state low-income housing, hearings shall be conducted by a hearings officer appointed by the authority. At least one hearings officer shall be appointed in each county of the State. The findings, conclusions, decision, and order of the hearings officer shall be final unless an appeal is taken as hereinafter provided.

(d) In a hearing under subsection (a) that involves a tenant who has custody of a school age child or children residing with the tenant, the eviction board or hearings officer shall solicit information regarding the tenant's regular participation in school activities or meetings during the current and previous school year from the school or schools in which the child or children are or were enrolled. This information shall be considered in determining the findings, conclusions, decision, and order.

[~~(c)~~] (e) The eviction board or hearings officer shall have the same powers respecting administering oaths, compelling the attendance of witnesses and the production of documentary evidence, and examining witnesses, as are possessed by circuit courts. In case of disobedience by any person of any order of the eviction board, hearings officer, or of any subpoena issued by the eviction board[~~,~~] or hearings officer, or the refusal of any witness to testify to any matter regarding which the witness may lawfully be questioned, any circuit judge, on application by the eviction board[~~,~~] or hearings officer, shall compel obedience as in the case of disobedience of the requirements of a subpoena issued by a circuit court, or a refusal to testify therein."

SECTION 5. Section 356D-94, Hawaii Revised Statutes, is amended by amending subsection (a) to read as follows:

"(a) If it is proven to the satisfaction of the eviction board or hearings officer that there is cause to terminate a lease or rental agreement and evict the tenant, the authority shall provide the tenant with a written notice of the authority's decision to terminate the tenancy. The notice shall inform the tenant that a writ of possession may be issued by the authority within ten business days. The notice shall also inform the tenant whether the grounds for eviction are considered curable and, if so, what the tenant must do to remedy the grounds, by when it must be done, and what the tenant must do to document for the authority that the grounds have been remedied."

PART II

SECTION 6. Section 356D-4, Hawaii Revised Statutes, is amended to read as follows:

"[~~[~~]**§356D-4**[~~]~~] **General powers of the authority.** (a) The authority may:

(1) Sue and be sued;

(2) Have a seal and alter the same at pleasure;

(3) Make and execute contracts and other instruments necessary or convenient to the exercise of its powers; and

(4) Adopt bylaws and rules in accordance with chapter 91 for its organization, internal management, and to carry into effect its purposes, powers, and programs.

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

(c) The authority shall not sell any land developed for any public housing project."

SECTION 7. This Act does not affect rights and duties that matured, penalties that were incurred, and proceedings that were begun, before its effective date.

SECTION 8. If any provision of this Act, or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Act, which can be given effect without the invalid provision or application, and to this end the provisions of this Act are severable.

SECTION 9. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 10. This Act shall take effect on July 1, 2009.

Approved by the Executive Director C1
June 18, 2009

FOR ACTION

SUBJECT: To Approve the Hawaii Public Housing Authority's Request to the Governor to Veto S.B. 1677 – S.D. 1, H.D. 2, C.D. 1 – Relating to Lands Controlled by the State (Requiring 2/3 Approval by Both Houses of the Legislature to Sell or Gift State Land)

I. FACTS

A. The 2009 Hawaii Legislature passed Senate Bill No. 1677, S.D. 1, H.D. 2, C.D. 1 (SB 1677) and enrolled it to the Governor for signature.

B. SB 1677 requires that any sale or gift of State land (other than to another State agency) be approved by a vote of 2/3 of each house of the Legislature. The bill, if signed, would be effective immediately.

C. HPHA currently has a parcel of land in Hana listed for sale.

II. DISCUSSION

A. In order to gain Legislative approval to sell land HPHA would have to find a sponsor for a Concurrent Resolution during a future legislative session and obtain the votes of 2/3 of the members of each house.

B. Because of the uncertainty and delay inherent in obtaining legislative approval, it is doubtful any prospective buyer would make a serious offer for the Hana parcel or any other, until after approval to sell has been obtained.

C. This bill presents a barrier to effective and efficient management of HPHA property.

III. RECOMMENDATION

That the HPHA Board of Directors approves HPHA's recommendation to the Governor that SB 1677 be vetoed.

Attachment: SB1677

Prepared by: Alan Sarhan, Planner AS.

Report Title:
Ceded Lands; Sale or Gift

Description:
Requires two-thirds majority vote of the legislature to adopt a concurrent resolution to sell or give away certain public lands. Requires notice to be provided to the office of Hawaiian affairs for sales, gifts, and exchanges. (CD1)

THE SENATE
TWENTY-FIFTH LEGISLATURE, 2009
STATE OF HAWAII

S.B. NO. 1677 S.D. 1 H.D. 2 C.D. 1

A BILL FOR AN ACT

RELATING TO LANDS CONTROLLED BY THE STATE.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The purpose of this Act is to establish a more comprehensive process for the sale of state-owned land, and to reserve a larger oversight role for the legislature to assure that key information about certain sales or exchanges of land is shared with the legislature.

Realizing that each sale, however reasonable or necessary, is final and permanent, and recognizing that the legislature may exercise its power over the State's land by general laws only, this Act establishes a legislative prior approval process that must be completed before most state-owned land may be sold, and maintains the current legislative disapproval process that must be completed for the exchange of certain state-owned land for private land to be final, except as amended with regard to notification.

SECTION 2. Chapter 171, Hawaii Revised Statutes, is amended by adding a new part to be appropriately designated and to read as follows:

"PART . SALE OR GIFT OF LANDS

§171- Legislative approval of sale or gift of lands. (a) This section applies to all lands or interest therein owned or under the control of state departments and agencies classed as government or crown lands previous to August 15, 1895, or acquired or reserved by the government upon or subsequent to that date by purchase, exchange, escheat, or the exercise of the right of eminent domain, or any other manner, including accreted lands not otherwise awarded, submerged lands, and lands beneath tidal waters which are suitable for reclamation, together with reclaimed lands which have been given the status of public lands under this chapter, including:

(1) Land set aside pursuant to law for the use of the United States;

(2) Land to which the United States relinquished the absolute fee and ownership under section 91 of the Organic Act prior to the admission of Hawaii as a state of the United States;

(3) Land to which the University of Hawaii holds title;

(4) Land to which the Hawaii housing finance and development corporation in its corporate capacity holds title;

(5) Land to which the department of agriculture holds title by way of foreclosure, voluntary surrender, or otherwise, to recover moneys loaned or to recover debts otherwise owed the department under chapter 167;

(6) Land that is set aside by the governor to the Aloha Tower development corporation; or land to which the Aloha Tower development corporation holds title in its corporate capacity;

(7) Land that is set aside by the governor to the agribusiness development corporation; or land to which

the agribusiness development corporation in its corporate capacity holds title; and

(8) Land to which the high technology development corporation in its corporate capacity holds title.

(b) Notwithstanding any law to the contrary, no sale of lands described in subsection (a) in fee simple including land sold for roads and streets, or gift of lands described in subsection (a) in fee simple to the extent such gift is otherwise permitted by law, shall occur without the prior approval of the sale or gift by the legislature by concurrent resolution to be adopted by each house by at least a two-thirds majority vote of the members to which each house is entitled in a regular or special session at which a concurrent resolution is submitted for approval of the sale; provided that the provisions of this section shall not apply to remnants, as that term is defined in section 171-52, or portions thereof; and provided further that this section shall not apply to the issuance of licenses, permits, easements, and leases executed in conformance with the laws applicable to the lands listed in subsection (a).

(c) The state department or agency proposing to sell or give any state land described in subsection (a) shall submit for introduction to the legislature a concurrent resolution for review of the proposed sale or gift. The concurrent resolution shall contain a list of all sales or gifts of state land proposed by the state department or agency. The concurrent resolution shall contain the following information:

(1) The location and area of the parcels of land to be sold or given;

(2) The appraisal value of the land to be sold or given;

(3) The names of all appraisers performing appraisals of the land to be sold or given;

(4) The date of the appraisal valuation;

(5) The purpose for which the land is being sold or given; and

(6) A detailed summary of any development plans for the land to be sold or given.

A copy of the concurrent resolution for the prior approval of a sale or gift of land shall also be submitted to the office of Hawaiian affairs when it is submitted to the legislature.

(d) If the legislature fails to approve the concurrent resolution by at least a two-thirds majority vote of both houses, the transaction shall be abandoned by the state department or agency.

(e) Prior to finalizing any proposal for the sale or gift of lands described in subsection (a) to a person or entity other than the State, its agencies, or its entities, and prior to submission of the concurrent resolution to the legislature under subsection (c), the State, agency, or entity, as appropriate, shall hold an informational briefing on the proposed sale or gift in the community where the land to be sold or given is located.

(f) This section shall not apply to sales or gifts of lands described in subsection (a) between state departments or agencies, and to sales of available lands under the Hawaiian homes commission act."

SECTION 3. Section 171-50, Hawaii Revised Statutes, is amended by amending subsection (c) to read as follows:

"(c) Legislative disapproval. Any exchange of public land for private land shall be subject to disapproval by the legislature by two thirds vote of either the senate or the house

of representatives or by majority vote of both in any regular or special session following the date of the board of land and natural resources' approval in principle of the exchange. The department shall submit for introduction to the legislature a resolution for review of action on any exchange to be consummated by the board wherein exchange deeds will be executed by the parties together with the following information: (1) the location and area of the parcels of land to be exchanged; (2) the value of the lands to be conveyed by the State and the private party; (3) the name or names of the appraiser or appraisers; [~~and~~] (4) the date of the appraisal valuation[~~.~~]; and (5) the purpose for which the lands are being exchanged. A copy of the resolution shall also be submitted to the office of Hawaiian affairs when it is submitted to the legislature."

SECTION 4. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 5. This Act shall take effect upon its approval.

Approved by the Executive Director ____
June 18, 2009

FOR ACTION

SUBJECT: To Approve the Hawaii Public Housing Authority's Request to the Governor to Veto HB 1692 – H.D. 2, S.D. 2, C.D. 1 – Relating to Housing (Requiring Designation of a State Housing Project to Time Limits on Occupancy)

I. FACTS

A. House Bill 1692, H.D. 2, S.D. 2, C.D. 1 (HB 1692) was passed by the 2009 Hawaii State Legislature and transmitted to the Governor for signature on May 11, 2009.

B. HB 1692 applies to State public housing projects only. HPHA must, in consultation with both State and federal public housing tenant associations, designate a state public housing project as a pilot project to develop policies and test out time limits on occupancy, and submit the name of the pilot site to the Board by August 29, 2009.

C. Elderly and disabled persons would be exempt from a time limit, but others would be limited to 5 years in State public housing if they are tenants as of July 1, 2009, or 7 years if they enter later. HPHA must report progress to the 2010 and 2011 Legislatures.

D. HB 1692, if signed, would be effective July 1, 2009.

II. DISCUSSION

A. The concept of a pilot project, as opposed to an across the board policy, was added in the Conference Committee at the end of the legislative process to gain the support of a crucial Legislator. It did not receive public scrutiny and its ramifications and complexities were not carefully considered. There was no opportunity for public comment on the amended bill.

B. It is unclear why tenants of federal public housing would be included in picking a State project as the pilot site. We expect that it would be difficult if not impossible to convene such a group and lead it to agreement on selecting a site within the time frame set by the bill. The group would want to know the details of how the pilot would work, but that information will not be available at that point. It is not clear how a site would be selected if the working group cannot agree on one.

C. Because the households occupying State public housing can contain a wide variety of authorized and unauthorized persons, both exempt and non-exempt, it will take a complex set of policies and procedures to implement this pilot project. "Family members" of an exempt person can exceed the 5 or 7 year limit, but family is not defined. It is likely that persons such as common law spouses, life partners, boyfriends and girlfriends not exempted by the bill may be required to leave some households, leaving HPHA open to allegations of "breaking up families." Adopting administrative rules to implement the policy can be expected to be a long and contentious process.

D. A "pilot" program that sets a 5 or 7 year limit on occupancy will have no results to evaluate until the year 2015 at the earliest. A policy of limiting time in public housing is needed, but it should be implemented for all households that are not elderly or disabled, not just one site. Further, it should not be a hastily put

together, but should be well thought out and have the benefit of input from HPHA and the public. This bill is premature.

E. While the bill has a positive intent, HPHA has more basic, pressing issues than to try to make an unworkable bill work. HPHA will communicate the problem to the legislature next session.

III. RECOMMENDATION

That the HPHA Board of Directors approves the HPHA's recommendation to the Governor to veto H.B. 1692.

Attachment: HB 1692

Prepared by: Alan Sarhan, Planner____

Report Title:
Low-income Housing; Rental Leases

Description:
Requires the Hawaii public housing authority to: establish, beginning July 1, 2009, a pilot project in a state low-income housing project stipulating that no tenant in occupancy as of July 1, 2009 shall rent, lease, or occupy any dwelling unit for more than five consecutive years; and no new tenant shall rent, lease, or occupy any dwelling unit for more than seven consecutive years; exempt persons fifty-five years of age and older, persons with a mental or physical disability, or persons retired for medical reasons; allow family members and medically necessary personal care attendants to reside with persons exempt from the provisions; develop recommendations for a transition plan; establish a working group; report on the status of the pilot project to the 2010 and 2011 legislatures. (HB1692 CD1)

HOUSE OF REPRESENTATIVES
TWENTY-FIFTH LEGISLATURE, 2009
STATE OF HAWAII

H.B. NO. 1692 H.D. 2 S.D. 2 C.D. 1

A BILL FOR AN ACT

RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that the cyclical nature of poverty perpetuates a lifestyle that is inherited from generation to generation. Families born into poverty appear hopelessly caught in a self-fulfilling prophecy of welfare and public housing.

The legislature further finds that this situation is not unique to Hawaii and that the federal government has established pilot programs to assist families in breaking the cycle of public housing and welfare.

The purpose of this Act is to encourage families to move out of public housing by requiring that the Hawaii public housing authority:

(1) Establish, beginning July 1, 2009, a pilot project in a state low-income housing project to be designated by the authority stipulating that no tenant in occupancy as of July 1, 2009, shall rent, lease, or occupy any dwelling unit for more than five consecutive years from that date;

and no new tenant shall rent, lease, or occupy any dwelling unit for more than seven consecutive years; provided that an exemption to these occupancy time limits is provided for persons fifty-five years of age and older, persons with a mental or physical disability, or persons retired for medical reasons;

(2) Allow family members and medically necessary personal care attendants to reside with persons exempt from the occupancy time limit provisions;

(3) Develop recommendations for a transition plan to assist tenants in meeting the occupancy time limits, including a review of federal pilot programs intended to break the cycle of public housing and welfare and related support programs;

(4) Establish a working group to determine the site of the pilot program and assist the authority in developing recommendations for a transition plan; and

(5) Report on the status of the pilot project to the 2010 and 2011 legislatures.

SECTION 2. (a) Beginning July 1, 2009, the Hawaii public housing authority shall establish a pilot project in a state low-income housing project to be designated by the authority, in which:

(1) No tenant in occupancy in the designated state low-income housing project as of July 1, 2009, shall rent, lease, or occupy any dwelling unit for more than five consecutive years from July 1, 2009; and

(2) No new tenant in the designated state low-income housing project shall rent, lease, or occupy any dwelling unit for more than seven consecutive years from the date of the new tenant's initial occupancy of the unit;

provided that this subsection shall not apply to persons fifty-five years of age and older, persons with a mental or physical disability, or persons retired for medical reasons.

(b) In implementing the pilot project, the authority shall include provisions to allow family members and medically necessary personal care attendants to reside with persons exempt from the occupancy time limits of subsection (a).

(c) The executive director of the authority shall establish and convene a working group including representatives from the authority and tenant associations of federal and state public housing projects. The working group shall determine a housing project to serve as the site of the pilot project. The working group shall submit its determination of the pilot site to the board of directors of the authority within sixty days of the effective date of this Act. The working group shall also assist the authority in developing recommendations for a transition plan to assist tenants in meeting the occupancy time limits in subsection (a). At minimum, a transition plan shall include information to assist tenants in planning and budgeting, such as annual rents and assessments for common area expenses, as well as other information as may be appropriate. In developing the recommendations for a transition plan, the authority shall review federal pilot programs intended to break the cycle of public housing and welfare, including related support programs that may assist tenants in the transition from state low-income housing projects to other housing.

(d) The authority shall report on the status of the pilot project to the legislature, including any additional findings and recommendations regarding the continuation of the pilot project, and any proposed legislation or budget requests, no later than twenty days prior to the convening of the regular sessions of 2010 and 2011.

SECTION 3. This Act shall take effect on July 1, 2009.

Approved by the Executive Director C1
June 18, 2009

FOR ACTION

SUBJECT: To Adopt Board Resolution No. 16 to Comply with H.C.R. No. 282 – H.D. 1 - Urging the Hawaii Public Housing Authority to Increase the Minimum Rent Schedule for State Public Housing to a Minimum of $250.00 per month

I. FACTS

A. House Bill 1694 (HB1694), as introduced in the 2009 session of the Hawaii State Legislature, would have required the Hawaii Public Housing Authority (HPHA) to set a minimum rent for all state public housing units of at least $250 per month. It also called for a minimum rent of at least $50 per month for federal low income public housing.

B. HB 1694 went through several amended versions in the House and Senate but did not receive a hearing in the Senate Committee on Ways and Means, and therefore did not progress to passage.

C. The House Committee on Housing subsequently introduced and passed House Concurrent Resolution 282 (HCR 282), attached as exhibit A, which urges the HPHA to set a minimum rent of at least $250 per month for all state public housing units, and to increase the amount annually based on a cost of living index.

D. HCR 282 further states that rent should not increase during the remainder of the existing one-year lease for current tenants who are on fixed income. The Resolution does not address what happens to the rent charges under current leases for tenants who are not on fixed income.

E. The Resolution was adopted by both chambers of the 2009 Legislature and transmitted by the Clerk of the House to the HPHA Executive Director. See Exhibit A.

II. DISCUSSION

A. There are 288 state family public housing units and 576 state elderly units. Operation of state public housing is governed by Hawaii Revised Statutes, and section 356D-43 provides in part:

> ...the authority shall fix the rates of the rentals for dwelling units and other facilities in state low-income housing projects provided for by this subpart, at rates that will produce revenues that will be sufficient to pay all expenses of management, operation, and maintenance, including the cost of insurance, a proportionate share of the administrative expenses of the authority to be fixed by it, and the costs of repairs, equipment, and improvements, to the end that the state low-income housing projects shall be and always remain self-supporting.

Unlike federal public housing, state public housing receives no operational or utility subsidies. To comply with the state statute rents would have to increase substantially over time.

B. The current rent structure for state family public housing was set in 2001 and provides for a minimum rent of $108 per month for a one bedroom, up to $212 per month for the largest units. For state elderly housing, minimum rents were last set in 2005 and are $170 and $195 for studio and one-bedroom units. See Exhibit B. As with federal public housing, state public

housing tenants pay 30% of their adjusted gross income as rent. State public housing minimum rents are higher than for federal public housing.

C. For persons with no other income, the amount of federal Supplemental Security Income (SSI) plus state aid is $674 per month for one person, or $1011 for a couple. Minimum rent of $250 per month would be 37% of income for a single person, or 25% for a couple.

III. RECOMMENDATION

That the HPHA Board of Directors Adopt Board Resolution No. 16 to Comply with H.C.R. No. 282 – H.D. 1 - Urging the Hawaii Public Housing Authority to Increase the Minimum Rent Schedule for State Public Housing to a Minimum of $250.00 per month.

Attachments: Exhibit A: House Concurrent Resolution 282
Exhibit B: State Public Housing Current Rents

Prepared by: Alan Sarhan, Planner AS

RESOLUTION NO. 16

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION TO COMPLY WITH HOUSE CONCURRENT RESOLUTION NO. 282 URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO INCREASE THE MINIMUM RENT SCHEDULE FOR STATE PUBLIC HOUSING TO A MINIMUM OF $250 PER MONTH

WHEREAS, House Concurrent Resolution 282 (HCR 282) was adopted by the 2009 Hawaii State Legislature and transmitted by the Clerk of the House to the HPHA Executive Director; and

WHEREAS, HCR 282 urges the Hawaii Public Housing Authority to set a minimum rent of at least $250 per month for all state public housing units, and to increase the amount annually based on a cost of living index; and

WHEREAS, HCR 282 further states that rent should not increase during the remainder of the existing lease for current tenants who are on fixed income.; and

WHEREAS, Hawaii Revised Statutes section 356D-43 provides that the Hawaii Public Housing Authority

> "shall fix the rates of the rentals for dwelling units and other facilities in state low-income housing projects provided for by this subpart, at rates that will produce revenues that will be sufficient to pay all expenses of management, operation, and maintenance, including the cost of insurance, a proportionate share of the administrative expenses of the authority to be fixed by it, and the costs of repairs, equipment, and improvements, to the end that the state low-income housing projects shall be and always remain self-supporting…;" and

WHEREAS, the current rents for state family public housing were set in 2001 and provide for a minimum rent of $108 per month for a one bedroom, up to $212 per month for the largest units; and for state elderly housing, minimum rents were last set in 2005 and are $170 and $195 for studio and one-bedroom units, now therefore;

BE IT RESOLVED by the Board of Directors of the Hawaii Public Housing Authority that the rent structure for all state public housing units shall be increased to no less than $250 per month, with provision for annual increases based on a consumer price index; and

BE IT FURTHER RESOLVED that prior to implementing a minimum rent increase, the HPHA staff are instructed to analyze the current rent structure, tenant incomes, and rent collections to determine the impact on existing tenants; and that the increased rents shall be applied to all new leases and, for existing tenants, at the time of lease renewal after a thorough analysis;

BE IT FURTHER RESOLED that the HPHA shall comply with all requirements for public notice, including providing adequate opportunity for the resident comments on the proposed plan to implement rent increases;

BE IT FURTHER RESOLVED that the proposed rent schedule shall be submitted for action by the Board of Directors at a regularly scheduled meeting prior to implementation;

BE IT FURTHER RESOLVED that the HPHA will provide a written progress report to the Legislature no later than 20 days prior to the start of the 2010 Legislative Session; and

The UNDERSIGNED, hereby certifies that the foregoing Resolution was duly adopted by the Board of Directors of the Hawaii Public Housing Authority on June 18, 2009.

_____
Travis O. Thompson, Chairperson

Exhibit A

HOUSE OF REPRESENTATIVES
TWENTY-FIFTH LEGISLATURE, 2009
STATE OF HAWAII

H.C.R. NO. 282 H.D. 1

HOUSE CONCURRENT RESOLUTION

URGING THE HAWAII PUBLIC HOUSING AUTHORITY TO INCREASE THE MINIMUM RENT SCHEDULE.

WHEREAS, under section 356D-43, Hawaii Revised Statutes, the Hawaii Public Housing Authority (HPHA) must set the rental rates for dwellings units in state low-income housing projects to produce sufficient revenues to pay for all expenses of management, operations, maintenance, repairs, and improvements, and thereby remain self-supporting; and

WHEREAS, a 2006 audit showed that routine operating expenses for the state public housing program exceed budgeted repair costs and deplete program revenues; and

WHEREAS, the audit suggested increasing the minimum rent; and

WHEREAS, since 2005, HPHA has had an operating shortfall every year requiring infusion of additional funds from the Legislature: $20 million in 2005; $13.5 million in 2006; $10.5 million in 2007; $16 million in 2007; and $17 million in 2008; and

WHEREAS, rental collections are $1.2 million in arrears; and

WHEREAS, monthly rental rates for family housing are set according to the following schedule: $108 for a one-bedroom unit; $128 for a two-bedroom unit; $152 for a three-bedroom unit; $180 for a four-bedroom unit; and $212 for a five-bedroom unit; and

WHEREAS, for fiscal year 2010, HPHA needs over $17 million in additional operating funds, and due to the economic downturn, the State no longer has additional funds available; now, therefore,

BE IT RESOLVED by the House of Representatives of the Twenty-fifth Legislature of the State of Hawaii, Regular Session of 2009, the Senate concurring, that HPHA is urged to increase the minimum rent for state public housing to no less than $250 per unit, with a yearly increase equal to the increase in the cost of living index, provided that rent for any current tenant in state public housing who is on a fixed income shall not be subject to the rent increase for the remaining term of the lease, so long as the tenant is in compliance with the lease; and

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the Executive Director and members of the Board of HPHA.

MINIMUM RENTS FOR
STATE-AIDED FAMILY PUBLIC HOUSING PROJECTS
(Effective DEC 13 2001)

The Minimum Monthly rents for all tenants of State-aided family public housing projects are as follows:

No. of Bedrooms	Monthly Minimum Rent
1	$108
2	128
3	152
4	180
5	212

MINIMUM RENTS FOR STATE-AIDED ELDERLY PROJECTS

Effective February 1, 2004

The minimum monthly rents for all tenants of State-aided elderly projects are as follows:

Bedroom Size	Minimum Rent
0 BR	$160
1 BR	185

Effective February 1, 2005

The minimum monthly rents for all tenants of State-aided elderly projects are as follows:

Bedroom Size	Minimum Rent
0 BR	$170
1 BR	195

EXHIBIT B

Approved by the Executive Director CT
June 18, 2009

FOR ACTION

SUBJECT: To Approve the Policy on the Use of Resident Participation Funds by the Hawaii Public Housing Authority

I. FACTS

A. Pursuant to Volume 24 Code of Federal Regulations (CFR), Part 964.150, Public Housing Authorities (PHAs) are permitted to fund $25 per occupied unit **per year** for units represented by duly elected resident councils for resident services, subject to the availability of appropriations.

B. Of the $25 provided, $15 (or 60%) per unit per year would be provided to duly elected resident associations and $10 (or 40%) would be used by the HPHA to pay for costs incurred in carrying out tenant participation activities.

C. Resident participation activities are intended to supplement PHA plan activities and training. Activities eligible for resident participation funds include consultation and outreach for public housing residents that support active interaction between the PHA and residents.

D. According to HUD policy on administering Resident Participation Funds:

1. The duly elected associations shall provide resident input in the annual decision making process for resident participation activities and funding.

2. The specific roles and responsibilities regarding the activities to be undertaken between the HPHA and the Resident Associations must be documented in writing. Written documentation regarding the agreement must be reviewed and updated annually by both parties.

3. Resident associations that fail to adequately report to the HPHA are ineligible for future resident participation funding.

II. DISCUSSION

A. Due to recent concerns from public officials, the HPHA has implemented monitoring of the funds used by the resident associations to ensure financial responsibility for federal funds.

B. As a result of the monitoring the HPHA will implement ongoing training for the associations, an eligible expense under the Resident Participation Funds.

C. In response to inquiries from the HPHA's Resident Board Member, Mei Tong of the local HUD office confirmed that salaries incurred on activities stated above may be paid from the Hawaii Public Housing Authority's (HPHA's) resident participation funds (or $10 per unit per year).

D. HPHA seeks to use resident participation funds for the following, including but not limited to operating and administrative expenses (e.g. salaries, supplies, travel, mileage) associated with:

1. Resident outreach and promotional activities;
2. Commissioner training;
3. Resident association training;
4. Resident Advisory Board (RAB) training;
5. Resident association elections;
6. Organizing leadership development;
7. Household training;
8. Communication;
9. Orientation and responsibilities for new and existing residents;
10. Planning functions for the PHA plan.

E. HPHA has not charged any salaries against this account. HPHA intends to use all the funds for resident training, supplies, travel, and so forth. Based on the FY 2010 budget, HPHA does not intend to spend any of these funds for salaries. However, it may be necessary to charge staff salaries against this account in the future if budget shortfalls require it.

III. RECOMMENDATION

That the Board of Directors approve the policy to continue to use resident participation funds for allowable expenses listed above, according to the federal regulations in Volume 24 CFR 964.150.

Attachment

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

at the development through education and direct participation in all phases of the budgetary process.

(g) Resident council officers shall be encouraged to become involved in the resident screening and selection process for prospective residents at the development. Those selected to perform resident screening and selection functions must be trained by the HA in resident screening and selection and must sign a legal document committing to confidentiality.

§ 964.140 Resident training.

(a) *Resident training opportunities.* HUD encourages a partnership between the residents, the HA and HUD, as well as with the public and non-profit sectors to provide training opportunities for public housing residents. The categories in which training could occur include, but are not limited to:

(1) Community organization and leadership training;

(2) Organizational development training for Resident Management Corporations and duly elected Resident Councils;

(3) Public housing policies, programs, rights and responsibilities training; and

(4) Business entrepreneurial training, planning and job skills.

(b) *Local training resources.* HUD encourages the use of local training resources to ensure the ongoing accessibility and availability of persons to provide training and technical assistance. Possible training resources may include:

(1) Resident organizations;

(2) Housing authorities;

(3) Local community colleges, vocational schools; and

(4) HUD and other Federal agencies and other local public, private and non-profit organizations.

§ 964.145 Conflict of interest.

Resident council officers can not serve as contractors or employees if they are in policy making or supervisory positions at the HA.

§ 964.150 Funding tenant participation.

(a) *Funding duly elected resident councils and jurisdiction wide resident councils.* (1) The HA shall provide funds it receives for this purpose to the duly elected resident council at each development and/or those jurisdiction-wide councils eligible to receive the resident portion of the tenant services account to use for resident participation activities. This shall be an addition to the Performance Funding System (PFS), as provided by 24 CFR part 990, to permit HAs to fund $25 per unit per year for units represented by duly elected resident councils for resident services, subject to the availability of appropriations. Of this amount, $15 per unit per year would be provided to fund tenant participation activities under subpart B of this part for duly elected resident councils and/or jurisdiction-wide councils and $10 per unit per year would be used by the HA to pay for costs incurred in carrying out tenant participation activities under subpart B of this part, including the expenses for conducting elections, recalls or arbitration required under § 964.130 in subpart B. This will guarantee the resources necessary to create a bona fide partnership among the duly elected resident councils, the HA and HUD. Where both local and jurisdiction-wide councils exist, the distribution will be agreed upon by the HA and the respective councils.

(2) If funds are available through appropriations, the HA must provide tenant services funding to the duly elected resident councils regardless of the HA's financial status. The resident council funds shall not be impacted or restricted by the HA financial status and all said funds must be used for the purpose set forth in subparts B and C of this part.

(3) The HA and the duly elected resident council at each development and/or those jurisdiction-wide councils shall collaborate on how the funds will be distributed for tenant participation activities. If disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the

Field Office intervention, the Field Office shall refer the matter to HUD Headquarters for final resolution.

(b) *Stipends.* (1) HUD encourages HAs to provide stipends to resident council officers who serve as volunteers in their public housing developments. The amount of the stipend, up to $200 per month/per officer, shall be decided locally by the resident council and the HA. Subject to appropriations, the stipends will be funded from the resident council's portion of the operating subsidy funding for resident council expenses ($15.00 per unit per year).

(2) Pursuant to § 913.106, stipends are not to be construed as salaries and should not be included as income for calculation of rents, and are not subject to conflict of interest requirements.

(3) Funding provided by a HA to a duly elected resident council may be made only under a written agreement between the HA and a resident council, which includes a resident council budget and assurance that all resident council expenditures will not contravene provisions of law and will promote serviceability, efficiency, economy and stability in the operation of the local development. The agreement must require the local resident council to account to the HA for the use of the funds and permit the HA to inspect and audit the resident council's financial records related to the agreement.

Subpart C—Tenant Opportunities Program

§ 964.200 General.

(a) The Tenant Opportunities Program (TOP) provides technical assistance for various activities, including but not limited to resident management, for resident councils/resident management corporations as authorized by Section 20 of the U.S. Housing Act of 1937. The TOP provides opportunities for resident organizations to improve living conditions and resident satisfaction in public housing communities.

(b) This subpart establishes the policies, procedures and requirements for participating in the TOP with respect to applications for funding for programs identified in this subpart.

(c) This subpart contains the policies, procedures and requirements for the resident management program as authorized by section 20 of the U.S. Housing Act of 1937.

§ 964.205 Eligibility.

(a) *Resident councils/resident management corporations.* Any eligible resident council/resident management corporation as defined in subpart B of this part is eligible to participate in a program administered under this subpart.

(b) *Activities.* Activities to be funded and carried out by an eligible resident council or resident management corporation, as defined in subpart B of this part, must improve the living conditions and public housing operations and may include any combination of, but are not limited to, the following:

(1) *Resident capacity building.* (i) Training Board members in community organizing, Board development, and leadership training;

(ii) Determining the feasibility of resident management enablement for a specific project or projects; and

(iii) Assisting in the actual creation of an RMC, such as consulting and legal assistance to incorporate, preparing by-laws and drafting a corporate charter.

(2) *Resident management.* (i) Training residents, as potential employees of an RMC, in skills directly related to the operation, management, maintenance and financial systems of a project;

(ii) Training of residents with respect to fair housing requirements; and

(iii) Gaining assistance in negotiating management contracts, and designing a long-range planning system.

(3) *Resident management business development.* (i) Training related to resident-owned business development and technical assistance for job training and placement in RMC developments;

(ii) Technical assistance and training in resident managed business development through:

(A) Feasibility and market studies;

(B) Development of business plans;

(C) Outreach activities; and

(D) Innovative financing methods including revolving loan funds; and

(iii) Legal advice in establishing a resident managed business entity.

HAWAII PUBLIC HOUSING AUTHORITY
G/L BUDGET COMPARISON REPORT

MAJOR PROGRAMS	Apr-09 Budget	Apr-09 Actual	Apr-09 Actual vs Budget	Apr-09 %	Year to Date Budget	Year to Date Actual	Year to Date Actual vs Budget	Year to Date %	Total Year Budget
Federal Low Rent Program									
(Full Accrual)									
Rental Program	1,412,527	1,354,223	(58,304)	96%	14,125,270	14,041,008	(84,262)	99%	16,950,324
State and Federal Subsidy	1,614,756	1,668,446	53,690	103%	16,154,514	17,096,418	941,904	106%	19,377,072
Other Revenue	36,705	70,954	34,249	193%	360,096	425,356	65,260	118%	440,460
Expenses	3,192,147	3,201,961	(9,814)	100%	31,921,470	29,015,256	2,906,214	91%	38,305,764
NET CHANGE	(128,159)	(108,339)	19,820	85%	(1,281,590)	2,547,527	3,829,117	-199%	(1,537,908)
State Family Program									
(Full Accrual)									
Rental Program	65,981	72,268	6,287	110%	659,810	745,068	85,258	113%	791,772
Other Revenue	190	7,148	6,958	3762%	1,900	64,485	62,585	3394%	2,280
Expenses	201,664	178,077	23,587	88%	2,003,500	1,595,042	408,458	80%	2,402,448
NET CHANGE	(135,493)	(98,662)	36,831	73%	(1,341,790)	(785,489)	556,301	59%	(1,608,396)
STATE ELDERLY PROGRAM									
(Full Accrual)									
Rental Program	156,034	164,192	8,158	105%	1,560,340	1,608,319	47,979	103%	1,872,408
Other Revenue	0	10,024	10,024		0	72,952	72,952		0
Expenses	200,619	614,073	(413,454)	306%	2,006,190	2,766,053	(759,863)	138%	2,407,428
NET CHANGE	(44,585)	(439,857)	(395,272)	987%	(445,850)	(1,084,783)	(638,933)	243%	(535,020)
CENTRAL OFFICE COST CENTER									
(Full Accrual)									
Other Revenue (Fees)	483,019	1,003,562	520,543	208%	4,828,944	4,676,489	(152,455)	97%	5,794,733
Expenses	559,383	846,369	(286,986)	151%	5,217,124	5,880,036	(662,912)	113%	6,260,548
NET CHANGE	(76,364)	157,193	233,558	-206%	(388,180)	(1,203,547)	(815,367)	310%	(465,815)
SECTION 8 HOUSING CHOICE VOUCHER									
(Modified Accrual)									
Restricted: for tenant rents only									
Revenues: HUD PHA HSP (Sect8)	1,231,663	1,495,186	263,523	121%	15,961,006	15,479,229	(481,777)	97%	19,639,124
Revenues: VASH HSP (Veterans)	455,547	59,668	(395,879)	13%	911,094	596,337	(314,757)	65%	607,396
Expenses	1,687,210	1,620,488	66,722	96%	16,872,100	15,134,072	1,738,028	90%	20,246,520
NET CHANGE	-	(65,634)	(199,078)		-	941,494	(2,534,562)		0
Restricted: staff/admin costs									
Revenues: Admin Fees/Others	188,135	139,422	(48,713)	74%	1,881,350	1,175,000	(706,350)	62%	2,257,620
Expenses	211,904	155,439	56,465	73%	2,119,040	1,622,917	496,123	77%	2,542,848
NET CHANGE	(23,769)	(16,016)	7,753	67%	(237,690)	(447,918)	(210,228)	188%	(285,228)
SECTION 8 PROJECT BASED PROGRAM									
(Modified Accrual)									
Restricted									
Revenues	14,999,994	1,895,246	(13,104,748)	13%	14,999,940	18,217,247	3,217,307	121%	17,999,928
Expenses	14,999,994	1,895,246	13,104,748	13%	14,999,940	18,217,247	(3,217,307)	121%	17,999,928
NET CHANGE	-	-	-		-	-	0		0
Unestricted:									
Revenues	131,441	211,681	80,240	161%	1,314,410	1,308,007	(6,403)	100%	1,577,292
Expenses	121,687	140,574	(18,887)	116%	1,216,870	843,597	373,273	69%	1,460,244
NET CHANGE	9,754	71,107	61,353	729%	97,540	464,410	366,870	476%	117,048
STATE RENT SUPPLEMENT									
(Modified Accrual)									
Revenue	98,794	225,476	126,682	228%	987,940	1,150,247	162,307	116%	1,185,528
Expenses	103,768	199,884	(96,116)	193%	1,037,680	1,064,285	(26,605)	103%	1,245,216
NET CHANGE	(4,974)	25,592	30,566	-515%	(49,740)	85,962	135,702	-173%	(59,688)
HOMELESS PROGRAMS									
(Modified Accrual)									
State and Federal Subsidy	0	183,923	183,923		14,545,336	14,718,096	172,760	101%	21,818,004
Other Revenue	1,919,322	1,546,597	(372,725)	81%	4,647,884	1,548,645	(3,099,239)	33%	1,213,860
Expenses	1,906,496	2,719,408	(812,912)	143%	19,064,960	16,294,220	2,770,740	85%	22,877,952
NET CHANGE	12,826	(948,969)	(961,795)	-7399%	128,260	(27,478)	(155,738)	-21%	153,912
SUB-TOTAL OPERATIONS	(390,764)	(1,423,586)	(1,032,822)	364%	(3,519,040)	490,177	4,009,217	-14%	(4,221,095)
CAPITAL FUND									
State and Federal Subsidy	4,606,353	12,401,243	7,794,890	269%	46,063,539	46,001,761	(61,778)	100%	55,276,236
Expenses	4,606,353	5,489,305	(882,952)	119%	46,063,539	21,843,511	24,220,028	47%	55,276,236
NET CHANGE	0	6,911,938	6,911,938		0	24,158,249	24,158,249		0
GRAND TOTAL AGENCY	(390,764)	5,488,352	5,879,117	-1405%	(3,519,040)	24,648,427	28,167,466	-700%	(4,221,095)

085

Financial Variance Report by Program
July 1, 2008 to April 30, 2009

Federal Low Rent Program:

	Year to Date - July 2008 to March 2009			
Federal Low Rent Program	Budget	Actual	Actual vs Budget	%
Rental Program	14,125,270	14,041,008	(84,262)	99%
State and Federal Subsidy	16,154,514	17,096,418	941,904	106%
Other Revenue	360,096	425,356	65,260	118%
Expenses	31,921,470	29,015,256	2,906,214	91%
NET CHANGE	(1,281,590)	2,547,527	3,829,117	-199%

Rental Program year to date revenues show a negative variance to budget of $84K. This is mainly due to AMP #37, 38, 39 and 44 generating 55%, 73%, 84% and 93% of their budgeted revenues respectively. The AMPs generating over 100% of the budgeted revenues are AMP 30, 31, 33, 35, 40, 43, 45, 46, 49, and 50. The current increases in AMP revenue remain insufficient to cover the shortfalls in AMPs 37, 38 and 39. A continued effort to assist those AMPs to achieve our rental objectives as a whole remains. *(Note1: Budget = rents projected to be charged, not collected. Actual means actual rents charged, not collected.)*

RENTAL INCOME July 2008 to April 2009

AMP#	Locations	Budget	Actual	Act/Bud
30	PUUWAI MOMI	1,415,320	1,437,367	102%
31	KALIHI VALLEY HOMES	929,980	1,064,717	114%
32	MAYOR WRIGHT HOMES	1,137,870	1,122,476	99%
33	KAMEHAMEHA HOMES	607,410	1,035,724	171%
34	KALAKAUA HOMES	1,303,740	1,296,955	99%
35	PUNCHBOWL HOMES	1,251,980	1,262,375	101%
37	LANAKILA HOMES (HILO)	1,380,670	765,357	55%
38	KEKAHA HA'AHEO (KAUAI)	800,890	584,865	73%
39	KAHEKILI TERRACE (MAUI)	544,890	455,498	84%
40	KUHIO PARK TERRACE	2,504,040	2,637,408	105%
43	KAHALE KAHALUU (KONA)	380,590	445,046	117%
44	WAIMAHA SUNFLOWER	476,800	441,138	93%
45	KOOLAU VILLAGE	582,840	661,772	114%
46	COUNTY OF HAWAII (WAIMEA)	155,090	157,223	101%
49	KAUHALE NANI	382,080	387,774	101%
50	PALOLO VALLEY HOMES	271,080	285,312	105%
Total		14,125,270	14,041,008	99%

Subsidy Income has a surplus of 6% to budget due to the increase in monthly subsidy from October 2008 to December 2008 resulting in pro-ratio adjustments by HUD from 82% to 89%. The monthly subsidy income increased by 3% or $47K compared to budget, from January 2009 to April 2009.

Although expenses appear low at the moment, we will research the following items to assure they are properly recorded at the AMP level:

The fees for services of the Special Teams and Central Maintenance has been allocated to the AMPs from the Central Office Cost Center (COCC) for $400,000 of work done for the AMPs, from July 1, 2008 to December 31, 2008. The next reporting period, all fees for services cost will be current. Total estimate fees for services are about $70K per month, so another $400,000.00 may be charged to the AMPs.

Further research is necessary to reconcile front line services for the Applications and Hearing Office for services provided at the request of the AMPs for fiscal year 2009.

The reconciliation of expenses is in progress, actual expenses may increase once the reconciliation is complete.

Total **Bad Debt Expense savings** of $1.645 million compared to budget as of April 30, 2009. Bad Debt Expense of $2.8 million was budgeted (17% to revenues); the actual bad debt is accrued at 5%, or $800,000 per year.

State Family Program:

	Year to Date - July 2008 to April 2009			
STATE FAMILY PROGRAM	Budget	Actual	Actual vs Budget	%
Rental Program	659,810	745,068	85,258	113%
Other Revenue	1,900	64,485	62,585	3394%
Expenses	2,003,500	1,595,042	408,458	80%
NET CHANGE	(1,341,790)	(785,489)	556,301	59%

Rental Program Rental revenues are a positive 13% or $85K compared to budget (see note 1 above). Total savings of $408K in expenses are mainly due to the Bad Debt Expenses erroneously overstated in the budget process.

State Elderly Program:

	Year to Date - July 2008 to April 2009			
STATE ELDERLY PROGRAM	Budget	Actual	Actual vs Budget	%
Rental Program	1,560,340	1,608,319	47,979	103%
Other Revenue	-	72,952	72,952	
Expenses	2,006,190	2,766,053	(759,863)	138%
NET CHANGE	(445,850)	(1,084,783)	(638,933)	243%

Rental Program: Rental revenues are a positive 3% or $47K to budget (see note 1 above). Total expenses increased by 19% mainly due to increases in private management expenditures. The private management firms and utilities exceeded their budget by about $200K and $100K, respectively for fiscal year 2009. A new private management contract was bid after the budget was approved and came in higher than expected.

Central Office Cost Center

	Year to Date - July 2008 to April 2009			
CENTRAL OFFICE COST CTR	Budget	Actual	Actual vs Budget	%
Other Revenue (Fees)	4,828,944	4,676,489	(152,455)	97%
Expenses	5,217,124	5,880,036	(662,912)	113%
NET CHANGE	(388,180)	(1,203,547)	(815,367)	310%

Revenues represent Management Fees, Bookkeeping Fees, IT Fees, and Front Line Services Fees. Total monthly fees are about $230K.
Approximately $1.2 million from 2007 federal capital fund administrative line item will be to transferred to pay for COCC expenses attributable to administering the federal capital fund program. Thereafter the COCC deficit will be reduced or eliminated.

The fees for services of the Special Teams and Central Maintenance have been allotted to the AMPs from the Central Office Cost Center (COCC) for $400,000 of work done for the AMPs, from July 1, 2008 to December 31, 2008. The next

reporting period all fees for services cost will be current. Total estimate fees for services are about $70K per month, or about $400,000.00 for the second half of FY 2009.

Further research is necessary to reconcile front line services for the Applications and Hearing Office for services provided at the request of the AMPs for fiscal year 2009.

Section 8 Housing Choice Voucher

	Year to Date - July 2008 to April 2009			
SECTION 8 HOUSING CHOICE VOUCHER	Budget	Actual	Actual vs Budget	%
Restricted: for tenant rents only				
Revenues: HUD PHA HSP (Sect8)	15,961,006	15,479,229	(481,777)	97%
Revenues: VASH HSP (Veterans)	911,094	596,337	(314,757)	65%
Expenses	16,872,100	15,134,072	1,738,028	90%
NET CHANGE	-	**941,494**	**(2,534,562)**	
Unrestricted: staff/admin costs				
Revenues: Admin Fees/Others	1,881,350	1,175,000	(706,350)	62%
Expenses	2,119,040	1,622,917	496,123	77%
NET CHANGE	**(237,690)**	**(447,918)**	**(210,228)**	**188%**

Section 8 Housing Choice Voucher: There are two aspects to this program, (1) rental subsidies paid to landlords, and (2) administrative fees to operate the program. Despite low expenditures, the administrative fees are also below the budget estimates. The COCC may need to provide assistance to this program.

Federal Subsidy decreased 3% or 482K compared to budget. Total year to date subsidy received was $15,479,229 for the Section 8 program and $596,337 for the Veterans Vouchers program. Monthly subsidy decreased by 4% or $87K from $1,582,899 to $1,495,459 beginning January 2009.

Expense: Housing Assistance payments decreased by 10% or $1.7 million compared to budget. However as HUD funds are on a calendar year basis it is expected that payments will be close to 100% by the end of December 2009.

Section 8 Project Based Program

	Year to Date - July 2008 to April 2009			
SECTION 8 PROJECT BASED PROGRAM	Budget	Actual	Actual vs Budget	%
Restricted				
Revenues	14,999,940	18,217,247	3,217,307	121%
Expenses	14,999,940	18,217,247	(3,217,307)	121%
NET CHANGE	0	0	0	
Unrestricted:				
Revenues	1,314,410	1,308,007	(6,403)	100%
Expenses	1,216,870	843,597	373,273	69%
NET CHANGE	97,540	464,410	366,870	476%

Section 8 Project Based Program: Federal subsidy increased by 21%, or $3.2 million compared to budget. Federal subsidy and Housing Assistance Payments have netted out each other at $18 million. The net change represents administrative revenues over expenses for a net gain of $367K as of April 30, 2009.

State Rent Supplement

	Year to Date - July 2008 to April 2009			
STATE RENT SUPPLEMENT	Budget	Actual	Actual vs Budget	%
Revenue	987,940	1,150,247	162,307	116%
Expenses	1,037,680	1,064,285	(26,605)	103%
NET CHANGE	(49,740)	85,962	135,702	-173%

State Rent Supplement: total revenue increased by 16% or $162K compared to budget. Expenses increased by 3% compared to budget. The remaining balances of $86K are to be encumbered by end of the fiscal year. Subsidy and expenses should net each other out if all allotment has been expended. Total allotment for the fiscal year 2009 is $1.2 million.

Homeless Programs

	Year to Date - July 2008 to April 2009			
HOMELESS PROGRAMS	Budget	Actual	Actual vs Budget	%
State and Federal Subsidy	14,545,336	14,718,096	172,760	101%
Other Revenue	4,647,884	1,548,645	(3,099,239)	33%
Expenses	19,064,960	16,294,220	2,770,740	85%
NET CHANGE	128,260	(27,478)	(155,738)	-21%

Homeless Programs: This program has a total annual subsidy of $16 million, representing $15 million in State subsidy and 1 million in Federal subsidy for the homeless program. The net change should be zero if State revenues are allotted and expenditures are incurred within the same fiscal year.

The Homeless general fund G08-308 was allotted 3.2 million; expenditures were $2 million in fiscal year 2008. The lapse date for this fund is June 2010.

Capital Fund

	Year to Date - July 2008 to April 2009			
CAPITAL FUND	Budget	Actual	Actual vs Budget	%
State and Federal Subsidy	41,457,186	46,001,761	(6,374,052)	85%
Expenses	41,457,186	21,843,511	30,267,001	27%
NET CHANGE	0	24,158,249	23,892,950	

Total subsidies of $46 million consist of $30 million in State Capital Improvement Funds, $10 million in Federal Capital Fund Program Grant of 2007 and $3.5 million in State General Fund Repairs and Maintenance.

HPHA expended $6.1 million in Capital Improvement Funds. Encumbrances, Contracts and Purchase Orders total $11 million. $18 million is yet to be encumbered. Total allotment for the fiscal year is $36 million. These funds will not lapse provided HPHA encumbers the funds prior to the lapse date (06/30/10).

HPHA has expended $2 million in General Fund Repairs and Maintenance, including contract encumbrances from prior years. A blanket encumbrance will be prepared to secure the remaining $2 million balance by May 2009.

Federal Capital Fund Program (CFP) Obligation Deadlines:

Fund	Authorized	Obligated	To Be Obligated 100% by Date	Notes
HI08R001501-07	$71,000	$0	9/12/09	Replacement Housing Fund
HI08R001502-07	$145,000	$0	9/12/09	Replacement Housing Fund
HI08P001501-07	$12,892,000	$1,006,739	9/12/09	Normal CFP Grant Funds
HI08S00150109	$16,245,443	$0	3/18/10	ARRA*

*HI08S00150109 of $16,245,443 is the ARRA grant. This grant has a zero obligation as of May 1, 2009; these funds must adhere to the following rules:

- First year 100% obligated
- Second year 60% expended
- Third year 100% expended

Property Management and Maintenance Services Branch
Report for the Month Ended May 31, 2009

GOAL: **Fix** units, **Fill** units (95% occupancy) and **Collect** rent (collect 95%).

1. In May 2009, there were 57 new move-ins and 12 transfers. There were 42 families that vacated in May 2009.

2. Renovation of Maui units (55 units at 4 Maui projects) went out to bid on May 8, 2009. The tent fumigation and soil treatment of Kahekili Terrace went out for bid on Monday, May 11, 2009. The bids received were just under the $1.2 million projected by CMS. The contract will be awarded and repairs completed within 8 to 9 months. Units will be turned over as completed.

3. In April 2009, $1,542 was collected by the tax intercept. Year to date total collected from tax intercept $42,491.14.

4. Current applications pool consists of the following number of families to ensure ready vacant units are filled within 48 hours.

HONOLULU	**TOTAL**
ELDERLY 0	4
ELDERLY 1	15
ELDERLY 2	1
HONOLULU FAMILY	
1 BEDROOM	15
2 BEDROOM	21
3 BEDROOM	24
4 BEDROOM	17
5 BEDROOM	6
CENTRAL	
ELDERLY 0	1
ELDERLY 1	4

CENTRAL FAMILY	**TOTAL**
1 BEDROOM	9
2 BEDROOM	4
3 BEDROOM	5
4 BEDROOM	4
LEEWARD FAMILY	
1 BEDROOM	7
2 BEDROOM	7
3 BEDROOM	6
4 BEDROOM	3
WINDWARD FAMILY	
1 BEDROOM	8
2 BEDROOM	13
3 BEDROOM	4
4 BEDROOM	2
TOTAL:	180
DUPLICATED:	7

5. PMMSB was not able to prepare a For Action to take HPHA's administrative rules to public hearing by the June 2009 Board Meeting. PMMSB will try to have the new house rules finalized by July 2009 Board Meeting. PMMSB has invited some residents to assist in finalizing the rules before going to public hearing.

6. Please see chart below for the families referred for eviction since February 2009 and the amount owed as of May 2009. Eviction referrals submitted before February 2009 are not included on the chart below. During May 2009 the number of families 90 days delinquent increased by 35. The dollar amount of delinquency of rent owed over 90 days also increased by $53,846.14.

	Non-Vacated Delinquencies Balance as of May 2009			
AMP	**Count of Families**	**Over 90 Days**	**Count of Families referred in February to May 2009**	**Dollar amount of the cases referred in February to May 2009**
30P-Aiea	4	3,599.86	2	2,808.36
31P-KVH	21	246,520.51	14	244,877.31
32P-MWH	6	16,744.61	5	15,562.02
33P-Kamehameha/Kaamanu	7	25,704.25	5	7,182.82
34P-Kalakaua	1	58.00	0	0.00
35P-Kalanihuia	12	45,863.76	3	8,696.60
37P-Hilo	6	7,473.70	1	3,700.00
38P-Kauai	16	13,659.60	4	8,181.80
39P-Maui	17	67,108.41	13	66,208.67
40P-KPT	28	28,991.18	14	23,310.37
43P-Kona	10	25,051.15	10	29,701.50
44P-Leeward Oahu	51	179,185.64	13	54,938.26
45P-Windward Oahu	12	18,321.04	7	13,305.91
46P-Kamuela	14	34,213.65	2	32,650.66
49P-Central Oahu	6	6,798.42	4	6,382.89
50P-Palolo	10	11,452.68	0	0.00
May 2009	**221**	**$ 730,746.47**	**97**	**$517,507.17**
April 2009	**186**	**$ 744,012.12**	**90**	**$ 463,661.03**
March 2009	**320**	**$ 899,383.81**	**66**	**$ 351,277.13**

GOAL: Eliminate Repeat Audit Findings – Resident Files

Public Housing Specialists I & II staff quarterly meetings began on May 28, 2009. The clerical staff brought up a list of items that needs to be addressed by PMMSB. The ongoing meetings will help to formulate procedural changes and updates.

GOAL: Increase Real Estate Assessment Center (REAC) Score

PMMSB will implement new REAC procedures for preventive and follow up maintenance measures. New programs and procedures will occur at the AMP and administrative level. We will be taking an agency approach to resolving the issues. The AMP staff, HUD and the AMP Monitors met and came up with several ways to approach the failing REAC scores. PMMSB is currently reviewing all suggestions and will notify AMPs of new procedures in June 2009.

STATUS UPDATE OF PROPERTY SALES

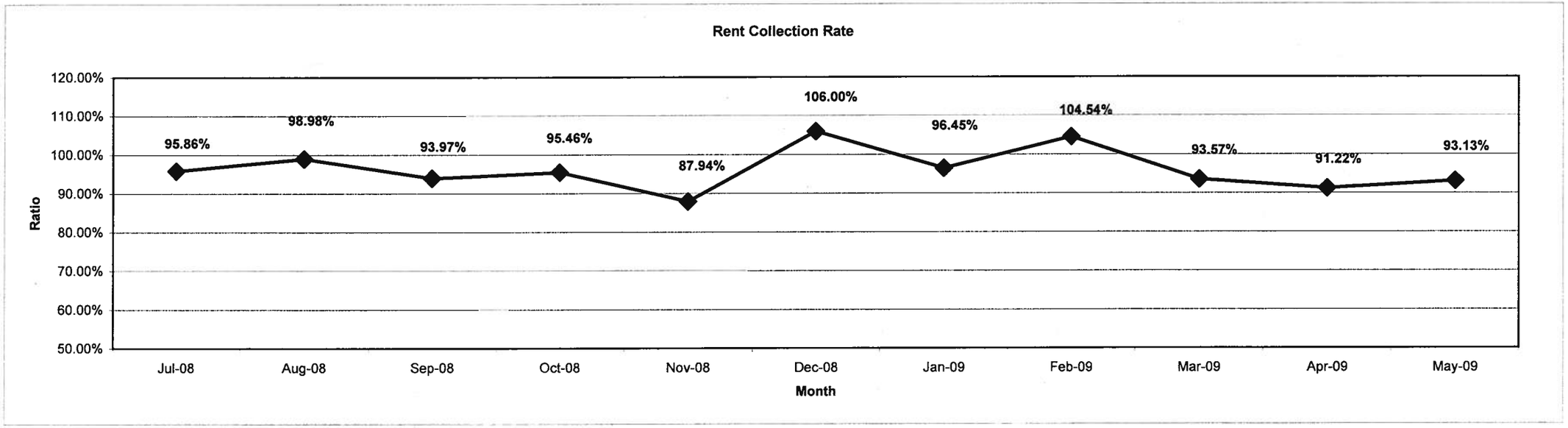
1. Sale of Wilikina Apartments: Purchase and sale agreement sent to buyer. They are reviewing.
2. Sale of Banyan Street Manor: Proposals due to consultant next week.
3. Sale of Hana vacant parcel: HPHA concurs with the realtor's advice.

FEDERAL PUBLIC HOUSING

Rent Collection from 07/01/2008 to 5/31/09

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 116,470.00	119,587.73	102.68%	$ 120,477.92	122,760.35	101.89%	$ 125,439.00	118,355.06	94.35%	$ 125,869.00	115,203.51	91.53%	$ 131,048.00	112,866.00	86.13%	$ 133,281.27	131,073.06	98.34%
Kauai	$ 79,207.00	75,806.25	95.71%	$ 79,485.00	75,502.50	94.99%	$ 75,965.00	86,866.07	114.35%	$ 78,673.00	80,746.73	102.64%	$ 79,849.00	73,720.23	92.32%	$ 80,041.00	93,170.62	116.40%
Maui	$ 51,024.00	43,783.00	85.81%	$ 49,455.00	45,634.62	92.28%	$ 48,272.00	44,387.54	91.95%	$ 46,012.00	46,125.48	100.25%	$ 47,977.00	39,874.31	83.11%	$ 46,632.00	46,921.77	100.62%
Oahu	$ 1,197,434.34	1,145,116.97	95.63%	$ 1,197,981.61	1,188,701.58	99.23%	$ 1,200,629.45	1,113,188.62	92.72%	$ 1,204,135.22	1,146,555.38	95.22%	$ 1,214,272.36	1,068,968.52	88.03%	$ 1,221,838.55	1,299,474.08	106.35%
Total	$ 1,444,135.34	$ 1,384,293.95	95.86%	$ 1,447,399.53	$ 1,432,599.05	98.98%	$ 1,450,305.45	$ 1,362,797.29	93.97%	$ 1,454,689.22	$ 1,388,631.10	95.46%	$ 1,473,146.36	$ 1,295,429.06	87.94%	$ 1,481,792.82	$ 1,570,639.53	106.00%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Total		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 133,656.78	$ 115,217.46	86.20%	$ 132,995.09	$ 153,397.87	96.73%	$ 132,936.86	$ 128,036.71	96.31%	$ 131,367.63	$ 124,493.52	94.77%	$ 130,607.50	$ 119,245.42	91.30%	$ 1,414,149.05	$ 1,360,236.69	96.19%
Kauai	$ 83,368.00	$ 84,101.48	100.88%	$ 84,625.00	$ 83,524.26	88.16%	$ 85,116.00	$ 81,355.63	95.58%	$ 84,094.00	$ 80,050.21	95.19%	$ 82,400.00	$ 77,912.88	94.55%	$ 892,823.00	$ 892,756.86	99.99%
Maui	$ 47,501.00	$ 44,531.92	93.75%	$ 46,918.00	$ 42,249.03	75.04%	$ 46,955.00	$ 38,073.50	81.09%	$ 49,002.00	$ 49,710.83	101.45%	$ 49,787.00	$ 41,731.27	83.82%	$ 529,535.00	$ 483,023.27	91.22%
Oahu	$ 1,225,392.10	$ 1,193,203.47	97.37%	$ 1,220,303.61	$ 1,273,011.42	88.14%	$ 1,223,417.21	$ 1,145,321.53	93.62%	$ 1,220,886.98	$ 1,100,630.93	90.15%	$ 1,220,353.50	$ 1,142,362.65	93.61%	$ 13,346,644.93	$ 12,816,535.15	96.03%
Total	$ 1,489,917.88	$ 1,437,054.33	96.45%	$ 1,484,841.70	$ 1,552,182.58	104.54%	$ 1,488,425.07	$ 1,392,787.37	93.57%	$ 1,485,350.61	$ 1,354,885.49	91.22%	$ 1,483,148.00	$ 1,381,252.22	93.13%	$ 16,183,151.98	$ 15,552,551.97	96.10%



Federal LIPH

HPHA Island Overview Report
May 2009

	Occupancy					Monthly Activity				Federal Waiting List*			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Families	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	602	535	88.87%	67	5	10	10	2	3	1,544	143	3	5
Kauai	319	310	97.18%	9	0	3	2	0	0	84	42	0	1
Maui	196	141	71.94%	55	1	0	1	0	0	179	79	1	0
Oahu	4,121	3,870	93.91%	251	36	25	42	9	5	5,151	1,281	28	8
Total	**5,238**	**4,856**	**92.71%**	**382**	**42**	**38**	**55**	**11**	**8**	**6,822**	**1,515**	**32**	**14**

	Non Vacated Delinquencies**				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	82	$ 34,656.68	30	$ 66,738.50	$ 130,607.50	$ 119,245.42	**91.30%**
Kauai	34	$ 14,393.25	16	$ 13,659.60	$ 82,400.00	$ 77,912.88	**94.55%**
Maui	27	$ 19,667.14	17	$ 67,108.41	$ 49,787.00	$ 41,731.27	**83.82%**
Oahu	471	$ 240,451.27	158	$ 583,239.96	$ 1,220,353.50	$ 1,142,362.65	**93.61%**
Total	**614**	**$ 309,168.34**	**221**	**$ 730,746.47**	**$ 1,483,148.00**	**$ 1,381,252.22**	**93.13%**

* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies and Collections reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
The collection charges reflect only the dwelling rental collections including prepays and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Misc Charges, etc.
Collections Rate uses the same month for calculations. Example: 11-2008 charges are compared against 11-2008 collected.

Federal LIPH

HPHA Project Overview Report
May 2009

	Occupancy					Monthly Activity				Federal Waiting List*			
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH Family	Transf. to LIPH-Elderly
30P-Aiea	361	359	99.45%	2	1	1	3	0	1	3867	0	21	0
31P-KVH	373	310	83.11%	63	4	4	2	0	1	3867	0	21	0
32P-MWH	363	347	95.59%	16	0	2	3	0	0	3867	0	21	0
33P-Kam/Kaamanu	371	369	99.46%	2	0	0	2	0	0	3867	0	21	0
34P-Kalakaua	581	556	95.70%	25	2	4	2	0	0	0	1242	0	7
35P-Kalanihuia	585	552	94.36%	33	5	3	7	1	0	3867	1242	21	7
37P-Hilo	301	260	86.38%	41	0	9	5	1	2	741	113	0	4
38P-Kauai	319	310	97.18%	9	0	3	2	0	0	84	42	1	1
39P-Maui	196	141	71.94%	55	1	0	1	0	0	179	79	1	0
40P-KPT	740	691	93.38%	49	13	9	17	8	2	3867	0	21	0
43P-Kona	200	189	94.50%	11	4	1	5	1	1	929	39	3	1
44P-Leeward Oahu	257	220	85.60%	37	5	0	1	0	0	1688	0	4	0
45P-Windward Oahu	226	222	98.23%	4	2	0	4	0	0	1185	0	3	0
46P-Kamuela	101	86	85.15%	15	1	0	0	0	0	929	39	0	1
49P-Central Oahu	150	135	90.00%	15	4	2	1	0	1	922	146	0	1
50P-Palolo	114	109	95.61%	5	0	0	0	0	0	3867	0	21	0
Total	5,238	4,856	92.71%	382	42	38	55	11	8	6822	1515	32	14

	Non Vacated Delinquencies**				Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	35	10,321.78	4	3,599.86	$ 155,333.00	151,385.99	97.46%
31P-KVH	63	36,520.87	21	246,520.51	$ 105,606.00	90,892.97	86.07%
32P-MWH	28	16,176.81	6	16,744.61	$ 112,842.53	110,127.26	97.59%
33P-Kam/Kaamanu	27	12,193.55	7	25,704.25	$ 112,321.07	110,384.66	98.28%
34P-Kalakaua	7	3,943.00	1	58.00	$ 133,176.47	130,813.33	98.23%
35P-Kalanihuia	28	7,736.70	12	45,863.76	$ 135,762.43	129,218.53	95.18%
37P-Hilo	27	7,951.01	6	7,473.70	$ 63,520.50	60,332.95	94.98%
38P-Kauai	34	14,393.25	16	13,659.60	$ 82,400.00	77,912.88	94.55%
39P-Maui	27	19,667.14	17	67,108.41	$ 49,787.00	41,731.27	83.82%
40P-KPT	142	68,560.18	28	28,991.19	$ 261,165.00	238,180.07	91.20%
43P-Kona	31	15,341.00	10	25,051.15	$ 49,285.00	41,724.59	84.66%
44P-Leeward Oahu	76	37,619.79	51	179,185.64	$ 50,149.00	41,979.21	83.71%
45P-Windward Oahu	36	29,042.33	12	18,321.04	$ 80,393.00	72,224.27	89.84%
46P-Kamuela	24	11,364.67	14	34,213.65	$ 17,802.00	17,187.88	96.55%
49P-Central Oahu	19	11,263.26	6	6,798.42	$ 44,902.00	42,861.13	95.45%
50P-Palolo	10	7,073.00	10	11,452.68	$ 28,703.00	24,295.23	84.64%
	614	$ 309,168.34	221	$ 730,746.47	$ 1,483,148.00	$ 1,381,252.22	93.13%

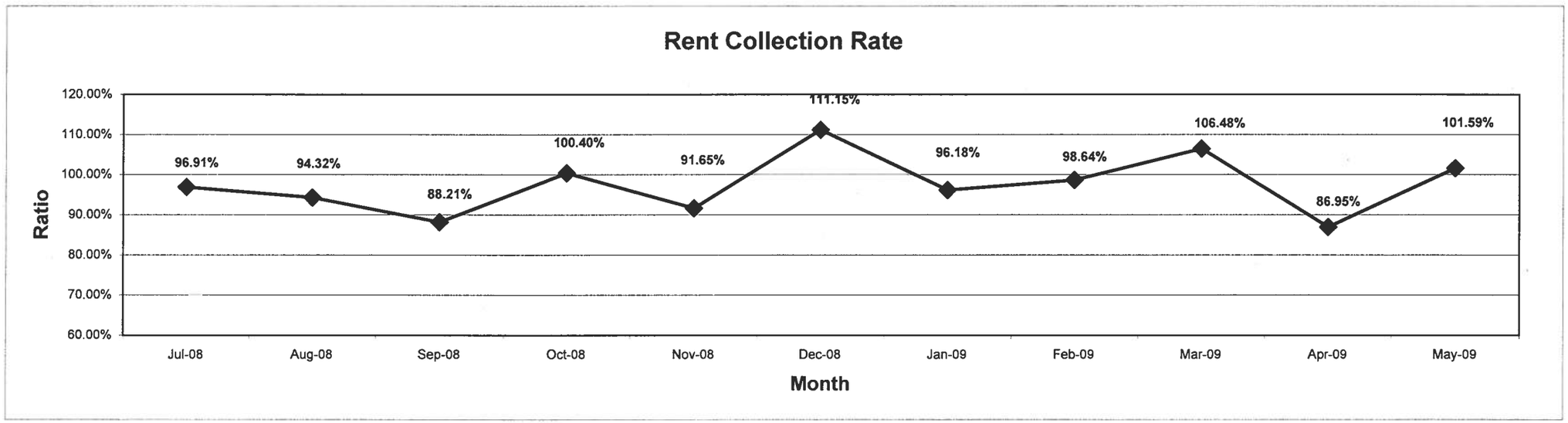
* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies and Collections reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
The collection charges reflect only the dwelling rental collections including prepays and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Misc Charges, etc.
Collections Rate uses the same month for calculations. Example: 11-2008 charges are compared against 11-2008 collected.

STATE PUBLIC HOUSING

Rent Collection from 07/01/2008 to 5/31/09

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 11,693.00	$ 11,134.23	95.22%	$ 11,028.00	$ 8,885.00	80.57%	$ 10,906.00	$ 8,577.00	78.64%	$ 10,906.00	$ 9,454.00	86.69%	$ 11,223.00	$ 7,705.00	68.65%	$ 11,620.00	$ 9,200.00	79.17%
Kauai	$ 5,861.00	$ 5,247.05	89.52%	$ 6,313.00	$ 6,024.95	95.44%	$ 6,444.00	$ 5,153.00	79.97%	$ 6,279.00	$ 6,063.00	96.56%	$ 6,854.00	$ 5,551.00	80.99%	$ 6,859.00	$ 7,557.00	110.18%
Maui	$ 4,477.00	$ 3,571.00	79.76%	$ 4,508.00	$ 3,876.94	86.00%	$ 4,556.00	$ 4,686.00	102.85%	$ 4,380.00	$ 2,722.00	62.15%	$ 4,304.00	$ 2,955.00	68.66%	$ 4,203.00	$ 3,124.00	74.33%
Oahu	$ 210,603.00	$ 205,492.82	97.57%	$ 210,679.00	$ 200,544.75	95.19%	$ 213,530.00	$ 189,272.21	88.64%	$ 213,586.00	$ 217,855.10	102.00%	$ 214,258.00	$ 200,666.89	93.66%	$ 214,175.00	$ 243,383.29	113.64%
Total	$ 232,634.00	$ 225,445.10	96.91%	$ 232,528.00	$ 219,331.64	94.32%	$ 235,436.00	$ 207,688.21	88.21%	$ 235,151.00	$ 236,094.10	100.40%	$ 236,639.00	$ 216,877.89	91.65%	$ 236,857.00	$ 263,264.29	111.15%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Total		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 11,429.00	$ 8,152.00	71.33%	$ 11,432.00	$ 12,855.98	101.97%	$ 11,266.00	$ 9,539.04	84.67%	$ 11,228.00	$ 9,921.35	88.36%	$ 10,637.00	$ 10,317.00	96.99%	$ 123,368.00	$ 105,740.60	85.71%
Kauai	$ 6,290.00	$ 5,416.00	86.10%	$ 6,334.00	$ 6,130.00	76.68%	$ 6,086.00	$ 6,270.07	103.02%	$ 6,102.00	$ 5,516.00	90.40%	$ 6,593.00	$ 5,798.00	87.94%	$ 70,015.00	$ 64,726.07	92.45%
Maui	$ 4,316.00	$ 4,139.00	95.90%	$ 4,409.00	$ 3,845.00	87.21%	$ 4,122.00	$ 4,470.00	108.44%	$ 4,766.00	$ 4,547.00	95.40%	$ 4,807.00	$ 4,692.00	97.61%	$ 48,848.00	$ 42,627.94	87.27%
Oahu	$ 218,982.00	$ 214,103.49	97.77%	$ 221,386.00	$ 217,408.54	84.84%	$ 221,295.00	$ 238,215.48	107.65%	$ 223,606.00	$ 193,663.83	86.61%	$ 222,008.00	$ 227,110.62	102.30%	$ 2,384,108.00	$ 2,347,717.02	98.47%
Total	$ 241,017.00	$ 231,810.49	96.18%	$ 243,561.00	$ 240,239.52	98.64%	$ 242,769.00	$ 258,494.59	106.48%	$ 245,702.00	$ 213,648.18	86.95%	$ 244,045.00	$ 247,917.62	101.59%	$ 2,626,339.00	$ 2,560,811.63	97.50%



State LIPH

HPHA Island Overview Report

May 2009

	Occupancy					Monthly Activity				State Waiting List*			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	56	26	46.43%	30	0	1	0	0	0	1,304	0	0	0
Kauai	26	26	100.00%	0	0	0	1	0	0	21	0	1	0
Maui	32	27	84.38%	5	1	0	1	0	0	31	0	0	0
Oahu	751	718	95.61%	33	6	3	12	1	0	4,499	475	2	3
Total	**865**	**797**	**92.14%**	**68**	**7**	**4**	**14**	**1**	**0**	**5,789**	**475**	**3**	**3**

	Non Vacated Delinquencies**				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	11	$ 3,877.61	10	$ 17,103.17	$ 10,637.00	$ 10,317.00	**96.99%**
Kauai	5	$ 2,058.93	2	$ 1,348.46	$ 6,593.00	$ 5,798.00	**87.94%**
Maui	5	$ 1,323.00	17	$ 18,198.37	$ 4,807.00	$ 4,692.00	**97.61%**
Oahu	48	$ 22,256.21	68	$ 335,419.03	$ 222,008.00	$ 227,110.62	**102.30%**
Total	**69**	**$ 29,515.75**	**97**	**$ 372,069.03**	**$ 244,045.00**	**$ 247,917.62**	**101.59%**

* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.

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

The collection charges reflect only the dwelling rental collections including prepays and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Misc Charges, etc.

Collections Rate uses the same month for calculations. Example: 11-2008 charges are compared against 11-2008 collected.

State LIPH

HPHA Project Overview Report
May 2009

	Occupancy *					Monthly Activity				State Waiting List*			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH Elderly
2201-Hauiki	46	45	97.83%	1	0	0	0	0	0	4425	0	2	0
2202-Puahala Homes	128	105	82.03%	23	4	0	3	0	0	229	0	0	0
2204-Kawailehua	26	26	100.00%	0	0	0	1	0	0	21	0	1	0
2205-Kahale Mua	32	27	84.38%	5	1	0	1	0	0	31	0	0	0
2206-Lokahi	30	16	53.33%	14	0	0	0	0	0	710	0	0	0
2207-Ke Kumu Elua	26	10	38.46%	16	0	1	0	0	0	658	0	0	0
2401-Hale Po'ai	206	204	99.03%	2	0	1	3	1	0	0	296	0	0
2402-La'iola	109	106	97.25%	3	0	1	1	0	0	0	66	0	0
2403-Kamalu-Ho'olulu	221	219	99.10%	2	1	1	4	0	0	0	136	0	3
2404-Halia Hale	41	39	95.12%	2	1	0	1	0	0	0	136	0	0
Total	865	797	92.14%	68	7	4	14	1	0	5,789	475	3	3

	Non Vacated Delinquencies**				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	17	$ 10,623.84	20	$ 141,093.92	$ 20,154.00	17,495.72	86.81%
2202-Puahala Homes	22	$ 9,433.37	30	$ 188,646.46	$ 37,050.00	42,666.92	115.16%
2204-Kawailehua	5	$ 2,058.93	2	$ 1,348.46	$ 6,593.00	5,798.00	87.94%
2205-Kahale Mua	5	$ 1,323.00	17	$ 18,198.37	$ 4,807.00	4,692.00	97.61%
2206-Lokahi	4	$ 1,146.61	2	$ 12,591.50	$ 6,736.00	7,486.00	111.13%
2207-Ke Kumu Elua	7	$ 2,731.00	8	$ 4,511.67	$ 3,901.00	2,831.00	72.57%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 56,669.00	58,123.00	102.57%
2402-La'iola	3	$ 932.00	9	$ 3,174.26	$ 33,917.00	35,994.00	106.12%
2403-Kamalu-Ho'olulu	2	$ 375.00	3	$ 29.39	$ 62,169.00	61,130.98	98.33%
2404-Halia Hale	4	$ 892.00	1	$ 191.00	$ 12,049.00	11,700.00	97.10%
Total	69	$ 29,515.75	97	$ 372,069.03	$ 244,045.00	$ 247,917.62	101.59%

* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies and Collections reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
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FISCAL YEAR 2008-2009 UNIT TURNOVER REPORT AS OF 5/31/09

GRAND TOTAL OF UNITS VACANT IN FY 2008-09	TOTAL REPAIRED AND OCCUPIED	TOTAL READY MOVE IN	TOTAL TO BE REPAIRED
1224	829	23	372

AMPS	Units Vacated > 7/08	Units Occupied > 7/08:	Rent Ready Units	Units Under Repair	Repair June-09	Repair Jul-09	Repair Aug-09	Future CMS
30P-Aiea	41	39	0	2	2			
31P-KVH	36	25	2	9	5	4		
32P-MWH	32	23	0	9	5	4		
33P-Kamehameha/Kaahum	17	16	1	0				
34P-Kalakaua	35	22	1	12	6	3	3	
35P-Kalanihuia	65	37	4	24	12	6	6	
37P-Hilo	104	61	2	41	7	8	9	17
38P-Kauai	30	24	1	5	1	4		
39P-Maui	38	6	0	32	4	1		27
40P-KPT	81	59	6	16	16			
43P-Kona	27	21	0	6	4	1	1	
44P-Leeward Oahu	62	29	3	30	12	9	9	
45P-Windward Oahu	17	14	1	2	2			
46P-Kamuela	10	2	0	8	3	2	2	1
49P-Central Oahu	26	14	2	10	1	1		8
50P-Palolo	0	0	0	0				
State Elderly	66	66	0	0				
Total	687	458	23	206	80	43	30	53

TEAM/CMS	Units Vacated < 7/08	Units Occupied 7/08:	Ready Units	Units Under Repair	Repair June-09			Future Repairs CMS
30P-Aiea	0	0	0	0				
31P-KVH	4	4	0	0				
32P-MWH	130	81	0	49	27			22
33P-Kamehameha/Kaahum	11	5	0	6	1			5
34P-Kalakaua	15	14	0	1	1			
35P-Kalanihuia	22	9	0	13				13
37P-Hilo	44	44	0	0				
38P-Kauai	51	39	0	12				12
39P-Maui	22	15	0	7	1			6
40P-KPT	61	39	0	22	1			21
43P-Kona	32	8	0	24	1			23
44P-Leeward Oahu	33	32	0	1				1
45P-Windward Oahu	25	16	0	9				9
46P-Kamuela	22	21	0	1	1			
49P-Central Oahu	31	14	0	17	2			15
50P-Palolo	16	13	0	3	3			
State Family	3	2	0	1	1			
State Elderly	15	15	0	0				
Total	537	371	0	166	39	0	0	127
Grand Total	1,224	829	23	372	119	43	30	*180

CMS	Units to be Repaired	Month & Year of Repair
30P-Aiea		
31P-KVH		
32P-MWH	22	Feb 2010
33P-Kamehameha/Kaahumanu	5	June 2010
34P-Kalakaua		
35P-Kalanihuia	13	Dec 2009 & Oct 2010
37P-Hilo	17	
38P-Kauai	12	April 2010
39P-Maui	33	June 2010 & Mar 2010
40P-KPT	21	June 2010
43P-Kona	23	June 2010
44P-Leeward Oahu	1	June 2010
45P-Windward Oahu	9	June 2010
46P-Kamuela	1	
49P-Central Oahu	23	Dec 2009
50P-Palolo		
State Family		
State Elderly		
TOTAL CMS:	*180	

PMMSB 6/12/09

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 6/5/09

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of May			No. and duration of Repairs to Elevator between 7/1/07 to 5/31/09			Start Date	Date or Estimated Completion of Major Repair	Total Repair Cost as of Report Date
				Less than one day	2 to 7 days	More than 7 days	Less than one day	2 to 7 days	More than 7 days			
Kuhio Park Terrace A	Family	1					32	3	2			$ 116,060.93
		2		5			43	4	2			$ 70,238.12
		3	Notice to Proceed issued on March 19, 2009				2					$ 2,612.56
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Cannot be repaired.	
		5		1			25	1	2			$ 139,618.87
		6					47					$ 7,837.25
Paoakalani	Elderly	1		1			6					$ 1,100.00
		2					1		1			$ 17,038.90
Kalakaua Home	Elderly	1		1			16	1	1			
		2		1			12	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1							1			$ 12,140.20
		2					3					
Kalanihuia	Elderly	1					34	1	1			$ 27,763.75
		2					20					$ 275.00
Kamalu Elderly	Elderly	1					6	2	1			$ 9,467.50
		2					4					$ 137.50
Makamae	Elderly	1					5		1			$ 2,722.51
		2					2					
Makua Alii	Elderly	1					16	2	1			$ 137.50
		2					10					
Punchbowl Homes	Elderly	1					11	2				$ 23,350.78
		2					7	1	1			$ 137.50
Banyan St Manor	Family	1					5					$ 20,692.75
Hale Poai	Elderly	1					11	2				$ 206.00
		2					8					$ 329.80
Halia Hale	Elderly	1					2					$ 3,323.02
Kulaokahua	Homeless	1					9					$ 378.75
Laiola	Elderly	1					1					$ 412.00
		2					4					
Pumehana	Elderly	1		1			9	2				$ 17,726.24
		2					9					$ 240.63
Salt Lake Apts	Family	1					4					$ 23,350.78
Wilikina Apts	Family	1					7	1				$ 3,323.02
		2					8					$ 17,038.90
Total		34		10	0	0	379	23	15			
											Total Cost for Repairs to date	$ 532,199.36

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 6/5/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS													
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A	Family	1	1964	44	271	16	3		$4,152,919	To be funded w/ FY08 Elevator CIP	Sep-07	Oct-09	Nov-10
		2	1964	44					Notice to Proceed date 3/19/09		Sep-07	May-10	May-11
		3	1981	27							Sep-07	Apr-09	Apr-10
Kuhio Park Terrace B	Family	4	1964	44	298	16	3		Notice to Proceed date 3/19/09		Sep-07	Apr-09	Apr-10
		5	1964	44							Sep-07	Oct-09	Nov-10
		6	1981	27							Sep-07	May-10	May-11
Kalanihuia	Elderly	1	1968	40	151	15	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jan-10	Jul-10
		2	1968	40							Aug-08	Jul-10	Nov-10
Kalakaua Home	Elderly	1	1983	25	221	10	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Feb-13	Apr-13
		2	1983	25							Aug-08	Apr-13	Jun-13
Punchbowl Homes	Elderly	1	1961	47	144	7	2		$700,000	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-10	Mar-11
		2	1961	47							Aug-08	Mar-11	Jun-11
Paoakalani	Elderly	1	1970	38	151	17	2		$780,000	To be funded w/ FY09 Elevator CIP	Aug-08	Sep-12	Jan-13
		2	1970	38							Aug-08	Jan-13	May-13
Pumehana	Elderly	1	1972	36	139	21	2		$780,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jan-10	Jul-10
		2	1972	36							Aug-08	Jul-10	Nov-10
Makua Alii	Elderly	1	1967	41	211	20	2		$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jun-11	Oct-11
		2	1967	41							Aug-08	Nov-11	Mar-12
Salt Lake Apts	Family	1	1970	38	28	8	1		$450,000	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-12	Jul-12

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 6/5/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS													
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Makamae	Elderly	1	1971	37	124	4	2		$500,000	To be funded w/ FY09 Elevator CIP	Aug-08	Nov-11	Apr-12
		2	1971	37							Aug-08	Apr-12	Aug-12
Wilikina Apts	Family	1	1977	31	119	9	2		$700,000	To be funded w/ Wilikina Funds	Aug-08	Jul-12	Oct-12
		2	1977	31							Aug-08	Nov-12	Feb-13
Hale Poai	Elderly	1	1989	19	206	7		2	$320,000	Full Modernization not required, only installation of safety related items. Funding dependent on bids for major modernization listed above.			
		2	1989	19									
Halia Hale	Elderly	1	1995	13	41	5		1	$255,000				
Laiola	Elderly	1	1991	17	108	6		2	$220,000				
		2	1991	17									
Kulaokahua	Homeless	1	1992	16	30	3		1	$60,000				
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	$245,000				
		2	1994	14									
Kamalu Elderly	Elderly	1	1993	15	109	7		2	$240,000				
		2	1993	15									
Banyan St Manor	Family	1	1977	31	55	3							
	TOTAL	34			2,518	181	23	10	$12,102,919				
	Average age of elevators			31									

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RESULTS OF EVICTION REFERRALS

July 2007 – May 2009

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
Aug 07	12	7	5	2	5	2	1	2	10
Sept 07	13	7	6	6	1	0	0	6	7
Oct 07	13	5	8	6	3	2	0	2	11
Nov 07	21	15	6	12	3	1	1	4	17
Dec 07	3	2	1	1	0	1	1	0	3
Jan 08	10	10	0	5	3	0	0	2	8
Feb 08	10	9	1	3	2	1	0	4	6
Mar 08	7	6	1	2	1	1	0	3	4
Apr 08	30	27	3	9	13	0	1	7	23
May 08	14	11	3	4	6	0	0	4	10
June 08	12	9	3	6	2	0	1	3	9
July 08	0	0	0	0	0	0	0	0	0
Aug 08	13	9	4	5	2	0	1	5	8
Sept 08	14	12	2	4	2	1	3	4	10
Oct 08	22	15	7	5	7	0	2	8	14
Nov 08	14	10	4	9	2	0	1	2	12
Dec 08	11	10	1	7	2	0	0	2	9
Jan 09	5	4	1	3	0	1	0	1	4
Feb 09	39	32	7	16	13	0	0	10	29
March 09	31	27	4	12	11	3	0	5	26
Apr 09	31	29	2	12	9	0	0	8	23
May 09	22	18	4	7	6	0	4	5	17
TOTALS	307	229	77	121	76	12	16	81	225

Total # of Cases Heard for the Month of May 2009: 22
(Oahu & Neighbor Island)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	6	1
Evict w/cond	6	0
10-day cure	0	0
Dismissal	2	2
Continued	4	1
TOTAL	18	4

Delinquent balances for rent cases ordered evicted for month of May 2009:

AMP 32 Mayor Wright Homes	$ 11,349.51
AMP 40 Kuhio Park Terrace	$ 696.79
AMP 43 Kona	$ 24,168.15
AMP 45 Kauhale Ohana	$ 8,123.50
Total:	$ 44,337.95

Contract & Procurement Office
Monthly Status Report for May 2009

Solicitations Issued in May 2009.

Solicitation No.	Title	Due Date
IFB-CMS-2009-19	Tent Fumigation & Soil Treatment of 15 Bldgs. at Kahekili Terrace Job No. 09-017-117-S	June 8, 2009
IFB-CMS-2009-18	Renovation of 55 Bldgs. at 4 Maui Projects (Kahekili Terrace, David Malo Circle, Makani Kai Hale, Piilani Homes) Job No. 09-016-000-S	June 8, 2009
IFB-CMS-2009-17	Kalihi Valley Homes Site & Dwelling Improvements, Phase 4A Job No. 07-044-105-S	June 12, 2009
IFB-CMS-2009-12	Abatement & Renovations at Lokahi Job. No. 07-048-206-S	June 12, 2009
IFB-PMB-2009-20	Tree Trimming Services at AMP 32 (Mayor Wright Homes, AMP 33 (Kamehameha Homes/Kaahumanu Homes, and AMP 44 (Waimaha-Sunflower)	June 12, 2009

Contracts Executed in May 2009:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 09-06	Doonwood Engineering Replace Booster Pump at Makua Alii May 11, 2009 – August 10, 2009		$43,141.44
CMS 09-07	Electricians, Inc. Upgrade Fire Alarm System at Laiola Elderly May 15, 2009 – September 14, 2009		$185,723.00
CMS 09-08	Doonwood Engineering Replace 2 Existing Heat Pumps, 2 Existing Water Heaters at Wahiawa Terrace May 22, 2009 – May 21, 2012		$69,403.00
HPB-09-08	Hybrid International, LLC Create Extensible Markup Language for Data Transport May 1, 2009 to April 30, 2010		$19,500.00
HPS 08-04-SA01	H5 – Hawaii Helping the Hungry Have Hope Provide Emergency Shelter Services at Pier I, Kaakako Next Step/Provide Transitional Shelter Services at Puahala Homes May 9, 2009 to July 31, 2009	$173,561.00	$1,114,761.00
HPS 08-19-SA01	IHS, Institute for Human Services Provide Supportive Services for Homeless Individuals on the Island of Oahu for an Additional 2-months (no-cost extension) June 1, 2009 to July 31, 2009	$0.00	$74,500.00
PMB 07-05-SA01	Hawaii Affordable Properties, Inc. Property Management, Maintenance and Resident Services for AMP 43 (Ka Hale Kahaluu) for an additional 12-months June 1, 2009 to May 31, 2010	$443,292.00	$1,366,620.00

Status Reports:

1. Revitalize and redevelop Kuhio Park Terrace/Kuhio Homes
   a. Evaluation Committee scored proposals and selected Priority Listed Offerors.
   b. Issued Addendum No. 2 to inform interested parties of the HPHA's intent to conduct a Pre-Proposal Conference under the Step 2: Technical Submission.

c. Issued notification to Priority Listed Offerors selected to participate in the Step 2: Technical Submission process.
d. Issued Addendum No. 3 to inform Priority Listed Offerors of the Step 2: Technical Submission Pre-Proposal Conference and Site Inspection Date and Time, written questions, proposal due date and time and evaluation criteria.
e. Issued Addendum No. 4 to provide Priority Listed Offerors with the Pre-Proposal Conference agenda, conference call number and additional information relating to subject properties.
f. Conducted Pre-Proposal Conference and Site Inspection for the Priority Listed Offerors for the Step 2: Technical Submission process.
g. Issued Addendum No. 5 to provide Priority Listed Offerors with additional information such as structural assessment, tenant income, and 2008 physical needs assessment.

2. Sale of Wilikina Apartments
See Property Management and Maintenance Services Branch (PMMSB) monthly report

3. Sale of Banyan Street Manor
See Property Management and Maintenance Services Branch (PMMSB) monthly report

4. Sale of Vacant Parcel, Hana, Maui
See Property Management and Maintenance Services Branch (PMMSB) monthly report

Section 8 Subsidy Programs Branch
Program Report
As of May 31, 2009

Federal Housing Choice Voucher (Section 8) Program

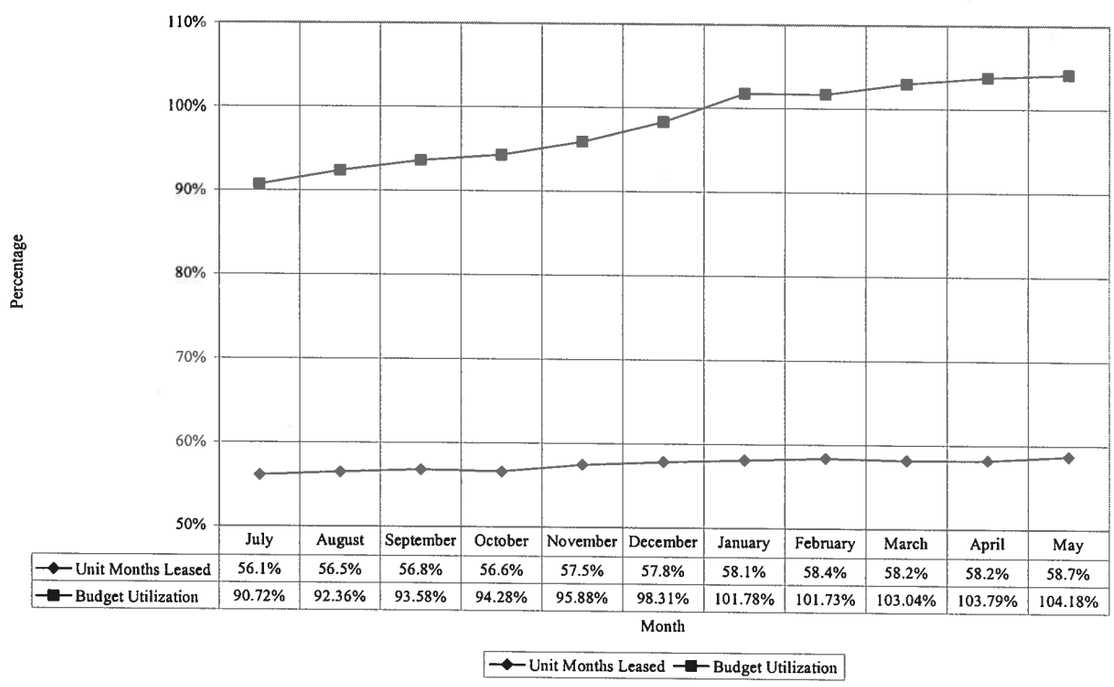
2009 Fiscal Year Report (Cumulative Trend)

- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 98.15% of the total annual allocated budget of $18,741,816 or $1,561,818 per month.
- For FY 2009, unadjusted average monthly voucher lease up is 1,795 or 58.70% of the total 3,058 baseline vouchers; 1,822 participants were assisted during the month. Administrative fees are earned for each participant that leased up on the first of the month. The low voucher utilization rate is because of high rents in Hawaii. Therefore, it is unlikely Hawaii will ever utilize all vouchers because the limiting factor is the funding provided.
- May 2009 subsidy payments show a 1.11% monthly increase in subsidy expenditures from the previous month due in part to an increase in issuances of vouchers and hunter's (voucher holders') success in securing rental contracts.

Monthly Report (Monthly Snapshots)

Current average budget utilization is **98.15%.** HPHA's goal is 95% to attain 15 points for Indicator 13 in SEMAP.

FY 2009 Section 8 Budget Utilization and Unit Months Leased



	July	August	September	October	November	December	January	February	March	April	May
Unit Months Leased	56.1%	56.5%	56.8%	56.6%	57.5%	57.8%	58.1%	58.4%	58.2%	58.2%	58.7%
Budget Utilization	90.72%	92.36%	93.58%	94.28%	95.88%	98.31%	101.78%	101.73%	103.04%	103.79%	104.18%

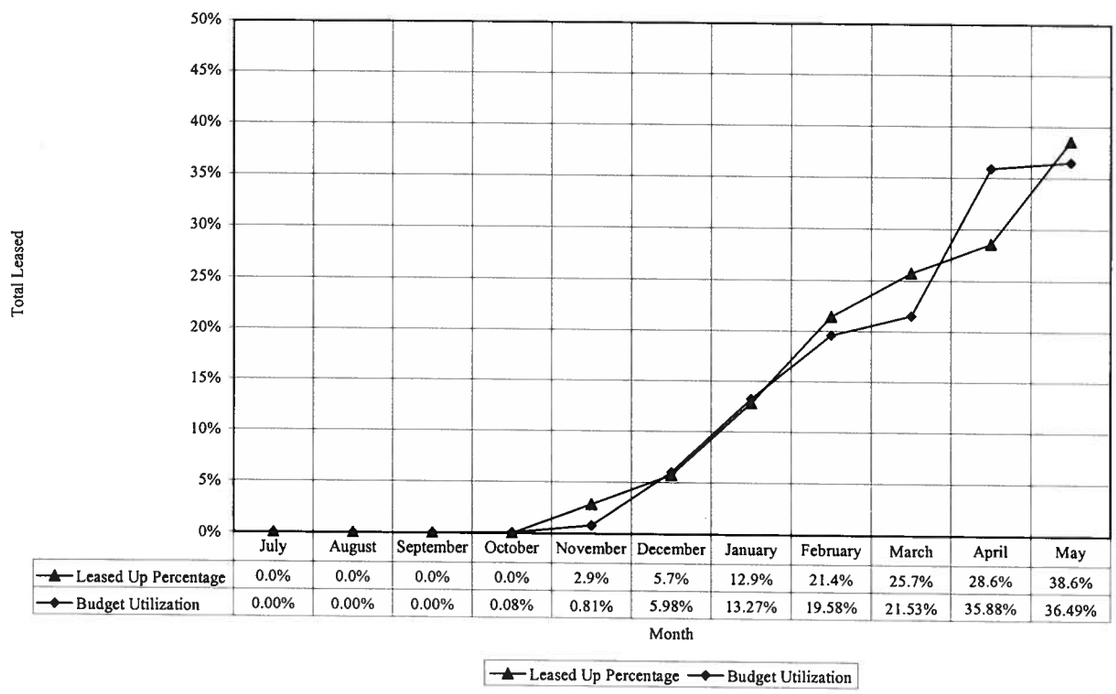
- The monthly average per unit cost subsidy is $872.00 per month. The amount reflects the difference between what the family pays towards rent and the approved payment standard. Payment standards vary among bedroom sizes.
- 6 new Housing Choice Vouchers were issued for May 2009, bringing the total FY 2009 new HCV issuances to 164.
- The Department of Housing and Urban Development, Financial Management Center has allotted the HAP budget authority for CY 2009. As of 5/31/09 the branch is operating at 102.70% of the budget authority. The branch will concentrate its efforts in bringing this rate down to between 95% and 98% to ensure that the program is sustainable by the allotted amount. The branch will closely monitor the attrition rate, suspend voucher issuance, limit new placements and administer all incoming portable vouchers.

Federal Housing Choice Voucher (Section 8) Program
Veterans Affairs Supportive Housing (VASH)

- HPHA was awarded 70 Veterans Affairs Supportive Housing (VASH) Vouchers to assist Veterans with housing assistance.
- Eligible applicants under this program are referred to HPHA from the Department of Veteran Affairs.
- For the month of May 2009, 2 veteran families were issued vouchers, bringing the total voucher issuance to 32. To date, a total of 27 veteran families are leased up under VASH assistance.
- VASH voucher holders reside on Oahu, Maui and Kauai.

Monthly VASH Report (Monthly Snapshots)

FY 2009 VASH Vouchers



	July	August	September	October	November	December	January	February	March	April	May
Leased Up Percentage	0.0%	0.0%	0.0%	0.0%	2.9%	5.7%	12.9%	21.4%	25.7%	28.6%	38.6%
Budget Utilization	0.00%	0.00%	0.00%	0.08%	0.81%	5.98%	13.27%	19.58%	21.53%	35.88%	36.49%

Federal Housing Choice Voucher (Section 8) Program
Quarterly Update of Section 8 Management Assessment Program (SEMAP)

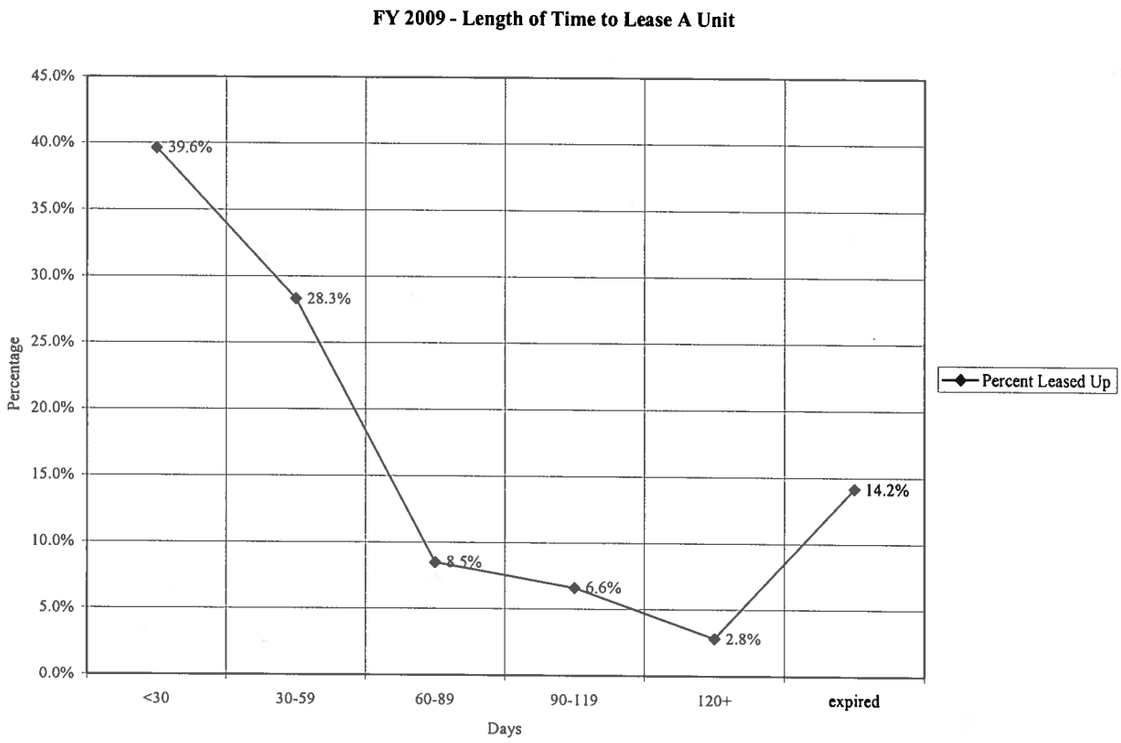
The United States Department of Housing and Urban Development (HUD) established the Section 8 Management Assessment Program (SEMAP) to assess performance and delivery of the Section 8 Rental Assistance Program. SEMAP consists of 15 measurement indicators. Hawaii Public Housing Authority's (HPHA) performance for each indicator through December 31, 2008 and respective strategies to achieve maximum points are itemized below.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
1	Wait List Selection (>98% = 15)	Wait List Selection Policies & procedures in place and being followed	15	15	15	Applicants are pulled from the Waiting List in compliance with the Hawaii Administrative Rules Chapter 15-185.
2	Reasonable Rent (>98% = 20; 80-97% = 15)	Procedure in place and being followed to document that rents are comparable to other units in census tract at initial lease up and annual recertification	20	15	20	HPHA's rent comparable data base is updated on a real time basis and reasonable rent is done during lease-up and re-certification. Random audits will be performed to ensure full compliance: 90% of files containing no errors. EmPHAsys (ECS) Elite contains a rent comparable module to assist the Housing Quality Standards (HQS) Inspectors when making this determination and improving on this indicator.
3	Adjusted Income (>90% = 20; 80-89% = 15)	Rent computations to determine adjusted income being done accurately	20	15	15	Rent computations are formulated via ECS and backed up by manual calculations. This procedure is automated. Section 8 recipients' (S8R) file audits (10%) are conducted to ensure accuracy of the calculation. Current accuracy rate is at 81%, however, the full quarter has not been reviewed as there is a time lag of two months to review tenant files. The Branch continues to address file errors and corrective actions.
4	Utility Allowance	Maintain and utilize current utility allowance rates (for each county)	5	5	5	All utility allowance schedules have been made current.
5	Housing Quality Standards (HQS) Control	Perform management inspection on 10% of units as quality control.	5	5	5	All the required inspections have not been completed, however for each month, 2% of initial inspections are reviewed.
6	HQS Enforcement	Enforce that landlords correct any emergency situations found during HQS inspections within 24 hours, non-emergency within 30 days	10	0	10	An extremely small percentage of the units have life threatening deficiencies reported during the HQS inspections. The Housing Inspectors immediately call to inform the landlord of all the deficiencies (life threatening and non-life threatening). Furthermore, a copy of the report and corrective actions required is mailed shortly thereafter. The inspectors schedule a follow-up inspection to ensure compliance. The HQS clerk contacts the owner/landlord for any deficiencies that have not been corrected within 15 days to check if corrections have been made or not. If corrections are not made after 30 days, the housing assistance payment (HAP) will be abated.
7	Expand Housing Opportunities	Encourage landlord participation in low poverty areas to participate through outreach strategies	5	5	5	HPHA and the City & County of Honolulu co-sponsored a Landlord Outreach Seminar on May 29, 2009. This seminar is for current and prospective landlords, property managers and service providers.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
8	Fair Market Rent (FMR) Limit & Payment Standards	At least 98% of gross rents are less than or equal to current FMR or Payment Standard	5	5	5	HUD has issued a 2009 FMR update and HPHA has updated the payment standard equivalent to approximately 95% of the FMR. Exception is that for studio units, 100% of the FMR will be used to assist the elderly and disabled households. The intent is to assist families with overcoming high rent barriers.
9	Annual Re-examinations (<5% = 10; 5-10% = 5)	Complete annual recertification on time / less than 5% overdue	10	10	10	PIH Information Center (PIC) SEMAP indicator shows 100% of number of families reported to be in compliance with annual re-certifications completed timely.
10	Tenant Rent Calculations	Calculations are done correctly / error rate of less than 2%	5	5	5	Monthly quality control (QC) will determine whether tenant rent calculations are within the 2% error rate report.
11	Pre-contract HQS (<2%)	98% of units must pass HQS inspection before lease signed	5	5	5	QC audits will indicate whether a unit passed inspection before HAP payments are made.
12	Annual HQS Inspection	Each unit must be inspected annually / error rate of less than 2%	10	10	10	PIC Ad Hoc reports will determine whether unit inspected was completed within 12 months. QC audits will back up data.
13	Lease Up (>98% = 30; 95-97% = 15)	Maximize lease up and utilization of Section 8 budget allocation.	20	0	20	As of 05/31/2009: **Adjusted Voucher Lease-Up Analysis**: Mainstream (175 / 175 or 100%) Section 8 (2,883 / 1,620 or 56.2%) VASH (70/27 or 39.0%) **Lease-Up (3,128/1,822 or 58.25%)** Maintenance strategies • Decrease payment standard to 90% of FMR. This will decrease PUC, therefore balancing the over-utilization rate • Monitor attrition rate and limit lease-ups to maintain 95% to 98% lease-up rate • Administer incoming portable vouchers to recoup 80% of porting PHAs administrative fees
14	FSS (Oahu) (>80% & 30% escrow = 10; 60-79% & 30% escrow = 8; >80% & <30% escrow, or <60% & >30% escrow = 5; 60-79% & <60% escrow = 3)	Maximize enrollment up to budget allocation	10	8	8	The Family Self Sufficiency (FSS) coordinator has been receiving newly leased up referrals to increase the FSS program participants. It is anticipated to have 86 families under contract. There are 78 families under contract as of May 31, 2009.
			145	103	138	
15	Deconcentration Bonus (Oahu)	Utilize Section 8 Vouchers to deconcentrate urban areas of poverty	5	5	0	PIC information not available. Points will be determined at the end of the FY 2009.
TOTAL SCORE PLUS BONUS POINTS			**150**	**108**	**138**	

Housing Choice Voucher (HCV) Lease Up Success

A majority of voucher holders continue to successfully find units within the initial 60 day period as the softening of the rental market makes the HCV program more attractive to owner/landlords.



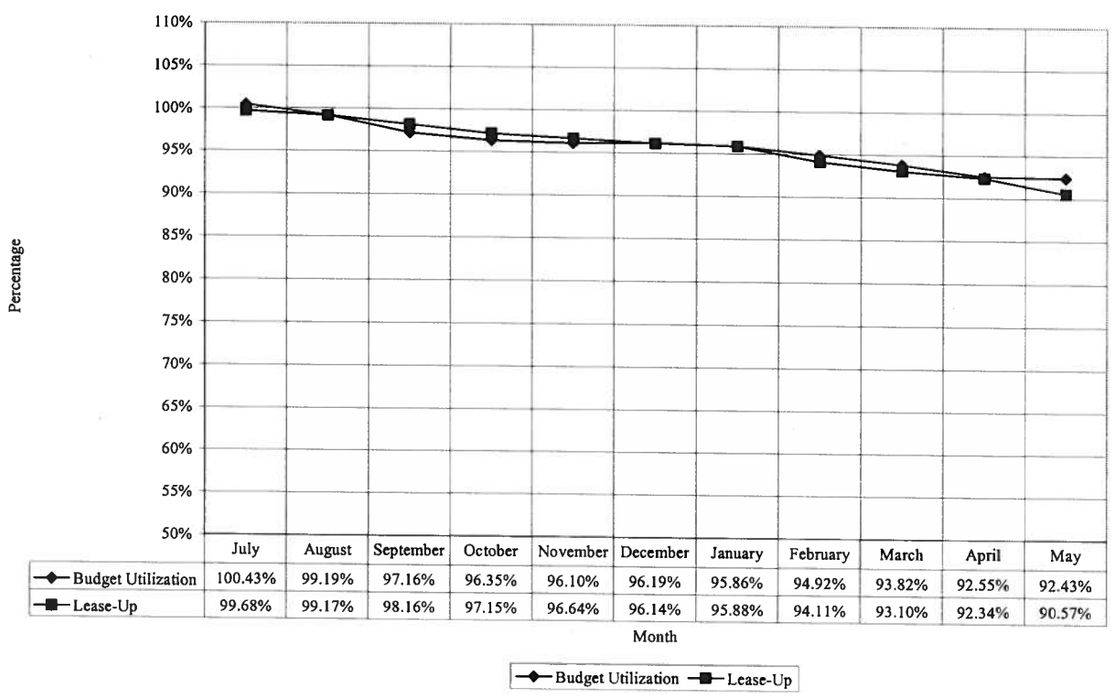
State Rent Supplement Program

2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly lease up is 355 families or 92.45% of the total 384 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 95.91% of the total annual allocated budget of $924,720 or $77,060 per month.
- The monthly average per unit cost subsidy is $196.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $230.00 per month.
- May 2009 Rent Supplement Subsidy payments show a 0.12% monthly decrease from the previous month because of a decrease in the number of families on assistance. Per unit cost increased from $195 to $201 which is attributed to a decrease in subsidy payments.
- The values for previous reports may not be the same as the current report due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

FY 2009 Rent Supplement Program Budget Utilization and Lease Up



	July	August	September	October	November	December	January	February	March	April	May
Budget Utilization	100.43%	99.19%	97.16%	96.35%	96.10%	96.19%	95.86%	94.92%	93.82%	92.55%	92.43%
Lease-Up	99.68%	99.17%	98.16%	97.15%	96.64%	96.14%	95.88%	94.11%	93.10%	92.34%	90.57%

HOMELESS PROGRAMS BRANCH
June 18, 2009

I. ACCOMPLISHMENTS

A. Shelter Occupancy Report
Information from this report is updated weekly and available on line at www.homeless.hpha.hawaii.gov This report identifies the number of people served in April. May information is updated on June 15th. The wait list information is effective as of May 30, 2009, because of the internal deadline for Board items.

The shelters with an asterisk are leased or owned by HPHA.

Shelter Name(s)	Total Number of units	Total # of People Served	Wait List
*Weinberg Village Waimanalo (Waimanalo, Oahu) Family Shelter	30 units	29 families **123 total indiv.**	206 singles 59 families
*Nakolea (McCully, Oahu) Working singles	64 units	**66 total indiv.**	0 single
*Kulaokahua (Makiki, Oahu) Trans. shelter for single seniors	29 units	**36 total indiv.**	29 singles
*Next Step Shelter (Kakaako, Oahu) Emergency shelter for singles & families	160 units	146 singles 16 families **203 total indiv.**	n/a
Puahala – H5 (Kalihi, Oahu) Transitional shelter for families	14 units	13 families **47 total indiv.**	n/a
*Onelau'ena (Kalaeloa, Oahu) Emergency shelter for singles & families	36 units	37 singles 26 families **141 total indiv.**	155 singles 69 families
*Onemalu (Kalaeloa, Oahu) Transitional shelter for singles & families	46 units	15 singles 35 families **186 total indiv.**	140 singles 47 families
*Hale Ulu Pono (Kalaeloa, Oahu) Transitional shelter for singles w/mental illness	28 units	**23 total indiv.**	28 singles
*Paiolu Kaiaulu (Leeward Oahu) Emergency shelter for singles & families	125 units	61 singles 53 families **248 total indiv.**	0
*Kumuhonua (Kalaeloa, Oahu) Transitional shelter for adults Currently taking applications	69 units	21 singles 0 families **21 total indiv.**	0
*Ulu Ke Kukui (Leeward Oahu) Transitional shelter for families Currently taking applications	80 units	3 singles 63 families **267 total indiv.**	0
Kawaihae (Big Island, Hawaii) Transitional for families	24 units	22 families **94 total indiv.**	25 singles 7 families
Maililand (Waianae, Oahu) Transitional for families	44 units	2 singles 43 families **173 total indiv.**	84 singles 23 families

Shelter Name(s)	Total Number of units	Total # of People Served	Wait List
Hawaii Island Home for Recovery (formerly) Faith Against Drugs (Hilo, Hawaii) Transitional for singles	19 units	19 singles **19 total indiv.**	16 singles
Ho'olanani (Kahului, Maui) Emergency for singles & families	18 beds	22 singles 2 families **27 total indiv.**	0
Honolulu Family Center (Oahu) Emergency for singles & Families	14 beds	1 single 5 families **19 total indiv.**	261 singles 63 families
Windward Family Center (Kailua, Oahu) Emergency for singles & families	14 beds	1 family **4 total**	94 singles 27 families
Gregory House (Honolulu, Oahu) Transitional for singles w/HIV	11 beds	**8 total indiv.**	43 singles 3 families
Community Residential Prog.(Waipahu, Oahu) Transitional for singles	13 beds	**11 total indiv.**	43 singles 3 families
TLP Young Men's Keeaumoku (Honolulu, Oahu) Transitional for young men	4 units	4 single **4 total indiv.**	0
TLP Young Men's Maka'aloa (Ewa Beach, Oahu) Transitional for young men	4 units	3 single **3 total indiv.**	0
TLP Young Women Apaa (Ewa Beach, Oahu) Transitional for young women	6 units	4 single **4 total indiv.**	0
Loliana (Honolulu, Oahu) Transitional for families	43 units	44 families **158 total indiv.**	10 families
Vancouver House (Honolulu, Oahu) Transitional for students with or without families	33 units	33 families **98 total indiv.**	19 families
IHS Ka'aahi Street (Honolulu, Oahu) Emergency for women & children	190 beds	139 singles 26 families **221 total indiv.**	0
IHS Sumner Street (Honolulu, Oahu) Emergency for men	200 beds	**376 total indiv.**	0
Kahikolu Ohana Hale O Waianae (Oahu) Transitional for singles & families	2 dorms & 72 units	7 singles 31 families **131 total indiv.**	0
Mana'olana (Lihue, Kauai) Emergency for families/singles	20 beds	58 singles 3 families **66 total indiv.**	0
Mana'olana (Lihue, Kauai) Transitional for families/singles	13 units	3 singles 4 families **12 total indiv.**	0
Komohana Group Home (Lihue, Kauai) Transitional for singles	6 beds	**4 total indiv.**	0
Lihue Court (Lihue, Kauai) Transitional for families	24 units	7 families **27 total indiv.**	0

Shelter Name(s)	Total Number of units	Total # of People Served	Wait List
Ka Hale A Ke Ola Homeless Resource Ctr. (Wailuku, Maui) Emergency/Transitional for singles & families	72 units	66 singles 55 families **263 total indiv.**	152 singles 33 families
Na Hale O Wainee Resource Center (Lahaina, Maui) Emergency/Transitional for singles & families	72 units	60 singles 26 families **140 total indiv.**	13 families
Safe Haven (Honolulu, Oahu) Transitional for singles w/mental illness	25 units	**30 total indiv.**	5 singles
Beyond Shelter (Hilo, Hawaii) Transitional for singles & families	8 units	9 families **35 total indiv.**	2 families
Kiheipua Emergency Shelter (Hilo, Hawaii) Emergency for singles & families	72 beds	9 singles 9 families **50 total indiv.**	2 singles 3 families
Wilder House (Hilo, Hawaii) Transitional for families	1 unit	1 family **9 total indiv.**	0
Kuleana House (Hilo, Hawaii) Transitional for families	1 unit	1 family **4 total indiv.**	2 families
Lighthouse Outreach Center (Waipahu, Oahu) Emergency for singles & families	100 beds	80 singles 55 families **262 total indiv.**	n/a
Veteran's in Progress (Kalaeloa, Oahu) Transitional for veterans	98 beds	**102 total indiv.**	0
Bridge to Success (Domestic Violence)(Oahu) Transitional for woman & children	8 units	10 single 1 family **12 total indiv.**	7 families
Family House (Domestic Violence)(Oahu) Transitional for women & children	15 units	0 single 7 families **16 total indiv.**	0
Ohana Ola O Kahumana (Waianae, Oahu) Transitional for families	48 units	50 families **200 total indiv.**	35 families
TOTAL	**1261 Units + 786 Beds**	**770 singles 670 families 3943 total indiv.**	**1283 singles 425 families**

B. State Programs Administration – (Stipend, Outreach and Grants Program)

1. Site monitoring visits for all three programs are being concluded. Staff is writing up the findings from the visits. They will be reviewing corrective actions and helping agencies achieve program compliance.

2. Draft contracts are being prepared for the FY 2010 contract year.

3. On July 10, 2009, HPB will be holding an informational meeting for all contracted providers to kick off the FY 2010 program year.

C. Federal Programs

1. Five Year Consolidated Plan – Continued working with the three rural counties to produce a draft of the new Five Year Consolidated Plan for the years 2010 to 2014. The plan is for use of Housing and Urban Development (HUD) funds provided through Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Shelter Grant (ESG) Programs over the next five years. The first draft must be completed by Sept. 2009, for a 30-day public comment period. The Consolidated Plan will be submitted to HUD by Dec. 1, 2009, for approval by Jan. 15, 2010.

2. Emergency Shelter Grants and Housing Opportunities for Person with AIDS – Contracts beginning July 2009 are being completed and executed.

3. Completed the substantial amendment to the 2008 Annual Consolidated Action Plan in order to provide detail on use of American Revitalization Reinvestment Act funds. The amendment has be posted for public comment.

4. Completed the annual site audits of the contracted providers under Shelter Plus Care, Supportive Housing Program, Emergency Shelter Grant Program, and Housing Opportunities for Persons with AIDS to test compliance with Federal and State requirements in their service delivery, targeted outcomes, and contract expenditures.

5. Request for Information is in preparation for funding proposals to be included in the 2009 competitive Continuum of Care Notice of Funding Availability which HUD will post in mid June.

D. Other Projects

1. Repair and Maintenance of HPHA Owned Shelters – Four fire hydrants on land owned by HPHA at Kalaeloa have been inspected and serviced. Additionally, two very tall coconut trees have been cut at Kalaeloa because of the hazard they posed due to copious production of coconuts in an area frequented by residents and children.

2. Reroofing of the office building at Weinberg Village Waimanalo will begin shortly. The roof was leaky and in need of repair.

3. Nakolea – The building permits have been secured for the renovation work. Bathroom and sewer renovations are proceeding.

4. TANF Funding for Homeless Programs – Working with Dept. of Human Services to execute two memoranda of agreement for the use of TANF funds for the Housing Placement Program and to supplement stipend program funds.

5. Kaloko Project – Drafted a request to the Governor to allot CIP funds from Act 158, SLH 2008, which was allocated to the County of Hawaii for the Kaloko Housing Program. The project is shovel ready for phase one which will include 8 units of affordable housing and 24 units of transitional housing for the homeless. The project is urgently needed because the only homeless shelter in Kona is slated to close due to cesspool remediation issues.

6. Drafted a request to the Governor to allot funds from Act 222, SLH 2007, to supplement stipend program funds for FY 2010.

II. OBJECTIVES

A. State Programs Administration

1. Stipend, Outreach and Grants Program
   a. Continue to close out contracts for FY2008
   b. Ensure that all agencies receive their fourth quarter payments for FY 2009
   c. Assist the provider agency at Kumuhonua with their community collaboration toward filling the shelter units.
   d. Work with providers to development new budgets and scopes of service for their next contracts for FY 2010.
   e. Initiate action to correct severe breaches of contract with one provider agency.
   f. Work on timely new contracts for all programs. New contracts begin Aug. 1, 2009.

B. Federal Projects

1. 2008 Continuum of Care Competitive Application Grant Awards – Implement the final contracts for the HUD award of $ 1,395,583 with providers in the three rural counties for Shelter Plus Care and Supportive Housing Programs.

2. 2009 Emergency Shelter Grant Program – Execute timely contracts with the selected provider agencies.

3. 2009 Housing Opportunities for Persons with AIDS – Execute timely contracts with the selected provider agencies.

4. Homeless Prevention Rapid Re-housing – Begin drafting contracts with selected providers.

5. Complete the homeless portion of the new Five Year Action Plan for 2010 – 2014, by December 10, 2009.

6. Prepare the application for the HUD 2009 Continuum of Care competitive grant on behalf of the three rural counties, which includes an RFP for inclusion in the application.

7. Execute timely Shelter Plus Care contracts: Office for Social Ministry – new contract for New Direction, Family Life Center – new contract and Gregory House Programs – renewal contract.

8. Complete execution of a Memorandum of Agreement between Dept. of Health and HPHA followed by a contract between HPHA and Hybrid International to develop an XML data link between the Homeless Management Information System (HMIS) and provider agency databases to simplify data input procedures.

9. Facilitate a contract between the City and County of Honolulu and HPB HMIS consultant to develop additional capacity on HMIS to capture the data and technical standards prescribed by HUD for the Homeless Prevention Rapid Re-housing Program.

C. Other Projects

1. Work with the University of Hawaii Center on the Family to complete the HMIS data analysis for FY 2008 and 2009.

2. Repair and Maintenance of HPHA Owned Shelters – Complete the following needed repairs so as to not hamper shelter services for the homeless.
   a. Onelauena has a crack in the roofing material which must be sealed to prevent more leakage.
   b. Kulaokahua needs to be repainted and sealed to prevent water seepage.
   c. Nakolea has a crack at one end of the top of the building. A consultant is needed to determine if the crack is structural or if it can be repaired.

3. Complete planning and construction of a playground utilizing funds from The Resort Group for the Kalaeloa shelters.

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
STAFFING REPORT
As of June 5, 2009

Branch	Section	Total Full Time Positions Civil Svc	Exempt	Total	Occupied	Vacant	% Vacant	Active Recruitment Yes	No
Office of the Executive Director		5	3	8	7	1	12.50%	1	0
		5	3	8	7	1	12.50%	1	0
Planning and Evaluation Office		1	2	3	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		1	3	4	2	2	50.00%	0	2
		1	3	4	2	2	50.00%	0	2
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	1	1
	Acctg Sec	10	0	10	6	4	40.00%	2	2
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	2	0	0.00%	0	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		20	1	21	14	7	33.33%	3	4
Information Technology		1	5	6	3	3	50.00%	0	3
		1	5	6	3	3	50.00%	0	3
Personnel Office		4	1	5	4	1	20.00%	0	1
		4	1	5	4	1	20.00%	0	1
Procurement Office		5	4	9	5	4	44.44%	2	2
		5	4	9	5	4	44.44%	2	2
Construction Mgt. Branch		2	0	2	0	2	100.00%	1	1
	CMS	3	0	3	1	2	66.67%	2	0
	CMS I	2	7	9	7	2	22.22%	0	2
	CMS 2	5	3	8	6	2	25.00%	0	2
	DSS	1	2	3	2	1	33.33%	0	1
		13	12	25	16	9	36.00%	3	6
Homeless Branch	Homeless	1	10	11	10	1	9.09%	0	1
		1	10	11	10	1	9.09%	0	1
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	1	0
	Insp Unit	1	7	8	5	3	37.50%	0	3
	Rent Sub Sec 1	15	0	15	9	6	40.00%	0	6
	Rent Sub Sec 2	13	0	13	5	8	61.54%	1	7
		31	7	38	20	18	47.37%	2	16
Property Management & Maint. Services Branch	PMMSB	3	2	5	2	3	60.00%	0	3
	MGT SEC	2	0	2	1	1	50.00%	1	0
	APP	7	0	7	6	1	14.29%	0	1
	RSS	3	8	11	7	4	36.36%	0	4
	PMCS	1	5	6	3	3	50.00%	0	3
	CMSS	23	0	23	19	4	17.39%	0	4
	OAHU 1	25	0	25	21	4	16.00%	0	4
	OAHU 2	28	0	28	21	7	25.00%	2	5
	OAHU 3	35	0	35	29	6	17.14%	2	4
	OAHU 4	28	0	28	25	3	10.71%	0	3
	OAHU 5	30	0	30	21	9	30.00%	1	8
	HAWAII 7	15	0	15	13	2	13.33%	1	1
	KAUAI 8	11	0	11	9	2	18.18%	2	0
	MAUI 9	13	0	13	10	3	23.08%	2	1
		224	15	239	187	52	21.76%	11	41
TOTAL		**307**	**67**	**374**	**273**	**101**	**27.01%**	**22**	**79**

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
June 5, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
19104	CS	N	P	Secretary IV	SR16	Pending interviews.
COMPLIANCE OFFICE						
103020	EX	N	T	Chief Compliance Officer	SRNA	Pending start date.
42104	CS	W	P	Secretary I	SR12	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Pending start date.
41253	CS	N	P	Secretary II	SR14	Position description in review at DHS Office.
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
ACCOUNTING SECTION						
41252	CS	N	P	Accountant IV	SR22	IVA posted 6/2/09; closed 6/12/09.
46278	CS	N	P	Accountant II	SR18	Position description in review at DHS Office.
22265	CS	W	P	Account Clerk III	SR11	Unable to fill; state funded.
5854	CS	W	P	Accountant II	SR28	Unable to fill; state funded.
ASSET MANAGEMENT OFFICE						
96908K	T	N	P	Office Assistant III	SR10	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
117691	EX	N	T	Contract Specialist	SRNA	Continuous recruitment
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Continuous recruitment.
31664	CS	W	P	Procurement & Supply Specialist II	SR20	No action; cost savings.
CONSTRUCTION MANAGEMENT BRANCH						
25649	CS	N	P	State Housing Dev Administrator	EM07	Pending eligible listing from DHS/DHRD.
2800	CS	W	P	Secretary II	SR14	No action; cost savings.
102205	SH	N	T	Student Helper II	NA	No action; cost savings.
CONSTRUCTION MANAGEMENT SECTION						
5857	CS	N	P	Secretary II	SR14	Position description in review at DHS Office.
48707	CS	N	T	Office Assistant III	SR08	89 day appointment.
CONSTRUCTION MGMT UNIT 1						
103024	EX	N	T	Contract Administrator	SRNA	Start date 6/15/09.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	State funded unable to fill.
CONSTRUCTION MGMT UNIT 2						
102676	EX	W	T	Engineer (Building) IV	SRNA	State funded unable to fill.
119226	CS	N	T	Building Construction Inspector II	SR19	Interview scheduled for 6/10/09.
DEVELOPMENT SUPPORT SECTION						
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
HOMELESS PROGRAM BRANCH						
103011	EX	A	P	Homeless Program Specialist	SRNA	No action; cost savings.
INFORMATION TECHNOLOGY OFFICE						
51820	CS	N	T	Office Assistant III	SR08	No action cost savings.
100388	EX	N	T	HPHA Systems Analyst	SRNA	No action cost savings.
106429	EX	N	T	HPHA Systems Analyst	SRNA	No action cost savings.
PERSONNEL OFFICE						

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
June 5, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
51784	CS	N	T	Office Assistant III	SR08	No action; cost savings.
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	No action; cost savings.
98902K	EX	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Mgr VI	SR26	Approval to fill temporary outside the CS listing.
96904K	EX	N	T	Hsg Maintenance Manager	SR26	No action; cost savings.
32210	CS	W	P	Office Assistant III	SR08	No action; cost savings.
CENTRAL MAINTENANCE SERVICES						
5968	CS	N	P	Welder I	BC10	No action; cost savings.
5647	CS	A	P	Office Assistant IV	SR10	State funded unable to fill.
8756	CS	N	P	Bldg Maint Wkr I	BC09	Position will move to AMP38.
17576	CS	N	P	Bldg Maint Wkr I	BC09	Position will move to AMP38.
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt II	SR18	Position description in review at DHS Office.
ASSET MANAGEMENT PROJECT 30 (MU 1)						
2802	CS	N	P	Public Housing Supervisor V	SR24	Retired 06/01/09. IVA posted 6/2/09; closed 6/12/09.
5636	CS	N	P	Public Housing Spclt II	SR18	No action; cost savings.
6171	CS	N	P	Account Clerk II	SR08	No action; cost savings.
6791	CS	N	P	General Laborer II	BC03	No action; cost savings.
4940	CS	N	P	General Laborer I	BC02	No action; cost savings.
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 31 (MU 2)						
5855	CS	W	P	Secretary I	SR12	Stated funded unable to recruit.
30242	CS	N	P	Office Assistant III	SR08	Applicant declined; request another list.
11626	CS	N	P	Building Maintenance Worker II	WS09	Pending interviews.
10879	CS	N	P	Building Maint. Worker I	BC09	No action; cost savings.
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
32407	CS	N	P	General Laborer I	BC02	No action; cost savings.
6642	CS	N	P	Truck Driver	BC06	No action; cost savings.
101119	TA	N	T	General Laborer I	BC02	Applicant declined.
101135	TA	N	T	Office Assistant I	SRNA	No action; cost savings.
101137	TA	N	T	Janitor II	BC02	Pending start date.
101128	TA	N	T	Social Services Aide I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	Approval to fill temporary outsided the CS listing. Reviewing qualifications of 4 applicants.
9619	CS	N	P	Secretary I	SR12	interviews on another eligible listing.
6286	CS	N	P	Public Housing Specialist II	SR18	No action; cost savings.
46195	CS	N	P	Social Service Asst IV	SR11	Pending request to fill from supervisor.
8834	CS	N	P	Bldg Maint Wkr I	BCO9	No action; cost savings.
10541	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	W	P	Public Hsg Spvr IV	SR22	State funded unable to fill.
23696	CS	W	P	Public Hsg Spclt II	SR18	State funded unable to fill.
6792	CS	W	P	Building Maint. Helper	BC05	State funded unable to fill.
8842	CS	N	P	Painter I	BC09	Pending start date.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
119175	CS	N	T	Building Maint. Wkr I	BC09	Pending start date.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
June 5, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
6565	CS	N	P	General Laborer I	BC02	Recommendation made; pending start date.
ASSET MANAGEMENT PROJECT 35 (MU 5)						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	Pending request to fill from Supervisor.
23574	CS	N	P	Bldg. Maint Wkr I	BC09	Pending eligible listing from DHS/DHRD.
5640	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
10866	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
43948	CS	N	P	General Laborer II	BC03	No action; cost savings.
15486	CS	N	P	General Laborer I	BC02	No action; cost savings.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill.
41666	CS	N	P	Public Hsg Spclt II	SR18	Request to fill in process.
8846	CS	N	P	Bldg. Maint. Wkr I	BC09	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 37 (MU 7)						
8719	CS	N	P	Secretary I	SR12	No action; cost savings.
15721	CS	N	P	Building Maint Worker I	BC09	Interviews completed; non selection.
ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR20	Pending internal vacancy announcement.
102241	TA	N	T	General Laborer I	SRNA	No action; cost savings.
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
96905K	CS	N	T	Secretary II	SR14	Pending redescription as a PH Supv III.
119260	CS	N	P	Public Housing Specialist II	SR18	Request to fill submitted to DHS.
ASSET MANAGEMENT PROJECT 39 (MU 9)						
23050	CS	N	P	Public Hsg Spvr IV	SR20	No action; cost savings.
6352	CS	N	P	Secretary I	SR12	IVA posted 5/26/09; closed 06/05/09.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Pending eligible listing from DHS/DHRD.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101134	TA	N	T	Clerk I	SR04	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
42096	CS	W	P	Secretary I	SR12	State funded unable to fill.
RESIDENT SERVICES SECTION						
41254	CS	N	T	Secretary I	SR12	No action; cost savings.
51818	CS	N	T	Office Assistant III	SR08	No action; cost savings.
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
111874	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
103043	TA	N	T	Social Service Aide I	SR05	No action; cost savings.
SECTION 8 - INSPECTION UNIT						
101214	EX	N	T	Lead Housing Inspector	SRNA	No action; cost savings.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	New position established to convert to Civil Service. No action; cost savings.
119191	CS	N	T	Housing Quality Standards Inspector II	SR15	Interviews scheduled for 6/9/09 and 6/10/09.
119192	CS	N	T	Housing Quality Standards Inspector II	SR15	Interviews scheduled for 6/9/09 and 6/10/09.
119198	CS	N	T	Housing Quality Standards Inspector II	SR15	Interviews scheduled for 6/9/09 and 6/10/09.
119199	CS	N	T	Housing Quality Standards Inspector II	SR15	New position established to convert to Civil Service. No action; cost savings.
101130	TA	N	T	Office Assistant II	SR04	No action; cost savings.
ENT SUBSIDY PROGRAMS BRANCH (S8S)						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Employee retired 6/1/09; pending internal vacancy announcement.
RENT SUBSIDYSECTION 1						
29009	CS	N	P	Office Assistant III	SR08	No action; cost savings.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
June 5, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
28657	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
46983	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
14977	CS	N	P	Office Assistant III	SR08	No action; cost savings.
RENT SUBSIDY SECTION 2						
28654	CS	N	P	Office Assistant III	SR08	Ee returning to position effective 7/1/09
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
23103	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
28967	CS	N	P	Public Hsg Spclt I	SR18	Interviews scheduled 6/10/09.
111465	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111467	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111468	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111469	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
101132	TA	N	T	Office Assistant II	SRNA	Applicant Declined

Approved by the Executive Director CT
June 18, 2009

FOR INFORMATION

SUBJECT: Homeless Programs Contracts for Services for FY 2010

I. The Homeless Programs Branch has developed a schedule of contract awards for FY 2010 in anticipation of (a) the Governor signing the State budget bill (HB 200, CD 1) for FY 2010, (b) the Governor's approval of Hawaii Public Housing Authority's (HPHA) request for allotment from Act 222, SLH 2007, and (c) the Housing and Urban Development's (HUD) approval of the State's substantial amendment to the Annual Consolidated Plan.

II. The HPHA anticipates the following resources for shelter and services for the homeless for FY 2010.

State General Funds – HB 200, CD1	$14,107,491
Temporary Assistance to Needy Families (TANF) (Federal and State funds)	4,581,724
Act 222, SLH 2007	1,292,866

The following federal resources are specific to the three rural counties of Maui, Kauai and Hawaii:

Emergency Shelter Grants (ESG)	232,299
Housing Opportunity for Persons with AIDS (HOPWA)	168,000
Continuum of Care Competitive Grant (CoC)	1,395,583
American Recovery and Reinvestment Act funds for Homelessness Prevention & Rapid Re-housing (ARRA)	2,166,888
Grand total of funds available for FY 2010	$23,944,851

III. All contracts funded with State general funds, TANF funds, and funds allotted from Act 222, SLH 2007 will begin on August 1, 2009, and end on July 31, 2010.

IV. ESG and HOPWA funded contracts begin on July 1, 2009 and end on June 30, 2010.

V. Contracts related to the CoC grant awards have varying start dates, because some grants are renewals of existing awards, and others are new awards.

VI. ARRA contracts will begin on September 1, 2009, upon receiving approval and a contract from HUD. The ARRA contracts will be for three years duration, ending on August 31, 2012.

VII. The attached list itemizes all of the pending contracts for FY 2010.

VIII. For each of the types of contracts listed, the following service requirements are included in the applicable contracts.

A. Homeless Shelter Stipend Program Contracts

1. Provide emergency and/or transitional shelter to stabilize the homeless and offer them a safe place to reassess and take control of their living situation while planning for their transition out of homelessness.
2. Provide empowerment and case management to enable families to obtain and retain permanent housing, economic independence, and self-sufficiency for the long-term.

3. Provide services to homeless individuals and families including adequate meals or cooking facilities; client assessment/social services planning; case management; job training; medical and social services referrals; childcare; educational and life skills classes; and monitoring and follow-up after transitioning to permanent housing.

B. Homeless Outreach Program Contracts

1. Provide intake and referral and other needed services to eligible unsheltered homeless persons to assist in the progression toward a healthier, more stable living condition with the ultimate goal of permanent housing and self-sufficiency.

2. Address participants' basic survival needs, i.e. basic medical care, food, clothing, identification, shelter (as best as possible) and help identify the causes of their homelessness and barriers to achieving a more stable living condition.

3. Provide counseling and referral, including assisting participants in addressing identified needs and barriers, and facilitating referrals to local, state and federal programs and private sector agencies for further services, such as emergency or transitional shelter, employment training, mental health services or educational training.

C. Homeless Emergency Grants Program Contracts

1. Make available to eligible homeless families and individuals monetary assistance to prevent, avoid, or remedy homelessness and its associated dangers.

2. Assist homeless persons with housing, food, medical and other types of expenses arising from emergency needs, including shelter/housing rental deposit and rent; utility costs/deposit, and transient shelter needs such as blankets.

3. Provide shelter/housing costs to avert imminent eviction.

4. Provide food, including food preparation, equipment and supplies, or eating utensils and supplies, including transient shelter needs such as portable stoves and fuel. Food costs also include needed special diet supplements and food on an emergency basis while working with the family to find more long-term solutions.

5. Facilitate medical care or medicine, including emergency medical related expenses or purchase of supplies for special medical needs.

6. Provide transportation and job-hunting expenses or expenses involved with getting qualification documentation for public assistance

programs. Transportation costs may include bus passes or car repair expenses in emergency situations.

7. Provide for child and dependent care costs and assuage other emergency needs.

8. Conduct follow-up with participants, including providing follow-up services and referrals to participants receiving grants within three to six months to ensure that a participant does not become homeless.

D. Housing Placement Program Contracts

1. Cultivate and outreach to landlords to rent to homeless persons or Section-8 voucher holders.

2. Provide for client assessment, linkage to appropriate landlords, and landlord/client intervention to assist with the transition into a rental unit.

3. Provide first month's rent or rental deposit and additional damage guarantees, as needed.

4. Provide counseling on becoming a responsible tenant, understanding the lease document, budgeting, and other life skills.

E. Emergency Shelter Grant Program and Supportive Housing Program (Federal Programs)

1. Provide supplementary funding for shelter operations and special programs which include job training, education to attain a GED, substance abuse counseling programs and help in transitioning to employment.

2. The Emergency Shelter Grant Program targets emergency shelter operations and services, and the Supportive Housing Program targets transitional shelters and permanent supportive housing.

F. Housing Opportunities for Persons with HIV/AIDS Contracts (Federal Program)

1. Provide housing placement with an ongoing rent subsidy for homeless persons with a HIV/AIDS.

2. Provide rental deposit and ongoing case management/mentoring to maintain stability in housing.

G. Shelter Plus Care Program Contracts (Federal Program)

1. Provide housing placement with an ongoing rent subsidy for homeless persons with disabilities.

2. Provide rental deposit and ongoing case management/mentoring to maintain stability in housing.

H. American Recovery and Reinvestment Act (Federal Program)

1. Provide short-term or medium-term rental assistance.

2. Provide housing relocation and stabilization services, which include housing search, mediation or outreach to property owners.

3. Assist with credit repair, security or utility deposits, and utility payments.

4. Provide, if applicable, rental assistance for a final month at a location, moving cost assistance, case management, or other appropriate activities for homelessness prevention and rapid re-housing of persons who have become homeless.

Exhibit 1 Attached

Prepared by: Sandra J. Miyoshi, Homeless Programs Branch Administrator

Homeless Programs FY 2010

	State	Federal	
Stipend Award Total	$14,010,677.00		
Outreach Award Total	$2,395,562.75		
Grant Award Total	$345,000.00		
Housing Placement Award Total		$2,431,724.00	
Emergency Shelter Grant Award Total		$226,492.00	
Housing Oppor. For Persons with AIDS Award Total		$163,000.00	
American Recovery and Reinvestment Act Award Total		$2,123,550.00	
Shelter Plus Care Award Total		$1,203,468.00	
Supportive Housing Program Award Total		$192,115.00	
Grand Total of Funds	**$16,751,239.75** +	**$6,340,349.00** =	$23,091,588.75

E: Emergency shelter *T: Transitional shelter* *Stipend Contracts include management requirements for State owned facilities*

	State Homeless Shelter Stipend Program (Stipend) **Agency/Shelter**	**Units/Beds**	**FY 2010 Award**	**Remarks**
1	**Alternative Structures International (ASI)**		**$1,243,200.00**	**Total**
	Ohana Ola O' Kahumana (T) Leeward, Oahu	48 units	$403,200.00	
	Ulu Ke Kukui (T) Leeward, Oahu	80 units	$840,000.00	(+ manage. contract)
2	**Catholic Charities Hawaii (CCH)**		**$482,400.00**	**Total**
	Kawaihae (T) Kona, HI	24 units	$177,600.00	
	Ma'ili Land (T)	44 units	$304,800.00	
3	**Family Life Center (FLC)**		**$77,000.00**	**Total**
	Ho'olanani (E) Maui	18 beds	$77,000.00	
4	**Family Promise of Hawaii (FPH)**		**$76,000.00**	**Total**
	Windward Family Center (E) Oahu	14 beds	$38,000.00	
	Honolulu Family Center (E) Oahu	14 beds	$38,000.00	
5	**Gregory House Programs (GHP)**		**$120,000.00**	**Total**
	Gregory House (T) Oahu	11 beds	$66,000.00	
	Commercial Residential Program (T) Oahu	13 beds	$54,000.00	
6	**Hale Kipa, Inc. (HK)**		**$36,481.00**	**Total**
	Young Men's, Ke'eaumoku (T) Oahu	4 units	$11,787.00	
	Young Men's, Maka'aloa (T) Oahu	4 units	$12,347.00	
	Young Women's, Apaa (T) Oahu	6 units	$12,347.00	
7	**H5 Hawaii Helping the Hungry Have Hope (H5)**		**$941,200.00**	**Total**
	Next Step Shelter (E/T) Oahu	160 units	$941,200.00	(+ manage. contract)
8	**Hawaii Island Home for Recovery (HIHR)**		**$136,800.00**	**Total**
	Hawaii Home for Recovery (T) Hilo, HI	19 units	$136,800.00	
9	**Holomua Na Ohana (HNO)**		**$699,600.00**	**Total**
	Onemalu (T) Kalaeloa, Oahu	46 units	$405,600.00	(+ manage. contract)
	Weinberg Village Waimanalo (T) Oahu	30 units	$294,000.00	(+ manage. contract)
10	**Honolulu Community Action Program (HCAP)**		**$329,175.00**	**Total**
	Kumuhonua (T) Kalaeloa, Oahu	69 units	$329,175.00	(+ manage. contract)
11	**Housing Solutions, Inc. (HSI)**		**$840,000.00**	**Total**
	Kulaokahua (T) Oahu	29 units	$175,000.00	(+ manage. contract)
	Loliana (T) Oahu	43 units	$260,000.00	
	Nakolea (T) Oahu	64 units	$210,000.00	(+ manage. contract)
	Vancouver (T) Oahu	33 units	$195,000.00	
12	**Institute for Human Services (IHS)**		**$1,900,000.00**	**Total**
	546 Ka'aahi (E) Oahu	190 beds	$800,000.00	
	350 Sumner (E) Oahu	200 beds	$1,100,000.00	
13	**Kahikolu Ohana Hale O Waianae (KOHOW)**	2 dorms	**$516,420.00**	**Total**
	KOHOW Transitional (T) Leeward, Oahu	72 units	$516,420.00	
14	**Kauai Economic Opportunity (KEO)**		**$293,420.00**	**Total**
	Mana'olana (E/T) Kauai	13 units	$193,420.00	
	Komohana Group Home (T) Kauai	6 beds	$36,000.00	
	Lihue Court (T) Kauai	24 units	$64,000.00	
15	**Maui Economic Concerns of the Community, Inc. (MECC)**		**$1,611,600.00**	**Total**
	Ka Hale A Ke Ola Resource Center (E/T) Maui	72 units	$901,800.00	
	Na Hale O Wainee Resource Center (E/T) Maui	72 units	$709,800.00	
16	**Mental Health Kokua (MHK)**		**$142,500.00**	**Total**
	Safe Haven (T) Oahu	25 units	$142,500.00	
17	**Office for Social Ministry (OSM)**		**$1,070,840.00**	**Total**
	Kihei Pua Emergency Shelter (E) Hilo, HI	72 beds	$493,050.00	
	Beyond Shelter (T) Hilo, HI	8 units	$57,380.00	
	Wilder House (T) Hilo, HI	1 unit	$11,400.00	
	Kuleana House (T) Hilo, HI	1 unit	$11,400.00	
	Ponahawaiola (T) Hilo, HI	22 units	$414,960.00	
	West Hawaii Emergency Housing Facility (E)* ***(New) Kona***	29 beds	$82,650.00	2/01/10 to 7/31/10
18	**River of Life Mission, Inc. (ROLM)**		**$403,325.00**	**Total**
	Lighthouse Outreach Center AOG (E) Waipahu, Oahu	100 beds	$403,325.00	
19	**Salvation Army Maui (SAM)***		**$71,136.00**	2/01/10 to 7/31/10
	BEDS Project (E)* ***(New) Maui***	18 beds	$71,136.00	
20	**Steadfast Housing Development Corporation (SHDC)**		**$75,000.00**	**Total**
	Hale Ulu Pono (T) Kalaeloa, Oahu	28 units	$75,000.00	
21	**United States Veterans Initiative**		**$2,150,000.00**	**Total**
	Pai'olu Kaiaulu (E) Leeward, Oahu	125 units	$2,000,000.00	(+ manage. contract)
	Veterans-In-Progress (VIP) (T) Kalaeloa, Oahu	98 beds	$150,000.00	
22	**Waianae Community Outreach (WCO)**	56 units	**$712,500.00**	**Total**
	Onelauena (E) Kalaeloa, Oahu	4 dorms	$712,500.00	(+ manage. contract)
23	**Women in Need**		**$82,080.00**	**Total**
	WIN Bridge to Success (T) Leeward, Oahu	8 units	$34,200.00	
	WIN Family House (T) Kaneohe, Oahu	15 units	$47,880.00	
	TOTAL STIPEND:		**$14,010,677.00**	

	State Homeless Outreach Program **Agency**	**FY 2010 Award**	**Remarks**
1	Family Life Center, Inc. - Maui	$114,000.00	
2	Kalihi Palama Health Center -Oahu	$427,500.00	
3	Kauai Economic Opportunity, Incorporation -Kauai	$76,000.00	
4	Office for Social Ministry - Hawaii	$712,500.00	
5	The Salvation Army - Maui County -Maui	$323,000.00	
6	Waianae Coast Comprehensive Health Center -Leeward, C	$87,306.90	
7	Waianae Community Outreach -Leeward, Oahu	$275,255.85	
8	Waikiki Health Center, Care-A-Van Program -Oahu	$380,000.00	
	TOTAL OUTREACH:	**$2,395,562.75**	

	State Homeless Emergency Grants Program (SHEG) **Agency**	**FY 2010 Award**	**Remarks**
1	The Salvation Army, Family Services Office -Oahu	$345,000.00	
2	Office for Social Ministry (No cost contract extension) Haw	$0.00	FY 2009 funds
	TOTAL GRANT:	**$345,000.00**	

	Housing Placement Program (HPP) **Agency**	**FY 2010 Award**	**Remarks**
1	Catholic Charities Hawaii -Oahu	$984,724.00	
2	Family Life Center, Inc. -Maui	$303,600.00	
3	Institute for Human Services, Inc. -Oahu	$440,000.00	
4	Maui Economic Opportunity -Maui	$175,400.00	
5	Office for Social Ministry -Hawaii	$528,000.00	
	TOTAL FUNDING:	**$2,431,724.00**	

	Emergency Shelter Grant (ESG) **Agency**	**FY 2010 Award**	**Remarks**
1	**Child & Family Services**	**$28,000.00**	**Total**
	Hale Ohana Domestic Abuse Shelter -Hawaii	$14,000.00	
	West HI Domestic Abuse Shelter -Hawaii	$14,000.00	
2	**Office for Social Ministry**	**$85,246.00**	**Total**
	Kihei Pua Emergency Shelter -Hawaii	$62,850.00	
	West HI Emergency Housing Facility -Hawaii	$22,396.00	
3	**Kauai Economic Opportunity**	**$20,899.00**	**Total**
	Mana'olana Emergency Homeless Shelter -Kauai	$20,899.00	
4	**YWCA of Kauai**	**$15,340.00**	**Total**
	Family Violence Center -Kauai	$15,340.00	
5	**Family Life Center**	**$23,986.00**	**Total**
	Ho'olanani Shelter -Maui	$23,986.00	
6	**Maui Economic Concerns of the Community, Inc.**	**$53,021.00**	**Total**
	Ka Hale A Ke Ola Resource Center -Maui	$35,259.00	
	Na Hale O Wainee Resource Center Maui	$17,762.00	
	TOTAL FUNDING:	**$226,492.00**	

	Housing Opportunity For Persons With AIDS (HOPWA) **Agency**	**FY 2010 Award**	**Remarks**
1	**Maui AIDS Foundation** -Maui, Kauai, Hawaii	$163,000.00	
	TOTAL FUNDING:	**$163,000.00**	

	Shelter Plus Care Program (S+C) **Agency**	**FY 2010 Award**	**Remarks**
1	**Family Life Center** -Maui	$101,160.00	
2	**Gregory House Programs** -Oahu	$503,304.00	
3	**Office for Social Ministry**	**$599,004.00**	**Total**
	New Direction -Hawaii	$177,840.00	
	Kukui Program* -Hawaii	$421,164.00	
	TOTAL FUNDING:	**$1,203,468.00**	

	Supportive Housing Program (SHP) **Agency**	**FY 2010 Award**	**Remarks**
1	University of Hawaii for Homeless Assessment -Statewide	$41,160.00	
2	Hawaii Public Housing Authority for HMIS -Statewide	$31,131.00	
3	Catholic Charities for Education Program -Hawaii	$42,288.00	
4	Women Helping Women -Maui	$77,536.00	
	TOTAL FUNDING:	**$192,115.00**	

American Recovery and Reinvestment Act (ARRA)

	Homeless Prevention & Rapid Re-Housing Program (HPF **Agency**	**FY 2010 Award**	**Remarks**
1	Office for Social Ministry -Hawaii	$707,850.00	
2	Kauai Economic Opportunity -Kauai	$341,425.00	
3	YWCA of Kauai -Kauai	$141,425.00	
4	Family Life Center -Maui	$300,000.00	
5	Maui Economic Concerns of the Community -Maui	$135,950.00	
6	Maui Economic Opportunity -Maui	$135,950.00	
7	Women Helping Women -Maui	$135,950.00	
8	Legal Aid Society of Hawaii -Hawaii, Maui, Kauai	$112,500.00	
9	Maui AIDS Foundation -Hawaii, Maui, Kauai	$112,500.00	
	TOTAL FUNDING:	**$2,123,550.00**	