Approved by the Executive Director
October 21, 2010

FOR ACTION

MOTION: To Approve the Hawaii Public Housing Authority's Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) is in the process of preparing its CIP biennium budget request to the State legislature.

B. The process for requesting funds is generally as follows:

1. HPHA prepares a request for funds for its capital projects.
2. HPHA submits its request to the Department of Human Services (DHS) and the Department of Budget and Finance (B&F).
3. Once the CIP request is reviewed and approved through DHS and B&F, it will be submitted to the Governor's Office to be included in the administration's overall budget request to the legislature.

II. DISCUSSION

A. The CIP assumptions are based on the following documents:
1. Physical Needs Assessment and Energy Audit (PNA);
2. Asset Management Project (AMP) requests; and
3. Tenant requests; and
4. Accessibility Assessment (to be completed by an independent consultant).

B. The capital improvements program for fiscal biennium 2012-2014 focuses on protecting HPHA's residents and its physical assets. Many properties are in need of re-roofing to protect the structure before interior improvements can be made. In addition, there are too few units in the public housing inventory that are accessible to persons with physical, sight and hearing impairments; we are working to comply with the federal requirement that 5% of units be accessible to the physically handicapped, and another 2% for the sight and hearing impaired. This capital budget also addresses the need for safety in public housing through designing for security and installation of security devices.

C. The following priorities were used to prepare the list of proposed projects:
1. Health and safety needs as identified in the PNA;

2. Renovations necessary to address accessibility issues;
3. Remediation of hazardous materials;
4. Elevator repairs;
5. Modernization at Mayor Wright Homes, Palolo Homes; and
6. Roof repairs.

D. Based on the priority list above, the HPHA reviewed all projects and established a list of over $197M in capital needs. The list of projects were then reviewed and discussed with staff from the Office of the Executive Director, Construction Management Branch, Property Management and Maintenance Services Branch, Planning Office, Fiscal Management Office, and the Contract & Procurement Office. Once the review was completed, the project list was further refined and totaled $76M.

E. HPHA does not have the current staffing level to manage new capital projects and will require additional Project Engineer(s) and Construction Inspectors.

F. If approved by the Legislature, funds will be appropriated and available beginning July 1, 2011. The HPHA would have until June 30, 2014 to obligate funds allotted during the biennium budget process.

G. These funds are in addition to the $12M annual Capital Fund Program grant received from the U.S. Department of Housing and Urban Development. The five year plan for HPHA's Capital Fund Program does not include the proposed projects.

III. RECOMMENDATION

That the Hawaii Public Housing Board of Directors Approve the Hawaii Public Housing Authority's Capital Improvement Program (CIP) Biennium Budget Request to the State Legislature

Exhibit A: Proposed Projects for the HPHA's CIP Biennium Budget Request

Prepared by: Barbara E. Arashiro, Executive Assistant

Adopted:

Travis O. Thompson, Chair

Hawaii Public Housing Authority
Proposed Projects for CIP Budget Request

Dated: 10/6/10

AMP	Project		Description	D/C	Projected CIP Costs FY '11-12	Projected CIP Costs FY '12-13	H&S	Roofs	ADA
40	Kuhio Park Terrace	Oahu	Dry Standpipe, Raised Crosswalks and Site Improvements (Constr)	C	1,200,000		X	X	X
32	Mayor Wright Homes	Oahu	Remove Solar, Roof Replacement, Instant Hot Water System, Painting, Site Improvements	D	600,000		X	X	X
32	Mayor Wright Homes	Oahu	Remove Solar, Roof Replacement, Instant Hot Water System, Painting, Site Improvements	C	2,500,000	2,500,000	X	X	X
50	Palolo Valley Homes	Oahu	Physical Improvements Ph 2 (construction)	C	5,000,000		X	X	X
50	Palolo Valley Homes	Oahu	Physical Improvements Ph 3 (construction)	C		5,000,000	X	X	X
37	Lanakila Homes	Hawaii	Master Plan for remaining demo parcel	D	100,000		X		X
37	Lanakila Homes	Hawaii	Renovation of Existing Buildings (Design)	D	750,000		X	X	X
37	Lanakila Homes	Hawaii	Renovation of Existing Buildings (Const)	C		7,500,000	X	X	X
30	Hale Laulima	Oahu	Major modernization, incl. roof replacement, extensive termite damage (constr)	C		5,000,000	X	X	
LIPH	Statewide	Oahu	ADA Compliance for Various State and Federal Projects (Const)	C	4,500,000	5,000,000			X
31	Puahala Homes	Oahu	Phase IB Abatement and Modernization Buildings 4,5,6 (Design)	D	103,721		X		X
31	Puahala Homes	Oahu	Phase IB Abatement and Modernization Buildings 4,5,6 (Construction)	C		1,900,000	X		X
31	Kalihi Valley Homes	Oahu	Site and Dwelling Improvements Phase V (Design)	D	700,000		X	X	X
31	Kalihi Valley Homes	Oahu	Site and Dwelling Improvements Phase V (Constr)	C		7,000,000	X	X	X
31	Hauiki Homes	Oahu	Site Work and roof repairs (Design)	D	65,000			X	X
31	Hauiki Homes	Oahu	Site Work and roof repairs (Constr)	C		600,000		X	X
33	Kaahumanu Homes	Oahu	Spall Repair and Painting for 19 Buildings, Site improvements, Interior Renovations (Design)	D	550,000		X		X
33	Kaahumanu Homes	Oahu	Spall Repair and Painting for 19 Buildings, Site improvements, Interior Renovations (Constr)	C	1,800,000	1,800,000	X		X
37	Pomaikai	Hawaii	Major renovations: Roof replacement, interior repairs, exterior and site improvements (constr)	C	2,000,000			X	X
39	David Malo Circle	Maui	Exterior Improvements Paint, Roof repairs, Site Work (Design)	D	200,000			X	X
39	David Malo Circle	Maui	Exterior Improvements Paint, Roof repairs, Site Work (Constr)	C	1,600,000			X	X
34	Kalakaua Homes	Oahu	ADA & 504 Interior & Exterior, Exterior Paint & Miscellaneous Repairs (Const)	C	2,200,000		X		X
33	Kamehameha Homes	Oahu	Roof Repairs; Replace Railings and Ext. Closet Doors, Termite and Rodent Control (Design)	C	200,000		X	X	
33	Kamehameha Homes	Oahu	Roof Repairs; Replace Railings and Ext. Closet Doors, Termite and Rodent Control (Constr)	C	800,000	800,000	X	X	
35	Punchbowl Homes	Oahu	Major modernization; roof replacement; spalling; site improvements; interior repairs; dry standpipe (design)	D	600,000		X	X	
35	Punchbowl Homes	Oahu	Major modernization; roof replacement; spalling; site improvements; interior repairs; dry standpipe (constr)	C		4,000,000	X	X	
39	Kahekili Terrace	Maui	Kahekili Terrace: Roof & Solar Repairs, Ph 2 (Const)	C	3,000,000			X	
44	Kauiokalani	Oahu	Reroof, Paint, Interior Repairs Including Termites (Design)	D	400,000		X	X	
44	Kauiokalani	Oahu	Reroof, Paint, Interior Repairs Including Termites (Const)	C	3,500,000		X	X	
LIPH	Statewide	Oahu	Security Improvements at Various State and Federal Projects (D/C)		2,000,000		X		
49	Wahiawa	Oahu	Weatherproofing, Painting, Spalling (Design)	D	120,000		X		
49	Wahiawa	Oahu	Weatherproofing, Painting, Spalling (Constr	C	1,200,000		X		
			TOTAL BY FISCAL YEAR		35,688,721	41,100,000			

Executive Director's September/October 2010 Board Status Report

Accomplishments:

- Staff met to establish priorities for capital projects for the upcoming State biennium budget. This will position projects for the CIP requests for State projects and will also set priorities for federal projects. Given the continuous reprioritization of projects during the past 18 months to accommodate emergency repairs, this will give HPHA an opportunity to define criteria and prioritize projects with the most critical needs. This type of planning criteria should allow the HPHA to shift priorities as needed without requiring a full evaluation of all projects.
- Reno & Cavanaugh, PLLC, was selected as outside legal counsel for the KPT redevelopment project. They were selected from a field of three respondents. AG has reviewed and provided additional language for the contract and notice to proceed forthcoming.
- B. Arashiro prepared a five year vehicle plan that includes all submittals, e.g., cost estimates, required approvals, EPA reports, etc..., for Central Maintenance. During this process she also received approval to purchase new or used vehicles for replacements. This will serve as a template for the AMPs.
- Weekly conference calls with Michael's Development to track items needed to complete and responsibilities to hit close date of December 2010. Several issues regarding encroachments on the property have surfaced and the HPHA is working to resolve; the most significant issue is the ownership of Linapuni Street. The City and County of Honolulu has stated that the maintenance and repair is the responsibility of the HPHA.
- Met with Representative Karl Rhoads to discuss issues with Mayor Wright development. Spoke about seeking CIP funds to replace the solar systems. Currently have $250,000 budgeted to replace failed systems; however that is an "after the fact" solution and need an additional $600,000 to replace all systems.
- HPHA met the Financial Data Schedule deadline, thereby avoiding being issued a zero score for late presumptive failure and troubled agency status.
- Management has conducted interviews for 4 critical positions. They are:
  - Fiscal Officer
  - Budget Resources Specialist
  - Property Management Specialists 2 positions
  - Housing Planner

  Reference checks being conducted and offers pending background checks for 4 positions

Planned Activities for September/October:

- Participate in weekly Michael's Development conference calls.
- Continue to interview candidates to fill open positions
- Issue Owner's Representative Request for Proposal for KPT Redevelopment
- Meet with Reno & Cavanaugh legal team for KPT Redevelopment
- HPHA projects and cross reference resources to check for capacity and completion of project schedules.
- Continue to meet weekly with Fiscal Office staff and KMH auditors regarding financial reconciliations and potential findings.

Trends/Issues:

- The staffing situation has reached a critical point for the agency. Several positions are vacant and have been for some time. Coupled with retirements and resignations, in the past few months, the situation has grown critical. As a result, several projects may experience delays.
- Re-establishment of the Resident Services Section should provide immediate results in working with tenants and related issues.
- B. Choi continues to do a good job of managing Construction Management's priorities and deadlines. B. Choi was able to successfully obtain access to HUD's Secured Systems and submit the ARRA report on environmental activities timely.
- Audit is progressing, however, some of the due dates for fund reconciliations are slipping. OED is holding weekly meetings with the fiscal staff and auditors.

Potential Risks:

- Recent stabbing incident at KVH. The assailant and victim were not residents of KVH. Stabbing occurred at 2:00 a.m. Working with the HPD to get more details and working to determine which unit this took place at.
- Work on the Large Capacity Cesspool Conversion Project is progressing; B. Arashiro visited Kauai LCCC projects to meet with the Contractor where the timelines were slipping. Construction Management will continue to monitor timely implementation. Army Corps of Engineers is conducting monitoring visiting next week on behalf of the EPA.

Property Management & Maintenance Services Branch
Status Report
October 2010

Accomplishments

- During the month of September, 2010, rent collections for HPHA State properties were 92.54% (a decrease from 95.34% in September) and the total tenant occupancy rate was 93.16% (an increase from 91% in September).

- During the month of September, 2010, rent collections for HPHA Federal properties were 95.05% (an increase from 92.42% in September) and the total tenant occupancy rate was 92.59% (a decrease from 92.96% in September).

- AMP 35 (Kalanihuia) assisted the Pumehana Resident Association with general meetings by providing paid language interpreters, to open nominations for candidates. Several candidates were nominated for each seat, voting to be held on 11/9/2010, transition of Officers to be scheduled after outcome.

- AMP 34 (Kalakaua) Resident Security Patrol Group members attended HPD District I Annual Neighborhood Security Watch Meeting

- PMMSB conducted interviews for the Program Specialist position. Recommendation for hire will be submitted to Personnel in October 2010

- Resident Services activity Tenant Association update for AMP 34 (Kalakaua)

Date	Discussions
06/15/10	Met with Residents at Kalakaua interested in starting resident association At AMP 34 Kalakaua high-rise, Mid-rise, Makua Alii, Paokalani bldgs. Tenants-Bill Amey, Sandy Crisp, Nora Oliphant attended. 1. Want to start up association as whole AMP, but need help and assurance that management will not block them and need support. 2. Talked about starting small with time to grow, amending By-Laws of Kalakaua to fit the whole AMP. 3. It was brought up about a past officer who had spent association funds for their own use and was to have made restitution of funds. Bill will bring the financial records to look at and see exactly

	what these concerns. He did state that a review was started by past employee but never resolved.
7/16/10	Met with tenant group, Bill Nora and Sandy. 1. Bill did not attend but Sandy had the financial items from Bill. A letter from mgmt. stated Amounts were repaid and deposited into the CPB checking account. In review the bank statements, certain statement were missing(no there)I suggested that they go to CPB and request copies of the missing 2 or 3 monthly checking account statements. 2. Next item was to schedule a meeting to announce the forming of a resident association for the AMP. Who would like the meeting-they asked that I do-ok. Language translators-what ones will we need to help translate-Chinese, Korean, Vietnamese (at the meeting, create flyers in those languages. Will research for availability and check with AMP mgmt. for references, if any. 3. Sandy will contact CPB to request copies of bank account statements and let me know when she has them.
8/11/10	Met with Sandy and Nora to discuss financial situation and she provided the checking account statements she got from CPB. It was decided that it may be better to try to clear up this issue with the financial situation before moving on with starting the association. Told them I would not be able to meet with them until late September, I would be on vacation in August.
10/8/10	Scheduled meeting with Nora, Sandy and Bill to go over the financials that I took to review to see what did go on and where it is now. We will meet in the mid-rise conference room.

Planned Activities for Next Month

- The PMMSB branch will be holding monthly manager meetings versus quarterly.
- AMP 31 (Kalihi Valley Homes) residents will be nominating and electing new Resident Association officers.
- AMP 34 (Kalakaua) Management has begun Laulima at Kalakaua. Laulima is a joint project with the Department of Health, Public Health Nurse (PHN), UH School of Nursing, State Civil Defense and AMP 34 Management to assist elderly and frail residents to plan and prepare for natural disaster

emergencies and for evacuation from unit. Management Staff attended (2) meetings to plan presentation and evaluation tool for residents. Student nurses and PHN are completing unit visits with frail residents and HPHA staff.

- AMP 34 (Kalakaua)The Honolulu Police Department's resident officer along with Keiki Clean Up, the Resident Security Patrol and AMP 34 staff will sponsor HUD required, Community Service (2) times per month.

- AMP 34 (Kalakaua Homes) parking lot light posts are falling due to corrosion. Diamond Head Electric installed (2) light fixtures on the Makua Alii Annex wall to provide light to the driveway and trash station. Work to remove light posts and replace lighting will continue through 10/2010.

- Neighbor Island AMP Managers met with HUD Technical Assistance provider, Sloan Jordan to determine operational needs and assess AMP configuration

- The PMMSB branch will be holding interviews to hire two (2) Resident Services Program Specialists and a State Public Housing Manager.

Trends/Issues

- HUD determined the Executive Director's signature was not sufficient for the Wilikina HAP renewal request. HPHA must re-submit with the Board Chairperson's signature

- PMMSB will need funding to secure a contractor to complete the elderly designation study and submission

- AMP 35 (Kalanihuia) Management has had to treat units and charge residents for Bedbugs and German Cockroach infestation. Management will continue to address and abate hiding/breeding opportunities created by dumpster diving, hoarding, and excessive storage

- Furloughs and staff shortages continue to impact operations. Daily tasks (inputting of completed work orders, re-certifications, preventive maintenance, etc) are not being completed in a timely manner at sites that are fully staffed

- AMP 44 (Waianae) Maili I residents have concerns about parking rules and the lack of guest parking at their site. Street parking is limited or non-existent. Management will be meeting with Maili I residents to problem solve with the residents.

Potential Risks

- PMMSB has a request in to contractor to verify cost and man hours to correct the problem vouchers for Banyan Street Manor

State LIPH
HPHA Island Overview Report
October 2010

	Occupancy*							LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	30	26	53.57%	3	1	0	Average Income	16	0.21%	8.94	4.47
Kauai	26	26	0	100.00%	0	0	0	Low Income (80%)	6	0.08%	2.67	1.67
Maui	32	28	3	87.50%	0	0	1	Very Low Inc. (50%)	135	1.79%	3.06	1.99
Oahu	749	720	23	96.13%	6	1	6	Extrmly Low Inc. (30%)	7,394	97.92%	2.42	1.65
Total	**863**	**804**	**52**	**93.16%**	**9**	**2**	**7**		**7,551**	**100.00%**	**2.44**	**1.66**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	11	$ 4,198.59	10	$ 16,691.17	$ 9,045.00	$ 9,438.00	**104.34%**
Kauai	3	$ 2,504.00	4	$ 6,718.46	$ 5,828.00	$ 5,327.00	**91.40%**
Maui	4	$ 1,016.00	18	$ 11,999.53	$ 5,268.00	$ 4,506.00	**85.54%**
Oahu	34	$ 19,428.20	56	$ 242,587.89	$ 227,459.00	$ 209,854.08	**92.26%**
Total	**52**	**$ 27,146.79**	**88**	**$ 277,997.05**	**$ 247,600.00**	**$ 229,125.08**	**92.54%**

* Occupancy also counts Scheduled for Modernization Units.

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

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

State LIPH
HPHA Project Overview Report
October 2010

Project	Occupancy *						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
2201-Hauiki	46	45	1	97.83%	0	0	0
2202-Puahala Homes	128	107	18	83.59%	0	0	3
2204-Kawailehua	26	26	0	100.00%	0	0	0
2205-Kahale Mua	32	28	3	87.50%	0	0	1
2206-Lokahi	30	16	14	53.33%	3	1	0
2207-Ke Kumu Elua	26	14	12	53.85%	0	0	0
2401-Hale Po'ai	206	203	3	98.54%	2	0	0
2402-La'iola	108	107	1	99.07%	2	0	0
2403-Kamalu-Ho'olulu	220	218	0	99.09%	1	1	2
2404-Halia Hale	41	40	0	97.56%	1	0	1
Total	863	804	52	93.16%	9	2	7

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	8	$ 5,215.94	14	$ 142,372.88	$ 18,989.00	$ 17,129.60	90.21%
2202-Puahala Homes	21	$ 13,103.26	28	$ 95,624.09	$ 42,722.00	$ 40,398.48	94.56%
2204-Kawailehua	3	$ 2,504.00	4	$ 6,718.46	$ 5,828.00	$ 5,327.00	91.40%
2205-Kahale Mua	4	$ 1,016.00	18	$ 11,999.53	$ 5,268.00	$ 4,506.00	85.54%
2206-Lokahi	4	$ 958.59	2	$ 12,591.50	$ 5,323.00	$ 6,522.00	122.52%
2207-Ke Kumu Elua	7	$ 3,240.00	8	$ 4,099.67	$ 3,722.00	$ 2,916.00	78.34%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 57,508.00	$ 53,099.00	92.33%
2402-La'iola	5	$ 1,109.00	8	$ 2,302.52	$ 34,087.00	$ 30,710.00	90.09%
2403-Kamalu-Ho'olulu	0	$ -	1	$ 4.40	$ 62,969.00	$ 58,339.00	92.65%
2404-Halia Hale	0	$ -	0	$ -	$ 11,184.00	$ 10,178.00	91.01%
Total	52	$ 27,146.79	88	$ 277,997.05	$ 247,600.00	$ 229,125.08	92.54%

* Occupancy also counts Scheduled for Modernization Units.

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

Federal LIPH
HPHA Project Overview Report
October 2010

AMP	Occupancy*						
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready
30P-Aiea	362	351	11	96.96%	1	0	0
31P-KVH	373	323	45	86.60%	2	0	5
32P-MWH	363	348	13	95.87%	2	0	2
33P-Kam/Kaamanu	371	365	3	98.38%	1	0	3
34P-Kalakaua	581	560	20	96.39%	1	0	1
35P-Kalanihuia	587	553	33	94.21%	2	0	1
37P-Hilo	300	270	30	90.00%	2	0	0
38P-Kauai	319	298	21	93.42%	0	0	0
39P-Maui	196	132	61	67.35%	0	0	3
40P-KPT	738	701	33	94.99%	4	0	4
43P-Kona	200	192	8	96.00%	3	0	0
44P-Leeward Oahu	258	225	28	87.21%	3	0	5
45P-Windward Oahu	225	216	8	96.00%	2	0	1
46P-Kamuela	101	85	15	84.16%	1	0	1
49P-Central Oahu	149	120	29	80.54%	0	0	0
50P-Palolo	115	111	3	96.52%	0	0	1
Total	5,238	4,850	361	92.59%	24	0	27

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	19	8,783.00	8	8,038.26	$ 141,660.00	135,254.70	95.48%
31P-KVH	13	7,101.53	14	13,014.17	$ 96,670.00	90,062.73	93.17%
32P-MWH	16	2,903.00	11	16,980.39	$ 107,429.18	110,567.05	102.92%
33P-Kam/Kaamanu	14	4,341.35	13	17,538.96	$ 94,311.46	90,502.83	95.96%
34P-Kalakaua	5	1,173.70	4	2,549.40	$ 132,592.70	126,101.33	95.10%
35P-Kalanihuia	16	3,453.00	12	9,775.45	$ 139,865.50	128,253.34	91.70%
37P-Hilo	9	1,845.32	11	12,745.54	$ 64,659.00	62,789.25	97.11%
38P-Kauai	36	14,537.00	32	54,846.73	$ 87,909.00	83,078.18	94.50%
39P-Maui	5	697.50	6	1,934.57	$ 41,934.00	41,471.17	98.90%
40P-KPT	54	13,626.76	25	28,195.76	$ 249,419.00	230,316.45	92.34%
43P-Kona	8	2,367.00	4	1,337.25	$ 41,641.00	38,261.00	91.88%
44P-Leeward Oahu	56	14,423.98	38	56,317.55	$ 51,427.00	45,328.61	88.14%
45P-Windward Oahu	11	1,493.78	8	1,568.41	$ 64,689.00	65,562.77	101.35%
46P-Kamuela	9	1,981.00	5	11,763.93	$ 15,555.00	17,038.00	109.53%
49P-Central Oahu	5	1,021.00	2	472.38	$ 35,451.00	37,247.28	105.07%
50P-Palolo	11	5,955.59	11	19,367.92	$ 27,037.75	21,513.68	79.57%
Total	287	$ 85,704.51	204	$ 256,446.67	$ 1,392,250.59	$ 1,323,348.37	95.05%

* Occupancy also counts Scheduled for Modernization Units.

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

Federal LIPH
HPHA Island Overview Report
October 2010

	Occupancy *							LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	601	547	53	91.01%	6	0	1	Average Income	22	0.22%	9.17	4.19
Kauai	319	298	21	93.42%	0	0	0	Low Income (80%)	20	0.20%	3.38	2.12
Maui	196	132	61	67.35%	0	0	3	Very Low Inc. (50%)	233	2.37%	3.02	1.98
Oahu	4,122	3,873	226	93.96%	18	0	23	Extrmly Low Inc. (30%)	9,541	97.20%	2.53	1.74
Total	**5,238**	**4,850**	**361**	**92.59%**	**24**	**0**	**27**		**9,816**	**100.00%**	**2.56**	**1.75**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	26	$ 6,193.32	20	$ 25,846.72	$ 121,855.00	$ 118,088.25	96.91%
Kauai	36	$ 14,537.00	32	$ 54,846.73	$ 87,909.00	$ 83,078.18	94.50%
Maui	5	$ 697.50	6	$ 1,934.57	$ 41,934.00	$ 41,471.17	98.90%
Oahu	220	$ 64,276.69	146	$ 173,818.65	$ 1,140,552.59	$ 1,080,710.77	94.75%
Total	**287**	**$ 85,704.51**	**204**	**$ 256,446.67**	**$ 1,392,250.59**	**$ 1,323,348.37**	**95.05%**

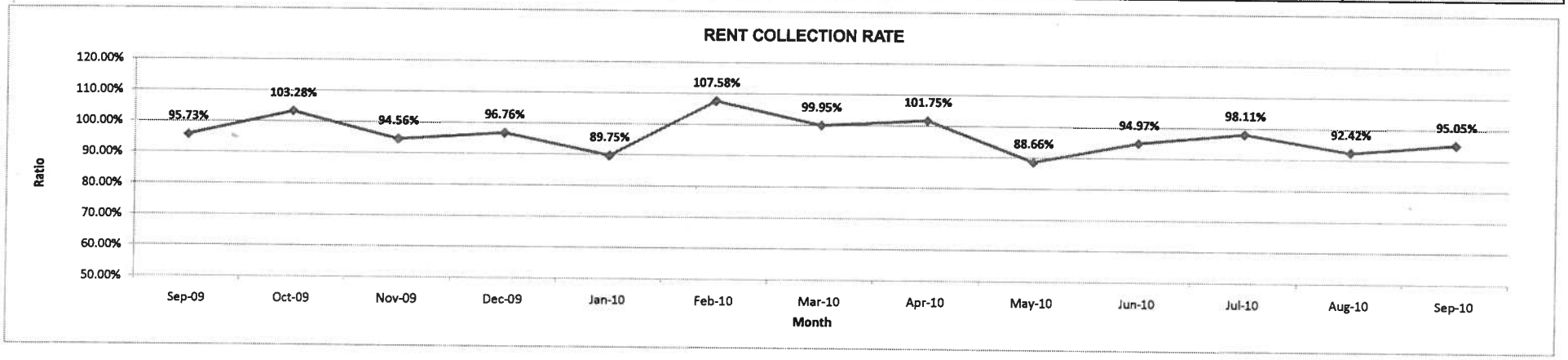
* Occupancy also counts Scheduled for Modernization Units.
** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.
*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

FEDERAL PUBLIC HOUSING

Rent Collection from September 2009 to September 2010

	Sep-09			Oct-09			Nov-09			Dec-09			Jan-10			Feb-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 119,402.26	$ 122,538.77	102.63%	$ 120,399.00	$ 132,027.26	109.66%	$ 116,820.00	$ 112,301.32	96.13%	$114,069.72	$119,412.98	104.68%	$116,704.72	$100,450.20	86.07%	$ 114,112.72	$ 123,818.28	108.51%
Kauai	$ 73,104.00	$ 74,848.55	102.39%	$ 73,842.00	$ 76,756.23	103.95%	$ 75,024.00	$ 69,266.58	92.33%	$76,423.00	$75,161.64	98.35%	$76,185.00	$65,796.55	86.36%	$ 79,317.00	$ 78,818.84	99.37%
Maui	$ 44,707.00	$ 39,587.84	88.55%	$ 42,396.00	$ 42,742.85	100.82%	$ 41,421.00	$ 41,035.33	99.07%	$41,265.00	$42,481.46	102.95%	$41,683.00	$37,016.56	88.80%	$ 39,286.00	$ 40,224.33	102.39%
Oahu	$ 1,123,584.93	$ 1,065,700.18	94.85%	$ 1,119,356.06	$ 1,148,918.60	102.64%	$ 1,118,029.91	$ 1,055,189.15	94.38%	$1,120,641.22	$1,071,584.35	95.62%	$1,121,888.75	$1,014,179.21	90.40%	$ 1,123,281.42	$ 1,215,939.13	108.25%
Total	$ 1,360,798.19	$ 1,302,675.34	95.73%	$ 1,355,993.06	$ 1,400,444.94	103.28%	$ 1,351,294.91	$ 1,277,792.38	94.56%	$ 1,352,398.94	$ 1,308,640.43	96.76%	$ 1,356,461.47	$ 1,217,442.52	89.75%	$ 1,355,997.14	$ 1,458,800.56	107.58%

	Mar-10			Apr-10			May-10			Jun-10			Jul-10			Aug-10			Sep-10		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 111,742.56	$ 116,961.95	104.67%	$ 114,516.69	$ 122,029.78	106.56%	$ 113,063.10	$ 106,671.27	94.35%	$ 112,822.92	$ 108,468.00	96.14%	$ 110,298.00	$ 117,841.39	106.84%	$ 123,375.00	$ 112,668.72	91.32%	$ 121,855.00	$ 118,088.25	96.91%
Kauai	$ 78,569.00	$ 73,688.81	93.79%	$ 75,812.00	$ 74,505.00	98.28%	$ 77,802.00	$ 64,010.35	82.27%	$ 78,374.00	$ 70,438.19	89.87%	$ 80,235.00	$ 72,583.50	90.46%	$ 86,709.00	$ 77,298.86	89.15%	$ 87,909.00	$ 83,078.18	94.50%
Maui	$ 39,522.00	$ 41,955.64	106.16%	$ 42,734.00	$ 43,717.38	102.30%	$ 42,283.00	$ 35,857.47	84.80%	$ 41,116.00	$ 38,664.05	94.04%	$ 42,270.00	$ 40,957.84	96.90%	$ 42,014.00	$ 41,489.94	98.75%	$ 41,934.00	$ 41,471.17	98.90%
Oahu	$ 1,120,869.72	$ 1,117,474.18	99.70%	$ 1,128,670.65	$ 1,145,247.82	101.47%	$ 1,119,480.19	$ 992,672.38	88.67%	$ 1,121,497.78	$ 1,068,095.60	95.24%	$ 1,106,181.86	$ 1,082,262.20	97.84%	$ 1,129,754.08	$ 1,045,640.94	92.55%	$ 1,140,552.59	$ 1,080,710.77	94.75%
Total	$ 1,350,703.28	$ 1,350,080.58	99.95%	$ 1,361,733.34	$ 1,385,499.98	101.75%	$ 1,352,628.29	$ 1,199,211.47	88.66%	$ 1,353,810.70	$ 1,285,665.84	94.97%	$ 1,338,984.86	$ 1,313,644.93	98.11%	$ 1,381,852.08	$ 1,277,098.46	92.42%	$ 1,382,250.59	$ 1,323,348.37	95.05%



HPHA meetings with Kalakaua residents to form a Resident Association
Prepared by Earl Nakaya – PMMSB

Date	Discussions
06/15/10	Met with Residents at Kalakaua interested in starting resident association At AMP 34 Kalakaua high-rise, Mid-rise, Makua Alii, Paokalani bldgs. Tenants-Bill Amey, Sandy Crisp, and Nora Oliphant attended. 1. Want to start up association as whole AMP, but need help and assurance that management will not block them and need support. 2. Talked about starting small with time to grow, amending By-Laws of Kalakaua to fit the whole AMP. 3. It was brought up about a past officer who had spent association funds for their own use and was to have made restitution of funds. Bill will bring the financial records to look at and see exactly what these concerns. He did state that a review was started by past employee but never resolved. Amount was about $1,022.00.
7/16/10	Met with tenant group, Bill Nora and Sandy. 1. Bill did not attend but Sandy had the financial items from Bill. A letter from mgmt. stated Amounts were repaid and deposited into the CPB checking account. In review the bank statements, certain statement were missing(no there) I suggested that they go to CPB and request copies of the missing 2 or 3) monthly checking account statements. 2. Next item was to schedule a meeting to announce the forming of a resident association for the AMP. Who would like the meeting-they asked that I do-ok. Language translators-what ones will we need to help translate-Chinese, Korean, Vietnamese (at the meeting, create flyers in those languages. Will research for availability and check with AMP mgmt. for references, if any. 3. Sandy will contact CPB to request copies of bank account statements and let me know when she has them.
8/11/10	Met with Sandy and Nora to discuss financial situation and she provided the checking account statements she got from CPB. It was decided that it may be better to try to clear up this issue with the financial situation before moving on with starting the association. Told them I would not be able to meet with them until late September, I would be on vacation in August.
10/8/10	Scheduled meeting with Nora, Sandy and Bill to go over the financials that I took to review to see what did go on and where it is now. We will meet in the mid-rise conference room.

Construction Management Branch
October 5, 2010

Status Report for the Large Capacity Cesspool Conversions in Kauai
Kekaha Ha'aheo (HA 1064), Kekaha
Kalaheo Homes (HA 1022), Kalaheo
Hale Ho'olulu (HA 1019, Kilauea
HPHA No. 07-067-000 S/F (A) & (B)

Koga Engineering Awarded Contract No. CMS 10-26 for Kekaha Ha'aheo

- The construction contract for Kekaha was awarded to Koga Engineering for $1,632,000.00. State funds are paying for $909,825.00 with remaining to be paid from the EPA grant of $722,175. Clarification is being sought from the EPA if the full award will be paid or if it will be reduced to 20.07% of the actual construction budget for the three sites. $722,175 is 20.07% of the proposed construction budget when HPHA applied for the grant, but bids came in lower than anticipated at $2,185,691.

- Koga Engineering received the Notice to Proceed (NTP) for 9/1/2010. The Pre-construction meeting was held on 9/15/10 and the contractors mobilized soon after. Several trees were cut down to prepare the site and posed some challenges to all concerned. The contractor is cognizant that time is of the essence and is going full speed with the implementation. On October 5, 2010, an industrial accident occurred at Kekaha. The injured worker (smashed foot from the equipment) has been sent via ambulance for further treatment. We will be reviewing the contractor's Safety Plan and our request to add orange-colored barricades around the work areas are being implemented.

- The contractor's contract expiration date is 2/28/11 (date that the connections to new systems will be completed) but contractor is required to maintain the Individual Wastewater Systems (IWS) one year after completion and submit reports to the Department of Health (DOH) through the HPHA.

- A total of 103 cesspools are identified for closure at the Kekaha site.

- An Archeological and Construction Monitoring Plan is in place only for Kekaha. An archaeologist is on site daily to assure compliance with the Department of Land & Natural Resources' (DLNR) State Historic and Preservation Division rules. This is not required for Kalaheo and Kilauea.

Goodfellow Brothers Awarded Contract No. CMS 10-25 for Kalaheo Homes and Hale Ho'olulu, Kilauea.

- The construction contract for the sites at Kalaheo and Kilauea was awarded to Goodfellow Brothers. The contractor's plan is to construct Kaleheo first (completion should be by the end of September to early November) and then move on to Kilauea for the remaining months until February 2011. The contract amount is $553,691.00 for both sites.

- Goodfellow Brothers received an NTP for 9/1/10. The pre-construction meeting was held on 9/28/2010. The contractor was scheduled to mobilize on site by September 30 and install the silt fence by October 4, 2010.

EPA Requirements and Others

- All Quarterly Reports, as required by the EPA, have been submitted. Copies of all correspondence with the EPA are being forwarded to the State's Attorney General.

- EPA has an agreement with the US Army Corps of Engineers to monitor their projects. Accordingly, Mr. Jorge Martires from the USACE's San Francisco office will visit the three (3) sites on October 19, 2010. Contractors on all three sites have been informed. The Consultants and the HPHA staff will be on site on that day.

DOH Requirements and Others

- A letter from the HPHA noting the change of the Executive Directors was been mailed on October 4, 2010. This is critical since DOH will not act on the permitting process required of the contractors until the HPHA formally informs them of the change to cognize Denise M. Wise as the Executive Director.

Engineering Consultant Retained for the Project

- AECOM Pacific Inc. (formerly M&E Pacific Inc) remains as the consultant of record for the cesspool conversion projects and has been providing excellent professional services.

CAPITAL FUND PROGRAM - 718
PROJECT STATUS REPORT
October 4, 2010

PROJECT (CONSTRUCTION)	PROJECT COST	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Kaahumanu Homes - Reroofing	$ 2,018,300.00	5/4/2010	5/26/2010	6/2/2010	6/7/2010	6/8/2010	est. 8/3/2010	8/9/2010	est. 12/7/2010
KPT Tower B - Reroofing	$ 781,591.00	5/4/2010	5/26/2010	6/2/2010	6/7/2010	6/8/2010	8/10/2010	8/9/2010	est. 12/7/2010
KPT - Security Cameras	$ 660,028.00	6/29/2009	7/23/2009	8/11/2009	9/28/2009	3/18/2010	3/2/2010	3/18/2010	7/16/2010
KPT - Trash Chutes	$ 1,260,573.00	8/29/2008	9/18/2008	12/18/2008	4/30/2009	6/29/2009	est. 7/14/2010	est. 7/2010	3/1/2011
KPT - Hot Water Storage Tank	$ 39,539.00	5/13/2010	5/26/2010	N/A	PO 6/1/2010	9/15/2010	7/22/2010	9/20/2010	10/11/2010
Mayor Wright Homes - Reroofing	$ 287,340.00	1/19/2010	2/11/2010	4/26/2010	5/25/2010	6/3/2010	8/3/2010	10/4/2010	12/30/2010
Wahiawa Terrace Reroofing	$ 589,277.00	1/19/2010	2/11/2010	4/27/2010	5/25/2010	6/3/2010	8/3/2010	10/4/2010	12/30/2010
Makamae Investigation & Repair	$ 131,522.00	N/A	5/18/2006	6/15/2006	6/29/2006	N/A	N/A	N/A	N/A
SUB-TOTAL	$ 5,768,170.00								

PROJECT (DESIGN)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	CONTRACT EXPIRATION*
Lanakila Homes - Phase II, III & IV	$ 354,998.00			12/15/2009	9/5/2001	10/15/2001	multi phases-ongoing
Palolo Valley - Physical Improvements	$ 2,089,728.00	5/12/2009 (9/11/2009 - SelCom establ.)	5/18/2010	05/20/2010	6/3/2010	6/28/2010	3/24/2013
Kalihi Valley Homes Phase II Site & Dwelling Improvements	$ 20,056.00	unk	unk	8/10/2001	8/27/2001	unk	9/29/2008
Environmental (All Federal Projects)	$ 159,131.00	5/12/2009	4/20/2010	4/9/2010	5/12/2010	5/17/2010	11/12/2010
Makani Kai Hale (Relocation)	$ 7,259.00	N/A	5/28/2010	N/A	PO 6/4/2010	N/A	6/30/2010 100% complete
SUB-TOTAL	$ 2,631,172.00						
Operations	$ 2,522,747.00						
Management Improvements	$ 430,271.00						
Administration	$ 1,261,373.00						
SUB-TOTAL	$ 4,214,391.00						
TOTAL	**$ 12,613,733.00**						
TOTAL GRANT	**$ 12,613,733.00**						

***Note**:

Design contract expiration dates are tied to the construction completion dates to include construction administation and warranty.

Note: Expenditure deadline is June 12, 2012.

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CAPITAL FUND PROGRAM - 719
PROJECT STATUS REPORT
October 4, 2010

PROJECT (CONSTRUCTION)	PROJECT COST	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
David Malo Circle Exterior Improvements	$ 800,000.00	est. 3/2011	est. 3/2011	est. 3/2011	est. 4/2011	est. 4/2011	est. 4/2011	est. 5/2011	est. 12/2011
Kalakaua Homes ADA & 504 Int. & Ext. , Ext. Paint & Misc Repairs	$ 350,000.00	est. 12/15/2010	est. 01/18/2011	est. 01/8/2011	est.02/18/2011	est.4/15/2011	est. 3/1/8/2011	est. 4/15/2011	est. 01/15/2012
KPT, Install New Telephone Cabinets & Conduits in Building B (CMS 07-02)	$ 12,330.00	5/16/2006	7/27/2006	10/23/2006	2/9/2007	3/1/2007	est. 3/6/2007	3/13/2007	est. 3/1/2008
KPT, Remove & Replace Lobby Roof (Towers A and B); Selective Patching of Tower A	$ 37,500.00	6/23/2010 (HePS)	7/7/2010	N/A	est. 11/2010	est. 11/2010	est. 11/2010	est. 12/2010	est. 12/2011
KPT, Security Cameras (Not Elevators) (SA-01) (CMS 10-02)	$ 12,820.00	6/29/2009	7/23/2009	8/11/2009	9/28/2009	3/18/2010	3/2/2010	3/18/2010	Unknown
PHA-Wide Type C Units	$ 3,600,000.00								
Pomaikai ADA Units & Modernization	$ 2,000,000.00	est. 12/2010	est. 1/2011	est. 2/2011	est. 3/2011	est. 4/2011	est. 4/2011	est. 05/2011	est. 5/2012
SUB-TOTAL	$ 6,812,650.00								

PROJECT (DESIGN)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	CONTRACT EXPIRATION
David Malo Circle Exterior Improvements	$ 200,000.00	1/20/2010	est.11/2010	est.11/2010	est.12/2010	est. 12/2010	est. 12/2011
Kalihi Valley Homes Site & Dwelling Improvements, Phase IVB (Master Plan)	$ 150,000.00	No work has been done yet.		Pending decision by OED on whether to proceed with project.			
Palolo Valley Homes Physical Improvements	$ 544,992.00	5/12/2009	5/21/2010	5/20/2010	6/3/2010	6/28/2010	3/24/2013
Pomaikai ADA Units & Modernization	$ 400,000.00	12/15/2009	est. 10/2010	est. 10/2010	est. 10/2010	est. 11/2010	est. 10/2012
SUB-TOTAL	$ 1,294,992.00						

PROJECT (OTHERS)	PROJECT COST	SPO PNS POSTING	APPROVAL GRANTED BY HUD	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	CONTRACT EXPIRATION*
Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Fed Facilities) SA-01	$ 82,159.00	est. 9/2010	7/22/2010	N/A	N/A	est. 9/2010	11/12/2010
Makani Kai Hale Certificate of Occupancy	$ 12,000.00	N/A	N/A	N/A	N/A	N/A	est. 2/28/2011
SUB-TOTAL	$ 94,159.00						

Operations	$ 2,505,235.00
Management Improvements	$ 500,000.00
Administration	$ 1,252,618.00
Contingency	$ 66,523.00
SUB-TOTAL	$ 4,324,376.00
TOTAL	**$ 12,526,177.00**
TOTAL GRANT	**$ 12,526,177.00**

***Note:**

Design contract expiration dates are tied to the construction completion dates to include construction administation and warranty.

AMERICAN RECOVERY AND REINVESTMENT ACT
PROJECT STATUS REPORT
October 4, 2010

PROJECT	CONTRACT AMOUNT	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONTRUCTION CONFERENCE	CONSTRUCTION START DATE	CONSTRUCTION COMPLETION
Hale Hauoli	$ 1,798,597.00	11/17/2009	12/29/2009	2/9/2010	2/23/2010	est. 9/1/2010	3/18/2010	10/4/2010	5/5/2011
Kahekili Terrace	$ 5,079,289.00	1/11/2010	2/4/2010	2/23/2010	3/11/2010	6/28/2010	4/20/2010	6/28/2010	2/8/2011
Kaimalino & Kealakehe	$ 1,915,750.00	6/15/2009	7/16/2009	1/7/2010	1/7/2010	2/1/2010	1/28/2010	2/1/2010	10/29/2010
Kalanihuia	$ 196,865.00	12/4/2009	1/7/2010	2/26/2010	3/11/2010	4/19/2010	4/1/2010	4/19/2010	10/18/2010
Makani Kai Hale I & II	$ 1,412,267.00	1/11/2010	2/4/2010	2/25/2010	3/4/2010	6/4/2010	4/20/2010	6/4/2010	1/31/2011
Makua Alii	$ 1,940,130.00	12/18/2009	1/12/2010	2/16/2010	3/11/2010	4/26/2010	4/21/2010	4/26/2010	8/19/2011
Kalakaua	$ 780,553.00	1/12/2010	2/9/2010	2/26/2010	3/11/2010	6/1/2010	3/22/2010	6/1/2010	est. 9/28/2010
Kalihi Valley Homes	$ 1,554,915.00	5/19/2009	7/12/2009	8/13/2009	9/12/2009	10/26/2009	9/18/2009	10/26/2009	est. 2/9/2011 (Will be delayed due to lock wall repair.)
Makua Alii Construction Management	$ 409,171.00	N/A	N/A	2/9/2010	3/9/2010	N/A	N/A	N/A	N/A
Sub-Total	**$ 15,087,537.00**								
Administration	$ 1,157,906.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sub-Total	**$ 1,157,906.00**								
TOTAL	**$ 16,245,443.00**								

NOTE: 60% Expenditure deadline is March 17, 2011.
100% Expenditure deadline is March 17, 2012.

AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)
EXPENDITURE REPORT

Current Date: 10/12/2010 8:46

Project	Contract No.	NTP Issued	Contract Amount	Reporting Year 1				Reporting Year 2		Total	% Complete
				Q1	Q2	Q3	Q4	Q1	Q2		
				Oct-Dec 09	Jan-Mar 10	Apr-Jun 10	Jul-Sep 10	Oct-Dec 10	Jan-Mar 11		
Makua Alii - Construction Mgt. Service (SSFM International, Inc.)	CMS 08-39-SA02	N/A	$409,171.00				$55,290.00			$55,290.00	13.51%
Kalihi Valley Homes - Site & Dwelling Improvements, Phase 4A (Rainforest G Construction, LLC)	CMS 09-15-CO01	10/26/2009	$1,554,915.00			$525,000.00	$1,024,966.00			$1,549,966.00	99.68%
Kaimalino & Kealakehe - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/2010	$1,915,750.00			$547,988.92	$915,892.18			$1,463,881.10	76.41%
Hale Hauoli - Reroof & Renovation (Isemoto Contracting Co., Ltd.	CMS 10-07	9/7/2010	$1,798,597.00							$0.00	0.00%
Makani Kai Hale I & II - Physical Improvements (Artistic Builders Corporation)	CMS 10-08	6/4/2010	$1,412,267.00				$97,806.05			$97,806.05	6.93%
Makua Alii - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/2010	$1,940,130.00				$590,989.39			$590,989.39	30.46%
Kalakaua Homes - Reroofing (Tory's Roofing & Waterproofing, Inc.)	CMS 10-10	5/20/2010	$780,553.00							$0.00	0.00%
Kahekili Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/2010	$5,079,289.00							$0.00	0.00%
Kalanihuia - Reroof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/2010	$196,865.00				$20,330.00			$20,330.00	10.33%
Administration	N/A	N/A	$1,157,906.00		$601,688.00					$601,688.00	51.96%
Total Amount:			$16,245,443.00	$0.00	$601,688.00	$1,072,988.92	$2,705,273.62	$0.00	$0.00	$4,379,950.54	26.96%
Budget Balance:				$16,245,443.00	$15,643,755.00	$14,570,766.08	$11,865,492.46	$11,865,492.46	$11,865,492.46		
Percentage Expended:				0.00%	3.70%	10.30%	26.96%	0.00%	0.00%		

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 26.96% is actual expenditures made based on eLOCCS input and check cut by FMO as of September 30, 2010.

ARRA ACTUAL/PROJECTED WORK-IN-PLACE SUMMARY SHEET

DATE	ACTUAL VALUE IN PLACE	PROJECTED VALUE IN PLACE	TOTAL TO DATE	AMOUNT REMAINING	% COMPLETE
ARRA GRANT				$16,245,443.00	0%
3/2010	$801,688.00		$801,688.00	$15,443,755.00	4.93%
4/2010	$325,000.00		$1,126,688.00	$15,118,755.00	6.94%
5/2010	$895,549.80		$2,022,237.80	$14,223,205.20	12.45%
6/2010	$289,948.07		$2,312,185.87	$13,933,257.13	14.23%
7/2010	$1,216,024.89		$3,528,210.76	$12,717,232.24	21.72%
8/2010	$939,876.80	$1,571,045.87	$6,039,133.43	$10,206,309.57	37.17%
9/2010		$1,854,779.27	$7,893,912.70	$8,351,530.30	48.59%
10/2010		$1,260,757.00	$9,154,669.70	$7,090,773.30	56.35%
11/2010		$1,662,461.00	$10,817,130.70	$5,428,312.30	66.59%
12/2010		$1,511,939.00	$12,329,069.70	$3,916,373.30	75.89%
1/2011		$1,520,766.00	$13,849,835.70	$2,395,607.30	85.25%
2/2011		$1,159,692.00	$15,009,527.70	$1,235,915.30	92.39%
3/2011		$431,415.00	$15,440,942.70	$804,500.30	95.05%
4/2011		$355,000.00	$15,795,942.70	$449,500.30	97.23%
5/2011		$174,930.00	$15,970,872.70	$274,570.30	98.31%
6/2011		$40,000.00	$16,010,872.70	$234,570.30	98.56%
7/2011		$50,140.00	$16,061,012.70	$184,430.30	98.86%
8/2011		$184,430.30	$16,245,443.00	($0.00)	100.00%
9/2011			$16,245,443.00	($0.00)	100.00%
10/2011			$16,245,443.00	($0.00)	100.00%
11/2011			$16,245,443.00	($0.00)	100.00%
12/2011			$16,245,443.00	($0.00)	100.00%
1/2012			$16,245,443.00	($0.00)	100.00%
2/2012			$16,245,443.00	($0.00)	100.00%
3/2012			$16,245,443.00	($0.00)	100.00%

Note: The "actual" amounts on this report are reflective of the value of actual work-in-place or work that has been completed. The ARRA Expenditure report is based on actual checks that have been paid to the contractors. While this reports the value of work in place,contractors are deficient on payment draw requirements (such as submitting certified payroll, section 3 certification, etc.) precluding approval of their payment requests. CMB staff is working on bringing deficient contractors current on their requirements so that the ARRA grant can be drawn down to reflect the value of the work in place.

CIP Fund B-07-415-K (Design)
PROJECT STATUS REPORT
October 4, 2010

PROJECT	ADVERTISE - RFQ	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	DESIGN CONTRACT START DATE	DESIGN Documents 60% COMPLETION	DESIGN CONTRACT 100% COMPLETION*
Hale Po'ai Building Improvements	8/28/2006	5/8/2007	5/26/2008	6/5/2008	6/9/2008	10/28/2009	7/23/2011
Kahale Mua (Federal) Site & Reroof	6/3/2008	No movement due to workload.					
Kahale Mua (State) Site & Building Modernization	6/3/2008	No movement due to workload.					
Kalakaua Homes - Roof and ADA Phase II	6/3/2008	9/25/2009	10/13/2009	10/19/2009	10/22/2009	12/28/2009	10/25/2011
Kalanihuia Reroofing and Elevator Lobby Improvements	6/3/2008	7/29/2009	9/28/2009	10/2/2009	10/5/2009	12/5/2009	7/11/2011
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Administration Bldg.	7/23/2010	No update. Architect has yet to be selected. Waiting for decision by OED on whether to move forward with project.					
Kalihi Valley Homes Site & Dwelling Improvements, Phase IVA	8/28/2006	8/1/2008	9/26/2008	10/2/2008	10/20/2008	3/31/2009	9/30/2011
Hauiki Replace Four Termite Damaged Poles and Two Transformers	7/23/2010	Qualifications received 8/23/2010 and are being reviewed. List to be established by end of 11/2010.					
KPT, Sewer Repairs/abatement Phase I	2/20/2007	4/7/2008	6/6/2008	6/13/2008	6/16/2008		6/4/2009
Kupuna Home O'Waialua Sewage Treatment Plant Improvements	5/31/2007	5/6/2008	6/3/2008	7/25/2008	7/28/2008	8/31/2009	4/1/2011
LCCC for Federal and State Projects, Island of Maui	8/28/2006	4/14/2008	5/20/2008	5/30/2008	6/2/2006	4/21/2010	12/21/2010
LCCC for Federal Projects, Island of Kauai	8/28/2006	4/14/2008	5/20/2008	5/30/2008	11/25/2009	1/18/2010	4/30/2011
LCCC for Noelani I and II	5/13/2005	1/30/2006	3/21/2006	3/28/2006	3/28/2006	1/15/2007	7/25/2010
Lokahi Electrical Work, Poles, Transformers - HELCO/PO	N/A	N/A	N/A	11/10/2009 est. (Purchase Order)	N/A	N/A	N/A
Lokahi HazMat Abatement & Interior Renovation, Electrical Work, Poles, Transformers	8/28/2006	5/6/2008	6/2/2008	8/12/2008	7/21/2008	12/30/2008	2/26/2011
LCCC Evaluation of Existing Tanks, Island of Hawaii	7/23/2010	SPO exempted reprocuring.					
Kahekili Terrace Physical Improvements, Roof, Solar, Drainage	6/3/2008	4/30/2008	6/18/2008	6/20/2008	6/25/2008	6/23/2009	1/8/2010
Makani Kai Hale Physical Improvements	5/31/2007	4/30/2008	6/17/2008	6/20/2008	6/25/2008	10/8/2008	12/31/2010
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace Towers A & B, Kaahumanu Homes and Kauiokalani - Design for Roof Repairs	12/22/2006	10/24/2008	12/1/2008	2/6/2009	2/9/2009	4/21/2010	5/24/2010
Mayor Wright Replacement of Solar Hot Water Sytem	5/31/2007	4/30/2008	6/2/2008	6/4/2008	6/6/2008	9/24/2009	90% completed; Consultant filed for bankruptcy.
Puahala Homes Site Improvements	8/28/2006	3/12/2008	4/10/2008	4/21/2008	4/23/2008	10/28/2008	11/3/2011
Puuwai Momi, Electrical System Repairs	8/28/2006	11/30/2007	5/26/2008	5/30/2008	6/9/2008	1/0/2010	10/19/2010

*Note: Design contract expiration dates are tied to the construction completion dates to included construction administration and warranty.

CIP Fund B-07-416-K
PROJECT STATUS REPORT
October 4, 2010

PROJECT (CONSTRUCTION)	ADVERTISE - INVITATION FOR BID	BID OPENING	DATE AWARDED	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONST. CONFERENCE	CONST. START DATE	CONST. COMPLETION
Hale Po'ai Building Improvements		3/31/2010	9/20/2010					
Hoolulu and Kamalu Emergency Call System Repair	2/27/2009	4/9/2009	8/10/2009	9/14/2009	3/15/2010	3/9/2010	3/15/2010	3/15/2011
Honokaa Teacher's Cottages, Hale Hauoli, Hale Hookipa & Nani Olu LCCC	1/31/2008	3/14/2008	4/18/2008	5/21/2008	5/30/2008	5/22/2008	6/2/2008	6/1/2009
Kahale Mua (Federal) Site & Reroof	Design needed to be able to proceed with construction.							
Kahale Mua (State) Site & Building Modernization	Design needed to be able to proceed with construction.							
Kalihi Valley Homes Reroof (11) Residential Bldgs. & Admin. Bldg.	No update. Architect has yet to be selected. Waiting for decision by OED on whether to move forward with project.							
Kalihi Valley Homes Community Center	Design at 100%. However, delay was due to hazmat discovery.							
Hauiki Replace Four Termite Damaged Poles and Two Transformers	Consultant has yet to be selected. Waiting for the FY 2010-2011 Request for Qualification (RFQ) list.							
KPT, Redevelopment of KPT and Kuhio Homes	c/o CPO/OED							
KPT, Reroof Two Low Rise Buildings ~~(A & B)~~ C-3 and C-4	7/10/2008 (Thru HePS)	7/31/2008	10/8/2008	12/11/2008 (PO#09K00918)				1/20/2009
KPT, Reroofing Tower A	7/15/2010 est.							
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements	12/15/2009	1/21/2010	6/15/2010	6/30/2010	8/10/2010	8/2/2010	8/16/2010	8/15/2011
La'iola Upgrade Fire Alarm System	1/22/2009	3/6/2009	4/8/2009	5/15/2009	8/7/2009	6/1/2009	8/10/2009	9/15/2009
Lanakila Homes Fair Housing Renovations	11/4/2009	12/15/2009	4/9/2010	6/10/2010	7/26/2010	6/29/2010	8/9/2010	8/8/2011
LCCC for Federal & State Projects on the Island of Kauai (Goodfellow Bros./Koga Eng'g)	6/10/2010	7/16/2010	9/1/2010	9/1/2010	9/1/2010	9/15/2010 / 9/24/10	9/1/2010	2/28/2011
LCCC for Federal & State Projects on the Island of Maui	11/14/2008	12/19/2008	2/6/2009	4/27/2009	6/17/2009	6/3/2009	6/15/2009	9/15/2009
Lokahi HazMat Abatement and Interior Renovation	5/12/2009	6/18/2009	9/17/2009	10/22/2009	11/3/2009	8/25/2009	11/16/2009	11/15/2010
Nani O'Puna & Hale O'Puna LCCC	9/7/2007	10/12/2007	11/8/2007	1/8/2008	6/2/2008	2/5/2008	6/9/2008	6/3/2009
Noelani I & II and Waimea Teacher's Cottages LCCC	3/22/2007	4/26/2007	5/8/2007	7/25/2007	10/17/2007		11/5/2007	7/31/2008
Noelani I & II - Make 9 Vacant Units Ready for Tenants Relocating from Ka Hale Kahaluu (CMS 06-16)	N/A	N/A	4/23/2010 PO# 10K01808	N/A	N/A	N/A	N/A	N/A
KPT, Elevator Abatement for Car Nos. 1 ,2, 4 & 5 position indicators	6/24/2010	6/30/2010	7/8/2010 PO# 11K00176	7/8/2010	N/A	N/A	Waiting on Kone to coordinate abatement.	2 days from NTP.

Project Status Report
September 30, 2010
16 Elevator Modernization Project

Completed Activities

- Invitation to Bid was issued on July 10, 2009.
- Bids were due and opened October 29, 2009.
- On February 1, 2010, CPO resolved issue with the bid submitted by Okada Trucking.
- On March 18, 2010, HPHA supplied the award letter and construction contract to Okada Trucking.
- Okada Trucking delivered the construction contracts to HPHA on April 19, 2010.
- Pre-Construction Conference was held on April 19, 2010.
- Construction Contracts delivered to the Attorney General's Office on April 20, 2010.
- HPHA executed the final construction contract on May 3, 2010.
- Contractor issued Notice to Proceed on July 26, 2010.
- Transfer of maintenance contracts from Kone to Okada were successful.

Planned Activities

- Execute a $35,028 supplemental contract for ECS (Gordon Ernst/elevator consultant) for 7 additional site visits.
    - We are concerned if Okada can perform quality work in a timely fashion. These additional site visits will allow ECS to conduct 2 site visits (not 1) per month.
        - If the HPHA and ECS are satisfied with Okada's performance: Then ECS site visits revert to 1/month and subsequent modernization projects proceed.
        - If the HPHA and ECS are dissatisfied with Okada's performance: Staff will report to the Board with a recommended action.
    - ECS hires an engineer and opens a local office. Local engineer can perform 2nd monthly inspection.
        - Will execute the supplemental contract, but only cover labor. We will not have to pay to fly in and house a mainland engineer.
- Makua Alii and Kalakaua Homes modernizations are scheduled to start in November 2010. But ongoing construction projects will wrap up in August 2011. Executive Director wants elevator modernizations delayed till construction projects are completed. Contractor will be submitting a revised overall project schedule.

Trends/Issues

- CMS staff along with Gordon Ernst/elevator consultant has determined that the modernization project cannot be expedited. Okada Trucking and its subcontractor do not have the capacity to accelerate construction beyond the Elevator Consultant's schedule.

Risks

There is concern about Okada's ability to perform as required. The existing contract has been reviewed by the HPHA's Procurement Office and it was determined that unless Okada Trucking is in breach, they must to allowed to perform. Instead, the HPHA will perform additional inspections to monitor their modernization work.

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 09/30/2010

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 Phase 2	Family	3	1981	27	271	16	3		$3,970,469	FY08 Elevator CIP	Sep-07	Apr-09	Nov-10
Phase 3		1	1964	44							Sep-07	Nov-09	Mar-11
Phase 1		2	1964	44							Sep-07	May-10	completed, 5/10
Kuhio Park Terrace B Phase 1	Family	4	1964	44	298	16	3				Sep-07	Apr-09	completed, 5/10
Phase 2		5	1964	44							Sep-07	Nov-09	Nov-10
Phase 3		6	1981	27							Sep-07	May-10	Jun-11
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2		$460,733	FY09 Elevator CIP	Aug-08	10/25/2010	2/18/2011
		2	1983	25							Aug-08	2/21/2011	6/20/2011
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		$460,733	FY09 Elevator CIP	Aug-08	10/25/2010	2/18/2011
		2	1967	41							Aug-08	2/21/2011	6/20/2011
Kalanihuia Phase 2	Elderly	1	1968	40	151	15	2		$471,204	FY09 Elevator CIP	Aug-08	6/23/2011	10/27/2011
		2	1968	40							Aug-08	10/31/2011	3/5/2012
Paoakalani Phase 2	Elderly	1	1970	38	151	17	2		$445,026	FY09 Elevator CIP	Aug-08	6/23/2011	10/27/2011
		2	1970	38							Aug-08	10/31/2011	3/5/2012
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		$465,968	FY09 Elevator CIP	Aug-08	3/7/2012	7/11/2012
		2	1972	36							Aug-08	7/16/2012	11/16/2012
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		$371,728	FY09 Elevator CIP	Aug-08	3/7/2012	7/11/2012
		2	1961	47							Aug-08	7/16/2012	11/16/2012

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 09/30/2010

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 Phase 4	Elderly	1	1971	37	124	4	2		$261,780	FY09 Elevator CIP	Aug-08	11/21/2012	1/30/2013
		2	1971	37							Aug-08	2/4/2013	4/15/2013
Wilikina Apts Phase 4	Family	1	1977	31	119	9	2		$424,712	FY09 Elevator CIP	Aug-08	11/21/2012	3/13/2013
		2	1977	31							Aug-08	3/18/2013	7/8/2013
Salt Lake Apts	Family	1	1970	38	28	8	1		$1,000,000	B-08-401-K			
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	$9,672,353				

Average age of elevators: 31

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Kalihi Valley Homes Retaining Wall Repair Project
Status Report
October 6, 2010

Background

On April 15th, 2010, an approximate 80 foot portion of a retaining wall collapsed while construction on the Kalihi Valley Homes Phase 4A was underway. The collapse was likely due to the weight of an excavator working on the top side of the wall near Building 24. The remaining 200 foot portion, while still standing, was also affected due to the "stress" placed on the wall during the incident and was structurally compromised.

The remaining 200 foot portion of the CMU wall will be removed and a new concrete wall with sculptured shotcrete and soil nails will be installed along with a CRM veneer. A soil nail system is required in this condition due to the lack of space in installing a traditional CMU/footing system that can meet current code.

Planned / Completed Activities

The plans and specifications designed by GYA Architects have been completed and will be submitted to the City and County of Honolulu for a building permit. Once the plans and specifications at the County have passed preliminary review, contractors will be contacted to provide a proposal for the work. The soil nail system is a specialized process with very few contractors having the ability to perform the work. Two contractors recommended by the geotechnical engineer have been contacted and await notification from the HPHA to submit a proposal.

Trends/ Issues

None.

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	**000039**
ACC Units	**228**
Unit Months Available (UMAs)	**2,736**
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account/Title	Amp 39 Fed Budget FYE 10-11	Actual FYE 10-11 Annualized	Increase / (Decrease)	%
Operating Income:					
11220	Gross Potential Rent	709,631	-	(709,631)	-100%
11230	*Less: Vacancy Loss Rent*	202,228	-	(202,228)	-100%
703000	Net Tenant Rental Revenue	507,403	498,090	(9,313)	-2%
11240	Gross Potential Subsidy	668,826	-	(668,826)	-100%
11260	*Less: Subsidy Loss - Vacancy*	221,964	-	(221,964)	-100%
11250	*Less: Subsidy Loss - Proration*	-	-	-	0%
706000	Net Operating Subsidy	446,862	445,127	(1,735)	0%
706000	HUD PHA Operating Grant-CFP	92,752	-	(92,752)	-100%
704000	Other Tenant Charges	-	2,880	2,880	0%
704000	Excess Utilities	-	-	-	0%
711000	Investment Income	-	-	-	0%
714000	Fraud Recovery	-	-	-	0%
715000	Non-Dwelling Rent	-	-	-	0%
715000	Other Income	-	677	677	0%
700000	**Total Operating Income**	**1,047,016**	**946,774**	**(100,242)**	-10%
Operating Expenditures:					
	Administrative				
911000	Administrative Salaries	182,756	163,294	19,462	11%
915000	Employee Benefits - Administrative	76,758	63,901	12,856	17%
912000	Auditing Fees	10,317	-	10,317	100%
913000	Management Fees	67,957	101,898	(33,941)	-50%
913100	Bookkeeping Fees	10,194	13,174	(2,981)	-29%
914000	Advertising and Marketing	-	-	-	0%
916000	Office Expenses	25,092	14,696	10,396	41%
917000	Legal Expense	3,601	1,014	2,587	72%
918000	Travel	5,274	2,563	2,711	51%
919000	Other Administrative Costs	2,122	2,010	112	5%
910000	**Total Administrative**	**384,070**	**362,550**	**21,520**	6%
920000	**Asset Management Fees**	1,960	-	1,960	100%
	Tenant Services				
921000	Tenant Services - Salaries	-	-	-	0%
923000	Employee Benefits - Tenant Services	-	4,379	(4,379)	0%
922000	Relocation Costs	-	-	-	0%
924000	Tenant Services-Other	955	-	955	100%
925000	**Total Tenant Services**	**955**	**4,379**	**(3,424)**	-358%
	Utilities				
931000	Water	87,251	85,064	2,188	3%
932000	Electricity	187,280	263,904	(76,624)	-41%
933000	Gas	62,403	75,532	(13,129)	-21%
934000	Fuel	-	-	-	0%
936000	Sewer	82,112	103,943	(21,830)	-27%
938000	Other	-	-	-	0%
930000	**Total Utilities**	**419,047**	**528,442**	**(109,395)**	-26%
	Maintenance				
941000	Labor	213,531	155,297	58,234	27%
945000	Employee Benefits - Maintenance	89,683	68,987	20,696	23%
942000	Maintenance Materials	78,900	173,501	(94,601)	-120%
	Maint. Contract:	-	-	-	0%
943002	Garbage and Trash Removal Contracts	36,828	47,709	(10,881)	-30%
943021-2	Heating & Cooling Contracts	-	-	-	0%
	Snow Removal Contracts	-	-	-	0%
943014	Elevator Maintenance	-	-	-	0%
943026	Landscape & Grounds Contracts	-	-	-	0%
943029	Unit Turnaround Contract	-	-	-	0%
943018	Electrical Contracts	-	2,953	(2,953)	0%
943017	Plumbing Contracts	-	6,155	(6,155)	0%
943006	Extermination Contracts	-	-	-	0%
943010	Janitorial Contracts	-	-	-	0%
943025	Routine Maintenance Contracts	-	-	-	0%
943000	Other Misc. Contract Costs	14,239	6,202	8,036	56%
940000	**Total Maintenance**	**433,181**	**460,805**	**(27,624)**	-6%
	Protective Services				
951000	Protective Services - Labor	-	-	-	0%
955000	Employee Benefits - Protective Services	-	-	-	0%
952000	Protective Services Contract Costs	-	-	-	0%
953000	Protective Service Other	-	-	-	0%
950000	**Total Protective Services**	-	-	-	0%
	Insurance				
961100	Property	24,702	18,789	5,913	24%
961200	General Liability	1,708	1,470	238	14%
961300	Worker's Comp.	10,859	16,835	(5,976)	-55%
961400	Other Insurance	-	884	(884)	0%
961000	**Total Insurance Expense**	**37,269**	**37,977**	**(708)**	-2%
	General Expenses				
962000	Other General Expense	-	-	-	0%
962100	Compensated Absences	-	-	-	0%
963000	Payments In Lieu of Taxes	-	-	-	0%
964000	Bad Debt-Tenants	506,312	397	505,915	100%
968000	Severance Expense	-	-	-	0%
960000	**Total General Expenses**	**506,312**	**397**	**505,915**	100%
969000	**Total Operating Expenditures**	**1,782,794**	**1,394,551**	**388,243**	22%
970000	**Cash Flow from Operations**	**(735,778)**	**(447,777)**	**288,001**	-39%

PHA Name	Hawaii Public Housing Authority	***Project Name***	**39-2205 Kahale Mua (S)**
Address	1002 North School Street	***Address***	**P O Box 30**
City, State	Honolulu, Hawaii 96817	***City, State***	**Maunaloa, HI 96770**

AMP Project Number	000039	***Fiscal Year Ending***	6/30/2011
ACC Units	32	***Estimated Occupancy Rate***	
Unit Months Available (UMAs)	384	***Average Bedroom Size***	
Built Date		***Anticipated Number of Turnovers***	
Date of Last Renovation		***Project Expense Level (PEL)***	
Occupancy Type (family, senior, mixed)		***Utility Expense Level (UEL)***	
Type of Budget (Original, Revision #)		***HA Code***	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent					-	0%
11230	*Less: Vacancy Loss Rent*					-	0%
703000	Net Tenant Rental Revenue			61,000	65,388	4,388	7%
11240	Gross Potential Subsidy					-	0%
11260	*Less: Subsidy Loss - Vacancy*					-	0%
11250	*Less: Subsidy Loss - Proration*					-	0%
706000	Net Operating Subsidy				-	-	0%
706000	HUD PHA Operating Grant-CFP				-	-	0%
704000	Other Tenant Charges				-	-	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				99	99	0%
700000	**Total Operating Income**	-	-	**61,000**	**65,487**	**4,487**	**7%**
Operating Expenditures:							
	Administrative						
911000	Administrative Salaries		-	29,751	19,870	9,881	33%
915000	Employee Benefits - Administrative		-	12,495	6,605	5,890	47%
912000	Auditing Fees			2,019	-	2,019	100%
913000	Management Fees			14,357	19,143	(4,786)	-33%
913100	Bookkeeping Fees			2,107	2,475	(368)	-17%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			87	106	(18)	-21%
917000	Legal Expense			-	-	-	0%
918000	Travel			-	-	-	0%
919000	Other Administrative Costs			497	551	(54)	-11%
910000	**Total Administrative**	-	-	**61,314**	**48,750**	**12,564**	**20%**
920000	**Asset Management Fees**				-	-	0%
	Tenant Services						
921000	Tenant Services - Salaries		-		-	-	0%
923000	Employee Benefits - Tenant Services		-		-	-	0%
922000	Relocation Costs				-	-	0%
924000	Tenant Services-Other				-	-	0%
925000	**Total Tenant Services**	-	-	-	-	-	0%
	Utilities						
931000	Water			-	-	-	0%
932000	Electricity			-	-	-	0%
933000	Gas			-	-	-	0%
934000	Fuel			-	-	-	0%
936000	Sewer			15,167	16,935	(1,768)	-12%
938000	Other			-	-	-	0%
930000	**Total Utilities**	-	-	**15,167**	**16,935**	**(1,768)**	**-12%**
	Maintenance						
941000	Labor		-	34,761	30,470	4,291	12%
945000	Employee Benefits - Maintenance		-	14,600	11,868	2,732	19%
942000	Maintenance Materials			-	-	-	0%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			7,358	29,794	(22,435)	-305%
943021-2	Heating & Cooling Contracts			-	-	-	0%
	Snow Removal Contracts			-		-	0%
943014	Elevator Maintenance			-	-	-	0%
943026	Landscape & Grounds Contracts			-	-	-	0%
943029	Unit Turnaround Contract			-	-	-	0%
943018	Electrical Contracts			-	-	-	0%
943017	Plumbing Contracts			-	-	-	0%
943006	Extermination Contracts			-	-	-	0%
943010	Janitorial Contracts			-	-	-	0%
943025	Routine Maintenance Contracts			-	-	-	0%
943000	Other Misc. Contract Costs			210	111	100	47%
940000	**Total Maintenance**	-	-	**56,929**	**72,242**	**(15,313)**	**-27%**
	Protective Services						
951000	Protective Services - Labor		-		-	-	0%
955000	Employee Benefits - Protective Services		-		-	-	0%
952000	Protective Services Contract Costs				-	-	0%
953000	Protective Service Other				-	-	0%
950000	**Total Protective Services**	-	-	-	-	-	0%
	Insurance						
961100	Property			3,352	3,255	98	3%
961200	General Liability			45	44	1	3%
961300	Worker's Comp.			806	-	806	100%
961400	Other Insurance			67	65	2	3%
961000	**Total Insurance Expense**	-	-	**4,271**	**3,364**	**907**	**21%**
	General Expenses						
962000	Other General Expense				-	-	0%
962100	Compensated Absences				-	-	0%
963000	Payments In Lieu of Taxes				-	-	0%
964000	Bad Debt-Tenants				64	(64)	0%
968000	Severance Expense				-	-	0%
960000	**Total General Expenses**	-	-	-	**64**	**(64)**	**0%**
969000	**Total Operating Expenditures**	-	-	**137,681**	**141,354**	**(3,674)**	**-3%**
970000	**Cash Flow from Operations**	-	-	**(76,681)**	**(75,867)**	**814**	**-1%**
	Other Financial Items-Sources & (Uses)					-	0%
10010	Operating Transfers In					-	0%
10020	Operating Transfers Out					-	0%
10091	Inter AMP Excess Cash Transfer In					-	0%
10092	Inter AMP Excess Cash Transfer Out					-	0%
10093	Transfers from Program to AMP					-	0%
10094	Transfers from AMP to Program					-	0%
70610	HUD Grants-Capital Contributions					-	0%
11020/96710	Debt Service Payment (Principal & Interest)					-	0%
97100	Extraordinary Maintenance	-	-			-	0%
	Capital Expenditures	-	-			-	0%
	Other Items (PYA)				42,786	(42,786)	0%
	Total Other Financial Items	-	-	-	**42,786**	(42,786)	**0%**
10000	**Net Cash Flow**	-	-	**(76,681)**	**(118,653)**	**(41,972)**	**55%**

PHA Name	Hawaii Public Housing Authority
Address	1002 North School Street
City, State	Honolulu, Hawaii 96817
AMP Project Number	000039
ACC Units	228
Unit Months Available (UMAs)	2,736
Built Date	
Date of Last Renovation	
Occupancy Type (family, senior, mixed)	
Type of Budget (Original, Revision #)	
Building Type (high-rise, garden, etc.)	

FDS Line #	Account Title	Amp 39 State Budget FYE 10-11	Actual FYE 10-11 Annualized	Increase / (Decrease)	%
Operating Income:					
11220	Gross Potential Rent	-	-	-	0%
11230	*Less: Vacancy Loss Rent*	-	-	-	0%
703000	Net Tenant Rental Revenue	61,000	65,388	4,388	7%
11240	Gross Potential Subsidy	-	-	-	0%
11260	*Less: Subsidy Loss - Vacancy*	-	-	-	0%
11250	*Less: Subsidy Loss - Proration*	-	-	-	0%
706000	Net Operating Subsidy	-	-	-	0%
706000	HUD PHA Operating Grant-CFP	-	-	-	0%
704000	Other Tenant Charges	-	-	-	0%
704000	Excess Utilities	-	-	-	0%
711000	Investment Income	-	-	-	0%
714000	Fraud Recovery	-	-	-	0%
715000	Non-Dwelling Rent	-	-	-	0%
715000	Other Income	-	99	99	0%
700000	**Total Operating Income**	**61,000**	**65,487**	**4,487**	7%
Operating Expenditures:					
	Administrative				
911000	Administrative Salaries	29,751	19,870	9,881	33%
915000	Employee Benefits - Administrative	12,495	6,605	5,890	47%
912000	Auditing Fees	2,019	-	2,019	100%
913000	Management Fees	14,357	19,143	(4,786)	-33%
913100	Bookkeeping Fees	2,107	2,475	(368)	-17%
914000	Advertising and Marketing	-	-	-	0%
916000	Office Expenses	87	106	(18)	-21%
917000	Legal Expense	-	-	-	0%
918000	Travel	-	-	-	0%
919000	Other Administrative Costs	497	551	(54)	-11%
910000	**Total Administrative**	**61,314**	**48,750**	**12,564**	20%
920000	**Asset Management Fees**	-	-	-	0%
	Tenant Services				
921000	Tenant Services - Salaries	-	-	-	0%
923000	Employee Benefits - Tenant Services	-	-	-	0%
922000	Relocation Costs	-	-	-	0%
924000	Tenant Services-Other	-	-	-	0%
925000	**Total Tenant Services**	-	-	-	0%
	Utilities				
931000	Water	-	-	-	0%
932000	Electricity	-	-	-	0%
933000	Gas	-	-	-	0%
934000	Fuel	-	-	-	0%
936000	Sewer	15,167	16,935	(1,768)	-12%
938000	Other	-	-	-	0%
930000	**Total Utilities**	**15,167**	**16,935**	**(1,768)**	-12%
	Maintenance				
941000	Labor	34,761	30,470	4,291	12%
945000	Employee Benefits - Maintenance	14,600	11,868	2,732	19%
942000	Maintenance Materials	-	-	-	0%
	Maint. Contract:	-	-	-	0%
943002	Garbage and Trash Removal Contracts	7,358	29,794	(22,435)	-305%
943021-2	Heating & Cooling Contracts	-	-	-	0%
	Snow Removal Contracts	-	-	-	0%
943014	Elevator Maintenance	-	-	-	0%
943026	Landscape & Grounds Contracts	-	-	-	0%
943029	Unit Turnaround Contract	-	-	-	0%
943018	Electrical Contracts	-	-	-	0%
943017	Plumbing Contracts	-	-	-	0%
943006	Extermination Contracts	-	-	-	0%
943010	Janitorial Contracts	-	-	-	0%
943025	Routine Maintenance Contracts	-	-	-	0%
943000	Other Misc. Contract Costs	210	111	100	47%
940000	**Total Maintenance**	**56,929**	**72,242**	**(15,313)**	-27%
	Protective Services				
951000	Protective Services - Labor	-	-	-	0%
955000	Employee Benefits - Protective Services	-	-	-	0%
952000	Protective Services Contract Costs	-	-	-	0%
953000	Protective Service Other	-	-	-	0%
950000	**Total Protective Services**	-	-	-	0%
	Insurance				
961100	Property	3,352	3,255	98	3%
961200	General Liability	45	44	1	3%
961300	Worker's Comp.	806	-	806	100%
961400	Other Insurance	67	65	2	3%
961000	**Total Insurance Expense**	**4,271**	**3,364**	**907**	21%
	General Expenses				
962000	Other General Expense	-	-	-	0%
962100	Compensated Absences	-	-	-	0%
963000	Payments In Lieu of Taxes	-	-	-	0%
964000	Bad Debt-Tenants	-	64	(64)	0%
968000	Severance Expense	-	-	-	0%
960000	**Total General Expenses**	-	**64**	**(64)**	0%
969000	**Total Operating Expenditures**	**137,681**	**141,354**	**(3,674)**	-3%
970000	**Cash Flow from Operations**	**(76,681)**	**(75,867)**	**814**	-1%

PHA Name	Hawaii Public Housing Authority	**Project Name**	**39-1016 David Malo Circle**
Address	1002 North School Street	**Address**	**Mill Street**
City, State	Honolulu, Hawaii 96817	**City, State**	**Lahaina, HI 96761**

AMP Project Number	000039	***Fiscal Year Ending***	6/30/2011
ACC Units	18	***Estimated Occupancy Rate***	
Unit Months Available (UMAs)	216	***Average Bedroom Size***	
Built Date		***Anticipated Number of Turnovers***	
Date of Last Renovation		***Project Expense Level (PEL)***	
Occupancy Type (family, senior, mixed)		***Utility Expense Level (UEL)***	
Type of Budget (Original, Revision #)		***HA Code***	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			92,837		(92,837)	-100%
11230	*Less: Vacancy Loss Rent*			15,473		(15,473)	-100%
703000	Net Tenant Rental Revenue			77,364	45,743	(31,621)	-41%
11240	Gross Potential Subsidy			61,423		(61,423)	-100%
11260	*Less: Subsidy Loss - Vacancy*			14,161		(14,161)	-100%
11250	*Less: Subsidy Loss - Proration*					-	0%
706000	Net Operating Subsidy			47,262	40,879	(6,383)	-14%
706000	HUD PHA Operating Grant-CFP			8,518	-	(8,518)	-100%
704000	Other Tenant Charges				265	265	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				62	62	0%
700000	**Total Operating Income**	-	-	**133,144**	**86,949**	**(46,195)**	-35%
Operating Expenditures:							
	Administrative						
911000	Administrative Salaries		-	16,784	14,996	1,787	11%
915000	Employee Benefits - Administrative		-	7,049	5,868	1,181	17%
912000	Auditing Fees			947	-	947	100%
913000	Management Fees			7,640	10,516	(2,877)	-38%
913100	Bookkeeping Fees			1,146	1,360	(214)	-19%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			681	56	625	92%
917000	Legal Expense			-	-	-	0%
918000	Travel			702	-	702	100%
919000	Other Administrative Costs			190	171	19	10%
910000	**Total Administrative**	-	-	**35,138**	**32,967**	**2,171**	6%
920000	**Asset Management Fees**			**180**	-	180	100%
	Tenant Services						
921000	Tenant Services - Salaries		-		-	-	0%
923000	Employee Benefits - Tenant Services		-		-	-	0%
922000	Relocation Costs				-	-	0%
924000	Tenant Services-Other			88	-	88	100%
925000	**Total Tenant Services**	-	-	**88**	-	**88**	100%
	Utilities						
931000	Water			9,615	12,649	(3,034)	-32%
932000	Electricity			55,459	96,863	(41,404)	-75%
933000	Gas			-	-	-	0%
934000	Fuel			-	-	-	0%
936000	Sewer			7,306	10,211	(2,905)	-40%
938000	Other			-	-	-	0%
930000	**Total Utilities**	-	-	**72,380**	**119,724**	**(47,343)**	-65%
	Maintenance						
941000	Labor		-	19,610	14,262	5,348	27%
945000	Employee Benefits - Maintenance		-	8,236	6,336	1,901	23%
942000	Maintenance Materials			334	1,122	(788)	-236%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			4,307	2,813	1,494	35%
943021-2	Heating & Cooling Contracts				-	-	0%
	Snow Removal Contracts					-	0%
943014	Elevator Maintenance				-	-	0%
943026	Landscape & Grounds Contracts				-	-	0%
943029	Unit Turnaround Contract				-	-	0%
943018	Electrical Contracts				-	-	0%
943017	Plumbing Contracts				2,147	(2,147)	0%
943006	Extermination Contracts				-	-	0%
943010	Janitorial Contracts				-	-	0%
943025	Routine Maintenance Contracts				-	-	0%
943000	Other Misc. Contract Costs			771	61	709	92%
940000	**Total Maintenance**	-	-	**33,258**	**26,741**	**6,517**	20%
	Protective Services						
951000	Protective Services - Labor		-		-	-	0%
955000	Employee Benefits - Protective Services		-		-	-	0%
952000	Protective Services Contract Costs				-	-	0%
953000	Protective Service Other				-	-	0%
950000	**Total Protective Services**	-	-	-	-	-	0%
	Insurance						
961100	Property			2,887	1,725	1,162	40%
961200	General Liability			200	135	65	33%
961300	Worker's Comp.			1,269	-	1,269	100%
961400	Other Insurance				81	(81)	0%
961000	**Total Insurance Expense**	-	-	**4,356**	**1,942**	**2,414**	55%
	General Expenses						
962000	Other General Expense				-	-	0%
962100	Compensated Absences				-	-	0%
963000	Payments In Lieu of Taxes				-	-	0%
964000	Bad Debt-Tenants			46,498	36	46,462	100%
968000	Severance Expense				-	-	0%
960000	**Total General Expenses**	-	-	**46,498**	**36**	**46,462**	100%
969000	**Total Operating Expenditures**	-	-	**191,898**	**181,409**	**10,489**	5%
970000	**Cash Flow from Operations**	-	-	**(58,754)**	**(94,461)**	**(35,707)**	61%
	Other Financial Items-Sources & (Uses)					-	0%
10010	Operating Transfers In					-	0%
10020	Operating Transfers Out					-	0%
10091	Inter AMP Excess Cash Transfer In					-	0%
10092	Inter AMP Excess Cash Transfer Out					-	0%
10093	Transfers from Program to AMP					-	0%
10094	Transfers from AMP to Program					-	0%
70610	HUD Grants-Capital Contributions					-	0%
11020/96710	Debt Service Payment (Principal & Interest)					-	0%
97100	Extraordinary Maintenance	-	-			-	0%
	Capital Expenditures	-	-	19,361		19,361	100%
	Other Items (PYA)				22,043	(22,043)	0%
	Total Other Financial Items	-	-	**19,361**	**22,043**	(2,682)	-14%
10000	**Net Cash Flow**	-	-	**(78,115)**	**(116,504)**	**(38,389)**	49%

PHA Name	Hawaii Public Housing Authority	***Project Name***	**39-1017 Kahekili Terrace**
Address	1002 North School Street	***Address***	**2015 Holowai Place**
City, State	Honolulu, Hawaii 96817	***City, State***	**Wailuku, HI 96793**

AMP Project Number	000039	***Fiscal Year Ending***	6/30/2011
ACC Units	82	***Estimated Occupancy Rate***	
Unit Months Available (UMAs)	984	***Average Bedroom Size***	
Built Date		***Anticipated Number of Turnovers***	
Date of Last Renovation		***Project Expense Level (PEL)***	
Occupancy Type (family, senior, mixed)		***Utility Expense Level (UEL)***	
Type of Budget (Original, Revision #)		***HA Code***	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			305,384		(305,384)	-100%
11230	*Less: Vacancy Loss Rent*			111,725		(111,725)	-100%
703000	Net Tenant Rental Revenue			193,660	208,385	14,725	8%
11240	Gross Potential Subsidy			279,815		(279,815)	-100%
11260	*Less: Subsidy Loss - Vacancy*			106,371		(106,371)	-100%
11250	*Less: Subsidy Loss - Proration*					-	0%
706000	Net Operating Subsidy			173,443	186,226	12,783	7%
706000	HUD PHA Operating Grant-CFP			38,804	-	(38,804)	-100%
704000	Other Tenant Charges				1,205	1,205	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				283	283	0%
700000	**Total Operating Income**	-	-	**405,908**	**396,099**	**(9,808)**	-2%
Operating Expenditures:							
	Administrative						
911000	Administrative Salaries		-	76,459	68,317	8,142	11%
915000	Employee Benefits - Administrative		-	32,113	26,734	5,379	17%
912000	Auditing Fees			4,316	-	4,316	100%
913000	Management Fees			25,199	36,988	(11,789)	-47%
913100	Bookkeeping Fees			3,780	4,782	(1,002)	-27%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			12,690	7,233	5,457	43%
917000	Legal Expense			987	-	987	100%
918000	Travel			2,390	2,563	(173)	-7%
919000	Other Administrative Costs			824	928	(104)	-13%
910000	**Total Administrative**	-	-	**158,759**	**147,545**	**11,214**	7%
920000	**Asset Management Fees**			**820**	-	820	100%
	Tenant Services						
921000	Tenant Services - Salaries		-		-	-	0%
923000	Employee Benefits - Tenant Services		-		-	-	0%
922000	Relocation Costs				-	-	0%
924000	Tenant Services-Other			400	-	400	100%
925000	**Total Tenant Services**	-	-	**400**	-	**400**	100%
	Utilities						
931000	Water			44,613	41,523	3,090	7%
932000	Electricity			64,194	84,003	(19,809)	-31%
933000	Gas			43,380	60,750	(17,370)	-40%
934000	Fuel			-	-	-	0%
936000	Sewer			34,529	40,677	(6,148)	-18%
938000	Other				-	-	0%
930000	**Total Utilities**	-	-	**186,716**	**226,953**	**(40,237)**	-22%
	Maintenance						
941000	Labor		-	89,334	64,971	24,363	27%
945000	Employee Benefits - Maintenance		-	37,520	28,862	8,659	23%
942000	Maintenance Materials			16,464	2,221	14,242	87%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			15,416	9,212	6,204	40%
943021-2	Heating & Cooling Contracts				-	-	0%
	Snow Removal Contracts					-	0%
943014	Elevator Maintenance				-	-	0%
943026	Landscape & Grounds Contracts				-	-	0%
943029	Unit Turnaround Contract				-	-	0%
943018	Electrical Contracts				2,172	(2,172)	0%
943017	Plumbing Contracts				4,009	(4,009)	0%
943006	Extermination Contracts				-	-	0%
943010	Janitorial Contracts				-	-	0%
943025	Routine Maintenance Contracts				-	-	0%
943000	Other Misc. Contract Costs			8,640	5,312	3,328	39%
940000	**Total Maintenance**	-	-	**167,375**	**116,759**	**50,615**	30%
	Protective Services						
951000	Protective Services - Labor		-		-	-	0%
955000	Employee Benefits - Protective Services		-		-	-	0%
952000	Protective Services Contract Costs				-	-	0%
953000	Protective Service Other				-	-	0%
950000	**Total Protective Services**	-	-	-	-	-	0%
	Insurance						
961100	Property			13,153	7,861	5,292	40%
961200	General Liability			910	615	295	32%
961300	Worker's Comp.			5,781	16,835	(11,054)	-191%
961400	Other Insurance				370	(370)	0%
961000	**Total Insurance Expense**	-	-	**19,844**	**25,680**	**(5,836)**	-29%
	General Expenses						
962000	Other General Expense				-	-	0%
962100	Compensated Absences				-	-	0%
963000	Payments In Lieu of Taxes				-	-	0%
964000	Bad Debt-Tenants			211,824	166	211,658	100%
968000	Severance Expense				-	-	0%
960000	**Total General Expenses**	-	-	**211,824**	**166**	**211,658**	100%
969000	**Total Operating Expenditures**	-	-	**745,737**	**517,103**	**228,634**	31%
970000	**Cash Flow from Operations**	-	-	**(339,830)**	**(121,004)**	**218,825**	-64%
	Other Financial Items-Sources & (Uses)					-	0%
10010	Operating Transfers In					-	0%
10020	Operating Transfers Out					-	0%
10091	Inter AMP Excess Cash Transfer In					-	0%
10092	Inter AMP Excess Cash Transfer Out					-	0%
10093	Transfers from Program to AMP					-	0%
10094	Transfers from AMP to Program					-	0%
70610	HUD Grants-Capital Contributions					-	0%
11020/96710	Debt Service Payment (Principal & Interest)					-	0%
97100	Extraordinary Maintenance	-	-			-	0%
	Capital Expenditures	-	-	88,199		88,199	100%
	Other Items (PYA)				112,611	(112,611)	0%
	Total Other Financial Items	-	-	**88,199**	**112,611**	(24,412)	-28%
10000	**Net Cash Flow**	-	-	**(428,029)**	**(233,615)**	**194,413**	-45%

PHA Name	Hawaii Public Housing Authority	***Project Name***	**39-1044 Piilani Homes**
Address	1002 North School Street	***Address***	**1028 Wainee Street**
City, State	Honolulu, Hawaii 96817	***City, State***	**Lahaina, HI 96761**

AMP Project Number	000039	***Fiscal Year Ending***	6/30/2011
ACC Units	42	***Estimated Occupancy Rate***	
Unit Months Available (UMAs)	504	***Average Bedroom Size***	
Built Date		***Anticipated Number of Turnovers***	
Date of Last Renovation		***Project Expense Level (PEL)***	
Occupancy Type (family, senior, mixed)		***Utility Expense Level (UEL)***	
Type of Budget (Original, Revision #)		***HA Code***	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			121,288		(121,288)	-100%
11230	*Less: Vacancy Loss Rent*			14,439		(14,439)	-100%
703000	Net Tenant Rental Revenue			106,849	106,734	(115)	0%
11240	Gross Potential Subsidy			143,320		(143,320)	-100%
11260	*Less: Subsidy Loss - Vacancy*			38,860		(38,860)	-100%
11250	*Less: Subsidy Loss - Proration*					-	0%
706000	Net Operating Subsidy			104,460	95,384	(9,075)	-9%
706000	HUD PHA Operating Grant-CFP			19,875	-	(19,875)	-100%
704000	Other Tenant Charges				617	617	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				145	145	0%
700000	**Total Operating Income**	-	-	**231,184**	**202,880**	**(28,304)**	-12%
Operating Expenditures:							
	Administrative						
911000	Administrative Salaries		-	39,162	34,991	4,171	11%
915000	Employee Benefits - Administrative		-	16,448	13,693	2,755	17%
912000	Auditing Fees			2,211	-	2,211	100%
913000	Management Fees			16,362	27,560	(11,198)	-68%
913100	Bookkeeping Fees			2,454	3,563	(1,109)	-45%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			2,359	456	1,903	81%
917000	Legal Expense			2,331	1,014	1,317	57%
918000	Travel			1,386	-	1,386	100%
919000	Other Administrative Costs			435	399	36	8%
910000	**Total Administrative**	-	-	**83,149**	**81,676**	**1,473**	2%
920000	**Asset Management Fees**			**420**	-	420	100%
	Tenant Services						
921000	Tenant Services - Salaries		-		-	-	0%
923000	Employee Benefits - Tenant Services		-		-	-	0%
922000	Relocation Costs				-	-	0%
924000	Tenant Services-Other			205	-	205	100%
925000	**Total Tenant Services**	-	-	**205**	-	**205**	100%
	Utilities						
931000	Water			19,163	16,226	2,938	15%
932000	Electricity			50,552	64,140	(13,588)	-27%
933000	Gas			-	-	-	0%
934000	Fuel			-	-	-	0%
936000	Sewer			12,684	23,620	(10,936)	-86%
938000	Other				-	-	0%
930000	**Total Utilities**	-	-	**82,400**	**103,985**	**(21,586)**	-26%
	Maintenance						
941000	Labor		-	45,757	33,278	12,479	27%
945000	Employee Benefits - Maintenance		-	19,218	14,783	4,435	23%
942000	Maintenance Materials			16,516	73,143	(56,627)	-343%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			2,483	1,406	1,076	43%
943021-2	Heating & Cooling Contracts				-	-	0%
	Snow Removal Contracts					-	0%
943014	Elevator Maintenance				-	-	0%
943026	Landscape & Grounds Contracts				-	-	0%
943029	Unit Turnaround Contract				-	-	0%
943018	Electrical Contracts				781	(781)	0%
943017	Plumbing Contracts				-	-	0%
943006	Extermination Contracts				-	-	0%
943010	Janitorial Contracts				-	-	0%
943025	Routine Maintenance Contracts				-	-	0%
943000	Other Misc. Contract Costs			1,568	689	879	56%
940000	**Total Maintenance**	-	-	**85,542**	**124,080**	**(38,539)**	-45%
	Protective Services						
951000	Protective Services - Labor		-		-	-	0%
955000	Employee Benefits - Protective Services		-		-	-	0%
952000	Protective Services Contract Costs				-	-	0%
953000	Protective Service Other				-	-	0%
950000	**Total Protective Services**	-	-	-	-	-	0%
	Insurance						
961100	Property				4,026	(4,026)	0%
961200	General Liability				315	(315)	0%
961300	Worker's Comp.				-	-	0%
961400	Other Insurance				190	(190)	0%
961000	**Total Insurance Expense**	-	-	-	**4,531**	**(4,531)**	0%
	General Expenses						
962000	Other General Expense				-	-	0%
962100	Compensated Absences				-	-	0%
963000	Payments In Lieu of Taxes				-	-	0%
964000	Bad Debt-Tenants			108,495	85	108,410	100%
968000	Severance Expense				-	-	0%
960000	**Total General Expenses**	-	-	**108,495**	**85**	**108,410**	100%
969000	**Total Operating Expenditures**	-	-	**360,210**	**314,357**	**45,853**	13%
970000	**Cash Flow from Operations**	-	-	**(129,026)**	**(111,477)**	**17,549**	-14%
	Other Financial Items-Sources & (Uses)					-	0%
10010	Operating Transfers In					-	0%
10020	Operating Transfers Out					-	0%
10091	Inter AMP Excess Cash Transfer In					-	0%
10092	Inter AMP Excess Cash Transfer Out					-	0%
10093	Transfers from Program to AMP					-	0%
10094	Transfers from AMP to Program					-	0%
70610	HUD Grants-Capital Contributions					-	0%
11020/96710	Debt Service Payment (Principal & Interest)					-	0%
97100	Extraordinary Maintenance	-	-			-	0%
	Capital Expenditures	-	-	45,175		45,175	100%
	Other Items (PYA)				51,434	(51,434)	0%
	Total Other Financial Items	-	-	**45,175**	**51,434**	(6,259)	-14%
10000	**Net Cash Flow**	-	-	**(174,201)**	**(162,911)**	**11,290**	-6%

PHA Name	Hawaii Public Housing Authority	***Project Name***	**39-1088 Kahale Mua**
Address	1002 North School Street	***Address***	**P O Box 30**
City, State	Honolulu, Hawaii 96817	***City, State***	**Maunaloa, HI 96770**

AMP Project Number	000039	***Fiscal Year Ending***	6/30/2011
ACC Units	25	***Estimated Occupancy Rate***	
Unit Months Available (UMAs)	300	***Average Bedroom Size***	
Built Date		***Anticipated Number of Turnovers***	
Date of Last Renovation		***Project Expense Level (PEL)***	
Occupancy Type (family, senior, mixed)		***Utility Expense Level (UEL)***	
Type of Budget (Original, Revision #)		***HA Code***	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			20,868		(20,868)	-100%
11230	*Less: Vacancy Loss Rent*			5,843		(5,843)	-100%
703000	Net Tenant Rental Revenue			15,025	63,532	48,507	323%
11240	Gross Potential Subsidy			85,309		(85,309)	-100%
11260	*Less: Subsidy Loss - Vacancy*			30,298		(30,298)	-100%
11250	*Less: Subsidy Loss - Proration*					-	0%
706000	Net Operating Subsidy			55,012	56,776	1,765	3%
706000	HUD PHA Operating Grant-CFP			11,831	-	(11,831)	-100%
704000	Other Tenant Charges				367	367	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				86	86	0%
700000	**Total Operating Income**	-	-	**81,868**	**120,762**	**38,894**	**48%**
Operating Expenditures:							
	Administrative						
911000	Administrative Salaries		-	23,311	20,828	2,482	11%
915000	Employee Benefits - Administrative		-	9,791	8,151	1,640	17%
912000	Auditing Fees			1,316	-	1,316	100%
913000	Management Fees			8,723	14,142	(5,420)	-62%
913100	Bookkeeping Fees			1,308	1,828	(520)	-40%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			8,287	6,890	1,397	17%
917000	Legal Expense			282	-	282	100%
918000	Travel			80	-	80	100%
919000	Other Administrative Costs			380	237	143	38%
910000	**Total Administrative**	-	-	**53,477**	**52,077**	**1,401**	**3%**
920000	**Asset Management Fees**			**250**	-	250	**100%**
	Tenant Services						
921000	Tenant Services - Salaries		-		-	-	0%
923000	Employee Benefits - Tenant Services		-		-	-	0%
922000	Relocation Costs				-	-	0%
924000	Tenant Services-Other			122	-	122	100%
925000	**Total Tenant Services**	-	-	**122**	-	**122**	**100%**
	Utilities						
931000	Water			-	-	-	0%
932000	Electricity			8,606	8,148	459	5%
933000	Gas			3,474	2,964	510	15%
934000	Fuel			-	-	-	0%
936000	Sewer			11,917	13,306	(1,389)	-12%
938000	Other				-	-	0%
930000	**Total Utilities**	-	-	**23,998**	**24,418**	**(420)**	**-2%**
	Maintenance						
941000	Labor		-	27,236	19,808	7,428	27%
945000	Employee Benefits - Maintenance		-	11,439	8,799	2,640	23%
942000	Maintenance Materials			27,039	5,262	21,777	81%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			7,773	30,047	(22,275)	-287%
943021-2	Heating & Cooling Contracts				-	-	0%
	Snow Removal Contracts					-	0%
943014	Elevator Maintenance				-	-	0%
943026	Landscape & Grounds Contracts				-	-	0%
943029	Unit Turnaround Contract				-	-	0%
943018	Electrical Contracts				-	-	0%
943017	Plumbing Contracts				-	-	0%
943006	Extermination Contracts				-	-	0%
943010	Janitorial Contracts				-	-	0%
943025	Routine Maintenance Contracts				-	-	0%
943000	Other Misc. Contract Costs			2,268	82	2,186	96%
940000	**Total Maintenance**	-	-	**75,755**	**63,999**	**11,756**	**16%**
	Protective Services						
951000	Protective Services - Labor		-		-	-	0%
955000	Employee Benefits - Protective Services		-		-	-	0%
952000	Protective Services Contract Costs				-	-	0%
953000	Protective Service Other				-	-	0%
950000	**Total Protective Services**	-	-	-	-	-	0%
	Insurance						
961100	Property			4,010	2,396	1,614	40%
961200	General Liability			277	187	90	32%
961300	Worker's Comp.			1,765	-	1,765	100%
961400	Other Insurance				113	(113)	0%
961000	**Total Insurance Expense**	-	-	**6,052**	**2,697**	**3,355**	**55%**
	General Expenses						
962000	Other General Expense				-	-	0%
962100	Compensated Absences				-	-	0%
963000	Payments In Lieu of Taxes				-	-	0%
964000	Bad Debt-Tenants			64,581	51	64,530	100%
968000	Severance Expense				-	-	0%
960000	**Total General Expenses**	-	-	**64,581**	**51**	**64,530**	**100%**
969000	**Total Operating Expenditures**	-	-	**224,235**	**143,241**	**80,994**	**36%**
970000	**Cash Flow from Operations**	-	-	**(142,367)**	**(22,479)**	**119,888**	**-84%**
	Other Financial Items-Sources & (Uses)					-	0%
10010	Operating Transfers In					-	0%
10020	Operating Transfers Out					-	0%
10091	Inter AMP Excess Cash Transfer In					-	0%
10092	Inter AMP Excess Cash Transfer Out					-	0%
10093	Transfers from Program to AMP					-	0%
10094	Transfers from AMP to Program					-	0%
70610	HUD Grants-Capital Contributions					-	0%
11020/96710	Debt Service Payment (Principal & Interest)					-	0%
97100	Extraordinary Maintenance	-	-			-	0%
	Capital Expenditures	-	-	26,890		26,890	100%
	Other Items (PYA)				30,616	(30,616)	0%
	Total Other Financial Items	-	-	**26,890**	**30,616**	(3,726)	**-14%**
10000	**Net Cash Flow**	-	-	**(169,257)**	**(53,095)**	**116,162**	**-69%**

PHA Name	Hawaii Public Housing Authority	**Project Name**	**39-1092 Makani Kai Hale**
Address	1002 North School Street	**Address**	**35 Koapaka Lane**
City, State	Honolulu, Hawaii 96817	**City, State**	**Waiehu, HI 96793**

AMP Project Number	000039	***Fiscal Year Ending***	6/30/2011
ACC Units	25	***Estimated Occupancy Rate***	
Unit Months Available (UMAs)	300	***Average Bedroom Size***	
Built Date		***Anticipated Number of Turnovers***	
Date of Last Renovation		***Project Expense Level (PEL)***	
Occupancy Type (family, senior, mixed)		***Utility Expense Level (UEL)***	
Type of Budget (Original, Revision #)		***HA Code***	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			152,082		(152,082)	-100%
11230	*Less: Vacancy Loss Rent*			54,749		(54,749)	-100%
703000	Net Tenant Rental Revenue			97,333	63,532	(33,801)	-35%
11240	Gross Potential Subsidy			85,309		(85,309)	-100%
11260	*Less: Subsidy Loss - Vacancy*			26,346		(26,346)	-100%
11250	*Less: Subsidy Loss - Proration*					-	0%
706000	Net Operating Subsidy			58,964	56,776	(2,187)	-4%
706000	HUD PHA Operating Grant-CFP			11,831	-	(11,831)	-100%
704000	Other Tenant Charges				367	367	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				86	86	0%
700000	**Total Operating Income**	-	-	**168,127**	**120,762**	**(47,365)**	-28%
Operating Expenditures:							
	Administrative						
911000	Administrative Salaries		-	23,311	20,828	2,482	11%
915000	Employee Benefits - Administrative		-	9,791	8,151	1,640	17%
912000	Auditing Fees			1,316	-	1,316	100%
913000	Management Fees			8,494	10,516	(2,022)	-24%
913100	Bookkeeping Fees			1,274	1,360	(86)	-7%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			933	56	878	94%
917000	Legal Expense			-	-	-	0%
918000	Travel			710	-	710	100%
919000	Other Administrative Costs			256	237	18	7%
910000	**Total Administrative**	-	-	**46,085**	**41,148**	**4,937**	11%
920000	**Asset Management Fees**			**250**	-	250	100%
	Tenant Services						
921000	Tenant Services - Salaries		-		-	-	0%
923000	Employee Benefits - Tenant Services		-		3,767	(3,767)	0%
922000	Relocation Costs				-	-	0%
924000	Tenant Services-Other			122	-	122	100%
925000	**Total Tenant Services**	-	-	**122**	**3,767**	**(3,645)**	-2992%
	Utilities						
931000	Water			13,860	14,666	(807)	-6%
932000	Electricity			7,967	10,750	(2,783)	-35%
933000	Gas			15,549	11,818	3,731	24%
934000	Fuel			-	-	-	0%
936000	Sewer			15,676	16,128	(452)	-3%
938000	Other				-	-	0%
930000	**Total Utilities**	-	-	**53,052**	**53,363**	**(311)**	-1%
	Maintenance						
941000	Labor		-	27,236	19,808	7,428	27%
945000	Employee Benefits - Maintenance		-	11,439	8,799	2,640	23%
942000	Maintenance Materials			18,473	91,518	(73,045)	-395%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			6,849	4,230	2,619	38%
943021-2	Heating & Cooling Contracts				-	-	0%
	Snow Removal Contracts					-	0%
943014	Elevator Maintenance				-	-	0%
943026	Landscape & Grounds Contracts				-	-	0%
943029	Unit Turnaround Contract				-	-	0%
943018	Electrical Contracts				-	-	0%
943017	Plumbing Contracts				-	-	0%
943006	Extermination Contracts				-	-	0%
943010	Janitorial Contracts				-	-	0%
943025	Routine Maintenance Contracts				-	-	0%
943000	Other Misc. Contract Costs			872	57	814	93%
940000	**Total Maintenance**	-	-	**64,870**	**124,414**	**(59,544)**	-92%
	Protective Services						
951000	Protective Services - Labor		-		-	-	0%
955000	Employee Benefits - Protective Services		-		-	-	0%
952000	Protective Services Contract Costs				-	-	0%
953000	Protective Service Other				-	-	0%
950000	**Total Protective Services**	-	-	-	-	-	0%
	Insurance						
961100	Property			4,010	2,396	1,614	40%
961200	General Liability			277	187	90	32%
961300	Worker's Comp.			1,762	-	1,762	100%
961400	Other Insurance				113	(113)	0%
961000	**Total Insurance Expense**	-	-	**6,049**	**2,697**	**3,352**	55%
	General Expenses						
962000	Other General Expense				-	-	0%
962100	Compensated Absences				-	-	0%
963000	Payments In Lieu of Taxes				-	-	0%
964000	Bad Debt-Tenants			64,581	51	64,530	100%
968000	Severance Expense				-	-	0%
960000	**Total General Expenses**	-	-	**64,581**	**51**	**64,530**	100%
969000	**Total Operating Expenditures**	-	-	**235,008**	**225,438**	**9,570**	4%
970000	**Cash Flow from Operations**	-	-	**(66,881)**	**(104,676)**	**(37,795)**	57%
	Other Financial Items-Sources & (Uses)					-	0%
10010	Operating Transfers In					-	0%
10020	Operating Transfers Out					-	0%
10091	Inter AMP Excess Cash Transfer In					-	0%
10092	Inter AMP Excess Cash Transfer Out					-	0%
10093	Transfers from Program to AMP					-	0%
10094	Transfers from AMP to Program					-	0%
70610	HUD Grants-Capital Contributions					-	0%
11020/96710	Debt Service Payment (Principal & Interest)					-	0%
97100	Extraordinary Maintenance	-	-			-	0%
	Capital Expenditures	-	-			-	0%
	Other Items (PYA)			26,890	30,616	(3,726)	-14%
	Total Other Financial Items	-	-	**26,890**	**30,616**	(3,726)	-14%
10000	**Net Cash Flow**	-	-	**(93,771)**	**(135,292)**	**(41,521)**	44%

PHA Name	Hawaii Public Housing Authority	***Project Name***	**39-1098 Makani Kai Hale II**
Address	1002 North School Street	***Address***	**35-Koapaka Lane**
City, State	Honolulu, Hawaii 96817	***City, State***	**Waiehu, HI 96793**

AMP Project Number	000039	***Fiscal Year Ending***	6/30/2011
ACC Units	4	***Estimated Occupancy Rate***	
Unit Months Available (UMAs)	48	***Average Bedroom Size***	
Built Date		***Anticipated Number of Turnovers***	
Date of Last Renovation		***Project Expense Level (PEL)***	
Occupancy Type (family, senior, mixed)		***Utility Expense Level (UEL)***	
Type of Budget (Original, Revision #)		***HA Code***	HI001
Building Type (high-rise, garden, etc.)			

FDS Line #	Account Title	Operating Fund	Capital Fund	FYE 2010-2011 Budget	Aug 2010 Actual Annualized	Increase / (Decrease)	%
Operating Income:							
11220	Gross Potential Rent			17,172		(17,172)	-100%
11230	*Less: Vacancy Loss Rent*			-		-	0%
703000	Net Tenant Rental Revenue			17,172	10,165	(7,007)	-41%
11240	Gross Potential Subsidy			13,650		(13,650)	-100%
11260	*Less: Subsidy Loss - Vacancy*			5,928		(5,928)	-100%
11250	*Less: Subsidy Loss - Proration*					-	0%
706000	Net Operating Subsidy			7,722	9,084	1,363	18%
706000	HUD PHA Operating Grant-CFP			1,893	-	(1,893)	-100%
704000	Other Tenant Charges				59	59	0%
704000	Excess Utilities				-	-	0%
711000	Investment Income				-	-	0%
714000	Fraud Recovery				-	-	0%
715000	Non-Dwelling Rent				-	-	0%
715000	Other Income				14	14	0%
700000	**Total Operating Income**	-	-	**26,787**	**19,322**	**(7,465)**	**-28%**
Operating Expenditures:							
	Administrative						
911000	Administrative Salaries		-	3,730	3,333	397	11%
915000	Employee Benefits - Administrative		-	1,566	1,304	262	17%
912000	Auditing Fees			211	-	211	100%
913000	Management Fees			1,539	2,176	(636)	-41%
913100	Bookkeeping Fees			231	281	(50)	-22%
914000	Advertising and Marketing			-	-	-	0%
916000	Office Expenses			142	6	136	96%
917000	Legal Expense			-	-	-	0%
918000	Travel			5	-	5	100%
919000	Other Administrative Costs			38	38	(0)	0%
910000	**Total Administrative**	-	-	**7,462**	**7,137**	**324**	**4%**
920000	**Asset Management Fees**			**40**	-	40	**100%**
	Tenant Services						
921000	Tenant Services - Salaries		-		-	-	0%
923000	Employee Benefits - Tenant Services		-		613	(613)	0%
922000	Relocation Costs				-	-	0%
924000	Tenant Services-Other			19	-	19	100%
925000	**Total Tenant Services**	-	-	**19**	**613**	**(593)**	**-3043%**
	Utilities						
931000	Water			-	-	-	0%
932000	Electricity			502	-	502	100%
933000	Gas			-	-	-	0%
934000	Fuel			-	-	-	0%
936000	Sewer			-	-	-	0%
938000	Other				-	-	0%
930000	**Total Utilities**	-	-	**502**	-	**502**	**100%**
	Maintenance						
941000	Labor		-	4,358	3,169	1,188	27%
945000	Employee Benefits - Maintenance		-	1,830	1,408	422	23%
942000	Maintenance Materials			74	235	(161)	-217%
	Maint. Contract:					-	0%
943002	Garbage and Trash Removal Contracts			-	-	-	0%
943021-2	Heating & Cooling Contracts				-	-	0%
	Snow Removal Contracts					-	0%
943014	Elevator Maintenance				-	-	0%
943026	Landscape & Grounds Contracts				-	-	0%
943029	Unit Turnaround Contract				-	-	0%
943018	Electrical Contracts				-	-	0%
943017	Plumbing Contracts				-	-	0%
943006	Extermination Contracts				-	-	0%
943010	Janitorial Contracts				-	-	0%
943025	Routine Maintenance Contracts				-	-	0%
943000	Other Misc. Contract Costs			120	-	120	100%
940000	**Total Maintenance**	-	-	**6,382**	**4,812**	**1,570**	**25%**
	Protective Services						
951000	Protective Services - Labor		-		-	-	0%
955000	Employee Benefits - Protective Services		-		-	-	0%
952000	Protective Services Contract Costs				-	-	0%
953000	Protective Service Other				-	-	0%
950000	**Total Protective Services**	-	-	-	-	-	0%
	Insurance						
961100	Property			642	383	259	40%
961200	General Liability			44	30	14	32%
961300	Worker's Comp.			282	-	282	100%
961400	Other Insurance				18	(18)	0%
961000	**Total Insurance Expense**	-	-	**968**	**431**	**537**	**55%**
	General Expenses						
962000	Other General Expense				-	-	0%
962100	Compensated Absences				-	-	0%
963000	Payments In Lieu of Taxes				-	-	0%
964000	Bad Debt-Tenants			10,333	8	10,325	100%
968000	Severance Expense				-	-	0%
960000	**Total General Expenses**	-	-	**10,333**	**8**	**10,325**	**100%**
969000	**Total Operating Expenditures**	-	-	**25,706**	**13,002**	**12,704**	**49%**
970000	**Cash Flow from Operations**	-	-	**1,080**	**6,320**	**5,240**	**485%**
	Other Financial Items-Sources & (Uses)					-	0%
10010	Operating Transfers In					-	0%
10020	Operating Transfers Out					-	0%
10091	Inter AMP Excess Cash Transfer In					-	0%
10092	Inter AMP Excess Cash Transfer Out					-	0%
10093	Transfers from Program to AMP					-	0%
10094	Transfers from AMP to Program					-	0%
70610	HUD Grants-Capital Contributions					-	0%
11020/96710	Debt Service Payment (Principal & Interest)					-	0%
97100	Extraordinary Maintenance	-	-			-	0%
	Capital Expenditures	-	-			-	0%
	Other Items (PYA)			4,302	4,898	(596)	-14%
	Total Other Financial Items	-	-	**4,302**	**4,898**	(596)	**-14%**
10000	**Net Cash Flow**	-	-	**(3,222)**	**1,422**	**4,643**	**-144%**

Budget Presentation

"Making Housing Dreams Come True"

- AMP Budgets
- COCC Budgets
- Program Budgets

Revenue Section

Microsoft Excel - budget_50-1008 Palolo Valley Homes

PHA Name	Hawaii Public Housing Authority		Project Name	50-1008 Palolo Valley Homes
Address	1002 North School Street		Address	2107 Ahe Street
City, State	Honolulu, Hawaii 96817		City, State	Honolulu, HI 96816
AMP Project Number		000050	Fiscal Year Ending	6/30/2011
ACC Units		118	Estimated Occupancy Rate	
Unit Months Available (UMAs)		1,416	Average Bedroom Size	
Built Date			Anticipated Number of Turnovers	
Date of Last Renovation			Project Expense Level (PEL)	
Occupancy Type (family, senior, mixed)			Utility Expense Level (UEL)	
Type of Budget (Original, Revision #)			HA Code	HI001
Building Type (high-rise, garden, etc.)				

FDS Line #	Account Title	Operating Fund	Capital Fund	Total Project Budget	1008 Palolo Valley Homes
Operating Income:					
11220	Gross Potential Rent			278,485	
11230	*Less: Vacancy Loss Rent*			18,881	
703000	Net Tenant Rental Revenue			259,604	230,533
11240	Gross Potential Subsidy			627,228	
11260	*Less: Subsidy Loss - Vacancy*			33,843	
11250	*Less: Subsidy Loss - Proration*				
706000	Net Operating Subsidy			593,385	712,422
706000	HUD PHA Operating Grant-CFP			55,840	-
704000	Other Tenant Charges				12,069
704000	Excess Utilities				-
711000	Investment Income				3,151
714000	Fraud Recovery				-
715000	Non-Dwelling Rent				-
715000	Other Income				215
700000	**Total Operating Income**	-	-	**908,829**	**958,390**

Amt. Budget / PUM Budget / Justification / Salaries / Nonroutine / Data / 1008

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List of Revenue

703000–Net Tenant Rental Revenue
703010–Rent Repayment Program
704000–Tenant Revenue Other
704001–Excess Gas
704002-Excess Electric
704003-Work Order Material Revenue
704004-Work Order Labor Revenue
704005-Late Fees
704006-Pet Charge
706000-HUD PHA Grant – CFP
706010-HUD PHA Operating
706100-Capital Grant
707100-Management Fee
707200-Asset Management Fee
707300-Bookkeeping Fee
707400-Front Line Service Fee
707500-Other Fee
708000-Other Government Grant
711000-Investment Income - Unrestr
712000-Mortgage Income
713000-Proceeds fm Disp of Asset
714000-Fraud Recovery
715000-Other Revenue
716000-Gain or Loss on Sale of Asset
720000-Investment Income - Restrict

703000 Net Tenant Revenue

- 703000-Net Tenant Rental Revenue
- 703010-Rent Repayment Program

706000 Net Operating Subsidy

- 706010-HUD PHA Operating

706000 HUD PHA Operating Grant-CFP

- 706000-HUD PHA Grant – CFP
- 706100-Capital Grant
- 708000-Other Government Grant

704000 Other Tenant Charges

- 704003-Work Order Material Revenue
- 704004-Work Order Labor Revenue
- 704005-Late Fees
- 704006-Pet Charges
- 704000-Tenant Revenue Other

704000 Excess Utilities

- 704001-Excess Gas
- 704002-Excess Electric

711000 Investment Income

- 711000-Investment Income - Unrestrict
- 720000-Investment Income - Restricted

714000 Fraud Recovery

- 714000-Fraud Recovery

715000 Non-Dwelling Rent

- 712000-Mortgage Income
- 713000-Proceeds fm Disposal of Assets
- 716000-Gains or Loss on Sale of Assets

715000 Other Income

- 707100-Management Fee
- 707200-Asset Management Fee
- 707300-Bookkeeping Fee
- 707400-Front Line Service Fee
- 707500-Other Fee
- 715000-Other Revenue

Expense Section

Administrative, Tenant Services and Utilities

Microsoft Excel - budget_50-1008 Palolo Valley Homes

		Administrative				
911000	Administrative Salaries		-	52,832	48,128
915000	Employee Benefits - Administrative		-	22,189	16,508
912000	Auditing Fees			10,317	6,610
913000	Management Fees			55,011	68,853
913100	Bookkeeping Fees			8,252	10,104
914000	Advertising and Marketing				-
916000	Office Expenses			5,350	5,038
917000	Legal Expense			228	303
918000	Travel				-
919000	Other Administrative Costs				22,170
910000	**Total Administrative**	-	-	**154,179**	**177,714**
920000	**Asset Management Fees**			**1,180**	-
	Tenant Services				
921000	Tenant Services - Salaries		-		-
923000	Employee Benefits - Tenant Services		-		-
922000	Relocation Costs				-
924000	Tenant Services-Other				1,700
925000	**Total Tenant Services**	-	-	-	**1,700**
	Utilities				
931000	Water			61,141	59,850
932000	Electricity			19,654	19,082
933000	Gas			23,137	22,879
934000	Fuel				-
936000	Sewer			104,525	101,247
938000	Other				-
930000	**Total Utilities**	-	-	**208,457**	**203,058**

Amt. Budget / PUM Budget / Justification / Salaries / Nonroutine / Data / 1008

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List of Expense – Administration

911000-Admin Salaries
911500-Technical Salaries
911600-Inspection Salaries
912000-Accounting & Audit Fee
913000-Management Fee
913100-Bookkeeping Fee
913500-Outside Management Fee
914000-Advertising and Marketing
915000-Employee Benefits
916000-Office Expense
916001-Telephone
916002-Postage
916003-Consultant Services
916005-After Hour Telephone
916007-Hearing Board Stipend
916008-Process Server
916009-Lease Rent
916010-Managing Agent's Fee
916012-Copier Rental
916013-Office Supply
916014-Student Aide Service
916016-Blueprints and Photos
916017-Subscriptions
916018-Funiture & Equip $250-999
916019-Funiture & Equip $1000-4999
916020-Motor Vehical $250-999
916021-Motor Vehical $1000-4999
916080-Office Rent
916088-Interest Expense
917000-Legal Expense

061

List of Expense – Admin Cont

918000-Travel - Other
918001-Interisle Air - Employee
918002-Interisle Perdiem - Employee
918003-Interisle Car - Employee
918004-Out of State Airfare - Emp
918005-Out of State Perdiem – Emp
918006-Out of State Car - Emp
918007-Interisle Air - Non Emp
918008-Interisle Perdiem – Non Emp
918009-Interisle Car – Non Emp
918010-Out of St Airfare – Non Emp
918011-Out of St Perdiem – Non Emp
918012-Out of St Car – Non Emp
919000-Administration – Other
919001-Training
919002-Car Mileage
919003-Front Line Service Fee
919010-Private Mgmt Contract Salary
919011-Private Mgmt Cont Benefits
919020-Bank Fees
919999-Lapsed Funds
920000-Asset Mgmt Fees

List of Expense – Tenant Service & Utilities

921000-Tenant Services Salaries
922000-Relocation Cost
923000-Tenant Services Emp Benefits
924000-Tenant Services - Other
931000-Water
932000-Electricity
933000-Gas
934000-Fuel
935000-Labor
936000-Sewer
937000-Emp Benefits Contr - Utilities
938000-Other Utilities Expense

911000 Administrative Salary

- 911000-Admin Salaries
- 911500-Technical Salaries
- 911600-Inspection Salaries

0641

915000 Employment Benefit - Adminstration

- 915000-Employee Benefits

912000 Auditing Fees

- 912000-Accounting & Audit Fee

090

913000 Management Fees

- 913000-Management Fees
- 913500-Outside Management Fees

067

913100 Bookkeeping Fees

- 913100-Bookkeeping Fees

914000 Advertising and Marketing

- 914000-Advertising & Marketing

916000 Office Expense

- 916000-Office Expense
- 916001-Telephone
- 916002-Postage
- 916003-Consultant Services
- 916005-After Hour Telephone
- 916007-Hearing Board Stipend
- 916008-Process Server

916000 Office Expense continue

- 916009-Lease Rent
- 916010-Managing Agent's Fee
- 916012-Copier Rental
- 916013-Office Supply
- 916014-Student Aide Service
- 916016-Blueprints and Photos
- 916017-Subscription

916000 Office Expense continue

- 916018-Furniture & Equip $250-999
- 916019-Furniture & Equip $1000-4999
- 916020-Motor Vehical $250-999
- 916021-Motor Vehical $1000-4999
- 916080-Office Rent
- 916088-Interest Expense

917000 Legal Expense

- 917000-Leagal Expense

918000 Travel Expense

- 918000-Travel – Other
- 918001-Interisle Air – Employee
- 918002-Interisle Perdiem – Employee
- 918003-Interisle Car – Employee
- 918004-Out of State Airfare – Emp
- 918005-Out of State Perdiem – Emp
- 918006-Out of State Car - Emp

918000 Travel Expense continue

- 918007-Interisle Air – Non Emp
- 918008-Interisle Perdiem – Non Emp
- 918009-Interisle Car – Non Emp
- 918010-Out of State Airfare – Non Emp
- 918011-Out of State Perdiem – NonEmp
- 918012-Out of State Car – Non Emp

919000 Other Administrative Cost

- 919000-Administrative – Other
- 919001-Training
- 919002-Car Mileage
- 919003-Front Line Service Fee
- 919010-Private Mgmt Contract Salary
- 919011-Private Mgmt Contract Benefits
- 919020-Bank Fees

076

921000 Tenant Service Salaries

- 921000-Tenant Service Salaries

077

923000 Employee Benefits – Tenant Services

- 923000-Tenant Services Emp Benefits

922000-Relocating Cost

- 922000-Relocating Cost

924000 Tenant Services - Other

- 924000-Tenant Services - Other

931000-Water

- 931000-Water

932000 Electricity

- 932000-Electricity

933000 Gas

- 933000-Gas

083

934000 Fuel

- 934000-Fuel

936000-Sewer

- 936000-Sewer

085

938000 Other Utilities

- 935000-Labor
- 937000-Emp Benefits Contr – Utilities
- 938000-Other Utilities Expense

Expense Section

Maintenance, Protective Service and Insurance

Microsoft Excel - budget_50-1008 Paloio Valley Homes

		Maintenance			
941000	Labor		-	123,993	131,748
945000	Employee Benefits - Maintenance		-	52,077	43,482
942000	Maintenance Materials			22,597	26,952
	Maint. Contract:				
943002	Garbage and Trash Removal Contracts			44,711	39,705
943021-2	Heating & Cooling Contracts				-
	Snow Removal Contracts				
943014	Elevator Maintenance				-
943026	Landscape & Grounds Contracts			8,000	-
943029	Unit Turnaround Contract				-
943018	Electrical Contracts			15,500	2,176
943017	Plumbing Contracts			17,500	10,217
943006	Extermination Contracts			2,500	-
943010	Janitorial Contracts			-	-
943025	Routine Maintenance Contracts			37,325	-
943000	Other Misc. Contract Costs			10,213	13,082
940000	**Total Maintenance**	-	-	**334,416**	**267,362**
	Protective Services				
951000	Protective Services - Labor		-		-
955000	Employee Benefits - Protective Services		-		-
952000	Protective Services Contract Costs				-
953000	Protective Service Other				-
950000	**Total Protective Services**	-	-	-	-
	Insurance				
961100	Property			11,651	11,311
961200	General Liability				-
961300	Worker's Comp.			3,316	2,951
961400	Other Insurance				-
961000	**Total Insurance Expense**	-	-	**14,967**	**14,262**

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087

List of Expense – Maintenance

941000-Maintenance Salaries
941044-Area Labor
941045-CM Labor
942000-Maintenance Materials
942001-Building Supplies
942002-Safety Supplies
942003-Painting Supplies
942004-Grounds Supplies
942005-Electrical/Light Supplies
942006-Janitorial Supplies
942007-Material & Supplies – Other
942018-Funiture & Equip $250-999
942019-Funiture & Equip $1000-4999
942020-Motor Vehical $250-999
942021-Motor Vehical $1000-4999
942044-Material Used by Area
942045-Material Used by CM
943000-Contract Cost
943001-Contracts – Mileage
943002-Contracts – Refuse
943003-Contracts – Vehical Rental
943004-Contracts – Equipment Rental
943006-Contracts - Extermination
943007-Contracts – Building Maint
943008-Contracts – Window Cleaning
943009-Contracts – Carpet Cleaning
943010-Contracts – Janitor
943011-Contracts – Tree Trimming
943012-Contracts – Vehical Repair
943013-Contracts – Equipment Repair

088

List of Expense – Maintenance Cont

943014-Contracts – Elevator
943015-Contracts – Fire Extinguisher
943016-Contracts – Sewer
943017-Contracts – Plumbing
943018-Contracts – Electrical Repair
943019-Contracts – Appliance Repair
943020-Contracts – Gas Line
943021-Contracts – HVAC
943022-Contracts – A/C Repair
943023-Contracts – Hazard Material
943024-Contracts – Towing
943025-Contracts – Generator
943026-Contracts – Yard Maintenance
943027-Private Mgmt Contr Salary
943028-Private Mgmt Contr Benefits
943029-Unit Turn Around Contract
943030-Private Mgmt Contr – St Proj
943031-Rubbish Dump Fee
945000-Emp Benefits – Ord Mainten

089

List of Expense – Protect Service & Insurance

951000-Protective Services – Labor
952000-Protective Services – Contr
952001-Private Mgmt Protect Svc
952002-Private Mgmt Protect Benefits
953000-Protective Services Other
955000-Emp Benefits Cont – Prot Svc
961100-Property Insurance
961200-General Liability Insurance
961300-Workers Comp Insurance
961400-Other Insurance

090

941000 Labor

- 941000-Maintenance Salaries
- 941044-Area Labor
- 941045-CM Labor

091

945000 Employee Benefits - Maintenance

- 945000-Employee Benefits - Maint

942000 Maintenance Material

- 942000-Maintenance Material
- 942001-Building Supplies
- 942002-Safty Supplies
- 942003-Painting Supplies
- 942004-Grounds Supplies
- 942005-Electrical/Light Supplies
- 942006-Janitorial Supplies

942000 Maintenance Material continue

- 942007-Material & Supplies – Other
- 942018-Furniture & Equip $250-999
- 942019-Furniture & Equip $1000-4999
- 942020-Motor Vehical $250-999
- 942021-Motor Vehical $1000-4999
- 942044-Material Used by Area
- 942045-Material Used by CM

943002 Garbage and Trash Removal Contracts

- 943002-Contracts - Refuse

943021-2 Heating and Cooling Contract

- 943021-Contracts – HVAC
- 943022-Contracts – A/C Repair

943014 Elevator Maintenance

- 943014-Contracts - Elevator

0972

943026 Landscape and Grounds Contracts

- 943026-Contracts – Yard Maintenance

943029 Unit Turnaround Contracts

- 943029-Unit Turnaround Contracts

943018 Electrical Contracts

- 943018-Contracts – Electrical Repair

943017 Plumbing Contracts

- 943017-Contracts - Plumbing

943006 Extermination Contracts

- 943006-Contracts - Extermination

943010 Janitorial Contracts

- 943010-Contracts - Janitorial

943025 Routine Maintenance Contracts

- 943025-Contracts - Generator

943000 Other Maintenance Contract Cost

- 943000-Contract Cost
- 943001-Contracts – Mileage
- 943003-Contracts – Vehical Rental
- 943004-Contracts – Equipment Rental
- 943007-Contracts – Building Mainten
- 943008-Contracts – Window Cleaning
- 943009-Contracts – Carpet Cleaning

943000 Other Maintenance Contract Cost continue

- 943011-Contracts – Tree Trimming
- 943012-Contracts – Vehical Repair
- 943013-Contracts – Equipment Repair
- 943015-Contracts – Fire Extinguisher
- 943016-Contracts – Sewer
- 943019-Contracts – Appliance Repair
- 943020-Contracts – Gas Line

943000 Other Maintenance Contract Cost continue

- 943023-Contracts – Hazard Material
- 943024-Contracts – Towing
- 943027-Private Mgmt Contract Salary
- 943028-Private Mgmt Contract Benefits
- 943030-Private Mgmt Cont – State Proj
- 943031-Rubbish Dump Fee

951000 Protective Service – Labor

- 951000-Protective Service - Labor

955000 Employee Benefits – Protective Service

- 955000-Emp Benefits Contract – Protective Services

952000 Protective Service – Contract Cost

- 952000-Protective Service – Contract
- 952001-Private Mgmt Protect Services
- 952002-Private Mgmt Protect Benefits

953000 Protective Service – Other

- 953000-Protective Service - Other

961100 Property Insurance

- 961100-Property Insurance

9612000 General Liability Ins

- 9612000-General Liability Insurance

961300 Worker's Comp Ins

- 961300-Worker's Comp Insurance

961400 Other Insurance

- 961400-Other Insurance

Other Section

General Expense and Other Financial Items

Microsoft Excel - budget_50-1008 Palolo Valley Homes

		General Expenses			
	962000	Other General Expense			-
	962100	Compensated Absences			-
	963000	Payments In Lieu of Taxes			-
	964000	Bad Debt-Tenants		44,367	-
	968000	Severance Expense			-
	960000	**Total General Expenses**	-	-	**44,367** -
	969000	**Total Operating Expenditures**	-	-	**757,566** **664,096**
	970000	**Cash Flow from Operations**	-	-	**151,263** **294,294**
		Other Financial Items-Sources & (Uses)			
	10010	Operating Transfers In			
	10020	Operating Transfers Out			
	10091	Inter AMP Excess Cash Transfer In			
	10092	Inter AMP Excess Cash Transfer Out			
	10093	Transfers from Program to AMP			
	10094	Transfers from AMP to Program			
	70610	HUD Grants-Capital Contributions			
	11020/96710	Debt Service Payment (Principal & Interest)			
	97100	Extraordinary Maintenance	-	-	
		Capital Expenditures	-	-	
		Other Items (PYA)			15,002
		Total Other Financial Items	-	-	- **15,002**
	10000	**Net Cash Flow**	-	-	**151,263** **279,292**

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General Expense & Other Items

962000-Other General Expense
962050-Motor Pool Vehical Rental
962100-Compensated Absences
963000-Payments Lieu of Taxes
964000-Bad Debt – Tenant
965000-Bad Debt – Mortgage
966000-Bad Debt – Other
967000-Interest Expense
968000-Severance Expense
971000-Extraordinary Maintenance
972000-Casual Loss – Non Cap
973000-House Assist Payment
973010-Section 8 Landlord payment
973015-HAP FSS Escrow
973060-Section 8 Tenant Refund

962000 Other General Expense

- 962000-Other General Expense
- 962050-Motor Pool Vehical Rental

962100 Compensated Absences

- 962100-Compensated Absences

9630000 Payment in Lieu of Taxes

- 963000-Payments Lieu of Taxes

964000 Bad Debt - Tenants

- 964000-Bad Debt – Tenants
- 965000-Bad Debt – Mortgage
- 966000-Bad Debt - Other

968000 Severance Expense

- 967000-Interest Expense
- 968000-Severance Expense

971000 Extraordinary Maintenance

- 971000-Extraordinary Maintenance
- 972000-Casual Loss – Non Cap

Other Items

- 973000-House Assist Payment
- 973010-Section 8 Landlord Payment
- 973015-HAP FSS Escrow
- 973060-Section 8 Tenant Refund

Payroll Detail

Microsoft Excel - budget_50-1008 Palolo Valley Homes

B23 Total Administration

PHA Name: Hawaii Public Housing Authority
Project name: 50-1008 Palolo Valley Homes
For the year ended: 6/30/2011
# of Employees:

Title	Current Salary	Requested Salary	Budget Salary Allocated	Capital Fund
Project Administration:				
Social Service Assistant IV	37,968		6,455	
Office Assistant IV	37,968		6,455	
Office Assistant III	31,212		5,306	
Public Housing Supervisor V	67,488		11,473	
Public Housing Specialist II	55,500		9,435	
Account Clerk II	35,064		5,961	
Public Housing Specialist II	45,576		7,748	
Total Admin. Salaries	310,776		52,832	-
Admin. Employee Benefits			22,189	
Total Administration	310,776	-	75,021	-
Project Maintenance:				
Building Maintenance Worker I - 6 position	267,264		45,435	
General Laborer I - 7 position	206,531		35,110	
Painter I - 2 position	89,088		15,145	
Carpenter I	48,096		8,176	
Building Maintenance Helper	36,960		6,283	
Building Maintenance Worker II	47,268		8,036	
General Laborer II	34,164		5,808	
Gen Constr & Maint Supervisor			-	
Total Maintenance Salaries	729,371	-	123,993	-

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PUM Calculation Schedule

Microsoft Excel - budget_50-1008 Palolo Valley Homes

AMP Project Number	00050	Fiscal Year Ending	6/30/2011
ACC Units	118	Estimated Occupancy Rate	0%
Unit Months Available (UMAs)	1,416	Average Bedroom Size	0.00
Built Date	1/0/1900	Anticipated Number of Turnovers	0
Date of Last Renovation	1/0/1900	Project Expense Level (PEL)	0
Occupancy Type (family, senior, mixed)	0	Utility Expense Level (UEL)	0
Type of Budget (Original, Revision #)	0	Estimated Unit Months Leased	0
Building Type (high-rise, garden, etc.)	0		

FDS Line #	Account Title	Total Project Budget	PUM
Operating Income:			
11220	Gross Potential Rent	278,485	196.67
11230	*Less: Vacancy Loss*	18,881	13.33
703000	Net Tenant Rental Revenue	259,604	183.34
11240	Gross Potential Subsidy	627,228	442.96
11260	*Less: Vacancy Loss*	33,843	23.90
11250	*Less: Proration Amount*	-	0.00
706000	Net Operating Subsidy	593,385	419.06
706000	HUD PHA Operating Grant-CFP	55,840	39.44
704000	Other Tenant Charges	-	0.00
704000	Excess Utilities	-	0.00
711000	Investment Income	-	0.00
714000	Fraud Recovery	-	0.00
715000	Non-Dwelling Rent	-	0.00
715000	Other Income	-	0.00
700000	**Total Operating Income**	**908,829**	**641.83**
Operating Expenditures:			

Justification Schedule

Microsoft Excel - budget_50-1008 Palolo Valley Homes

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F2

Summary of Budget Justification

PHA Name: Hawaii Public Housing Authority
Project name: 50-1008 Palolo Valley Homes
For the year ended: 6/30/2011

FDS Line #	Account Title	Comments

Amt. Budget / PUM Budget / Justification / Salaries / Nonroutine / Data / 1008

Ready

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Non Routine Schedule

Microsoft Excel - budget_50-1008 Palolo Valley Homes

Schedule & Support of Nonroutine Items

PHA Name: Hawaii Public Housing Authority
Project name: 50-1008 Palolo Valley Homes
For the year ended: 6/30/2011

Nonroutine Maintenance (FDS Line # 97100)

Item	Item Description	Operating Fund	Capital Fund	Total Project Budget
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
	Total Nonroutine Maint. Expenditures	-	-	-

Amt. Budget / PUM Budget / Justification / Salaries / Nonroutine / Data / 1008

Contract and Procurement Office
Monthly Status Report for September 2010

Accomplishments

Solicitation(s):

- Issued Invitation-for-Bids, PMB-2010-17, Provision of Refrigerators for State and Federally Funded Low Income Public Housing Complexes Statewide on 9/9/10
  Bid Due Date: September 22, 2010

Contract(s):

- Executed contract with Goodfellow Brothers, Inc. for the Large Capacity Cesspool Conversions at Kalaheo and Hale Hoolulu (AMP 38) on the Island of Kauai on 9/1/10.
  Time of Performance: September 1, 2010 to February 28, 2011
  Amount: $553,691.00
  Funding Source: Capital Improvement Program (State)

- Executed contract with Koga Engineering & Construction, Inc. for the Large Capacity Cesspool Conversion at Kekaha Haaheo (AMP 38) on the Island of Kauai on 9/1/10.
  Time of Performance: September 1, 2010 to February 28, 2011
  Amount: $1,632,000.00
  Funding Source: Capital Improvement Program (State) / Environmental Protection Agency Grant (Federal)

- Executed supplemental contract with Allana, Buick & Bers, Inc. for additional design services to relocate the solar hot water storage tanks and shed and to comply with the county building requirements and extension of time of 700 days for the Physical Improvements at Kahekili Terrace (AMP 39) on the Island of Maui on 9/22/10.
  End Date: May 29, 2011
  Amount: $70,417.95 (Total contract – $435,862.83)
  Funding Source: Capital Improvement Program (State)

- Executed supplemental contract with Doonwood Engineering for an extension of time of 46 days for the Replacement of the Booster Pump System at Makua Alii (AMP 34) on the Island of Oahu on 8/23/10.
  Completion Date: October 8, 2010
  Amount: n/a (Total contract – $63,979.13)
  Funding Source: Capital Improvement Program (State)

- Executed change order with Stan's Contracting, Inc. for additional labor and materials to replace batt insulation, install hurricane clips, lengthen plumbing vents, install additional exterior light fixtures, additional plaster and spalling repair and replace bathroom exhaust roof vents and extension of time of 75 days for the Reroofing and Miscellaneous Repairs at Nani Olu and Hale Hookipa (AMP 43) on the Island of Hawaii on 9/13/10.
  Completion Date: December 10, 2010
  Amount: $37,361.00 (Total contract – $2,250,843.00)
  Funding Source: Capital Fund Program (Federal)

- Executed change order with Integrated Construction, Inc. for additional labor and materials to relocate electrical conduit and provide additional CMU course at electrical closets and extension of time for 3 days for the Electrical System Repairs at Puuwai Momi (AMP 30) on the Island of Oahu on 9/10/10.
  Completion Date: October 22, 2010
  Amount: $4,709.00 (Total contract – $2,139,560.00)
  Funding Source: Capital Fund Program (Federal)

- Executed supplemental contract with WTN Architecture, Inc. for additional design services for the preparation of an asbestos-containing material report required for the removal of the existing roof for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) on the Island of Oahu on 9/30/10.
  End Date: July 1, 2011
  Amount: $971.00 (Total contract – $53,187.00)
  Funding Source: Capital Improvement Program (State)

- Executed supplemental contract with ABC Seating, Inc. dba ABC Design Center for an extension of time of 56 days due to the delay caused by the review and approval of the window design by the Disability and Communication Access Board (DCAB) for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) the Island of Oahu on 8/16/10.
  Completion Date: October 18, 2010
  Amount: n/a (Total contract – $196,684.85)
  Funding Source: Capital Fund Program – American Recovery and Reinvestment Act (Federal)

- Executed supplemental contract with Helbert Hastert & Fee Planners, Inc. for additional engineering services to conduct and prepare flood zone compliance reports for Hale Hauoli, Waimanalo Homes and Kaneohe Apartments and a flood hazard report for Koolau Village for the Environmental Reviews for all Federally –Subsidized Public Housing Projects Statewide on 9/1/10.
  Completion Date: 150 days from Notice to Proceed
  Amount: $72,127.00 (Total contract – ($231,258.00)
  Funding Source: Capital Fund Program (Federal)

Purchase Orders/pCards/Central Stores Requisitions Processed:

Type	Sep	Aug	% change	YTD
Central Stores Requisitions	23	17	35%	70
Purchase Orders	143	136	5%	570
pCard (Total)	542	462	17%	1,423
pCard (under $1,000)	527	454	16%	1,390
pCard (over $1,000)	15	8	88%	33

Planned Activities for Next Month

Solicitation(s):

- Issue Request-for-Proposals for Owner's Representative Services for the Kuhio Park Terace and Kuhio Homes Redevelopment Project.

- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for AMP 49 (Kauhale Nani, Wahiawa Terrace, Kupuna Home O Waialua) on the Island of Oahu.

Contract(s)

- Execute contract to provide operational and preventive maintenance services for the sewage lift/pump station at Wahiawa Terrace (AMP 49) on the island of Oahu.

- Award and execute contract for tree trimming services for Mayor Wright Homes (AMP 32), Kamehameha Homes, Kaahumanu Homes (AMP 33), Waimaha/Sunflower (AMP 44), Koolua Village, Hookipa Kahaluu (AMP 45), Kauhale Nani, Wahiawa Terrace, and Kupuna Home O Waialua (AMP 49) located on the island of Oahu.

- Award and execute contract for legal services for the Kuhio Park Terrace and Kuhio Homes (AMP 40) Redevelopment Project.

- Award and execute contract for the provision of Refrigerators for State and Federally Funded Low Income Public Housing Complexes Statewide.

- Award and execute contract to Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities

- Execute supplemental interlocal agreement with the Housing Authority of Bremerton to continue to provide the management and administrative

services necessary and incidental to the administration of the HPHA's Section 8 Performance Based Contract Administration Program

Trends

Solicitation(s):

- The number of solicitations issued under the Construction Management Branch is anticipated to increase due to the effort to obligate the funds under the Capital Improvement Program and Capital Fund Program.

- The number of solicitations issued under the Property Management Branch is anticipated to remain steady due to the majority of the recurring services such as refuse collection, security services and appliances already completed as of August 31, 2010.

Contract(s):

- The number of contracts to be executed under the Construction Management Branch is anticipated to increase due to the effort to obligate the funds under the Capital Improvement Program and Capital Fund Program.

- The number of contracts to be executed under the Property Management and Maintenance Services Branch is anticipated to remain steady due to the majority of the recurring services such as refuse collection, security services and appliances already completed as of August 31, 2010.

Purchase Orders/pCards/Central Stores Requisitions:

- The number of pCard documents (under/over $1,000) processed remained relatively steady from last month (542 - 462). The trend for the next month is for the number to remain steady now that all the AMPs are submitting their documents in a timely fashion.

- The number of purchase orders processed remained relatively steady (143 – 136). The trend for the next month is for the number to remain steady but an anticipated decrease is projected in the future as the Property Management and Maintenance Services Branch is working with the Fiscal Management Office to allow the AMPs managed by a private management contractor to purchase supplies and equipment using an alternate means such as an escrow account.

- The number of Central Stores Requisitions remained steady (23 – 17). The trend for the next month is for the number to remain steady.

Issues

- Selected offices continue to submit pCard authorization forms late. As such, the Fiscal Management Office is unable to reconcile charges on a timely basis and the CPO is unable to verify that purchases are in compliance with State/Federal procurement rules.

- As informed in previous correspondence, HUD indicated that the HPHA failed to comply with David Bacon requirements. To that end, the HPHA requested and received a Davis Bacon Prevailing Wage training workshop on 8/24/10 by HUD's Los Angeles Field Office. Attendees included staff from the Construction Management Section, Property Management and Maintenance Services Branch, Fiscal Management Office, Contract and Procurement Office and the Office of the Executive Director.

- Lack of staff continues to affect the CPO's ability to track, manage, and execute contracts on a timely basis.

Potential Risks

Contract(s):

- Tree trimming contract projected start date: 10/15/10
  Failure to execute a contract for tree trimming services will delay the re-roofing project at Mayor Wright Homes and Kaahumanu Homes.

- Appliance contract projected start date: 10/15/10
  Failure to award a contract for the provision of refrigerators may impact the AMP's ability to fill vacant units.

- The HPHA's evaluation committee forwarded its recommendation to the Department of the Attorney General for legal services for the Kuhio Park Terrace and Kuhio Homes (AMP 40) Redevelopment Project. Failure to award a contract will delay the execution of a master development agreement with The Michaels Development Company.

- The HPHA received proposals to Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities. Failure to award a contract will affect the HPHA's ability to plan its capital improvement budget needs appropriately.

Contract & Procurement Office
Monthly Status Report for September 2010

Solicitations Issued in September 2010:

Solicitation No.	Title	Due Date
IFB-PMB-2010-17	Invitation for Bids for the Provision of Refrigerators for State and Federally Funded Low Income Public Housing Complexes Statewide	September 22, 2010

Contracts Executed in September 2010:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 10-25	GoodFellow Brothers, Inc. Large Capacity Cesspool Conversions at Kalaheo and Hale Hoolulu (AMP 38) on the Island of Kauai September 1, 2010 to February 28, 2011		$553,691.00
CMS 10-26	Koga Engineering & Construction, Inc. Large Capacity Cesspool Conversions at Kekaha Haaheo (AMP 38) on the Island of Kauai September 1, 2010 to February 28, 2011		$1,632,000.00
CMS 08-28-SA01	Allana, Buick & Bers, Inc. Additional Design Services and Extension of Time of 700 days for Physical Improvements to Kahekili Terrace (AMP 39) on the Island of Maui End Date: May 29, 2011	$70,417.95	$435,862.83
CMS 08-37-SA02	GYA Architects, Inc. Additional Design Services and Extension of Time of 270 days for Site & Dwelling Improvement to Kalihi Valley Homes (AMP 31) on the Island of Oahu End Date: September 30, 2011	$109,833.58	$775,952.74
CMS 09-06-CO01	Doonwood Engineering, Inc. Extension of Time of 46 days for the Replacement of the Booster Pump System at Makua Alii (AMP 34) on the Island of Oahu Completion Date: October 8, 2010	n/a	$63,979.13

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 09-13-CO02	Stan's Contracting, Inc. Additional Labor and Materials and Extension of Time of 75 days for the Reroofing and Miscellaneous Repairs at Nani Olu and Hale Hookipa (AMP 43) on the Island of Hawaii Completion Date: December 10, 2010	$37,361.00	$2,250,843.00
CMS 09-14-CO02	Integrated Construction, Inc. Additional Labor and Materials and Extension of Time of 3 days for the Electrical System Repairs at Puuwai Momi (AMP 30) on the Island of Oahu Completion Date: October 22, 2010	$4,709.00	$2,139,560.00
CMS 09-17-SA01	WTN Architecture, Inc. Additional Design Services for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) on the Island of Oahu	$971.00	$53,187.00
CMS 10-12-SA01	ABC Seating, Inc. dba ABC Design Center Extension of Time of 56 days for the Reroofing and Elevator Lobby Improvements at Kalanihuia (AMP 35) on the Island of Oahu Completion Date: October 18, 2010	n/a	$196,864.85
CMS 10-15-SA01	Helbert Hastert & Fee Planners, Inc. Additional Engineering Services for the Environmental Reviews for all Federally Subsidized Public Housing Projects Statewide End Date: 150 days from Notice to Proceed	$72,127.00	$231,258.00

Follow Up:

The Contract and Procurement Office shall continuously review all contracts in an effort to improve and reinforce the delivery of goods and services. Possible are the following:

- 5% withholding of the total contract amount to be withheld from each payment; 5% withholding to be paid at the end of the contract period upon satisfactory delivery of goods and/or service; and
- Monetary penalty for non-performance such as failure to submit required reports in a timely fashion.

As part of the monitoring component, the contract administrator and/or Officer-In-Charge (AMP manager) meets with the contractor and, if applicable, the residents to address issues regarding performance.

COMPLIANCE BRANCH
Status Report

Accomplishments

- Resolved approximately 30 tenant requests for ADA accommodations;
- Obtained contract administration procurement training;
- Obtained Equal Employment Opportunity Commission (EEOC) weighted training on previously researched legal obligations regarding ADA Amendment Act (ADAAA), and money damages liability for civil rights violations;
- Participated in recommendation for selection of responsive proposal for legal services regarding sale of Kuhio Park Terrace;
- Responded to Hawai`i Civil Rights Commission (HCRC) and HUD complaints regarding various HPHA beneficiaries;
- Assisted buyer in furtherance of closing of sale of Banyan Street property;
- Participated in development of criteria for hiring of Compliance Branch specialist;
- Researched and reviewed obligations regarding continuing ARRA reporting requirements; and
- Reviewed supporting documentation for reporting of $3,707,915.44 (approximate as of date of report) of ARRA expenditures.

Goals

- Obtain further procurement training from SPO;
- Obtain better understanding of property & asset management, and Banyan Street and Wilikina Sales obligations;
- Complete development of criteria, and commence interviews for hiring of Compliance Branch specialist; and
- Complete review and recommendation of responsive proposals to RFP for comprehensive statewide analysis of HPHA compliance with civil rights obligations.

Hearings Office
Status Report

Accomplishments

- HPHA Board Report-September 30, 2010.
- AMP Monthly Report.
- Eviction Cases Heard for September 2010- 14 cases.
- From July 2009 through September 2010, we heard 312 cases and evicted 129 families.

Planned Activities for Next Month

- Assist Deputy Attorney General with the Circuit Court appeals.
- Continue to schedule and conduct the State wide eviction hearings.
- The final eviction hearing for 2010 will be on December 7, 2010.
- Generally no physical evictions occur in December unless the health and safety of the tenants/employees are a concern.

Trends/Issues

- We have 2 cases that have been appealed to the Circuit Court that may involve mental health issues. Management has done their best to protect the other tenants and engage the mental health services for the ill tenant. However, as the housing population gets older and mental health issues increase, staff will have additional responsibilities.
- We will inform staff of the outcome of these 2 cases. The court may or may not require management to comply with certain requirements when dealing with tenants that may have mental health issues
- The physical eviction of a Kalihi Valley Homes resident is pending until staff and management have conducted their meeting to discuss certain matters.

Potential Risks

- AMP managers shall continue to refer their rent and non rent cases (Rexam, misconduct, drugs, other criminal activity) in a timely manner so that tenants are aware there are consequences to their actions or failure to act.

HEARINGS OFFICE- STATEWIDE FEDERAL EVICTION REFERRALS

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	145	108	37	56	39	18	5	37	108
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202

Year 2009-2010

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 09	27	24	3	8	7	0	0	12	15
Aug 09	22	18	4	8	11	0	1	2	20
Sept 09	37	35	2	19	11	1	0	6	31
Oct 09	32	26	6	15	8	1	2	6	26
Nov 09	40	29	11	23	6	1	1	9	31
Dec09	9	8	1	4	3	0	0	2	7
Jan10	8	5	3	3	4	1	0	0	8
Feb10	20	20	0	7	8	0	0	5	15
Mar10	23	19	4	5	11	0	1	6	17
Apr10	14	11	3	7	3	0	1	3	11
May10	8	8	0	3	2	0	0	3	5
June10	23	20	3	7	9	0	0	7	16
July10	20	12	8	10	4	2	0	4	16
Aug10	15	11	4	6	0	0	0	9	6
Sept10	14	10	4	4	7	0	0	3	11
TOTALS	312	256	56	129	94	6	6	77	235

Total # of Cases Heard for the Month of September 2010: 14
(Oahu & Neighbor Islands)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	1	3
Evict w/cond	7	0
10-day cure	0	0
Dismissal	0	0
Continued	2	1
TOTAL	10	4

Delinquent balances for rent cases ordered evicted for month of September 2010:

AMP 46	Waikoloa	$3,865.00

Information Technology Office
Status Report

Accomplishments

- Remote Q&A Elite training for Section 8 staff took place on 9/2/10.
- A special remote training session to address staff issues with Crystal Reports in Elite was held on 9/1/10.
- Resolved issues with HUD secured systems administration. Multiple support tickets were opened with both public housing (PIH) and multifamily (MF) help desks over the past six months to enable administrative access to be bridged across various systems. This will allow for streamlined reporting.

Planned Activities for Next Month

- Electrical outlets in the server room need to be upgraded to accommodate the new server equipment.
- Drafting modified LIPH implementation plan for Elite. Completing problems with the first phase of (S8) implementation first.
- ITO will be gathering information on the capabilities of some better known content/document management systems to develop a scope of services for the purchase of such a system.
- Coordinate UH eWaste drop off for Oct. 27-28. Notify staff, schedule pickup with CM.

Risks

- HPHA is currently advertising within DHS for a ITS IV position.

Trends/Issues

- The new servers have not been installed, because the electrical outlets need to be upgraded. The HP vendor has contracted an electrician to do the required work at no expense to HPHA.

Personnel Office
Status Report

Accomplishments

Recruitment:

- As of October 6, 2010: Interviews have been completed and pending start dates on the following positions:
    1. Fiscal Officer #41041
    2. Budget Resources Specialist #100923
    3. Property Management Specialists #10248 and 117841
    4. Housing Planner #107934
    5. Building Maintenance Helper #10541 (89day hire/AMP 38)
- Other types of recruitment:
    1. Public Housing Specialist #9647 (workers comp. return work priority program).
    2. Public Housing Supervisor V (Section 8 Branch) interviews conducted on 9/14/10 and non-selection.
- Selection Instruments:
    1. Completed all selection instruments for all positions that were interviewed during the month of September.
    2. Other selection instrument: Resident Services Program Specialists
- Advertisement:
    1. Housing Compliance and Evaluation Specialist #100917; advertised through Midweek, Star Advertiser and HPHA website with a closing date of 10/18/10.

Position Description/Classification:

- New Civil Service Classification developed for Quality Housing Standards III for Section 8 Branch.

Safety/Workers Compensation:

- Follow-up on-site property inspection for all AMP 31 properties to ensure OSHA and HIOSH rules and regulations are incompliance.
- No Workers Compensation injuries were reported for the month of September.

Labor Relations:

- Met with maintenance supervisors and employees who will be subject to medical examination for Sick Leave Abuse pattern in accordance to the Bargaining Unit contract.
- Discharge recommendation for progressive unauthorized leave of absences in the last ten (10) months.
- Received two (2) grievances for improper temporary assignment work. Grievances tentatively scheduled for October.

- Union submitted intent to arbitrate on 'off-duty' misconduct on HPHA property.

Training:

- Staff attended the following training:
    1. Workplace Violence training conducted by DHRD Training and Development.
    2. Bloodborne Pathogens conducted by DHS Training staff.
    3. HEPS Beyond the Basics for Buyers, Procurement Codes of Ethnics, Contract Administration, Professional Services, Small Purchases conducted by State Procurement Staff.
    4. 2010 Disability Access Conference sponsored by University of Hawaii Auxiliary Enterprises.
    5. International Women's Leadership Conference 2010 sponsored by State of Hawaii Governor's Office.

Planned Activities

Recruitment:

- Goal – continue to recruit and fill 21 essential positions.
- Interviews scheduled for October:
    1. Public Housing Specialist I #35416
    2. Resident Services Program Specialists #103030, 105632 and 103036.
    3. Building Construction Inspector #8421 (tentative)
    4. Building Engineer IV #8635 (tentative)
    5. State Housing Development Administrator #25649 (tentative)
- Continue to work with managers in completion selection instruments for the following:
    1. Public Housing Supervisor VI #8751
    2. Information Technology Specialists #106429
    3. Secretary II #41333
    4. Building Construction Inspector #8421
    5. Building Engineer IV #8635
    6. Project Engineer #100202
- Generic written examinations for all Building Maintenance Workers and Helpers for Central Maintenance Service Section and AMPs.
- Request to Fill 100% federal funded positions: Housing Contract Specialist #117689 and Housing Quality Standard III (new pos).

Position Description/Classification:

- Continue to update Budget ID and Uniform Accounting Codes for School Street Offices to ensure accurate information with DHRD, DHS and HRM System.
- Continue to work with PMMSB Chief in updating position description for Property Management Coordinator #100986

Safety/Workers Compensation:

- Next HPHA quarterly safety meeting scheduled for October 27, 2010 (Topic: Hurricane Preparedness)

Labor Relations:

- Schedule step-grievances with unions.
- Consult with UPW and HGEA in the Non-Violence Workplace Policy and Procedures prior to board adoption.

Budget :

- Assist FMO/Budget in completing upcoming budget tables on incumbent and vacant position salaries.

Awards:

- HPHA Quarterly Recognition Awards recommendation due October 18, 2010 from managers.
- Organizing HPHA employee service awards luncheon on October 19, 2010.

Trend/Issues/ Potential Risk

- Managers are overprescribed which creates an inadvertent delay in reviewing selection instruments and scheduling interviews. Personnel office has assisted with completing selection instruments and scheduling interviews.
- Internal Applicants for Civil Service Recruitment – HPHA employees applied for several internal recruitment positions. However, applicants are not providing adequate information to determine qualifications for the job, which may delay the hiring process.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Will advertise the week of 10/18/10.
COMPLIANCE OFFICE						
100917	EX	N	T	Housing Compliance & Evaluation Spclt	SRNA	Advertised with closing date of 10/18/10.
102190	EX	N	P	Housing Compliance & Evaluation Spclt	SRNA	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Recommendation made; pending start date.
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
100923	EX	N	P	Budget Resources Specialist	SRNA	Recommendation made; pending start date.
96908K	CS	N	T	Office Assistant III	SR08	No action; cost savings.
7994	CS	W	P	Account Clerk V	SR15	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Pending advertisement.
117689	EX	N	T	Housing Contact Specialist	SRNA	Employee resigned on 9/15/10; pending request to fill.
CONSTRUCTION MANAGEMENT SECTION						
25649	CS	N	P	State Housing Development Admr	EM 07	DHS Internal Vacancy Announcement w/ closing date of 10/7/10. DHRD open competivite recruitment on 10/2/10.
8774	CS	N	P	Engineer VI	SR28	No action; cost savings.
8635	CS	N	P	Engineer IV	SR24	DHS Internal Vacancy Announcment on; closing date of 10/14/10.
105633	EX	W	T	Housing Warranty & Inspection Supr.	SRNA	State funded unable to fill.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	Still pending Gov's approval to fill. Position not federally funded
102676	CS	W	T	Engineer IV	SR24	No action; cost savings.
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
8421	CS	N	P	Building Construction Inspector II	SR19	DHS Internal Vacancy Announcment on; close on 9/30/10. DHS to review internal candidates.
48707	CS	N	T	Office Assistant III	SR08	No action; cost savings.
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SR22	DHS Internal Vacancy Announcement w/ closing date of 10/07/10.
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	Recommendation made; pending start date.
98902K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Supervisor VI	SR26	DHS Internal Vacancy Announcment with closing date of 10/14/10.
96904K	EX	N	T	Hsg Maintenance Manager	SRNA	No action; cost savings.
6182	CS	N	P	Secretary III	SR16	No action; cost savings.
41333	CS	N	P	Secretary II	SR 14	Pending updating postion description and DHS Internal Vacancy Announcement.
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.
41255	CS	N	P	Public Hsg Spclt II	SR18	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 30 (MU 1)						
6307	CS	N	P	Public Housing Supervisor IV	SR22	No action; cost savings.
6171	CS	N	P	Account Clerk II	SR08	Manager may request to fill.
105749	TA	N	T	Social Service Aide I	SRNA	Manager may request to fill.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105746	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 31 (MU 2)						
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
111470	CS	N	T	Public Hsg Spclt I	SR16	No action; cost savings.
101137	TA	N	T	Janitor II	SRNA	No action; cost savings.
105752	TA	N	T	Janitor II	SRNA	No action; cost savings.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
PMMSB - ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	Manager may request to fill.
6788	CS	N	P	Truck Driver	BC06	No action; cost savings.
6681	CS	N	P	General Laborer II	BC03	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	N	P	Public Hsg Spvr IV	SR22	Manager may request to fill.
8832	CS	N	P	Gen Constr & Maint Supvr I	F110	Manager may request to fill.
8636	CS	N	P	Painter I	BC09	No action; cost savings.
101127	TA	N	T	Social Service Aide I	SRNA	Manager may request to fill.
PMMSB - ASSET MANAGEMENT PROJECT 35 (MU 5)						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	Manager may request to fill.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill
41483	CS	N	P	Carpenter I	BC09	No action; cost savings.
5856	CS	W	P	Office Assistant IV	SR10	State funded unable to fill
41073	CS	N	P	Social Services Assistant IV	SR11	Manager may request to fill.
41539	CS	N	P	Social Services Assistant IV	SR11	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 37 (MU 7)						
15721	CS	N	P	Building Maint Worker I	BC09	No action; cost savings.
101122	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
101133	TA	N	T	Clerk I	SRNA	Manager may request to fill.
PMMSB - ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Continuous open competitive recruitment. Pending list of open competition eligibles in early October.
119285	CS	N	T	Public Housing Supervisor III	SR20	Manager may request to fill.
119260	CS	N	P	Public Housing Specialist II	SR18	No action; cost savings.
8756	CS	N	P	Bldg Maint Wkr I	BC09	Continuous open competitive recruitment.
17576	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.

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HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
10541	CS	N	P	Bldg Maint Helper	BC05	Continuous open competitive recruitment; 89-day hire recommended and pending start date.
102242	TA	N	T	THP General Laborer I	SRNA	No action; cost savings.
PMMSB - ASSET MANAGEMENT PROJECT 39 (MU 9)						
6635	CS	N	P	Bldg. Maint. Wkr II	WS09	Internal Vacancy Announcement w/ closing date of 9/30/10.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Internal Vacancy Announcement w/ closing date of 9/30/10. Pending any internal applicants.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PMMSB - PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
100986	EX	N	T	Property Management Coordinator II	SRNA	Pending interview date.
102048	EX	W	P	Property Management Specialist	SRNA	No action; cost savings.
117841	EX	N	T	Property Management Specialist	SRNA	Pending interview date.
107932	EX	N	T	Property Management Specialist	SRNA	Interviews scheduled for 10/4 and 10/5/10.
PMMSB - RESIDENT SERVICES SECTION						
100892	EX	N	T	Tenant Services Manager	SRNA	No action; cost savings.
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	Interviews scheduled for 10/7 and 10/8/10.
103030	EX	N	T	Program Specialist & Tenant Services	SRNA	Interviews scheduled for 10/7 and 10/8/10.
111874	EX	N	T	Resident Services Pgm Specialist	SRNA	Interviews scheduled for 10/7 and 10/8/10.
103043	TA	N	T	Social Service Aide I	SRNA	Pending recommendation.
SECTION 8 SUBSIDY PROGRAM BRANCH						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Interviews completed 9/14/10; no recommendation. Pending new list of eligibles.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of September 30, 2010

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	*CURRENT* Position Title	SR	Status
S8SPB - INSPECTION SECTION						
101214	EX	N	T	Lead Housing Inspector	SRNA	Position will convert to civil service.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	No action; cost savings.
100895	EX	N	T	Research & Couns Assistant	SRNA	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 1						
9647	CS	N	P	Public Hsg Spclt I	SR 16	Pending job placement approval.
42526	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
S8SPB - RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt I	SR 16	Internal Vacancy Announcement w/ closing date of 9/30/10. Pending any internal applicants.
101132	TA	N	T	Clerk I	SRNA	Pending recommendation.

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DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
September 30, 2010

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%	1	1
		1	**2**	**3**	**1**	**2**	**66.67%**	**1**	**1**
Compliance Office		0	3	3	1	2	66.67%	1	1
		0	**3**	**3**	**1**	**2**	**66.67%**	**1**	**1**
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	8	0	8	8	0	0.00%	0	0
	Pay & Disb	4	0	4	3	1	25.00%	0	1
	Budget	1	1	2	1	1	50.00%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	**1**	**19**	**14**	**5**	**26.32%**	**2**	**3**
Information Technology		1	3	4	3	1	25.00%	1	0
		1	**3**	**4**	**3**	**1**	**25.00%**	**1**	**0**
Personnel Office		3	1	4	4	0	0.00%	0	0
		3	**1**	**4**	**4**	**0**	**0.00%**	**0**	**0**
Procurement Office		4	3	7	5	2	28.57%	1	1
		4	**3**	**7**	**5**	**2**	**28.57%**	**1**	**1**
Construction Mgt. Branch		2	0	2	1	1	50.00%	1	0
	CMS	3	0	3	1	2	66.67%	0	2
	CMS I	2	7	9	5	4	44.44%	2	2
	CMS 2	5	2	7	5	2	28.57%	1	1
	DSS	1	2	3	2	1	33.33%	0	1
		13	**11**	**24**	**14**	**10**	**41.67%**	**4**	**6**
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	1	0
	Insp Unit	5	2	7	4	3	42.86%	0	3
	Rent Sub Sec 1	10	0	10	8	2	20.00%	1	1
	Rent Sub Sec 2	8	0	8	6	2	25.00%	1	1
		25	**2**	**27**	**19**	**8**	**29.63%**	**3**	**5**
Property Management & Maint. Services Branch	PMMSB	1	2	3	1	2	66.67%	2	0
	MGT SEC	2	0	2	0	2	100.00%	0	2
	APP	7	0	7	5	2	28.57%	0	2
	RSS	2	8	10	5	5	50.00%	3	2
	PMCS	0	5	5	1	4	80.00%	3	1
	CMSS	19	0	19	19	0	0.00%	0	0
	Puuwai Momi - AMP 30	23	0	23	21	2	8.70%	0	2
	Kalihi Valley - AMP 31	25	0	25	23	2	8.00%	0	2
	Mayor Wright - AMP 32/33	32	0	32	29	3	9.38%	0	3
	Kalakaua - AMP 34	27	0	27	24	3	11.11%	0	3
	Kalanihuia - AMP 35	26	0	26	20	6	23.08%	0	6
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	10	6	37.50%	3	3
	Maui - AMP 39	12	0	12	10	2	16.67%	2	0
		206	**15**	**221**	**181**	**40**	**18.10%**	**13**	**27**
TOTAL		**277**	**48**	**325**	**253**	**72**	**22.15%**	**27**	**45**

Hawaii Public Housing Authority (HPHA)
Personnel Office
Aggregated Staffing Report as of September 30, 2010

Total **Civil Service** vacant positions - 48

Total **Exempt** vacant positions – 24

Total **Vacant** positions – 72

Positions in recruitment:	Civil Service -	15
	Exempt -	12
Total positions in recruitment:		**27**

Number of positions **Abolished** = August 31, 2009 to August 2, 2010 - 31

Total **full-time positions** hiring deferred due to cost savings – 35

Total **Tenant Aide** vacant positions - 17