

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

Amended

**December 15, 2011
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes November 17, 2011 (Pgs. 001-022)
- B. Special Meeting Minutes December 2, 2011 (Pgs. 023-025)
- C. Executive Session Minutes, September 22, 2011
- D. Executive Session Minutes, November 17, 2011
- E. Executive Session Minutes, December 2, 2011

III. PUBLIC TESTIMONY

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

IV. FOR ACTION

- A. Motion: To Appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012, Subject to Approval by the U.S. Department of Housing and Urban Development in Accordance with the Corrective Action Order (Pg. 26)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2) to discuss hiring where matters affecting privacy will be involved and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to personnel and matters of privacy.

- B. Motion: To Authorize the Hawaii Public Housing Authority to Hold Public Hearings on the Draft Public Housing Agency (PHA) Annual Plan for Fiscal Year 2012 – 2013 and Draft Amendments to the PHA 5-Year and Annual Plan for Fiscal Years 2009 – 2014 (Pgs. 027-040)
- C. Motion: To Authorize the Executive Director to Execute a Memorandum of Agreement to Implement the Weed & Seed Strategy at Mayor Wright Homes, Subject to Approval by the Department of the Attorney General (Pgs. 041-048)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to executing a Memorandum of Agreement to Implement the Weed & Seed Strategy at Mayor Wright Homes.

V. REPORTS

- A. Board Task Force Reports: None
- B. Executive Director's Report: (Pgs. 049-097)
Accomplishments for the Month of November 2011 and Planned Activities for Month of December 2011 for Activities Related to Public Housing; Section 8 Subsidy Programs; Construction Management Branch; Compliance Office; Planning & Evaluation Office: media inquiries, legislative; Fiscal Management Office; Contracts & Procurement; Information Technology Office; Personnel: turnover, recruitment, safety/workers compensation; and Hearing Office.

VI. FOR DISCUSSION/INFORMATION

- A. For Information: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise in her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)* (Pg. 098)

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

- B. For Discussion: Review and Execution of an Energy Services Agreement (Pg. 098)

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

- C. For Discussion: Vacant Units in Public Housing and Delinquent Rents (Pg. 098)
- D. For Discussion: Chair's Message in the HPHA Annual Report for the Fiscal Year Ended June 30, 2011 (Pgs. 099-101)
- E. For Discussion: House Representative Rida Cabanilla Concerns and Issues Related to the HPHA

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Deesha Piihia at (808) 832-4690 by close of business two days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.

FOR ACTION

SUBJECT: To Appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012, Subject to Approval by the U.S. Department of Housing and Urban Development in Accordance with the Corrective Action Order

I. FACTS

- A. The Hawaii Public Housing Authority launched a search for a new Executive Director in October 2011.
- B. As reported by the Board Task Force, the HPHA received over 60 resumes/applications for the position. The field was narrowed to the top three (3) candidates who were interviewed by the Board on December 2, 2011.
- C. The Board intends to appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012, Subject to Approval by the U.S. Department of Housing and Urban Development in Accordance with the Corrective Action Order.

II. DISCUSSION

- A. The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(2) to discuss hiring where matters affecting privacy will be involved and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to personnel and matters of privacy.

III. RECOMMENDATION

That the HPHA Board of Directors Appoint Mr. Hakim Ouansafi as the Executive Director for the Hawaii Public Housing Authority Effective January 3, 2012.

FOR ACTION

SUBJECT: To Authorize the Hawaii Public Housing Authority to Hold Public Hearings on the Draft PHA Annual Plan for Fiscal Year 2012 – 2013 and Draft Amendments to the PHA 5-Year and Annual Plan for Fiscal Years 2009 - 2014

I. FACTS

- A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the Housing and Economic Recovery Act (HERA) of 2008. All public housing agencies administering federal public housing and Section 8 tenant-based Housing Choice Voucher (HCV) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 HCV assistance monies.
- B. The HPHA 2009 – 2014 5-Year and Annual Plan as approved by the Board on April 16, 2009, states the HPHA mission and sets out the goals and objectives of the HPHA for the 5-year period. The FY 2012-2013 Annual Plan modifies those goals and objectives and updates the progress in meeting them.
- C. A public hearing on the draft PHA Plan is required under the 24 Code of Federal Regulations, Part 903.17. Public notice of the hearing must be published in newspapers of general circulation at least 45 days prior to the public hearing.
- D. The HPHA must electronically submit the plan and required attachments in the HUD-specified format no later than April 15, 2011, for review and subsequent approval by the local Honolulu HUD Office.

II. DISCUSSION

- A. Since approval of the PHA 5-Year and Annual Plan, the redevelopment process for Kuhio Park Terrace has gone through many changes. The 5-Year and Annual Plan must be amended to reflect the most current status of the redevelopment project.
- B. For the FY 2012-2013 Annual Plan, meetings started with the Resident Advisory Board (RAB) members on a monthly basis in September 2011. RAB members and the HPHA staff discussed progress on last year's plan and additions to this year's. The RAB will provide preliminary comments and recommendations, and the HPHA will respond to those recommendations. Discussion will continue at the January meeting.
- C. In order to meet the April 15, 2011 deadline for submitting the final plan to HUD, the following schedule has been established:

<u>Action</u>	<u>Timeframe</u>
Input From RAB (Monthly Meetings)	September 2011 – February 2012
Board – “For Action” (set Public Hearing)	December 15, 2011
Publish Hearing Notice (45 Day Notice)	Early January, 2012
Public Hearing	Between February 15-28, 2012
Finalize Plan	March 1 – March 14, 2012
Board – “For Action” (To Approve Plan)	March 15, 2012
Transmit Approved PHA Plans to HUD	March 23, 2012
HUD Final Deadline	April 15, 2012

- D. Information regarding the draft PHA Plan and the public hearings will be sent to all RAB members, Resident Associations and Asset Management Project (AMP) managers, and will be included in the January monthly rent billing statement mailed to all public housing households.
- E. To notify the public of the hearings, notices will be published in the Honolulu Star-Advertiser, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) upon Board approval.

III. RECOMMENDATION

That the HPHA Board of Directors approves the HPHA's timetable and authorizes it to conduct required public hearings on the FY 2012-2013 5-Year and Annual Plan.

Attachment A: Draft Amendments to the FY 2009-2014 PHA 5-Year and Annual Plan
Attachment B: Draft FY 2012-2013 PHA Plan

Prepared by: Nicholas Birck, Chief Planner _____

Approved:

David Gierlach
Chairperson



Hawaii Public Housing Authority
5-Year and Annual Plan
Fiscal Years 2009-2014

**Amendment to the HPHA 2009-2014 5-Year and Annual Plan
December 9, 2011**

The Hawaii Public Housing Authority (HPHA) proposes to amend its current HUD-approved PHA 5-Year and Annual Plan to update Section 7.0: HOPE VI or Mixed Finance Modernization or Development. As has been indicated in subsequent PHA Annual Plans for FY 2010-2011 and 2011-2012, the agency has progressed on the redevelopment project at Kuhio Park Terrace and Kuhio Homes. The agency proposes to amend the above-referenced section of the 5-Year and Annual Plan to read as follows:

“HPHA is planning to complete a comprehensive revitalization project pursuant to the mixed finance regulations at 24 CFR 941 Subpart F at Kuhio Park Terrace (614 units) and Kuhio Homes (134 units). The HPHA has awarded a contract to a private development team and completed the sale of the Kuhio Park Terrace tower assets along with a ground lease on the underlying land. The multi-phased revitalization effort will continue from the first phase (tower redevelopment) through several subsequent phases which will involve the construction new senior mid-rise buildings and demolition and replacement of structures within Kuhio Homes. The community will be transformed from 788 low income public housing units to a new mixed income community consisting of 1,024 housing units, including Low Income Housing Tax Credit (LIHTC) funded, project-based voucher supported, and private market rate rentals. The community will also include revamped social services spaces and partnerships with a variety of service providers.

The remaining public housing units will be filled from a site-based waiting list established and managed by the new private property manager. They will be subject to an Admissions and Continued Occupancy Policy developed by the new private manager, subject to a Regulatory & Operating Agreement the HPHA.”

Barbara E. Arashiro
Acting Executive Director
Hawaii Public Housing Authority



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

Public Housing Authority (PHA) 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
--	---	--

1.0	PHA Information PHA Name: Hawaii Public Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: 07/01/2012 PHA Code: HI001
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 4717 Number of HCV units: 3058 total authorized (1773 funded)
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
5.0	Items 5.1 and 5.2 are completed only at the 5-Year Plan update; this is an Annual Plan only. The existing 5-Year PHA Plan may be viewed on the internet at http://www.hpha.hawaii.gov/housingplans/2009PHAPlan/index.htm or in person at the Hawaii Public Housing Authority office at 1002 N. School St, Building E, Honolulu, HI, 96817.
6.0 (a)	PHA Plan Update The following items are additions and changes to the PHA Plan: <ol style="list-style-type: none"> 1. Controlled Substances Policies: HPHA will evaluate and amend current controlled substances policies at the agency and asset management project (AMP) level. This may include, but not be limited to, studying the potential for non-smoking buildings; developing and implementing a policy to allow the use of medical marijuana pursuant to a lawful prescription; and prohibiting possession of alcohol in common areas. 2. Kuhio Park Terrace Redevelopment: HPHA will continue the redevelopment of the Kuhio Park Terrace and Kuhio Homes properties in partnership with Michaels Development Company by moving into additional phases. The HPHA completed the first phase with the sale of the Towers and a ground lease to the private partners; next steps include improvements to the Kuhio Park Terrace low rises, the Kuhio Homes, and additional senior housing developments in mid-rise structures. 3. Mixed Finance Redevelopment: HPHA will evaluate and identify additional properties in its portfolio that have potential for public-private, mixed finance, mixed income redevelopment. The agency will consider existing land uses and long-range plans, and engage in consultation with community stakeholders to better utilize available properties and improve tenant living conditions. Alternative sources of funding, including but not limited to tax credits, bonds, public agencies, private interests, and the non-profit sector may be sought in order to leverage federal and state funds. 4. Security Improvements: HPHA will invest in capital improvements aimed at crime deterrence and improved tenant security. Such improvements may include but not be limited to the use of security cameras, improved fences, installation of grounds lighting, and modification of buildings and sites to incorporate defensible space design elements. 5. Commercial Uses in HPHA Properties: Pursuant to Act 90, Session Laws of Hawaii 2011, and the amendments to Section 356D-11, Hawaii Revised Statutes, enacted thereby, HPHA will develop administrative rules governing mixed use development rights and defining eligible developers.



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

6.0
(b)

Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

The PHA Plan and all supporting documents are available on the internet: www.hpha.hawaii.gov/housingplans/index.htm

Hawaii Public Housing Authority (HPHA)
1002 North School Street, Bldg. E
Honolulu, Hawaii 96817

Lanakila Homes
600 Wailoa Street
Hilo, Hawaii 96720

Ka Hale Kahaluu
78-6725 Makolea Street
Kailua-Kona, Hawaii 96740

Kapaa
4726 Malu Road
Kapaa, Hawaii 96746

Kahekili Terrace
2015 Holowai Place
Wailuku, Hawaii 96793

THE FOLLOWING POLICIES ARE ALSO AVAILABLE AT THE LOCATIONS ABOVE:
Note: ACOP refers to the Admissions and Continued Occupancy Policy document

1. Eligibility, Selection and Admissions, and Wait List Policies: ACOP Chapters 2 and 3
2. De-concentration Policy: ACOP Chapter 4
3. Statement of Financial Resources
4. Rent Determination policy: ACOP Chapter 6.
5. Operation and Management
6. Grievance Procedures: ACOP Chapter 13
7. Designated Housing for Elderly and Disabled Families
8. Community Service and Self-Sufficiency
9. Safety and Crime Prevention
10. Pets Policy: ACOP Chapter 10
11. Civil Rights Certification
12. Fiscal Year Audit
13. Asset Management
14. Violence Against Women Act (VAWA) activities

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- **Kuhio Park Terrace Redevelopment**
As part of an operating subsidy-only transaction under the mixed finance regulations at 24 CFR 941 Subpart F, HPHA has undertaken the rehabilitation of the Kuhio Park Terrace Towers, transforming it from 572 public housing units into a 555 unit development that will consist of 347 Public Housing (PHA) units, 150 Project-based Section 8 (PBV) units, and 58 LIHTC units without rental or operating subsidy (LIHTC-only) with the following types of units: 45 one-bedroom, 315 two-bedroom, and 195 three-bedroom flats. HPHA received all required approvals from HUD and the HPHA Board of Directors to dispose of the property underlying the



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

Project through a ground lease and sell the improvements to an affiliate of Michaels Development Company that is rehabilitating the Project, provide operating subsidy to the PHA units pursuant to a regulatory and operating agreement, and entering into a HAP Contract to provide assistance to the PBV units. The site will be under new management policies that include a site-based waiting list administered by the property manager and different Admissions and Continued Occupancy Policy (ACOP).

HPHA will progress through the approved redevelopment plan for the community, which involves the construction of new mid-rise dwelling structures for elderly public housing tenants, the rehabilitation of Kuhio Homes, and the inclusion of mixed uses pursuant to Act 90, SLH 2011.

- **Mixed Finance Redevelopment**

HPHA will evaluate and identify additional properties in its portfolio that have potential for public-private, mixed finance, mixed income redevelopment. The agency will consider existing land uses and long-range plans, and engage in consultation with community stakeholders to better utilize available properties and improve tenant living conditions. Alternative sources of funding, including but not limited to tax credits, bonds, public agencies, private interests, and the non-profit sector may be sought in order to leverage federal and state funds. Investments have been made in technology and staff training to provide accurate and informative data in the decision making process.

- **Homeownership Programs:**

1. Waimanalo Homes (HI10P001025) approved 1/10/2000; 28 units affected. Only 9 residents qualified to purchase units, and the period for application is closed.
2. HPHA will research opportunities to increase home ownership for residents of public housing. Programs in other jurisdictions are being reviewed and HPHA plans to hold informational sessions with residents and the community in general.

- **Project-based Vouchers.**

1. HPHA plans to evaluate the property inventory for potential sites that might benefit from the use of project-based vouchers in addition to the properties listed below. The agency will also evaluate potential application for participation in the new HUD Rental Assistance Demonstration program.
2. 150 Project-based vouchers will be part of the Kuhio Park Terrace Towers redevelopment. (HPHA is seeking an additional 17 replacement housing vouchers for public housing units that will be temporarily removed from inventory while the towers are redeveloped. Those units will be restored in future phases when the Kuhio Homes site is redeveloped.)
3. 305 units at Palolo Homes I and II. Consistent with the HPHA's efforts to sustain and increase the availability of decent, safe, and affordable housing, HPHA plans to continue its utilization of rent subsidy vouchers through the Federal Project-Based Certificate/Voucher Program. The HPHA will earmark up to the maximum allowable vouchers as specified in 24 CFR 983 and will utilize project basing on the counties of Oahu, Kauai, Maui, and Hawaii in accordance with program guidelines and objectives.
4. To maximize utilization and to encourage tenant development, HPHA applied for and received HUD approval on August 8, 2001 to exceed the 25 percent cap for dwelling units in any building to be assisted under a housing assistance payment (HAP) by requiring owners to offer supportive services. To minimize the loss of existing housing inventories, HPHA applied for and received HUD approval on October 4, 2001 to attach Project Based Assistance to State-owned public housing projects in areas, which exceed the 20 percent poverty rate limitation.



Hawaii Public Housing Authority
 Annual Plan
 Fiscal Year 2013

8.0	<p>Capital Improvements: HPHA is focusing capital improvements funding on protecting residents and the physical housing assets. In addition to the annual federal Capital Funding Program (CFP) grant, we are seeking state Capital Improvements Program (CIP) funds from the State Legislature in order to make needed repairs and modernize existing housing stock. In planning the use of funds, priority is being given to those needs that protect the health and safety of residents, such as ADA modifications, hot water systems and repairing sidewalks; and those that prevent further deterioration of housing, such as roof and spalling repairs, termite treatment and repairs, and other site repairs.</p>																																																																											
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>SEE ATTACHED</p>																																																																											
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>SEE ATTACHED</p>																																																																											
9.0	<p>Housing Needs of Families in the Jurisdiction.</p> <table border="1" data-bbox="162 945 1445 1774"> <thead> <tr> <th colspan="3">Housing Needs of Families on the Public Housing Waiting List as of October, 2010</th> </tr> <tr> <th>Total Families on Waiting List = 9,566</th> <th># of families</th> <th>% of total families</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Income Levels</td> </tr> <tr> <td>Extremely low income <=30% AMI</td> <td>9,284</td> <td>97.05%</td> </tr> <tr> <td>Very low income (>30% but <=50% AMI)</td> <td>240</td> <td>2.51%</td> </tr> <tr> <td>Low income (>50% but <80% AMI)</td> <td>22</td> <td>0.23%</td> </tr> <tr> <td>Income at or above 80% AMI</td> <td>20</td> <td>0.21%</td> </tr> <tr> <td>Families with children</td> <td>4,781</td> <td>49.98%</td> </tr> <tr> <td>Elderly families</td> <td>1,823</td> <td>19.06%</td> </tr> <tr> <td>Families with Disabilities</td> <td>2,451</td> <td>25.62%</td> </tr> <tr> <td colspan="3" style="text-align: center;">Ethnic Distribution</td> </tr> <tr> <td>Asian</td> <td>4,464</td> <td>46.67%</td> </tr> <tr> <td>Native Hawaiian, other Pacific Islander</td> <td>1,043</td> <td>10.9%</td> </tr> <tr> <td>White</td> <td>1,025</td> <td>10.72%</td> </tr> <tr> <td>Hispanic</td> <td>646</td> <td>6.75%</td> </tr> <tr> <td>Black</td> <td>268</td> <td>2.8%</td> </tr> <tr> <td>American Indian, Native Alaskan</td> <td>132</td> <td>1.38%</td> </tr> <tr> <td>Other and Unreported</td> <td>1,988</td> <td>20.78%</td> </tr> <tr> <td colspan="3" style="text-align: center;">Bedrooms Needed</td> </tr> <tr> <td>Studio</td> <td>318</td> <td>3.32%</td> </tr> <tr> <td>1BR</td> <td>3,817</td> <td>39.9%</td> </tr> <tr> <td>2 BR</td> <td>3,518</td> <td>36.78%</td> </tr> <tr> <td>3 BR</td> <td>1,523</td> <td>15.92%</td> </tr> <tr> <td>4 BR</td> <td>362</td> <td>3.77%</td> </tr> <tr> <td>5 BR</td> <td>28</td> <td>0.31%</td> </tr> </tbody> </table>	Housing Needs of Families on the Public Housing Waiting List as of October, 2010			Total Families on Waiting List = 9,566	# of families	% of total families	Income Levels			Extremely low income <=30% AMI	9,284	97.05%	Very low income (>30% but <=50% AMI)	240	2.51%	Low income (>50% but <80% AMI)	22	0.23%	Income at or above 80% AMI	20	0.21%	Families with children	4,781	49.98%	Elderly families	1,823	19.06%	Families with Disabilities	2,451	25.62%	Ethnic Distribution			Asian	4,464	46.67%	Native Hawaiian, other Pacific Islander	1,043	10.9%	White	1,025	10.72%	Hispanic	646	6.75%	Black	268	2.8%	American Indian, Native Alaskan	132	1.38%	Other and Unreported	1,988	20.78%	Bedrooms Needed			Studio	318	3.32%	1BR	3,817	39.9%	2 BR	3,518	36.78%	3 BR	1,523	15.92%	4 BR	362	3.77%	5 BR	28	0.31%
Housing Needs of Families on the Public Housing Waiting List as of October, 2010																																																																												
Total Families on Waiting List = 9,566	# of families	% of total families																																																																										
Income Levels																																																																												
Extremely low income <=30% AMI	9,284	97.05%																																																																										
Very low income (>30% but <=50% AMI)	240	2.51%																																																																										
Low income (>50% but <80% AMI)	22	0.23%																																																																										
Income at or above 80% AMI	20	0.21%																																																																										
Families with children	4,781	49.98%																																																																										
Elderly families	1,823	19.06%																																																																										
Families with Disabilities	2,451	25.62%																																																																										
Ethnic Distribution																																																																												
Asian	4,464	46.67%																																																																										
Native Hawaiian, other Pacific Islander	1,043	10.9%																																																																										
White	1,025	10.72%																																																																										
Hispanic	646	6.75%																																																																										
Black	268	2.8%																																																																										
American Indian, Native Alaskan	132	1.38%																																																																										
Other and Unreported	1,988	20.78%																																																																										
Bedrooms Needed																																																																												
Studio	318	3.32%																																																																										
1BR	3,817	39.9%																																																																										
2 BR	3,518	36.78%																																																																										
3 BR	1,523	15.92%																																																																										
4 BR	362	3.77%																																																																										
5 BR	28	0.31%																																																																										



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

9.0 Housing Needs of Families in the Jurisdiction.(continued)

Table III-6. Households on Section 8 Housing Choice Voucher Waiting List, 2009

Wait List	HPHA (Honolulu) (as of January 2009)		HAWAII (as of August 2009)		HONOLULU (as of January 2009)		KAUAI (as of Sept 2009)		MAUI (as of July 2009)	
	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families
Waiting list	4,252		4,357		5,499		733		2,179	
Extremely low income (<= 30% AMI)	4,016	94.40%	2,668	61%	5,061	92%	499	59%	1,786	82%
Very low income (>30% but <=50% AMI)	205	4.80%	1,515	35%	331	6%	228	31%	387	18%
Low income (>50% but <80% AMI)	31	0.07%	174	4%	0	0%	6	0%	6	0%
Families with children	1,508	35.50%	2,366	54%	2,927	53%	399	54%	1,201	55%
Elderly families	261	6.10%	275	6%	616	11%	58	8%	195	9%
Families with disabilities	691	16.30%	446	10%	1,693	31%	167	23%	649	30%
White	786	18.60%	1,656	38%	880	16%	288	39%	852	39%
Hispanic	358	8.40%	530	12%					253	12%
Black	109	2.60%	88	2%	157	3%	19	3%	81	4%
American Indian/Alaska Native	51	1.20%	88	2%	42	1%	13	2%	77	4%
Asian/Pacific Islander/Other	3,306	77.80%	2,268	52%	4,420	80%	388	53%	1,259	53%
Wait List	Closed since 8/29/08		Open		Open		Open		Open	

Source: Consolidated Plan 2010-2014 draft

The following Housing Need estimates are based on a Housing Supply/Demand Model which was formulated as part of the Hawaii Housing Policy Study, 2006 Update

Table III-3. Projected Housing Need by Income Group, 2015

% of HUD Median Income	Honolulu	Maui	Hawaii	Kauai	State
<30 %	3,922	1,093	1,287	414	6,716
30-50%	1,573	696	514	174	2,957
50-80%	5,397	732	1,186	409	7,724
80-120%	3,842	724	603	350	5,519
120-140%	831	106	119	207	1,263
140-180%	1,986	485	410	60	2,941
>180%	1,629	305	695	175	2,804
Total	19,180	4,141	4,814	1,789	29,924



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

9.0 Housing Needs of Families in the Jurisdiction.(continued)

The following data is drawn from the Hawaii Housing Policy Study Update, 2006, by SMS Research for Hawaii Housing Finance and Development Corporation (HHFDC).

Shelter costs as percentage of income (Source: 2006 HHFDC Housing Policy Study):

	State of Hawaii	County of Honolulu	County of Hawaii	County of Maui	County of Kauai
Less than 30% household income	40.7	40.6	43.4	36.5	43.0
30 to 40% of household income	12.8	12.4	12.4	15.8	12.0
More than 40% household income	25.7	25.1	26.1	30.0	24.0
No shelter cost	20.8	21.9	18.1	17.7	20.9

"No shelter cost" includes those renting without payment of cash rent and homeowners with paid-up mortgages.

Household income data by County (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Household Income							
			Less than \$15,000	\$15,000 to \$24,999*	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more	Refused
Honolulu	1992	247,349	N/A	24%	13%	16%	12%	8%	7%	21%
	1997	272,234	9%	9%	12%	16%	15%	9%	6%	24%
	2003	292,003	8%	10%	14%	22%	18%	11%	17%	—
	2006	303,149	13%	7%	12%	14%	22%	12%	21%	—
Maui	1992	34,288	N/A	20%	17%	20%	11%	2%	3%	27%
	1997	38,252	10%	8%	16%	18%	15%	7%	6%	20%
	2003	43,887	9%	13%	13%	22%	19%	14%	11%	—
	2006	49,484	11%	8%	11%	18%	20%	15%	17%	—
Hawaii	1992	39,789	N/A	24%	19%	20%	11%	3%	4%	20%
	1997	48,271	14%	14%	15%	15%	12%	4%	4%	22%
	2003	54,844	14%	12%	17%	22%	17%	9%	9%	—
	2006	61,213	13%	10%	13%	16%	22%	10%	16%	—
Kauai	1992	18,981	N/A	20%	14%	22%	10%	5%	3%	26%
	1997	18,817	11%	13%	15%	16%	15%	5%	3%	23%
	2003	20,460	13%	12%	16%	21%	18%	9%	12%	—
	2006	21,971	10%	10%	12%	15%	23%	11%	19%	—
Total	1992	338,385	N/A	24%	14%	17%	12%	5%	6%	22%
	1997	376,574	10%	10%	13%	16%	15%	8%	6%	24%
	2003	410,794	10%	10%	14%	21%	19%	10%	15%	—
	2006	435,818	13%	7%	12%	15%	21%	12%	20%	—



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

9.0 Housing Needs of Families in the Jurisdiction.(continued)

Housing Cost by County (Source: 2006 HHFDC Housing Policy Study)

	Year	Total Households	Average Monthly Mortgage Payment			Average Monthly Rent	
			Total	Single-family	Multi-family	Total	2-bedroom apartment
Honolulu	1992	247,349	\$821	\$815	\$832	\$884	
	1997	272,234	\$1,430	\$1,359	\$1,335	\$828	\$923
	2003	292,003	\$1,548	\$1,650	\$1,239	\$1,014	\$1,072
	2006	303,149	\$1,142	\$1,173	\$1,029	\$1,300	\$1,383
Maui	1992	34,266	\$776	\$831	\$719	\$730	
	1997	39,252	\$1,210	\$1,664	\$799	\$850	\$1,138
	2003	43,687	\$1,310	\$1,346	\$1,104	\$879	\$1,072
	2006	49,484	\$1,481	\$1,451	\$1,458	\$1,256	\$1,253
Hawaii	1992	39,789	\$651	\$691	\$578	\$558	
	1997	48,271	\$954	\$1,069	\$640	\$697	\$844
	2003	54,644	\$1,072	\$1,078	\$919	\$859	\$843
	2006	61,213	\$1,057	\$1,039	\$1,407	\$1,146	\$1,152
Kauai	1992*	18,981	\$726	\$773	\$812	\$807	
	1997	18,817	\$1,151	\$1,290	\$881	\$830	\$860
	2003	20,460	\$1,284	\$1,308	\$1,014	\$983	\$885
	2006	21,971	\$1,165	\$1,178	\$974	\$1,230	\$1,271
Total	1992	338,385	\$800	\$883	\$913	\$793	
	1997	376,574	\$1,319	\$1,330	\$1,296	\$997	
	2003	410,794	\$1,433	\$1,488	\$1,213	\$992	\$1,037
	2006	435,818	\$1,167	\$1,183	\$1,091	\$1,274	\$1,348

Shelter to Income Ratios (Source: 2006 HHFDC Housing Policy Study)

County	Year	Total Households	Monthly Shelter Payment as a Percent of Monthly Household Income			
			Under 30 percent	30 to 40 percent	Over 40 percent	Not enough information
Honolulu	1992	247,349	55.7%	14.1%	20.2%	10.0%
	1997	272,234	55.1%	18.9%	18.4%	7.5%
	2003	292,003	55.7%	18.5%	18.0%	7.8%
	2006	303,149	54.8%	10.9%	22.0%	12.0%
Maui	1992	34,266	59.3%	18.1%	15.8%	6.7%
	1997	39,252	47.9%	18.0%	19.8%	18.4%
	2003	43,687	52.2%	18.3%	15.7%	15.9%
	2006	49,484	49.1%	14.3%	27.1%	9.4%
Hawaii	1992	39,789	70.2%	12.4%	11.5%	5.9%
	1997	48,271	51.8%	18.1%	20.4%	9.7%
	2003	54,644	52.5%	19.1%	15.9%	12.4%
	2006	61,213	54.9%	11.1%	22.0%	12.0%
Kauai	1992*	18,981	60.3%	17.7%	13.7%	8.1%
	1997	18,817	44.9%	18.7%	24.7%	11.7%
	2003	20,460	51.8%	18.8%	18.0%	13.3%
	2006	21,971	57.6%	10.8%	21.6%	10.0%
Total	1992	338,385	58.0%	14.5%	18.4%	9.1%
	1997	376,574	53.5%	18.5%	19.1%	8.9%
	2003	410,794	54.7%	18.5%	17.5%	9.5%
	2006	435,818	54.2%	11.3%	22.7%	11.8%

*includes both rent and mortgage payments.



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

9.0 Housing Needs of Families in the Jurisdiction.(continued)

Table C-1. Average Rents for Apartments and Houses, 2006 by Type, Bedroom, and Area

County Areas	Average Rents									
	Apartment					House		Townhouse		
	Studio	1	2	Other	Total	3&4	Other	2	3	Other
Honolulu										
Central	\$787	\$970	\$1,253	\$1,777	\$1,208	\$2,264	\$1,738	\$1,542	\$1,977	\$1,208
Central Honolulu	\$979	\$1,240	\$2,021	\$2,820	\$1,657					
East Honolulu	\$1,100	\$1,735	\$2,289	\$3,052	\$2,257	\$3,068	\$2,899	\$2,021	\$2,602	\$2,412
Ewa Plain	\$800	\$1,194	\$1,400	\$1,500	\$1,370	\$2,335	\$2,270	\$1,516	\$2,031	\$1,290
Leeward	\$792	\$964	\$1,159	\$1,390	\$1,020	\$3,068	\$2,899			
Makiki/Manoa	\$952	\$1,120	\$1,659	\$2,421	\$1,372	\$2,857	\$1,868			
Pearl City/Aiea	\$926	\$1,228	\$1,515	\$1,908	\$1,321	\$2,252	\$1,542	\$1,610	\$1,950	\$1,543
Salt Lake	\$939	\$1,152	\$1,531	\$1,960	\$1,427					
Waialae/Kahala						\$3,541	\$2,982			
Waikiki	905.9	1415.5	2053.4	2772.3	\$1,572					
Windward	1202	1453.3	1632.94	2105.2	\$1,618	\$2,685	\$2,066	\$1,836	\$2,344	\$2,032
Other	1090	1487.8	2016.45	2002.4	\$1,698	\$2,368	\$1,809	\$1,312	\$2,022	\$2,348
Total	\$960	\$1,263	\$1,798	\$2,464	\$1,552	\$2,467	\$1,939	\$1,574	\$2,133	\$1,522
Maui										
Central	\$777	\$1,075	\$1,345	\$1,809	\$1,236	\$1,008	\$1,361	\$1,987	\$2,580	\$1,599
South	\$1,217	\$1,206	\$1,460	\$1,840	\$1,433	\$1,150	\$1,580	\$2,576	\$3,083	\$1,858
Upcountry	\$750	\$1,200	\$2,117	\$2,000	\$1,712	\$1,098	\$1,494	\$2,114	\$3,175	\$1,613
West	\$1,035	\$1,478	\$1,809	\$2,355	\$1,788	\$1,102	\$2,049	\$3,016	\$1,600	\$2,330
Total	\$984	\$1,223	\$1,498	\$2,075	\$1,461	\$1,096	\$1,508	\$2,254	\$2,892	\$1,711
Hawaii										
East Hawaii	\$745	\$806	\$969	\$1,303	\$886	\$853	\$1,042	\$1,256	\$1,642	\$1,181
Kona-Keauhou	\$970	\$1,100	\$1,529	\$1,984	\$1,422	\$1,184	\$1,812	\$2,100	\$3,200	\$1,947
Capl. Cook-Kealahou	\$900	\$1,025	\$1,354		\$1,262	\$1,008	\$1,433	\$1,861	\$2,400	\$1,563
Waikoloa	\$913	\$2,274	\$1,653	\$2,494	\$1,810	\$1,225	\$1,694	\$2,158		\$1,977
Waimea-Kohala	\$838	\$963	\$1,683	\$1,800	\$1,085	\$1,178	\$1,700	\$2,047	\$2,150	\$1,813
Other	\$969	\$958	\$1,575	\$2,018	\$1,175	\$992	\$1,289	\$1,630	\$1,767	\$1,455
Total	\$855	\$1,027	\$1,409	\$1,880	\$1,306	\$966	\$1,303	\$1,504	\$1,803	\$1,508
Kauai										
West		\$950	\$750		\$850	\$1,231	\$1,354	\$1,611		\$1,477
Lihue	\$988	\$925	\$1,462	\$1,909	\$1,427	\$890	\$1,679	\$1,971		\$1,797
Wailua-Anahola	\$781	\$1,080	\$1,371	\$1,733	\$1,090	\$1,435	\$1,494	\$1,859	\$2,200	\$1,679
Poipu-Kalaheo	\$1,028	\$1,200	\$1,400	\$1,692	\$1,254	\$1,273	\$1,487	\$1,968	\$2,200	\$1,713
North Shore	\$1,097	\$1,408	\$1,553	\$2,238	\$1,622	\$1,199	\$2,108	\$2,608	\$3,250	\$2,332
Other		\$850	\$1,850	\$1,950	\$1,690	\$795	\$1,950	\$2,299	\$2,100	\$2,006
Total	\$929	\$1,092	\$1,468	\$1,992	\$1,357	\$1,272	\$1,600	\$2,017	\$2,533	\$1,801
Total Oahu	\$960	\$1,263	\$1,798	\$2,464	\$1,552					\$2,110
Total Other Islands	\$876	\$1,077	\$1,442	\$1,942	\$1,347					\$1,617
Total All Hawaii	\$929	\$1,218	\$1,693	\$2,235	\$1,490					\$1,641

Source: Rental Survey January 1 through November 30, 2006. See Technical Report for details. Sample sizes for small areas and for Kauai were affected by low ad counts and may be affected by small sample sizes.



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

9.1	<p>Strategy for Addressing Housing Needs.</p> <ul style="list-style-type: none">• Mixed finance public-private partnership redevelopment <p>Rent revenue, operating and capital funding from federal and state sources are not sufficient to maintain and modernize Hawaii's public housing. In order to bring additional capital into the system, HPHA is bringing in private developers as partners, which allows the housing authority to maintain public housing while turning over renovations and operation to the private company. The private developer is required to maintain the same number of public housing units, while adding other types of housing. The result is a mixed income community with all levels of housing types. This mixed-finance, public-private partnership model is being used to redevelop Kuhio Park Terrace. Through the KPT project, HPHA has learned how to successfully redevelop distressed properties with a private sector partner, and plans to apply this model to other HPHA properties.</p> <ul style="list-style-type: none">• Grant Funds <p>There are a variety of Federal and State grant programs that can be utilized to make program and capital improvements. HPHA will seek resident services and self-sufficiency program funds, community investment grants, and energy improvement and capital improvement grants, to name a few. Staff will also investigate the potential for the agency to participate in the Rental Assistance Demonstration program.</p> <ul style="list-style-type: none">• Personnel <p>Much of the workforce of the HPHA has turned over in recent years. The agency is evaluating its organizational structure, and concentrating on hiring new staff and providing extensive, up-to-date training to ensure the best services to our tenants.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals:</p> <ul style="list-style-type: none">• Elderly designation: HPHA wants to designate 3 elderly high rise buildings as elderly only. We are in the process of obtaining funds to hire a consultant to do the studies and processes necessary to obtain HUD approval.• Resident Monitors: vacant positions in the Property Management Branch are being filled and the Resident monitor program will be implemented during the year.• Self-Sufficiency Programs: HPHA is adding two positions to the Resident Services section to coordinate additional self-sufficiency services for residents.• Asset Management: HPHA has a HUD Technical Assistance consultant team reviewing the current AMP structure. When their report is final we will make AMP structure changes based on the findings. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are used:</p> <p><u>Substantial Deviation:</u> A substantial change in the goals identified in the Five-Year Plan. For example, making a formal decision not to pursue a listed goal; or substituting an entirely different set of activities to achieve the goal.</p> <p><u>Significant Amendment/Modification:</u> Adding or eliminating major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities); or modifying a strategy such that a substantial transfer of resources away from others is necessary in order to carry it out.</p>



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2013

- 11.0** **Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 - (g) Challenged Elements
 - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

FOR ACTION

SUBJECT: To Authorize the Executive Director to Execute a Memorandum of Agreement (MOA) to Implement the Weed & Seed Strategy at Mayor Wright Homes, Subject to Approval by the Department of the Attorney General

I. FACTS

- A. On November 17, 2011, Ms. Maile Kanemaru, Weed & Seed Director and Mr. Lowell Kalapa presented the Weed & Seed concept at the HPHA's Regular Board meeting.
- B. The Office of the Governor, the Department of Human Services, Office of the U.S. Attorney, the Department of Public Safety, and the HPHA have been in discussions to revive the Weed & Seed Strategy at Mayor Wright Homes.
- C. Attached is a copy of the draft MOA under consideration by all of the stakeholders.

II. DISCUSSION

- A. The Department of Attorney General (AGs) has not completed its review of the draft MOA. Execution of the MOA by the Executive Director would be subject to review by the AGs.
- B. The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities related to executing a Memorandum of Agreement to Implement the Weed & Seed Strategy at Mayor Wright Homes.

III. RECOMMENDATION

To Authorize the Executive Director to Execute a Memorandum of Agreement (MOA) to Implement the Weed & Seed Strategy at Mayor Wright Homes, Subject to Approval by the Department of the Attorney General

Attachment: Draft Weed & Seed Memorandum of Agreement

WEED & SEED
MAYOR WRIGHT HOMES PROJECT
Honolulu, Hawaii

MEMORANDUM OF AGREEMENT

The GOVERNOR OF THE STATE OF HAWAII; the HAWAII PUBLIC HOUSING AUTHORITY; the DEPARTMENT OF PUBLIC SAFETY; the UNITED STATES ATTORNEY'S OFFICE FOR THE DISTRICT OF HAWAII; and the UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and the MAYOR WRIGHT HOMES RESIDENT COUNCIL, hereby express their commitment to the collaborative effort known as Weed & Seed and agree to participate in this public and private partnership initiative to address in a comprehensive manner the problems and needs of the selected target area, Mayor Wright Homes located in Honolulu, Hawaii. The parties fully endorse and support the development of a Weed & Seed strategy for Mayor Wright Homes and each party agrees to lend their assistance and resources, as appropriate, to make the effort a success.

THE TARGET SITE

The Mayor Wright Homes site is centrally located at the edge of Central Business District in the downtown area of Honolulu, Hawaii. It is bounded by Vineyard Boulevard to the North; Liliha Street to the East; North King Street and Dillingham Boulevard to the South; and Pua Lane to the West.

THE WEED & SEED STRATEGY

All parties understand that Weed & Seed is a collaborative strategy in which community stakeholders come together to identify and prioritize community needs, and to develop and implement strategies to meet those needs. Weed & Seed is a comprehensive approach that utilizes coordinated law enforcement and social service efforts to strengthen existing community resources, and encourages empowerment and sustainability by providing a coordinated network of social, economic and educational opportunities developed by and for the residents and stakeholders of the target community in cooperation with Federal, State, City, private and non-profit service providers and community groups.

The above-mentioned parties realize that the Weed & Seed effort is based on the premise that the problem of drugs/drug use and violent crime must be addressed in a comprehensive manner, as well as the Neighborhood Restoration and Prevention/Intervention/Treatment strategies. No single agency -- Federal, State, City, private or non-profit -- can solve these complex problems alone. Rather, a broad and coordinated approach is required.

To fulfill their roles as agencies participating in and leading the Weed & Seed effort at Mayor Wright Homes, the parties hereby agree to make the following commitments:

A. Hawaii Public Housing Authority ("HPHA")

1. The HPHA agrees to perform the following actions to support the Weed & Seed effort at Mayor Wright Homes:

(a) The HPHA agrees to designate the MWH Manager as the point of contact for all Weed & Seed activities at Mayor Wright Homes and authorizes the MWH Manager to participate in the development and implementation of the Weed & Seed strategy for Mayor Wright Homes as the designated representative of the HPHA.

(b) The HPHA agrees to delegate to the MWH Manager the authority to make decisions on management operations that affect all Weed & Seed strategies and activities at Mayor Wright Homes.

(c) The HPHA agrees to authorize the MWH Manager to coordinate and oversee all security efforts at Mayor Wright Homes. The HPHA agrees to require its MWH Manager to report all deficiencies in security operations to the Weed and Seed Executive Director.

(d) The HPHA agrees to support the establishment of a family self-sufficiency program or similar basic home finance learning program at Mayor Wright Homes and to adopt the philosophy that public housing is transitional housing.

(e) The HPHA, through its AMP monitor program, agrees to support changes to policies and practices as may be necessary to improve the management and operations at Mayor Wright Homes.

(f) The HPHA agrees to allow the MWH manager to attend HPHA approved training for him/herself and the staff in best practices of management and maintenance.

2. The HPHA shall commit the following HPHA personnel to participate in the development and implementation of the Weed & Seed strategy for Mayor Wright Homes:

- (a) The MHW Manager referred to in Paragraph A.1., above; and
- (b) One tenant relations worker, subject to available funding of the position.
- (c) Personnel from the HPHA's Property Management and Maintenance Branch to provide information, services and technical support to the Weed & Seed effort, including assistance in coordinating the delivery of services to public housing residents, as needed.
- (d) Personnel from the HPHA's Property Management and Maintenance Branch to provide information, services and technical assistance to the Weed & Seed effort, as needed.

3. The HPHA shall provide two units located in Mayor Wright Homes for the purpose of providing a) a unit for occupancy by a law enforcement officer and; (b) a ground floor unit for Weed & Seed office, at no cost to Weed & Seed.

4. The HPHA will provide office space, secretarial, clerical, and other necessary support services ordinarily available to the personnel assigned to the Weed & Seed effort under Paragraphs A.1., 2., and 3., above, from its appropriated funds.

B. Department of Public Safety ("DPS")

- 1. The Department of Public Safety will assist with community policing and outreach at Mayor Wright Homes on an as needed basis.

2. The DPS will make reasonable efforts to identify a deputy sheriff willing to participate in the HUD Law Enforcement Officer in Public Housing Program, live at Mayor Wright Homes, and to participate in the development and implementation of the Weed & Seed strategy at Mayor Wright Homes.

C. The United States Attorney's Office

1. The United States Attorney's Office will provide the following support to the Weed & Seed effort at Mayor Wright Homes:

- (a) Technical assistance and guidance in support of the Weed & Seed strategy;
- (b) The Weed & Seed Executive Director will provide philosophy, guidance, coordination, and training to the HPHA personnel, residents at Mayor Wright Homes and other community stakeholders; and assist the HPHA personnel and other stakeholders in assessing the needs of the Mayor Wright Homes residents and the surrounding community;
- (c) One Assistant U.S. Attorney to assist in coordinating and developing Weed strategies developed for Mayor Wright Homes;
- (d) Support from the Drug and Organized Crime Section and/or the Special Crime Section to prosecute cases from the Weed & Seed target site in federal court, as needed; and
- (e) The United States Attorney's Office will pursue federal forfeiture cases that arise within the Weed & Seed target area, as appropriate.

2. The United States Attorney's Office will provide office space, secretarial, clerical and other necessary support services ordinarily available to the personnel specified in Paragraphs C.1., above, from its appropriated funds.

D. The United States Department of Housing and Urban Development

1. The Department of Housing and Urban Development will assist in the planning and coordination of the Weed and Seed strategy for Mayor Wright homes, especially in matters relating to HUD assisted housing projects, implementation of asset management, operating and capital funds, family self-sufficiency, and the resident opportunities self-sufficiency program.

2. The Department of Housing and Urban Development will provide information, training, services and technical support to the Weed & Seed efforts at Mayor Wright Homes, as appropriate.

E. Mayor Wright Homes Resident Council

1. The Resident Council ("Council") will solicit input from the residents on the Weed and Seed Strategy.

2. The Council will mobilize resident resources to support and help implement the Weed and Seed Strategy.

3. The Council will participate in HPHA training to improve the function of the Council (i.e., team building, role and function of officers, planning of association events, etc).

This Agreement shall be in force for one year beginning on the ____ day of January 2012, and will be renewable for one year.

DATED: December _____ 2011, at Honolulu, Hawaii.

NEIL ABERCROMBIE
Governor
State of Hawaii

FLORENCE T. NAKAKUNI
United States Attorney
District of Hawaii

Barbara Arashiro
Acting Executive Director
Hawaii Public Housing Authority

Jodie Maesaka-Hirata
Director
Department of Public Safety.

State of Hawaii

State of Hawaii

RYAN T. OKAHARA
Honolulu Field Office
Director Department of Housing
and Urban Development

APPROVED AS TO FORM:

[Assigned Deputy]
Deputy Attorney General

s:\final draft #7 weed & seed moa 120811.doc

**Executive Director's Board Status Report
November/December 2011**

I. Accomplishments for the Month of November 2011

Major Programs

A. Public Housing

- As of November 30, 2011, rent collections for HPHA Federal properties were 89.39%, and the total tenant occupancy rate was 91.03%.
- Attorney General's Office completed negotiations on ground lease for HHA Wilikina Apartments.
- Continue to work with Attorney General's Office on litigation issues.
- Continue assessment of HPHA's properties for environmental design issues to improve crime prevention. PMMSB monitor is conducting site visits to all properties.
- AMP 39 (Piilani Homes): The Boys Scouts cleared compost area and overgrown vegetation next to build D, on Veteran's Day.

B. Section 8 Subsidy Programs

- For Section 8 Subsidy Activities in November 2011 see Program Reports.
- In September 2011, HUD undertook a large scale reconciliation project to assure the accuracy of public housing agencies' Net Restricted Assets (NRA) accounts. The NRA is the housing assistance payments available to HPHA. Based on HUD's reconciliations, \$1,938,343 in net restricted assets were reclassified as unrestricted net assets (UNA).

C. Construction Management Branch

Large Capacity Cesspools

- Contract documents for Willocks Construction are being executed to award work at Kealakehe, Hale Hauoli and Lokahi on the Big Island.
- The Environmental Protection Agency (EPA) issued a letter dated October 26, 2011 concluding that "HPHA has performed satisfactorily in all five core areas of grant performance (properly managed equipment, workplan progress, sufficient funds to complete the project, complying with all

programmatic terms and conditions, and complying with all programmatic statutory and regulatory requirements). See attached.

Administrative Services

A. Compliance Office

- Resolved approximately 26 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act as follows:
 - 5 for transfers to ADA accessible or ground floor units.
 - 4 for transfers for other reasons.
 - 3 for installation and use of air conditioner.
 - 2 for service or comfort animals.
 - 4 for a reserved parking stall.
- Prepared for and conducted public hearings on proposed policy for language access.

B. Planning and Evaluation Office (PEO)

Media Inquiries

- Received media inquiry from Honolulu Star Advertiser writing a follow up to the KITV piece on a smoking ban in public housing. Reported to her that we are still in the process of research potential policies and procedures and that we would have to consult with the Resident Advisory Board before bringing it before the Board of Directors.
- Received media inquiry from Stateline regarding vacant units and management audit.

Legislative

- Responded to information request from Representative Aaron Ling Johanson; he is requesting to meet with Pu`uwai Momi AMP manager to discuss about community issues. PEO is coordinating with the Rep's office and PMMSB.
- Coordinated Senate Committee on Human Services Information Briefing. Rescheduled to December 14, 2011 at 2:30 PM.

- Responded to notice that the House Committee on Finance never received digital copies of all HPHA contracts, per previous month's request. Sent second digital copy of all active contracts involving State funds.
- Received notice from AMP 37 that Director Yokoyama, Senator Gilbert Kahele, and Urban Housing Communities requested a site visit at Lanakila on November 18, 2011. Senator Kahele wanted to discuss status of an applicant for housing at Pahala and other members of party wanted to discuss purchasing Lanakila for redevelopment. AMP Manager was not authorized to discuss any of the issues involved.
- Coordinated and attended site visits on November 30, 2011 to the Towers at Kuhio Park and Wilikina Apartments for House Committee on Finance. Developed and provided an agency overview presentation to Chair Marcus Oshiro, Representative Mark Hashem, Representative Linda Ichiyama, and staff members.
- Responded to inquiry from Senator Pohai Ryan's office regarding private management contracts with Realty Laua.
- Attended Chair Marcus Oshiro's pre-Session Forum in Wahiawa
- Received comments re: legislative proposals. Prepared final drafts for approval by Governor.
- Received DBEDT approval of Admin. Rule revision of 17-2021; pending Governor approval to go to Public Hearing
- House Bills still active during the upcoming Biennium (in preparation for presentation by Rep. Cabanilla):
- Kuakini Street extension project. Senator Chun Oakland is requesting the HPHA to take deed ownership of certain remnant parcels which will result from the construction of the improved roadway since the other governmental parties involved are prohibited from owning and maintaining the land. Still pending response from the Governor's Office regarding current ownership and possible transfer of title to HPHA.

C. Fiscal Management Office

For Fiscal Management Office Activities, see Financial reports.

D. Contracts and Procurement

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

E. Information Technology Office

- Coordinated remote training sessions for Section 8 staff on November 2nd and 23rd to help address some outstanding Emphyasys Elite issues. Successfully resolved multiple problems that staff had with the software.
- Set up 21 new computers at AMPs; Set-up will continue through December 2011.

F. Hearings Office

For Hearings Office Activities in November 2011 see Program Reports.

G. Personnel

Summary of HPHA Staffing Turnover for FY 2012

Staffing as of December 1, 2011, Full-time Equivalent positions:

Filled positions:	266
Vacant positions:	84
Total FTEs:	350
New Hires:	10

Recruitment:

- Interviews held, results/ start date/job offers:
 - Public Housing Supervisor VI (PMMSB). Non selection.
 - Public Housing Supervisor IV (AMP 30). Pending start date.
 - Public Housing Supervisor III (AMP 38). Pending recommendation.
 - Project Engineers (2 positions). Pending recommendation.
 - Maintenance Supervisor (89day/AMP 37). Start date 11/21/11.
 - General Laborer I (AMP 31). Start 12/16/11.
 - General Laborer I (2 pos AMP 34). Start 12/2/11 and pending start date.

- Eligible list received; interviews scheduled:
 - Public Housing Supervisor V (Section 8). Interviews scheduled for December.
 - Social Service Aide IV (AMP 35). Interviews scheduled for mid December.
 - Account Clerk II (AMP 32/33). Interviews scheduled for 12/8/11.
- Continuous Recruitment thru NEOGOV:
 - Public Housing Supervisor VI (PMMSB).
 - Public Housing Supervisor V (Section 8)
 - Building Maintenance Helper (AMP 38)
 - Welder I (Central Maintenance Services Section).
 - Plumber Helper (Central Maintenance Services Section).

Safety/Workers Compensation:

Received three injuries. Two no lost time for laceration and one lost time for back injury.

II. Planned Activities for the Month of December 2011

Major Programs

A. Public Housing

- Coordinate various training for PMMSB monitors
- Provide in-service training on new delinquent account tracking log at December Managers Meeting.
- Fill potholes along Linapuni Street (temporary resolution, in the process of submitting request to CMS to repave street)
- Continue to resolve labor relations investigations
- Respond to audit findings for Single Audit
- Continue recruitment for Supervising Public Housing Manager position

B. Section 8 Subsidy Programs

- Continue to monitor lease-up of tenant based vouchers and rent supplement program
- Continue to work with Michaels Development Company on the use of project based vouchers at Kuhio Park Terrace
- Work with Department of Veteran's Affairs to increase lease up of VASH vouchers

C. Construction Management Branch

- Continue to monitor expenditures of ARRA Capital Fund grant to close March 2012.
- Continue work with the AG's on potential litigation issues
- Follow-up with Department of Labor on investigation on wage rate non-compliance.

Administrative Services

A. Compliance Office

- Continue to administer contract with National Center for Housing Management for HPHA self-evaluation and transition plan.
- Continue to monitor timely handling and responses to requests for reasonable accommodations and modifications
- Continue to work with the AG's on current litigation issues.

B. Planning and Evaluation Office

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

C. Fiscal Management Office

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

D. Personnel

- Continue recruitment/hiring for critical and vacant positions.

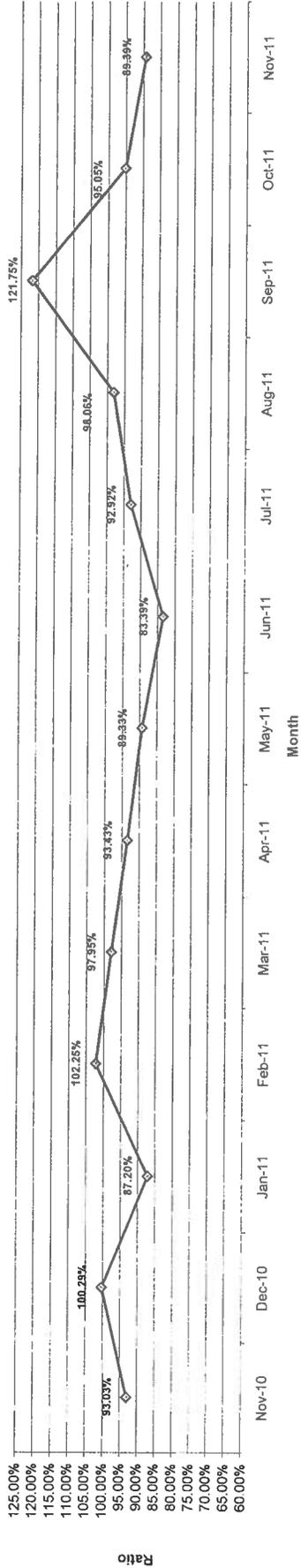
FEDERAL PUBLIC HOUSING

Rent Collection from November 2010 to November 2011

	Nov-10		Dec-10		Jan-11		Feb-11		Mar-11		Apr-11		Cumulative (12 Months) 10/10 - 11/11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 118,608.00	\$ 118,589.01	99.98%	\$ 119,818.00	\$ 121,417.37	101.33%	\$ 120,161.00	\$ 106,426.15	88.57%	\$ 123,938.00	\$ 116,949.67	94.35%	\$ 122,543.00	\$ 121,343.89	99.10%
Kauai	\$ 86,778.00	\$ 78,276.56	90.20%	\$ 86,291.00	\$ 80,138.98	92.87%	\$ 83,914.00	\$ 88,105.59	105.00%	\$ 83,159.00	\$ 76,059.50	91.46%	\$ 79,622.00	\$ 68,713.39	86.29%
Maui	\$ 40,455.00	\$ 39,564.88	97.83%	\$ 40,468.00	\$ 39,643.97	97.96%	\$ 39,164.00	\$ 36,337.62	92.78%	\$ 40,207.00	\$ 39,945.99	99.36%	\$ 41,884.00	\$ 42,337.92	101.08%
Ohu	\$ 1,156,947.46	\$ 1,049,993.07	90.85%	\$ 1,130,624.71	\$ 1,139,769.79	100.83%	\$ 1,129,883.46	\$ 985,566.46	87.30%	\$ 1,172,198.47	\$ 1,137,018.64	97.01%	\$ 1,107,278.94	\$ 1,030,103.12	93.03%
Total	\$ 1,382,788.46	\$ 1,286,423.52	92.35%	\$ 1,377,601.71	\$ 1,360,970.11	100.25%	\$ 1,372,122.46	\$ 1,196,035.82	87.20%	\$ 1,384,503.17	\$ 1,395,490.49	100.82%	\$ 1,351,337.94	\$ 1,282,488.32	94.43%

	May-11		Jun-11		Jul-11		Aug-11		Sep-11		Oct-11		Nov-11		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 117,236.00	\$ 111,523.98	95.05%	\$ 115,734.00	\$ 111,964.56	96.74%	\$ 113,713.50	\$ 111,319.68	97.90%	\$ 115,971.89	\$ 115,971.89	100.00%	\$ 115,276.00	\$ 103,458.24	89.75%
Kauai	\$ 80,434.00	\$ 69,028.50	85.82%	\$ 79,977.00	\$ 69,040.63	86.33%	\$ 79,108.00	\$ 63,227.00	79.94%	\$ 77,557.00	\$ 69,959.18	90.21%	\$ 76,718.00	\$ 68,946.60	89.87%
Maui	\$ 41,943.00	\$ 41,402.45	98.72%	\$ 41,642.00	\$ 40,868.84	97.92%	\$ 44,037.00	\$ 43,722.83	100.01%	\$ 44,681.87	\$ 46,767.70	104.65%	\$ 47,144.00	\$ 44,214.52	93.79%
Ohu	\$ 1,080,577.98	\$ 986,307.46	90.81%	\$ 1,067,013.66	\$ 882,733.02	82.81%	\$ 996,990.05	\$ 844,614.03	83.72%	\$ 996,855.05	\$ 890,691.57	89.36%	\$ 901,126.01	\$ 844,395.33	93.70%
Total	\$ 1,330,180.98	\$ 1,280,262.39	96.25%	\$ 1,324,366.66	\$ 1,104,405.07	83.43%	\$ 1,143,848.55	\$ 1,062,863.64	92.92%	\$ 1,144,739.05	\$ 1,122,542.99	98.08%	\$ 1,140,284.01	\$ 1,083,768.39	95.05%

Rent Collection Rate



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

Island	Occupancy *						LIPH and Elderly Waiting List**					
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	623	532	90	85.39%	10	3	1	Average Income	40	0.36%	6.70	3.34
Kauai	319	274	45	85.89%	3	1	0	Low Income (80%)	168	1.51%	2.88	1.94
Maui	196	146	50	74.49%	0	8	0	Very Low Inc. (50%)	1,045	9.40%	2.91	1.94
Oahu	3,554	3,319	221	93.39%	13	0	14	Extremely Low Inc. (30%)	9,861	88.73%	2.56	1.77
Total	4,892	4,271	406	91.03%	26	12	15		11,114	100.00%	2.61	1.77

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	22	\$ 11,726.84	31	\$ 16,942.00	\$ 115,276.00	\$ 103,458.24	89.75%
Kauai	43	\$ 33,622.67	32	\$ 92,153.79	\$ 76,718.00	\$ 68,948.60	89.87%
Maui	3	\$ 418.00	18	\$ 5,615.93	\$ 47,144.00	\$ 44,214.52	93.79%
Oahu	249	\$ 143,558.23	236	\$ 284,554.07	\$ 901,126.01	\$ 802,654.28	89.07%
Total	317	\$ 189,325.74	317	\$ 399,265.79	\$ 1,140,264.01	\$ 1,019,275.64	89.39%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

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

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

AMP	Total Available Units	Total Occupied Units	Occupancy*				Units Rent Ready
			Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	
30P-Aiea	362	339	23	93.65%	1	0	0
31P-KVH	373	330	40	88.47%	1	1	3
32P-MWH	363	346	17	95.32%	2	2	0
33P-Kam/Kaamanu	371	357	13	96.23%	4	4	1
34P-Kalakaua	581	551	28	94.84%	2	1	2
35P-Kalanihua	587	572	13	97.44%	3	0	2
37P-Hilo	322	252	70	78.26%	6	2	0
38P-Kauai	319	274	45	85.89%	3	1	0
39P-Maui	196	146	50	74.49%	0	0	0
40P-KPT	170	160	10	94.12%	0	0	0
43P-Kona	200	194	5	97.00%	2	0	1
44P-Leeward Oahu	258	225	27	87.21%	0	0	6
45P-Windward Oahu	225	221	4	98.22%	0	0	0
46P-Kamuela	101	86	15	85.15%	2	1	0
49P-Central Oahu	149	109	40	73.15%	0	0	0
50P-Palolo	115	109	6	94.78%	0	0	0
Total	4,692	4,271	406	91.03%	26	12	15

AMP	Count of Families	Non Vacated Delinquencies**			Collection Rate		
		30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	48	33,839.13	32	41,191.89	\$ 122,147.00	\$ 105,285.96	86.20%
31P-KVH	31	22,808.62	21	36,683.95	\$ 86,418.00	\$ 76,541.11	88.57%
32P-MWH	35	18,512.00	25	21,808.42	\$ 107,976.33	\$ 94,646.07	87.65%
33P-Kam/Kaamanu	36	16,672.91	37	38,696.87	\$ 85,232.00	\$ 75,741.00	88.86%
34P-Kalakaua	9	4,923.00	6	13,132.40	\$ 127,651.84	\$ 110,573.52	86.62%
35P-Kalanihua	14	4,250.13	7	7,799.29	\$ 139,885.01	\$ 127,301.98	91.00%
37P-Hilo	9	1,765.84	8	5,705.00	\$ 62,078.00	\$ 56,032.31	90.26%
38P-Kauai	43	33,622.67	32	92,153.79	\$ 76,718.00	\$ 68,948.60	89.87%
39P-Maui	3	418.00	18	5,615.93	\$ 47,144.00	\$ 44,214.52	93.79%
40P-KPT	8	3,502.00	42	29,278.35	\$ 67,771.00	\$ 62,147.66	91.70%
43P-Kona	5	3,149.00	4	533.33	\$ 36,230.00	\$ 33,590.01	92.71%
44P-Leeward Oahu	38	22,217.88	39	53,541.56	\$ 47,953.00	\$ 40,540.75	84.54%
45P-Windward Oahu	13	10,070.71	16	14,133.05	\$ 66,309.00	\$ 61,485.67	92.73%
46P-Kamuela	8	6,812.00	19	10,703.67	\$ 16,968.00	\$ 13,835.92	81.54%
49P-Central Oahu	8	3,918.00	6	7,336.22	\$ 31,548.00	\$ 28,010.22	88.79%
50P-Palolo	9	2,843.85	5	20,952.07	\$ 18,234.83	\$ 20,380.34	111.77%
Total	317	189,325.74	317	\$ 399,265.79	\$ 1,140,264.01	\$ 1,019,275.64	89.39%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

**State LIPH
HPHA Island Overview Report
November 2011**

Island	Occupancy*				LIPH and Elderly Waiting List**							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	47	7	83.93%	1	0	2	Average Income	28	0.35%	7.48	3.62
Kauai	26	23	3	88.46%	0	0	0	Low Income (80%)	82	1.01%	2.62	1.83
Maui	32	24	8	75.00%	1	0	0	Very Low Inc. (50%)	686	8.47%	2.87	1.91
Oahu	749	733	14	97.86%	6	4	2	Extremely Low Inc. (30%)	7,301	90.17%	2.42	1.67
Total	863	827	32	95.83%	8	4	4		8,097	100.00%	2.48	1.69

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	6	\$ 2,567.00	10	\$ 16,142.17	\$ 14,366.00	\$ 13,036.00	90.74%
Kauai	3	\$ 2,120.20	3	\$ 12,910.46	\$ 5,336.00	\$ 4,304.00	80.66%
Maui	4	\$ 1,106.00	18	\$ 15,555.53	\$ 4,825.00	\$ 4,010.00	83.11%
Oahu	13	\$ 9,293.97	49	\$ 199,229.69	\$ 228,648.00	\$ 200,070.86	87.50%
Total	26	\$ 15,087.17	80	\$ 243,837.85	\$ 253,175.00	\$ 221,420.86	87.46%

* 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
November 2011**

Project	Occupancy *						Units Rent Ready
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Transfers	
2201-Hauiki	46	43	3	93.48%	0	0	0
2202-Puahala Homes	128	121	6	94.53%	1	1	1
2204-Kawaiehua	26	23	3	88.46%	0	0	0
2205-Kahale Mua	32	24	8	75.00%	1	0	0
2206-Lokahi	30	25	5	83.33%	0	0	0
2207-Ke Kumu Elua	26	22	2	84.62%	1	0	2
2401-Hale Po'ai	206	204	2	99.03%	0	0	0
2402-La'ioia	108	106	2	98.15%	2	2	0
2403-Kamalu-Ho'olulu	220	219	1	99.55%	2	1	0
2404-Halia Hale	41	40	0	97.56%	1	0	1
Total	863	827	32	95.83%	8	4	4

Project	Non Vacated Delinquencies**				Collection Rate	
	Count of Families	30-90 Days	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	2	\$ 1,992.00	12 \$ 78,878.51	\$ 16,868.00	\$ 14,368.90	85.18%
2202-Puahala Homes	10	\$ 6,986.57	24 \$ 116,076.26	\$ 47,401.00	\$ 40,898.86	86.28%
2204-Kawaiehua	3	\$ 2,120.20	3 \$ 12,910.46	\$ 5,336.00	\$ 4,304.00	80.66%
2205-Kahale Mua	4	\$ 1,106.00	18 \$ 15,555.53	\$ 4,825.00	\$ 4,010.00	83.11%
2206-Lokahi	2	\$ 956.00	3 \$ 12,967.50	\$ 9,019.00	\$ 7,688.00	85.24%
2207-Ke Kumu Elua	4	\$ 1,611.00	7 \$ 3,174.67	\$ 5,347.00	\$ 5,348.00	100.02%
2401-Hale Po'ai	0	\$ -	5 \$ 2,284.00	\$ 57,603.00	\$ 48,000.00	83.33%
2402-La'ioia	0	\$ -	7 \$ 1,986.52	\$ 33,455.00	\$ 30,818.00	92.12%
2403-Kamalu-Ho'olulu	1	\$ 315.40	1 \$ 4.40	\$ 62,351.00	\$ 55,857.10	89.58%
2404-Halia Hale	0	\$ -	0 \$ -	\$ 10,970.00	\$ 10,128.00	92.32%
Total	26	\$ 15,087.17	80 \$ 243,837.85	\$ 253,175.00	\$ 221,420.86	87.46%

* Occupancy also counts Scheduled for Modernization Units.

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

VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS

November 2011

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on Nov. 1	(4) Total Move-Ins for the entire month of Nov.	(5) Units Rent Ready and Not Occupied in Nov.	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units CMB will Repair	(12) Remarks Any data entered into columns (7) and (8) require an explanation.
30	363	24	1	5	1	0	0	0	11	6	CMB units is 7 not 6
31	373	43	1	3	0	0	0	0	4	35	rightsizing transfers
32	364	18	0	3	1	4	1	0	4	5	Rightsizing transfers/law enforcement unit
33	373	14	0	2	2	4	0	0	6	0	Rightsizing transfers
34	583	30	2	4	3	0	0	0	21	0	(7) 2 units held for transfer
35	587	19	4	5	0	0	0	0	9	1	
37	322	146	7	0	0	22	0	93	10	14	ADAFair Housing Contract
38	321	46	2	0	2	5	2	2	19	14	[7]5 Hotel units at 1086 for Relo during const'n. [8] 1019-B1 & 1023-E7 hold for Relo
39	196	49	0	2	0	0	0	0	12	35	
40	176	15	0	0	1	0	0	4	7	3	column 11 shld be 4
43	202	8	2	1	1	0	1	0	3	0	(6) 2 units not 1, (8) unit 2h temp occupied by k. fetters-has a pending case w/ hpha, (11) 1 unit: CMB do renovations for unit G-2
44	260	34	0	6	2	0	0	0	11	15	
45	226	5	0	0	1	0	0	0	1	3	
46	103	16	0	0	2	8	0	0	0	6	
49	150	37	0	4	0	0	0	0	14	19	
50	118	9	0	0	3	0	0	0	5	1	
TOTAL	4,717	513	19	35	19	43	4	99	137	157	

VACANT UNIT INFORMATION REPORT
STATE PROJECTS

November 2011

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units on Nov. 1	(4) Total Move-Ins for the entire month of Nov.	(5) Units Rent Ready and Not Occupied in Nov.	(6) Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units CMB will Repair	(12) Remarks Any data entered into columns (7) and (8) require an explanation.
31	174	11	1	1		0	1	0	8		rightsizing transfer
37	30	3	0	0		0	1	0	2		Need \$25,000.00 to fix unit
38	26	3	0	0		0	0	0		3	2204 - CMB A102 & C104 for ADA; B101 CMB Renovation
39	32	9	1	0		0	0	0	8		
42	576	1	0	0		0	0	0	1		4 vacant units currently under renovations & be filled in 12/2011
46	26	5	1	2	0	0	1	0	1		Deprogrammed unit
TOTAL	864	32	3	3	0	0	3	0	20	3	

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

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
FY 2008	145	108	37	56	39	18	5	37	118
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	48	39	7	13	16	0	1	15	32

July 2010 - October 2011

MONTH	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	Total	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
July 10	20	12	8	10	4	2	0	4	16
Aug 10	15	11	4	6	0	0	0	9	6
Sept 10	18	13	5	6	7	1	0	4	14
Oct 10	20	15	5	5	4	1	3	7	13
Nov 10	28	23	5	9	7	1	2	9	19
Dec 10	0	0	0	0	0	0	0	0	0
Jan 11	4	3	1	2	2	0	0	0	4
Feb 11	26	20	6	17	6	0	0	3	23
Mar 11	15	14	1	3	8	0	0	4	11
Apr 11	18	16	2	6	9	0	0	3	15
May 11	10	10	0	2	6	0	0	2	8
June 11	4	3	1	2	1	0	0	1	3
July 11	5	3	2	2	1	0	0	2	3
Aug 11	11	8	3	3	3	0	1	4	6
Sept 11	9	8	1	2	5	0	0	2	7
Oct 11	7	7	0	3	3	0	0	1	6
Nov 11	16	13	3	3	4	0	0	6	10
TOTALS	226	179	47	81	70	5	6	61	164

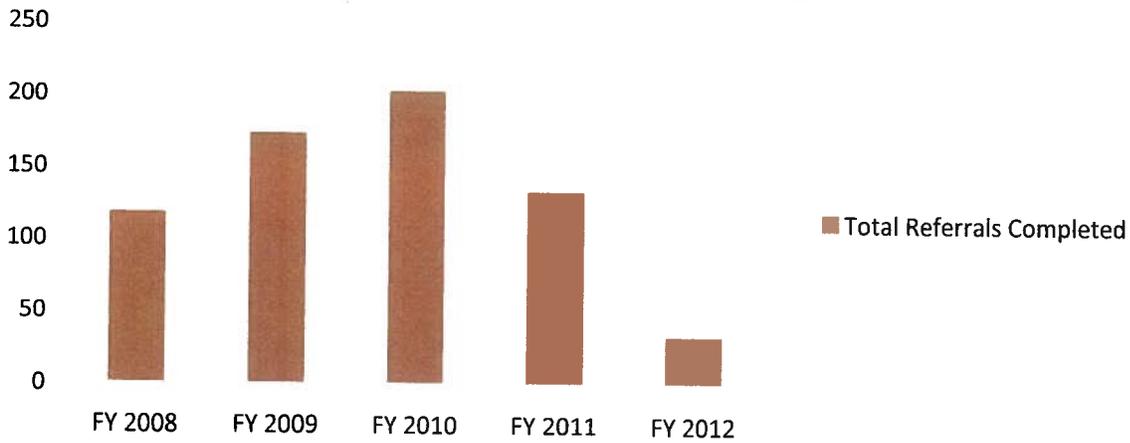
**Total # of Cases Heard for the Month of November 2011: 16
(Oahu & Neighbor Islands)**

Decisions Rendered:	Rent Violations	Other Violations
Eviction	3	3
Evict w/cond	4	0
10-day cure	0	0
Dismissal	0	0
Continued	6	0
Total	13	3

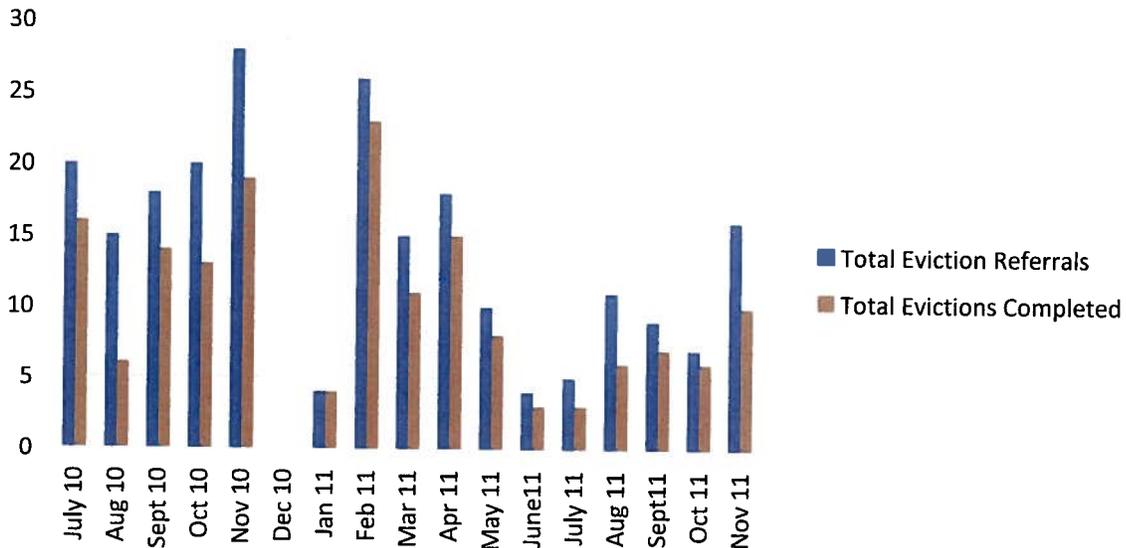
Delinquent balances for rent cases ordered evicted for month of October 2011:		
AMP 45	Kaneohe Apartments	\$5,563
Total		\$5,563

Fiscal Years 2008-2012

Total Referrals Completed



July 2010 - November 2011 (By Month)



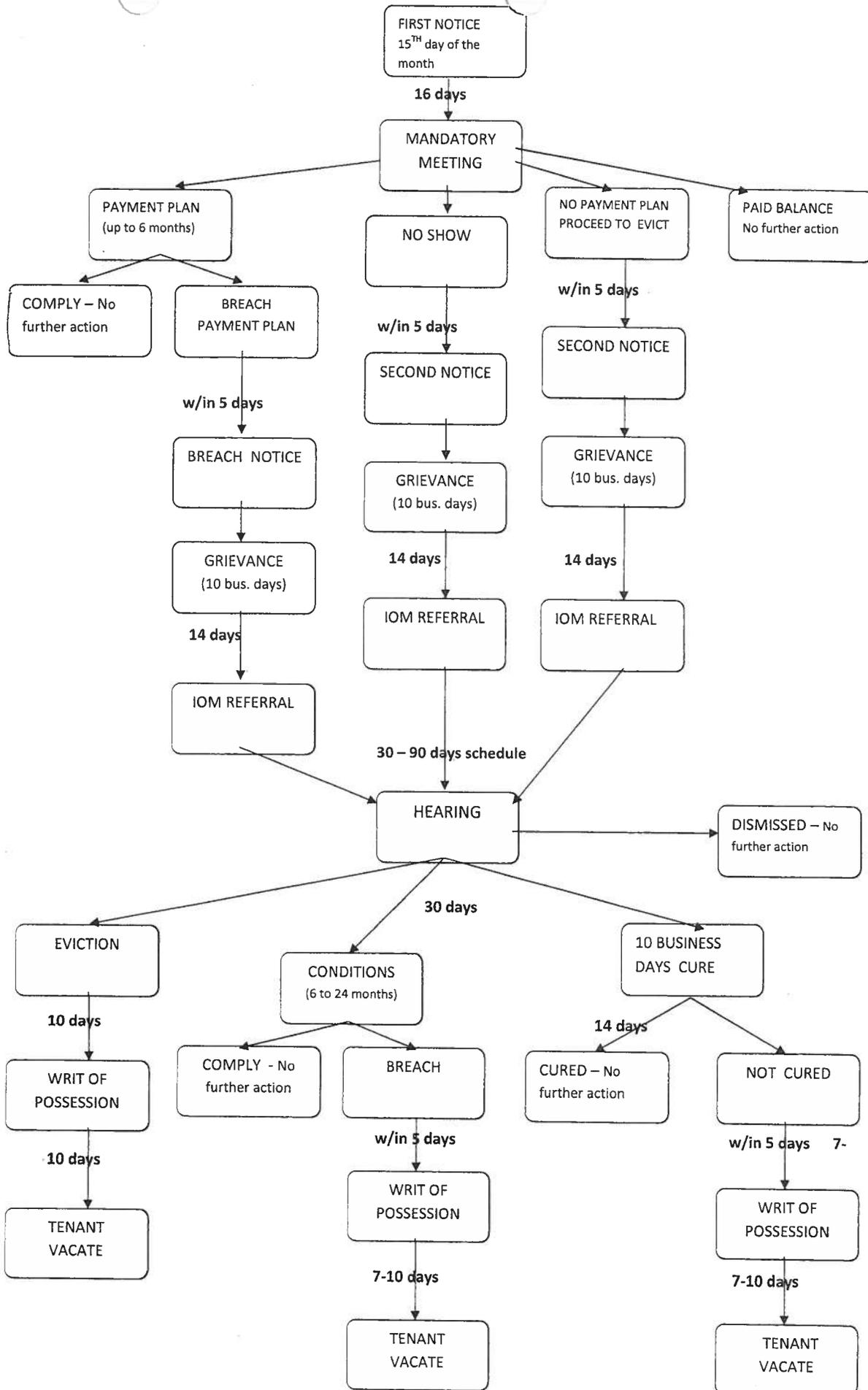
**AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)
EXPENDITURE REPORT**

Project	Contract No.	NTP Issued	Contract Amount	Reporting Year 1				Reporting Year 2				Reporting Year 3		Total	% Complete	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
				Oct-Dec 09	Jan-Mar 10	Apr-Jun 10	Jul-Sep 10	Oct-Dec 10	Jan-Mar 11	Apr-Jun 11	Jul-Sep 11	Oct-Dec 11	Jan-Mar 12			
Makua Alii - Construction Mgt. Service (SSFM International, Inc.)	CMS 08-98-SA02	N/A	\$409,171.00				\$65,290.00	\$82,935.00	\$68,615.72	\$57,880.00	\$28,940.00	\$28,940.00	\$28,940.00	\$28,940.00	\$322,600.72	78.84%
Kalihi Valley Homes - Site & Dwelling Improvements, Phase 4A (Rainforest G Construction, LLC)	CMS 09-15-CO01	10/26/09	\$1,567,032.00			\$525,000.00	\$1,024,966.00	\$4,949.00	\$8,677.10	\$2,785.38						
Karmalino & Kealakone - Reroofing & Misc. Repairs (Coastal Construction, Inc.)	CMS 10-01	2/1/10	\$1,915,750.00			\$547,988.92	\$915,892.18	\$314,970.15	\$136,898.75						\$1,566,377.48	96.52%
Hale Hauoli - Reroof & Renovation (Isemoto Contracting Co., Ltd.)	CMS 10-07	9/7/10	\$2,031,067.00						\$370,068.04	\$276,616.52	\$278,392.87	\$582,244.52			\$1,915,750.00	100.00%
Makani Kai Hale I & II - Physical Improvements (Artistic Builders Corporation)	CMS 10-08	6/4/10	\$1,651,764.59				\$97,806.05	\$914,441.75	\$430,200.96	\$185,779.14	\$23,536.69				\$1,651,764.59	100.00%
Makua Alii - Reroof and Structural Repairs (Hi-Tec Roofing, Inc.)	CMS 10-09	4/26/10	\$2,235,868.11				\$590,989.39	\$684,994.43	\$559,087.69	\$272,585.49					\$2,107,657.00	94.27%
Kalakaua Homes - Reroofing (Tony's Roofing & Waterproofing, Inc.)	CMS 10-10	5/20/10	\$780,552.56					\$700,813.92				\$29,676.97			\$730,490.79	93.59%
Kahekili Terrace - Physical Improvements (F&H Construction)	CMS 10-11	6/28/10	\$5,079,289.00					\$2,388,927.77	\$514,302.01	\$994,257.77	\$1,124,529.05				\$5,022,016.60	98.87%
Kalanihulia - Reroof & Elevator Lobby Improvements (ABC Design Center)	CMS 10-12	4/19/10	\$196,864.85				\$20,330.00	\$167,412.30	\$9,122.55						\$196,864.85	100.00%
Administration	N/A	N/A	\$378,083.89	\$601,688.00											\$378,083.89	100.00%
Total Amount:			\$16,245,443.00	\$0.00	\$601,688.00	\$1,072,988.92	\$2,705,273.62	\$5,259,444.22	\$2,096,972.82	\$1,791,904.30	\$1,485,075.58	\$0.00	\$0.00	\$15,400,927.87	\$15,400,927.87	94.80%
Budget Balance:			\$16,245,443.00	\$16,245,443.00	\$15,643,755.00	\$14,570,766.08	\$11,865,492.46	\$6,606,048.24	\$4,509,075.42	\$2,717,171.12	\$1,232,095.54	\$844,515.13	\$844,515.13	\$844,515.13		
Percentage Expended:			0.00%	0.00%	3.70%	6.60%	16.65%	32.37%	12.91%	11.03%	9.14%	2.39%	0.00%			

Current Date: 12/7/2011 15:48

NOTE: HPHA must expend at least 60% of all ARRA Funds no later than March 17, 2011. The expenditure rate of 64.80% is actual expenditures made based on eLOCCS input and check cut by FMO as of November 30, 2011.

RENT VIOLATION



**AMERICAN RECOVERY AND REINVESTMENT ACT
PROJECT STATUS REPORT
December 1, 2011**

PROJECT	CONTRACT AMOUNT	ADVERTISE - INVITATION FOR BID	BID OPENING	APPROVAL GRANTED BY HUD	CONTRACT EXECUTED	NOTICE TO PROCEED	PRE-CONSTRUCTION CONFERENCE	CONSTRUCTION START DATE	ACTUAL/EST. CONSTRUCTION COMPLETION
Hale Hauoli	\$ 2,031,067.00	11/17/2009	12/29/2009	2/9/2010	2/23/2010	9/7/2010	3/18/2010	10/4/2010	11/30/2011
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	9/18/2011
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	Completed
Kalakaua	\$ 780,552.56	1/12/2010	2/9/2010	2/26/2010	3/11/2010	5/20/2010	3/22/2010	6/1/2010	9/28/2010 (Completed)
Kalanihua	\$ 196,864.85	12/4/2009	1/7/2010	2/26/2010	3/11/2010	4/19/2010	4/1/2010	4/19/2010	Completed (ARRA work completed)
Kalihi Valley Homes	\$ 1,567,032.00	5/19/2009	7/12/2009	8/13/2009	9/12/2009	10/26/2009	9/18/2009	10/26/2009	10/1/2012
Makani Kai Hale I & II	\$ 1,651,764.59	1/11/2010	2/4/2010	2/25/2010	3/4/2010	6/4/2010	4/20/2010	6/4/2010	Completed
Makua Aili	\$ 2,235,868.11	12/18/2009	1/12/2010	2/16/2010	3/11/2010	4/26/2010	4/21/2010	4/26/2010	11/15/2011
Makua Aili 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	\$ 15,867,359.11								
Administration	\$ 378,084.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sub-Total	\$ 378,084.00								
TOTAL	\$ 16,245,443								

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

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/2011

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					
Kalakaua Home Phase 1	Elderly	1	1983	25	221	10	2		\$460,733	FY09 Elevator CIP	Aug-08	May-11	Dec-11
		2	1983	25							Nov-11	Mar-12	
Makua Alii Phase 1	Elderly	1	1967	41	211	20	2		\$460,733	FY09 Elevator CIP	Aug-08	Jul-11	Dec-11
		2	1967	41							Nov-11	Jan-12	
Kalanihua Phase 2	Elderly	1	1968	40	151	15	2		\$471,204	FY09 Elevator CIP	Aug-08	Jan-12	May-12
		2	1968	40							May-12	Jul-12	
Paokalani Phase 2	Elderly	1	1970	38	151	17	2		\$445,026	FY09 Elevator CIP	Aug-08	Mar-12	Jun-12
		2	1970	38							Jul-12	Sep-12	
Pumehana Phase 3	Elderly	1	1972	36	139	21	2		\$465,968	FY09 Elevator CIP	Aug-08	Jul-12	Oct-12
		2	1972	36							Oct-12	Jan-13	
Punchbowl Homes Phase 3	Elderly	1	1961	47	144	7	2		\$371,728	FY09 Elevator CIP	Aug-08	Sep-12	Nov-12
		2	1961	47							Dec-12	Feb-13	
Makamae Phase 4	Elderly	1	1971	37	124	4	2		\$261,760	FY09 Elevator CIP	Aug-08	Feb-13	Apr-13
		2	1971	37							Apr-13	Jun-13	
Wilikina Apts Phase 4	Family	1	1977	31	119	9	2		\$424,712	FY09 Elevator CIP	Aug-08	Jan-13	Apr-13
		2	1977	31							Apr-13	Jul-13	
Salt Lake Apts	Family	1	1970	38	28	8	1		\$1,000,000	B-08-401-K	Aug-08	Apr-13	Jul-13
											Mar-11	Apr-12	Jul-13

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/2011
 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						
Hale Poi	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.	Feb. 15/2011	Dec. 1/2011 est.	Dec-16	
		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										
	TOTAL	27			1,894	146	17	10	\$5,701,884					
Average age of elevators												29		

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

Completed Activities

- Contract documents to initiate award and implementation of the sewer work at Kealakehe, Hale Haouli and Lokahi in the Big Island for Willocks Construction have been processed and is now being reviewed and circulated.
- The Environmental Protection Agency (EPA) issued a letter dated October 26, 2011 concluding that "HPHA has performed satisfactorily in all five core areas of grant performance (properly managed equipment, workplan progress, sufficient funds to complete the project, complying with all programmatic terms and conditions, and complying with all programmatic statutory and regulatory requirements). The letter is enclosed.

Planned Activities

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

Trends/Issues

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

Risks

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



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

October 26, 2011

Becky L. Choi
1002 N. School Street
Honolulu, HI 96817

Subject: Large Capacity Cesspool Replacement Project at Kekaha Ha'aheo (Kekaha),
Kalaheo Homes (Kalaheo) and Hale Ho'olulu (Kilauea)
Hawaii Public Housing Authority - Assistance Agreement (XP-00T14701)

Dear Ms. Choi:

EPA conducted a desk review on October 26, 2011 of the Hawaii Public Housing Authority's (HPHA) performance under the Large Capacity Cesspool Replacement Project at Kekaha Ha'aheo (Kekaha), Kalaheo Homes (Kalaheo) and Hale Ho'olulu (Kilauea) on Kauai, Hawaii. This project was awarded under assistance agreement XP-00T14701 for the budget and project period of 1/1/2010 – 6/1/2011. This review was based on quarterly reports, submitted deliverables, meetings, and other communications. I have concluded that HPHA has performed satisfactorily in all five core areas of grant performance (properly managed equipment, workplan progress, sufficient funds to complete the project, complying with all programmatic terms and conditions, and complying with all programmatic statutory and regulatory requirements). The report containing EPA's findings is enclosed for your review.

Please contact me at (415) 972-3533 if you have any questions or comments regarding the enclosed report.

Sincerely,

Katherine R. Rao
Project Officer

Enclosure

cc: Martha Villareal, EPA Region 9 Grants Office

RECEIVED
HAWAII PUBLIC
HOUSING AUTHORITY

11 NOV -7 AM 1:17

END OF PROJECT REPORT
Hawaii Public Housing Authority
Large Capacity Cesspool Replacement Project
Kekaha Ha'aheo (Kekaha), Kalaheo Homes (Kalaheo), Hale Ho'olulu (Kilauea)
Kauai, Hawaii (XP-00T14701)

Introduction

The objective of this assistance agreement, awarded under the Consolidated Appropriations Acts of 2004 (PL 108-199) and 2005 (PL 108-447), was to close large capacity cesspools at three housing facilities on Kauai, Hawaii (Kekaha Ha'aheo (Kekaha), Kalaheo Homes (Kalaheo), Hale Ho'olulu (Kilauea)). All facilities are owned by the Hawaii Public Housing Authority (HPHA). In 1999, EPA promulgated regulations under the Safe Drinking Water Act's Underground Injection Control (UIC) Program, which prohibited the construction of new large capacity cesspools as of April 2000 and required the closure of all existing large capacity cesspools by April 5, 2005.

The grant workplan listed a total of 110 large capacity cesspools (LCCs) serving 98 units at the three sites in Kauai. After field investigation and onsite verification, the number of LCCs was revised to 84. The scope of the project included the replacement of the LCCs with new state approved individual wastewater systems (IWS), e.g. septic tanks with leachfields or seepage pits.

A grant award was made to HPHA on 12/15/2009. The grant covered a budget and project period of 1/1/2010 to 6/1/2011. Federal funding awarded was in the amount of \$722,175. The workplan included the following activities:

- Addressing National Environmental Policy Act (NEPA) requirements;
- Drafting new IWS designs;
- Submitting IWS plans and other pertinent permit documentation to State of Hawaii, Department of Health;
- Constructing and installing the IWSs; and,
- Reporting (including status updates and IWS permit information).

Current Findings of the 5 Core Areas of Grant Performance Pursuant to EPA Order 5700.6

1. *Equipment.* No equipment was authorized for purchase under the grant.
2. *Workplan Progress.* All tasks funded under the grant were completed.
3. *Funds to Complete the Project.* All funds have been utilized.
4. *Programmatic terms and conditions.* All have been met.
5. *Programmatic statutory and regulatory requirements.* All have been met.

Program Successes

- The USEPA Region 9 signed a determination in November 2009 that the proposed LCC replacement project was eligible for a NEPA categorical exclusion.
- HPHA successfully abandoned 79 LCCs and converted 5 LCCs to seepage pits.

Recommendations: None.

Voucher Management System

UML and HAP

PHA Number		HI901	PHA Name	Hawaii Public Housing Authority		Reporting Month/Year	October 2011		
Current Status		RVS Revised							
		UML	UML Last Month	Avg UML 12Mo	Avg UML YTD	#HAP	HAP Last Month	Avg HAP 12Mo	Avg HAP YTD
Vouchers under lease on the First Day of the Month									
Litigation				0	0	0		\$0	\$0
1 Year Mainstream		172	175	161	163	\$148,301	\$151,626	\$136,287	\$137,852
Homeownership		10	10	9	9	\$9,995	\$9,985	\$10,012	\$10,181
New This Month				0	0				
Moving To Work		0	0	0	0	\$0	\$0	\$0	\$0
Family Unification		0	0	0	0	\$0	\$0	\$0	\$0
2008 and 2009 Family Unification				0	0			\$0	\$0
2008 and 2009 Non-Elderly Disabled				0	0			\$0	\$0
Portable Vouchers Paid		26	22	22	22	\$19,878	\$16,118	\$17,282	\$17,558
HOPE VI				0	0			\$0	\$0
Tenant Protection		80	80	6	8	\$147,051	\$147,051	\$12,254	\$16,339
Enhanced Vouchers				0	0				
Veteran's Affair Supported Housing (VASH) Voucher		124	123	98	103	\$85,236	\$87,357	\$69,035	\$72,072
DHAP to HCV Vouchers Leased		0	0	0	0	\$0	\$0	\$0	\$0

	UML	UML Last Month	Avg UML 12Mo	Avg UML YTD	HAP	HAP Last Month	Avg HAP 12 Mo	Avg HAP YTD
All Other Vouchers	1,467	1,478	1,468	1,448	\$1,491,558	\$1,477,598	\$1,376,475	\$1,372,358
FSS Escrow Deposits					\$3,061	\$3,308	\$3,373	\$3,396
All Voucher HAP Expenses After the First of Month					\$10,344	\$8,558	\$7,598	\$8,000
Total Vouchers	1,879	1,888	1,757	1,756	\$1,915,424	\$1,901,601	\$1,632,320	\$1,637,760
Other Voucher Reporting Requirements								
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	1,879	1,888	1,757	1,756				
Temporary Housing Units to HCV Conversion - Leasing			0	0			\$0	\$0
HA Owned Units Leased - included in the units leased above			0	0				
New vouchers issued but not under HAP contracts as of the last day of the month	16	7	3	3				
Portable Vouchers Administered (Port In)	26	22	15	16	\$18,114	\$12,690	\$17,466	\$17,795
Number of Vouchers Covered by Project-Based AHAPs and HAPs	187	187	189	186				
5 Year Mainstream	0	0	0	0	\$0	\$0	\$0	\$0

Hard Edit Error Messages		
Field Name (UML or HAP)	Hard Edit Number and Message	Comments
Total Vouchers	HE008 - Other	HE008 - Other 118 PBV unleased and unpaid. 4 zero HAP and 80 tenant protection vouchers leased as of August 2011. Will correct August once October is accepted.
HAP Total	HE020 - Other	HPHA does not have enough budget to support the number of approved vouchers.

Other Income and Expense	
Memorandum Reporting	
Fraud Recovery Total Collected This Month	869
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	25
FSS Escrow Forfeitures This Month	

Number of Hard to House Families Leased		12
Number of LBP Initial Clearance Tests		
Portable HAP Costs Billed and Unpaid - 90 Days or older		
Number of LBP Risk Assessments		
Administrative Expenses		\$
FSS Coordinator Expenses Covered by FSS Grant		10,505
FSS Coordinator Expenses Not Covered by FSS Grant		21,786
Administrative Expenses		147,316
Audit		22,502
Financial Status		\$
Net Restricted Assets (NRA) as of the Last Day of the Month		1,900,129
Unrestricted Net Assets (UNA) as of the Last Day of the Month		2,462,598
Cash/Investment as of the Last Day of the Month - Voucher Program Only		1,980,880

Additional Expense / Comment	
\$	Description
Expense Amount 1	
Expense Amount 2	
Expense Amount 3	
Expense Amount 4	
Expense Amount 5	
Comments	

118 PBV unleased and unpaid. 4 zero HAP families. 80 protection vouchers.

Disaster UML and HAP

	UML	HAP
Disaster Voucher Program (DVP)		
Actual DVP HAP Provided		
HAP for Families Assisted		
DVP Families Assisted		
New This Month		
DVP Homeless Families Assisted		
New This month		
Disaster Housing Assistance Program (DHAP-Katrina/Rita)		
DHAP Families Assisted		
New this month		
Disaster Housing Assistance Program (DHAP-Ike/Gustav)		
DHAP-IKE Families Assisted		
New This Month		
Utility Deposits Paid		
Security Deposits Returned		
Utility Deposits Returned		
Disaster Relief - Non-KDHAP		
Disaster Portable Units Administered		

Contact Information

PHA Contact Information		
HA Number	HI901	
HA Name	Hawaii Public Housing Authority	
HA FYE	06/30	

Name of HA Point of Contact	Stephanie Fo
Point of Contact Phone	8088324696
Ext.:	0
Point of Contact E-mail Address	stephanie.l.fo@hawaii.gov
Name of Authorized HA Official	Barbara Arashiro
Official Housing Authority E-mail Address	barbara.e.arashiro@hawaii.gov
Program Area Point of Contact - FMC	
FMC Financial Analyst	
E-mail Address	
FA Phone Number	4154896497
Ext.	
Program Area Point of Contact - Field Office	
Field Office Code	
Field Office Name	
Field Office Point of Contact	
FO POC E-mail Address	
FO POC Phone Number	
Ext.	
REAC Technical Assistance Center	
Technical Assistance Center	

HAWAII PUBLIC HOUSING AUTHORITY
Board Report – October 2011

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

I. INCOME STATEMENT

A. REVENUES:

Actual revenues for the month of October increased to \$789k or 11% versus Budget due to HUD Operating Subsidies increasing 20% or an increase of \$1,059k and decreases in COCC Fee income (28)% and General Fund Income of (19)%. The increase in the Operating Subsidies reflect a 10% in increase in the Housing Choice Voucher Program; 58% for Federal Low Rent Program reflecting KPT funding catch up for prior months. COCC Fee(Management and Accounting Fees) Income decreased by 19% due to units out of service but included in the Budget computation of fees. Rental Income decreased by 6% due to the budgeted revenues were estimated on annualized basis(estimated evenly over 12 months). Other income decreased by 8% due to front line service fees were budgeted monthly will be billed on actual basis when the data is supplied by CMS.

B. EXPENSES:

Administrative:

Administrative Expenses reflected a decrease of \$227k due primarily to staffing positions for the month of October that were budgeted to be filled and are still vacant. There were also reductions in office, legal fees and small equipment purchases expenses. Also increased were Accounting and Auditing Fees.

Asset Management Fees:

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

Management and Bookkeeping Fees:

Fees are reduced due to the unit counts used in the budget computation were higher than the actual count due to estimate used in the budget.

Housing Assistance Payments(HAP):

Increase of 7% from budget due HAP expense payment to KPT.

Tenant Services:

Includes \$(101)k of administrative expenses to be paid to Bremerton which is offset by revenues received from HUD included in Operating Subsidies. In the budget the revenues was offset against

Utilities:

Increases were Gas and Fuel(36%), Sewer (2%) offset by decreases in Water 13% and Electricity 12% resulting in a net decrease in utilities expenses of 1%.

Maintenance:

Maintenance expenses showed a 22% decrease due decreases in Salaries and Benefits, Contract costs and maintenance materials costs.

Protective Services:

Straight line of the costs in the Budget vs Actual costs allocation resulted in a (80%) increase for the month.

Insurance:

Catch up of the Workers Compensation Accrual will be done in November 2011.

General Expenses:

The prior year increase relate to additional depreciation from construction in progress being capitalized and depreciated \$(74k), P-Card Undistributed expenses \$(58k), Severance expenses \$(24k), and Extraordinary maintenance budgeted but not expended \$97k, bad debt \$12k and Other General expense \$17k variances.

OVERVIEW – Current Fiscal Year:

Year to date revenues exceed budget by 4% and total expenses are 8% favorable resulting in a net income on a cash basis of \$2,8 million(After adding back Depreciation Expense and Bad Debt Write-Off). In the calendar year 2012 increases in Utilities and medical insurance will take effect which should not adversely affect net income through June 30, 2012. In January also the new Subsidy allocation will take effect and the

proposed reduction by HUD is 14% of the Operating Subsidy. Given the reduction in Subsidy it is projected on a cash basis for revenues to exceed expenses at the end of the fiscal year by approximately \$4 to \$5 million given no other unforeseen reductions in revenues.

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

II. BALANCE SHEET

ASSETS:

CASH:

Payments of Construction invoices, Risk Management Insurance payments net of HAP payment received, tenant receipts resulted in a \$(118)k reduction in cash.

ACCOUNT RECEIVABLE:

Primarily increase resulted from a receivable from HUD relating to the KPT HAP payment..

INTERPROGRAM DUE FROM:

Allocation of expenses paid to the various projects.

PROPERTY, PLANT & EQUIPMENT, NET:

The \$(984)k represents depreciation expense for the month of October.

LIABILITIES AND EQUITY:

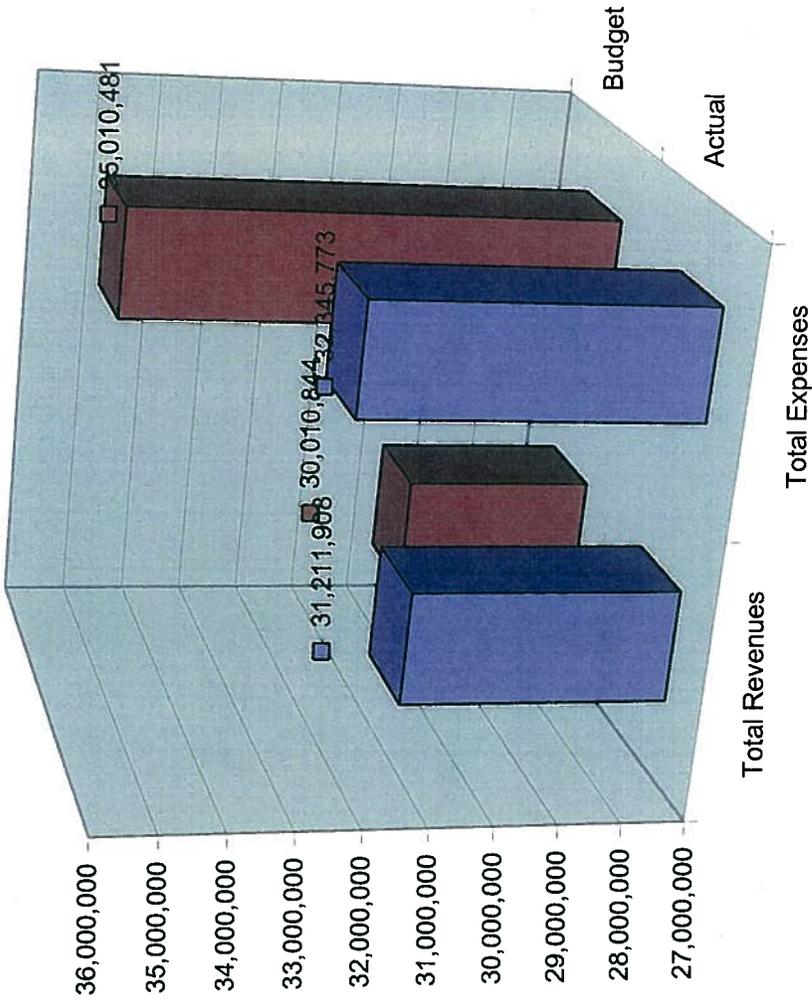
ACCOUNTS PAYABLE:

Pay down of payables

OTHER LIABILITIES & DEFERRED INCOME:

Repayment of advances to Banyon (\$587)k net of additional deferred income booked \$366k.

HPHA October 31, 2011 Actual VS Budget



	Total Revenues	Total Expenses
Actual	31,211,908	32,345,773
Budget	30,010,844	35,010,481

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337
FOR PERIOD ENDING OCTOBER 31, 2011
AGENCY TOTAL

	<u>October</u>	<u>September</u>	<u>Increase (Decrease)</u>
ASSETS:			
Cash	43,718,421	43,836,420	(117,999)
Receivables:			
Accrued Interest	646,223		
Tenant Receivables	4,978,909		
Other	1,767,578		
Less Allowance for Doubtful Accounts	(3,775,791)	3,223,416	393,504
Total receivables	3,616,920		
Prepaid Expenses	2,018,738	1,731,694	287,044
Inventories	941,261	932,307	8,954
Interprogram Due From	13,884,903	14,686,677	(801,773)
Total Current Assets	64,180,243	64,410,514	(230,270)
Property, Plant & Equipment:			
Land	21,451,327		
Buildings	499,169,582		
Furniture & Equipment	6,140,472		
Motor vehicles	1,355,056		
Construction in Progress	9,265,865	233,224,415	(983,666)
Less: Accumulated Depreciation	(305,141,553)		
Notes, Loans & Mortgage Receivable-Non Current	426,100	426,100	-
Other Long term assets	-	-	-
Total Assets	296,847,093	298,061,029	(1,213,936)

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 024, 181, 265, 318, 337
FOR PERIOD ENDING OCTOBER 31, 2011
AGENCY TOTAL

LIABILITIES AND EQUITY:

	October	September	Increase (Decrease)
Accounts Payable	185,881	659,800	(473,919)
Accrued Expenses	391,325	391,325	-
Accrued Salaries & Wages	502,125	513,739	(11,614)
Accrued Vacation	649,885	649,885	-
Tenant Security Deposits	780,802	783,816	(3,014)
Other Liabilities & Deferred Income	7,851,723	8,073,131	(221,408)
Interprogram Due To	7,278,143	7,497,890	(219,748)
Total Current Liabilities	17,639,884	18,569,586	(929,702)
Accrued Pension and OPEB Liability	6,029,526	6,029,526	-
Accrued Compensated Absences - Non Current	1,663,695	1,663,695	-
Accrued Expenses	124,389	121,690	2,699
Total Liabilities & Equity	296,847,093	298,061,029	(1,213,936)

Net Assets:

Restricted Net Assets	1,900,129
Unrestricted Net Assets	270,623,335
Net Income Year to Date	(1,133,865)
Total Equity	271,389,599
	271,676,531
	(286,933)

**HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

	MONTH OF OCTOBER, 2011			YEAR TO DATE ENDING OCTOBER 31, 2011						
	Actual	Budget	Variance Amount	Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES										
Dwelling Rental Income	\$ 1,841,647	\$ 1,674,702	\$ 166,945	\$ 7,303,602	\$ 6,698,808	\$ 604,794	0%	\$ 6,553,202	\$ -	0%
HUD Operating Subsidies	-	-	-	-	-	-	10%	-	-	9%
COCC Fee Income	-	-	-	-	-	-	0%	-	-	0%
General Fund	-	-	-	-	-	-	0%	-	-	0%
Grant Income	-	-	-	-	-	-	0%	-	-	0%
Other Income	146,116	177,832	(31,716)	568,733.71	711,328	(142,594)	-18%	582,893	(14,159)	-2%
Total Revenues	1,987,763	1,852,534	135,229	7,872,336	7,410,136	462,200	7%	7,136,095	736,241	10%
EXPENSES										
Administrative	94,699	119,780	25,081	356,190	479,120	122,930	21%	244,449	(111,741)	-46%
Asset Management Fees	-	-	-	-	-	-	0%	-	-	0%
Management Fees	22,392	19,668	(2,724)	84,564	78,672	(5,892)	-14%	79,632	(4,932)	-6%
Bookkeeping Fees	13,995	12,292	(1,703)	52,853	49,168	(3,685)	-14%	49,770	(3,083)	-6%
Housing Assistance Payments	1,870,751	1,564,486	(306,265)	6,556,648	6,257,944	(298,704)	-20%	6,291,866	(264,782)	-4%
Tenant Services	2,909	1,386	(1,523)	2,909	5,544	2,635	-110%	-	(2,909)	0%
Utilities	47	4,345	4,298	8,387	17,380	8,993	99%	4,051	(4,336)	-107%
Maintenance	32,445	24,260	(8,185)	77,618	97,040	19,422	-34%	77,047	(571)	-1%
Protective Services	-	35	35	5,524	140	(5,384)	100%	125	(5,399)	-4309%
Insurance	328	969	641	1,312	3,876	2,564	66%	1,312	(1)	0%
General Expenses	17,172	5,303	(11,869)	11,454	21,212	9,758	-224%	46,903.69	35,450	76%
Total Expenses	2,054,739	1,752,524	(302,215)	7,157,460	7,010,096	(147,364)	-17%	6,795,157	(362,303)	110%
Net Income(Loss)	\$ (66,976)	\$ 100,010	\$ (166,986)	\$ 714,876	\$ 400,040	\$ 314,836	-167%	\$ 340,938	\$ 373,938	110%
CASH BASIS:										
Net Income(loss) per Above	\$ (66,976)	\$ 100,010	\$ (166,986)	\$ 714,876	\$ 400,040	\$ 314,836	-167%	\$ 340,938	\$ 373,938	110%
Add back non cash items:	-	-	-	-	-	-	0%	-	-	0%
Depreciation Expense	-	-	-	-	-	-	0%	-	-	0%
Bad Debt Expense	-	-	-	-	-	-	0%	-	-	0%
TOTAL CASH BASIS	\$ (66,976)	\$ 100,010	\$ (166,986)	\$ 714,876	\$ 400,040	\$ 314,836	-167%	\$ 340,938	\$ 373,938	110%

STATE RENT SUPPLEMENT PROGRAM
 ACTUAL VS BUDGET COMPARISON
 FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
 (Amounts in Full Dollars)

	MONTH OF OCTOBER, 2011				YEAR TO DATE ENDING OCTOBER 31, 2011			
	Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%
REVENUES								
Dwelling Rental Income	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
HUD Operating Subsidies	84,160	104,426	(20,266)	-19%	320,083	417,704	(97,621)	-23%
COCC Fee Income	-	-	-	0%	-	-	-	0%
General Fund	5,291	8,021	(2,730)	-34%	20,181	32,084	(11,903)	-37%
Grant Income	-	-	-	0%	-	-	-	0%
Other Income	-	-	-	0%	-	-	-	0%
Total Revenues	89,451	112,447	(22,996)	-20%	340,264	449,788	(109,524)	-24%
EXPENSES								
Administrative	6,622	7,543	921	12%	27,251	30,170	2,919	10%
Asset Management Fees	-	-	-	0%	-	-	-	0%
Management Fees	807	961	154	16%	3,270	3,844	574	15%
Bookkeeping Fees	506	602	96	16%	2,049	2,408	359	15%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%
Tenant Services	-	-	-	0%	-	-	-	0%
Utilities	50	418	368	88%	2,271	1,672	(599)	-36%
Maintenance	-	262	262	100%	-	1,048	1,048	100%
Protective Services	-	-	-	0%	-	-	-	0%
Insurance	23	24	1	5%	91	96	5	5%
General Expenses	53,568	62,115	8,547	14%	220,559	248,460	27,901	11%
Total Expenses	61,576	71,925	10,349	14%	255,492	287,698	32,206	11%
Net Income(Loss)	\$ 27,875	\$ 40,522	(12,647)	-31%	\$ 84,772	\$ 162,090	(77,318)	-48%
CASH BASIS:								
Net Income(loss) per Above	\$ 27,875	\$ 40,522	(12,647)	-31%	\$ 84,772	\$ 162,090	(77,318)	-48%
Add back non cash items:	-	-	-	0%	-	-	-	0%
Depreciation Expense	-	-	-	0%	-	-	-	0%
Bad Debt Expense	-	-	-	0%	-	-	-	0%
TOTAL CASH BASIS	\$ 27,875	\$ 40,522	(12,647)	-31%	\$ 84,772	\$ 162,090	(77,318)	-48%
Net Income(Loss) per Above	\$ 84,772	\$ 242,280	(157,508)	-65%	\$ 255,492	\$ 524,756	(269,264)	-51%
Total Expenses	\$ 27,875	\$ 40,522	(12,647)	-31%	\$ 84,772	\$ 242,280	(157,508)	-65%
Total Revenues	\$ 84,772	\$ 242,280	(157,508)	-65%	\$ 340,264	\$ 524,756	(184,492)	-55%

State Rent Operating Subsidies is funded on a Quarterly Basis.

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

	MONTH OF OCTOBER, 2011			YEAR TO DATE ENDING OCTOBER 31, 2011		
	Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %
REVENUES						
Dwelling Rental Income	\$ 83,581	\$ 93,634	\$ (10,053) -11%	\$ 345,164	\$ 371,620	\$ (26,456) -7%
HUD Operating Subsidies	-	-	0%	-	-	0%
Management Fees	-	-	0%	-	-	0%
Bookkeeping Fees	-	-	0%	-	-	0%
Asset Management Fees	-	-	0%	-	-	0%
Capital Fund Admin Fee	-	-	0%	-	-	0%
CMSS Front Line Service Fee	-	-	0%	-	-	0%
ARRA Funds Admin Fee	-	-	0%	-	-	0%
COCC Fee Income	-	-	0%	-	-	0%
General Fund	-	-	0%	-	-	0%
Grant Income	-	-	0%	-	-	0%
Other Income	1,737	2,701	(964) -36%	10,047	10,804	(757) -7%
Total Revenues	85,318	96,335	(11,017) -11%	355,211	382,424	(27,213) -7%
EXPENSES						
Administrative	22,259	26,874	4,615 17%	76,772	107,488	30,716 29%
Asset Management Fees	-	1,930	1,930 100%	-	7,720	7,720 100%
Management Fees	14,909	13,168	(1,741) -13%	59,808	52,672	(7,136) -14%
Bookkeeping Fees	1,928	1,703	(225) -13%	7,733	6,812	(921) -14%
Housing Assistance Payments	-	-	0%	-	-	0%
Tenant Services	-	5	5 100%	-	20	20 100%
Utilities	81,445	69,399	(12,046) -17%	237,210	277,596	40,386 15%
Maintenance	45,818	61,782	15,964 26%	139,819	247,528	107,709 44%
Protective Services	-	-	0%	-	-	0%
Insurance	2,525	3,029	504 17%	9,947	12,116	2,169 18%
General Expenses	39,759	276	(39,483) -14305%	164,130	1,104	(163,026) -14767%
Total Expenses	208,642	178,166	(30,476) -17%	695,420	713,056	17,636 2%
Net Income(Loss)	\$ (123,324)	\$ (81,831)	\$ (41,493) -51%	\$ (340,208)	\$ (330,632)	\$ (9,576) -3%
CASH BASIS:						
Net Income(loss) per Above	\$ (123,324)	\$ (81,831)	(41,493) -51%	\$ (340,208)	\$ (330,632)	(9,576) -3%
Add back non cash items:						
Depreciation Expense	39,556	276	39,280 14232%	158,296	1,104	157,192 14238%
Bad Debt Expense	203	-	203 0%	2,485	-	2,485 0%
TOTAL CASH BASIS	\$ (83,565)	\$ (81,555)	\$ (2,010) -2%	\$ (179,427)	\$ (329,528)	\$ 150,101 46%
Variance Amount				(52,582)	(30,417)	(22,165) -8%
Prior Year				62,629	385,628	322,999
%				-84%	-8%	7%

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
(Amounts in Full Dollars)**

		MONTH OF OCTOBER, 2011				YEAR TO DATE ENDING OCTOBER 31, 2011					
	Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%	Prior Year Amount	Variance Amount	%
	\$ 1,093,335	\$ 1,172,980	\$ (79,645)	-7%	\$ 4,424,988	\$ 4,687,559	\$ (262,571)	-6%	\$ 5,231,566	\$ (806,579)	-15%
	2,234,982	1,411,182	823,800	58%	7,065,936	5,667,557	1,398,379	25%	7,135,963	(70,027)	-1%
	-	-	-	0%	-	-	-	0%	-	-	0%
	-	-	-	0%	-	-	-	0%	-	-	0%
	36,265	47,732	(11,467)	-24%	148,460	190,900	(42,440)	-22%	212,852	(64,392)	-30%
Total Revenues	3,364,582	2,631,894	732,688	28%	11,639,383	10,546,016	1,093,367	10%	12,580,382	(940,999)	-7%
EXPENSES											
Administrative	275,844	321,665	45,821	14%	1,025,166	1,287,999	262,833	20%	1,196,508	171,342	14%
Asset Management Fees	-	59,169	59,169	100%	-	236,676	236,676	100%	-	-	0%
Management Fees	206,908	236,647	29,739	13%	871,192	946,588	75,396	8%	986,977	115,785	12%
Bookkeeping Fees	30,848	33,400	2,553	8%	133,020	133,600	580	0%	190,177	57,157	30%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%	-	-	0%
Tenant Services	-	11,053	11,053	100%	2,550	44,911	42,361	94%	3,043	493	16%
Utilities	792,805	786,373	(6,432)	-1%	3,353,071	3,145,490	(207,581)	-7%	3,870,638	517,567	13%
Maintenance	836,633	878,137	41,504	5%	2,957,227	3,519,570	562,343	16%	3,708,884	751,657	20%
Protective Services	195,739	100,417	(95,322)	-95%	316,295	401,665	85,370	21%	316,434	139	0%
Insurance	45,766	56,085	10,319	18%	211,604	224,338	12,734	6%	286,188	74,584	26%
General Expenses	889,477	839,076	(50,401)	-6%	3,549,616	3,356,304	(193,312)	-6%	1,926,848	(1,622,767)	-84%
Total Expenses	3,274,020	3,322,022	48,002	1%	12,419,740	13,297,141	877,401	7%	12,485,698	65,958	1%
Net Income(Loss)	\$ 90,561	\$ (690,128)	\$ 780,689	113%	\$ (780,357)	\$ (2,751,125)	\$ 1,970,768	72%	\$ 94,683	\$ (875,041)	-924%
CASH BASIS:											
Net Income(loss) per Above	\$ 90,561	\$ (690,128)	\$ 780,689	113%	\$ (780,357)	\$ (2,751,125)	\$ 1,970,768	72%	\$ 94,683	\$ (875,041)	-924%
Add back non cash items:											
Depreciation Expense	828,283	807,981	20,302	3%	3,313,363	3,231,924	81,439	3%	1,643,985	1,669,377	102%
Bad Debt Expense	1,674	13,669	(11,995)	-88%	12,488	54,676	(42,188)	-77%	3,178	9,311	293%
TOTAL CASH BASIS	\$ 920,519	\$ 131,522	\$ 788,997	600%	\$ 2,545,494	\$ 535,475	\$ 2,010,019	375%	\$ 1,741,846	\$ 803,647	46%

HAWAII PUBLIC HOUSING AUTHORITY
 FEDERAL LOW RENT PROGRAM BY AMPS
 ACTUAL VS BUDGET COMPARISON
 FOR THE FOUR MONTHS ENDING OCTOBER 31, 2011
 (Amounts in Full Dollars)

MONTH OF OCTOBER, 2011		YEAR TO DATE ENDING OCTOBER 31, 2011					
Actual	Budget	Variance		%	Prior Year	Variance	
		Amount	%				Amount
\$ 303,383	\$ 237,474	\$ 65,909	28%	\$ 1,015,790	7%	\$ 1,054,431	-4%
301,389	211,261	90,128	43%	929,284	10%	833,419	12%
351,933	253,586	98,347	39%	1,120,724	10%	1,022,447	10%
287,825	196,858	90,967	46%	867,219	10%	744,274	17%
384,805	299,154	85,651	29%	1,293,234	8%	1,239,152	4%
342,109	309,183	32,926	11%	1,331,250	8%	1,320,594	1%
142,175	150,273	(8,098)	-5%	590,000	-2%	646,686	-9%
201,857	167,407	34,450	21%	436,663	16%	813,063	-5%
129,287	100,415	28,872	29%	741,939	9%	399,159	9%
226,449	114,987	111,462	97%	464,396	61%	2,210,330	-66%
150,794	117,085	33,709	29%	661,078	-1%	430,746	8%
219,630	157,435	62,195	40%	533,827	1%	585,899	13%
179,092	104,463	74,629	71%	652,210	28%	454,132	18%
66,580	53,321	13,259	25%	217,402	4%	196,528	11%
(43,293)	81,485	(124,778)	-153%	323,757	-1%	333,646	-3%
120,568	77,507	43,061	56%	337,137	9%	295,877	14%
\$ 3,364,582	\$ 2,631,894	\$ 732,688	28%	\$ 11,639,383	10%	\$ 12,580,382	-7%
NET INCOME(LOSS)							
\$ (4,644)	(132,804)	\$ 128,160	97%	(404,011)	24%	(73,183)	-452%
(220,201)	(173,910)	(46,291)	-27%	(445,283)	36%	(85,720)	-419%
98,175	16,597	81,578	492%	224,145	239%	276,684	-19%
78,043	(41,724)	119,767	287%	14,876	109%	4,034	269%
89,373	(37,513)	126,886	338%	301,162	292%	161,475	87%
84,870	(48,174)	133,044	276%	126,230	166%	207,997	-39%
(111,228)	(127,666)	16,438	13%	(384,439)	25%	(108,628)	-254%
24,775	23,539	1,236	5%	68,410	-27%	302,800	-77%
1,658	(10,815)	12,473	115%	(13,641)	68%	(70,475)	81%
(703)	3,050	(3,753)	-123%	(69,927)	-698%	(349,911)	80%
42,882	(48,359)	91,281	189%	(111,771)	42%	(97,435)	-15%
58,449	(53,359)	111,808	210%	(70,865)	63%	(51,448)	-38%
(31,358)	(58,316)	26,958	46%	(166,599)	29%	(82,860)	-101%
20,080	(7,589)	27,669	365%	16,627	145%	(58,114)	129%
(135,388)	1,644	(137,032)	-8335%	(30,198)	-559%	9,704	-411%
95,777	5,311	90,466	1703%	164,928	676%	109,764	50%
\$ 90,561	(690,128)	\$ 780,689	113%	\$ (780,357)	72%	\$ 94,683	-(875,041)

**Contract and Procurement Office
Monthly Status Report for November 2011**

Accomplishments

Solicitation(s):

- See Board of Directors Monthly Status Report.

Contract(s):

- See Board of Directors Monthly Status Report.

Purchase Orders/pCards/Central Stores Requisitions Processed:

Type	Nov	Oct	% change	FYTD
Central Stores Requisitions	20	22	-9%	114
Purchase Orders	137	103	33%	673
pCard (Total)	580	450	29%	2,956
pCard (under \$1,000)	564	434	30%	2,879
pCard (over \$1,000)	16	16	0%	77

Planned Solicitation/Contract Activities December 2011

Solicitation(s):

- Issue Invitation-for-Bids for Tree Trimming Services at Kalakaua Homes, Makua Alii and Paoakalani under Asset Management Project 35 on the Island of Oahu.
- Issue Invitation-for-Bids for Tree Trimming Services at Puuwai Momi and Hale Laulima under Asset Management Project 30 on the Island of Oahu.
- Issue Request-for-Proposals for Waimaha-Sunflower, Kau'iokalani, Maili I, Maili II and Nanakuli Homes under Asset Management Project 44 on the Island of Oahu.
- Execute Supplemental Contract with Emphasys Computer Solutions.
- Execute Supplemental Contract with Pacific Waste, Inc. to continue to furnish refuse collection services at Noelani I, Noelani II, Ke Kumu Ekolu and Ke Kumu Elua under Asset Management Project 46 on the Island of Hawaii.
- Execute Supplemental Contract with Services Hawaii Rubbish Solutions LLC to continue to furnish refuse collection services at Hale Hauoli under Asset Management Project 46 on the Island of Hawaii.

Contract(s)

- Award contract for Integrated Pest Management Services at Kuhio Park Terrace – Low Rise and Kuhio Homes under Asset Management Project 40 on the Island of Oahu.
- Award and execute contract for Professional Energy Performance Contracting Consultant Services.

Activities for the Month of December 2011

Solicitation(s):

- Solicitations issued under the Construction Management Branch are anticipated to remain steady due to the effort to encumber the funds under the Capital Improvement Program and Capital Fund Program.
- Solicitations issued under the Property Management and Maintenance Services Branch is anticipated to decline due to majority of the recurring property management, maintenance and resident services, refuse collection services and security services contracted.

Contract(s):

- Contracts to be executed under the Construction Management Branch are anticipated to remain steady due to the effort to encumber the funds under the Capital Improvement Program and Capital Fund Program.
- Contracts to be executed under the Property Management and Maintenance Services Branch are anticipated to remain steady due to the majority of the recurring property management, maintenance and resident services, refuse collection services and security services been completed.

Purchase Orders/pCards/Central Stores Requisitions:

- The number of pCard documents processed is anticipated to remain steady.
- The number of purchase orders processed is anticipated to remain steady.
- The number of Central Stores requisitions processed is anticipated to remain steady.

Issues

- Staff has been hired to fill the vacant goods and services contract specialist position.

Potential Risks

Contract(s):

- None

Staffing

- Conduct interviews for vacant construction contract specialist position.

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

Solicitations Issued in November 2011:

- None

Contracts Executed in November 2011:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 11-20	Schindler Elevator Corporation Provide Labor, Materials, and Equipment to Repair and Upgrade 11 Elevators at Hale Poai, Halia Hale, Kamalu, Hoolulu and Laiola (MU 42) and the Kulaokahua Homeless Shelter on the Island of Oahu Completion Date: 1,825 Calendar Days from Notice to Proceed		\$326,563.24
CMS 11-21	Betsill Brothers Construction, Inc. Provide Labor, Materials, and Equipment for Interior Renovation of 20 Vacant Units at Kahekili Terrace (AMP 39) on the Island of Maui Completion Date: 180 Calendar Days from Notice to Proceed		\$952,263.00
CMS 08-18-SC03	Koa Architects, LLC Provide Additional Construction Administration Services for Painting, Re-Roofing, and Renovation to Hale Hauoli (AMP 46) on the Island of Hawaii End Date: August 17, 2012	\$5,100.00	\$266,031.70
CMS 08-22-SC04	The Limtiaco Consulting Group, Inc. Provide Additional Design and Consultation Services for Sewage Treatment Plant Improvements at Kupuna Home O Waialua (AMP 49) on the Island of Oahu End Date: June 30, 2012	\$14,211.23	\$356,919.60
CMS 10-20-SC03	Alan Shintani, Inc. Provide Additional Labor and Materials for Fair Housing Renovations at Lanakila Homes (AMP 37) on the Island of Hawaii Completion Date: April 29, 2012	\$43,833.00	\$1,745,349.00
CMS 10-21-SC04	Global Specialty Contractors, Inc. Provide Additional Labor and Materials for Site Improvements at Puahala Homes (AMP 31) on the Island of Oahu Completion Date: February 6, 2012	\$107,031.00	\$2,778,008.00

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 11-02-SC03	Ralph S. Inouye Co., Ltd. Extension of Time of 420 Calendar Days for Building Improvements at Hale Poai (MU 42) on the Island of Oahu Completion Date: January 11, 2013	n/a	\$1,671,545.00
PMB 11-14	Honolulu Disposal Service, Inc. Furnish Refuse Collection Services for Mayor Wright Homes (AMP 32), Kamehameha Homes, and Kaahumanu Homes (AMP 33) on the Island of Oahu End Date: June 30, 2012		\$594,147.96
PMB 11-15	Pearlridge Laundromat Services, LLC Furnish Laundry Concession Services at Hookipa Kahaluu, Kaneohe Apartments, and Kauhale Ohana (AMP 45) on the Island of Oahu End Date: November 30, 2016 *35% of Gross Receipts to be Retained by HPHA – AMP 45		*65% of Gross Receipts
PMB 11-16	Housing Authority of the City of Bremerton Section 8 Performance Based Contract Administration November 1, 2011 to March 31, 2012 *The Base Fee is calculated at 2% of the total contract rent for the period. The Fair Market Rent (FMR) for the current contract period is based on the October 2011 FMR. Note: The estimated HPHA total administrative fee from HUD for the contract period is \$708,000.00. 20% of Base Fee to be Retained by HPHA		Est. \$708,000.00 *Base Fee – 80%
PMB 10-05-SC01	Alii Security Systems, Inc. Continue to Furnish Security Services at Puuwai Momi (AMP 30) on the Island of Oahu End Date: August 31, 2012	\$261,664.20	\$521,652.60

FOR DISCUSSION

The following items will be discussed in executive session with the Board's Attorneys. There are no handouts for these items.

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

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

- B. For Discussion: Review and Execution of an Energy Services Agreement

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

The following item has no handout:

- C. For Discussion: Vacant Units in Public Housing and Delinquent Rents