HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
ANNUAL BOARD OF DIRECTORS MEETING
July 18, 2013
9:00 a.m.
1002 N. School Street, Bldg. E
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. 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 per agenda item.

III. ELECTION OF BOARD OFFICERS

A. Election of the Chair

B. Election of the Vice-Chair

C. Election of the Secretary

IV. APPOINTMENT OF MEMBERS TO THE BOARD OF DIRECTORS OF THE HHA WILIKINA PROJECT, INC.

IV. ADJOURNMENT

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 832-4690 by close of business two days prior to meeting date.

HHA WILIKINA APARTMENTS PROJECT, INC.
NOTICE OF MEETING
ANNUAL BOARD OF DIRECTORS MEETING
July 18, 2013
9:10 a.m. **
1002 N. School Street, Bldg. E
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. 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 per agenda item.

III. ELECTION OF BOARD OFFICERS

A. Election of the Chair

B. Election of the Vice-Chair

C. Election of the Secretary

IV. ADJOURNMENT

**** The meeting start time is an approximate time. The meeting will start immediately following the close of the HPHA Annual Meeting of the Board of Directors.**

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 832-4690 by close of business two days prior to meeting date.

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

July 18, 2013
9:15 a.m. **

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting Minutes, June 20, 2013 ***(Pages 1-14)***
B. Executive Session Minutes, June 20, 2013 (not for public release)
C. Executive Session Minutes, April 18, 2013 (not for public release)

III. PUBLIC TESTIMONY

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

IV. FOR ACTION

A. Motion: To Adopt Resolution No. 62, to Authorize the Hawaii Public Housing Authority's Executive Director to Execute the Declarations of Trust to be filed with the Bureau of Conveyances as Required by Federal Regulations on Behalf of the Hawaii Public Housing Authority Board of Directors ***(Pages 15-20)***

B. Motion: To Approve Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective July 1, 2013 and to Delegate Authority to the Executive Director to Approve the Salary for the Key Positions Included in Act 152, SLH 2013 Pursuant to an Approved Schedule ***(Pages 21-24)***

V. REPORTS

A. Executive Director's Report: ***(Pages 25-81)***

Updates and Accomplishments Related to Public Housing Occupancy, Maintenance Repairs; Design and Construction Project Updates; Review of

Approved by the Executive Director
July 18, 2013

FOR ACTION

MOTION: To Adopt Resolution No. 62, to Authorize the Hawaii Public Housing Authority's Executive Director to Execute the Declarations of Trust to be filed with the Bureau of Conveyances as Required by Federal Regulations on Behalf of the Hawaii Public Housing Authority Board of Directors

I. FACTS

A. The U.S. Housing Act of 1937 (Act) and the Annual Contributions Contract with the United States Department of Housing and Urban Development (HUD), under which the Hawaii Public Housing Authority (HPHA) receives operating subsidy for its federally-assisted low-income public housing program, requires the HPHA to record current Declarations of Trust (DOT) against all properties that have been acquired, developed, maintained, or continue to be assisted with funds under the Act.

B. A DOT is a legal instrument that grants HUD an interest in public housing property and provides public notice that the property must be operated in accordance with all Federal public housing requirements, including the requirement not to convey or otherwise encumber the property unless expressly authorized by federal law and/or HUD.

II. DISCUSSION

A. The HPHA desires to update the Declarations of Trust for its entire federal public housing inventory, consisting of 69 properties statewide, in accordance with these requirements, as well as the title ownership for the state public housing inventory including the homeless shelters.

B. HUD has instructed the Hawaii Public Housing Authority to use HUD Form 52190-A to file the Declarations of Trust for the federal public housing properties, which calls for the Chairperson of the Board of Directors to execute these Declarations of Trust.

C. The HPHA has received guidance from HUD that it is acceptable to HUD that HPHA's Executive Director execute the DOTs, with Board approval for the delegation of authority.

D. The HPHA has received advice from the Department of the Attorney General that execution of the DOTs by the HPHA's Executive Director is in accordance with state law.

E. The staff will submit all Declarations of Trust to the Department of the Attorney General for review and approval prior to execution.

III. RECOMMENDATION

To Adopt Resolution No. 62, to Authorize the Hawaii Public Housing Authority's Executive Director to Execute the Declarations of Trust to be filed with the Bureau of Conveyances as Required by Federal Regulations on Behalf of the Hawaii Public Housing Authority Board of Directors

Attachment A: HUD Form 52190-A Declaration of Trust for Development Grant Projects

Prepared by: Kiriko Oishi, Chief Compliance Officer

Approved by the Board of Directors
on the date set forth above

_____
By:
Its:

Resolution No. 62

Hawaii Public Housing Authority
State of Hawaii

RESOLUTION TO AUTHORIZE THE HAWAII PUBLIC HOUSING AUTHORITY'S EXECUTIVE DIRECTOR TO EXECUTE THE DECLARATIONS OF TRUST TO BE FILED WITH THE BUREAU OF CONVEYANCES AS REQUIRED BY FEDERAL REGULATIONS ON BEHALF OF THE HAWAII PUBLIC HOUSING AUTHORITY BOARD OF DIRECTORS

WHEREAS, in accordance with the U.S.Housing Act of 1937 (Act) and the Annual Contributions Contract with the United States Department of Housing and Urban Development (HUD), under which the Hawaii Public Housing Authority (HPHA) receives operating subsidy for its federally-assisted low-income public housing program, the HPHA is required to record current Declarations of Trust (DOT) against all properties that have been acquired, developed, maintained, or continue to be assisted with funds under the Act; and

WHEREAS, a DOT is a legal instrument that grants HUD an interest in public housing property and provides public notice that the property must be operated in accordance with all Federal public housing requirements, including the requirement not to convey or otherwise encumber the property unless expressly authorized by federal law and/or HUD; and

WHEREAS, the HPHA desires to update the Declarations of Trust for its entire federal public housing inventory, consisting of 69 properties, in accordance with these requirements; and

WHEREAS, HUD has instructed the HPHA to use HUD Form 52190-A for the Declarations of Trust, which calls for the Chairperson of the Board of Directors to execute these Declarations of Trust; and

WHEREAS, the HPHA has received guidance from HUD that it is acceptable to HUD that HPHA's Executive Director execute the DOTs, with Board approval for the delegation of authority; and

WHEREAS, the HPHA has received advice from the Department of the Attorney General that execution of the DOTs by the HPHA's Executive Director is in accordance with state law; and

WHEREAS, the staff will submit all Declarations of Trust to the Department of the Attorney General for review and approval prior to execution; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the HPHA hereby authorize the Hawaii Public Housing Authority's Executive Director to execute the Declarations of Trust.

The UNDERSIGNED, hereby certifies that the foregoing resolution was duly adopted by the Directors of the Hawaii Public Housing Authority on July 18, 2013, in Honolulu, Hawaii.

Approved by the Board of Directors
on the date set forth above

_____

By:
Its:

Declaration of Trust
(Development Grant Projects *)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0270
exp. 09/30/2013

Whereas, (1, see instructions) Hawaii Public Housing Authority (herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) State of Hawaii, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) _____, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) _____, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

which will provide approximately (6) varies dwelling units; and which lower income housing project will be known as:
Project No. (7) _____; and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

To Wit: (Insert legal description for the project.)(9)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) _____ .

(Seal)

(1, see instructions)

By _____ Chairperson

Attest _____ Secretary

Date (mm/dd/yyyy) _____

* For use by Public Housing Agencies and Indian Housing Authorities

form **HUD-52190-A** (3/90)
ref. Handbook 7417.1

Instructions for Completing form HUD-52190-A, Declaration of Trust (Development Grant Projects)

Promptly after execution of an ACC , HUD Counsel shall prepare and transfer to the Public Housing Agency (PHA) or Indian Housing Authority (IHA), form HUD-52190-A, Declaration of Trust (Development Grant Projects), which shall cover the individual grant project. The letter transmitting the Declaration of Trust shall instruct the PHA or IHA to complete, execute, and record the Declaration of Trust and provide HUD Counsel with a copy as soon as it has been recorded. (Counsel for the PHA or IHA will be responsible for providing the legal description for the individual grant project if HUD Counsel does not have this information in his/her files.)

The following instructions pertain to the use of the blank spaces in form HUD-52190-A:

1. Insert the name of the Public Housing Agency or Indian Housing Authority as it appears in the Development Project Grant Amendment. The term PHA, as used in the Declaration of Trust, also includes IHAs.

2. Insert the name of the general governmental unit, indicating whether it is a State, Commonwealth, or Tribe.

3. Insert the date of the Annual Contributions Contract which has been amended by addition of the Development Project Grant Amendment.

4. Insert the effective date of the Development Project Grant Amendment.

5. Insert the names of the political subdivisions in which the housing project covered by the Grant Amendment is located, e.g., City of _____, County of _____, State of _____, or _____ Reservation.

6. Insert the approximate total number of units included in the individual grant project.

7. Insert the individual grant project number.

8. Same as Item 5.

9. Insert legal description for the project or of each individual unit comprising the project (e.g., single-family detached or semi-detached units operated in accordance with the Turnkey III, Mutual Help, or other Homeownership Program.)

* For use by Public Housing Agencies and Indian Housing Authorities

Approved by the Executive Director
July 18, 2013

FOR ACTION

Motion: To Approve Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective July 1, 2013 and to Delegate Authority to the Executive Director to Approve the Salary for the Key Positions Included in Act 152, SLH 2013 Pursuant to an Approved Schedule.

I. FACTS

A. On August 26, 2011, the U.S. Department of Housing and Urban Development issued Notice PIH-2011-48 "Guidance on Reporting Public Housing Agency Executive Compensation Information and Conducting Comparability Analysis".

B. The notice required that "Public Housing Agencies (PHAs) that administer HUD-assisted public housing and housing choice voucher programs will be required to report to HUD annually the compensation provided to each of their five highest compensated employees, which will then be posted on HUD's website with job titles but without employee names." The notice further required that "all PHA Boards will also be required to conduct comparability analyses when determining executive director compensation levels and certify that such an analysis has been performed."

C. By executing the PHA Certification of Compliance with PHA Plans and Related Regulations to accompany the PHA 5-Year and Annual PHA Plan, the Chairperson of the Board or other authorized housing authority official will certify that HPHA has complied with the comparability analysis requirements.

In the event that a PHA fails to: (1) comply with the PHA executive compensation reporting requirements; or (2) provide HUD, upon its request, with specific information used by the PHA to conduct a comparability analysis in determining executive compensation, HUD may impose temporary monetary sanctions on the PHA, pursuant to Section 6(j)(4) of the U.S. Housing Act of 1937.

D. In 2013, HUD aligned salary compensation for PHA's with the federal government pay system. The use of tiers was established to ensure that salaries were commensurate with the size and number of units managed by the Housing Authority.

The salary caps cover both base salary and bonuses paid with federal funds and are as follows:

Total Units	Cap Range Effective FY 2013	
< 250	$74-628 - $88,349	
250 - 1249	$106,369 - $125,926	
1250+	$147,857 - $155,500	(HPHA 8,000+ units)

HUD also provided PHA's with regional data gathered through their salary study to make it easier for Boards to compare salaries with their counterparts and comparable PHAs within their regions. Region 9 covers Arizona, California, Hawaii, Nevada where 59 PHAs fall into the 1250+ units category for large housing authorities. Based on HUD's study, the median salary for Region IX is $140,323 and the average salary at the 75% percentile is $167,545.

	25% percentile	Median salary	75% percentile
Region 9	$115,251	$140,323	$167,545

E. In April 2013, the Board of Directors appointed a task force to conduct a comparability analysis to determine compensation for the executive director. The task force included Directors Roger Godfrey, Trevor Tokishi, George Yokoyama, and DHS Designee Wilfredo Tungol. (Just prior to the meeting, a new designee Deputy Director Barbara Yamashita was appointed and joined the teleconference.) During those discussions, it was decided that the task force would wait for recommendations from the Executive Director to decide on salary for other key positions.

F. On May 2, 2013, the Hawaii State Legislature passed Senate Bill 1118, SD 1 HD 1 CD1 which removed the salary restriction which was previously tied to the Department Director's salaries and tied the salary restriction to the Governor's salary. The bill was enrolled to the Governor for his signature and enactment. On June 21, 2013, the Governor's signing of Act 152 amended §356D, Hawaii Revised Statutes as follows:

"The authority shall employ, exempt from chapter 76 and section 26-35(a)(4), and executive director, an executive assistant, <u>a chief financial management advisor, a property management branch chief, a chief planner, and a redevelopment officer, whose salaries shall be set by the board established under section 356D-3; provided that no salary shall exceed the governor's salary</u>."

II. DISCUSSION

A. The HPHA's task force met regarding compensation for the Executive Director and made recommendations to the Board during the June 2013 regular meeting.

B. The task force discussion covered several areas including:
- Current salary and salary restrictions within the State;
- Federal limitations on salary;
- Comparable salaries to other state positions;
- Comparable salaries at other public housing agencies;
- State Salary Commission report to the Legislature;
- Employee Performance and agency improvements; and
- Complexity of the nature of public housing.

C. The task force also reported at the June 2013 meeting that the recommended salary for the Executive Director be $130,865 (which is 91% of the Governor's salary). The HPHA task force met and agreed that the salary for staff included in Act 152 should be set by the Executive Director.

D. Based on the task force recommendation that the Executive Director determine the salary for staff, it is recommended that the Executive Director be granted delegated authority to determine the salary for said positions to avoid the potential delay in offering positions to qualified candidates.

The salary for the other staff positions included in Act 152 will be based on similar criteria used by the Board to determine the Executive Director's salary and be based on the following scale:

Executive Assistant	Not to exceed 90% of the Executive Director's salary
Chief Financial Management Advisor	Not to exceed 90% of the Executive Director's salary
Redevelopment Officer	Not to exceed 85% of the Executive Director's salary
Chief Planner	Not to exceed 75% of the Executive Director's salary
Property Management Branch Chief	Not to exceed 75% of the Executive Director's salary

Any salary above the approved percentages would not be covered under the proposed delegation to the Executive Director and would require the approval of the Board of Directors as set forth in statute.

E. These percentages were based on the salary of comparable positions within the State system and at other housing agencies, such as Housing Development Manager, Housing Service Administrator, Master Planned Community Development Manager, Chief Planner, Workforce Division Administrator, Chief Asset Manager, Director of Operations, and Assistant Administrator. Any new applicant for the above listed position would undergo a screening, review and interview process by the Executive Director in order to determine the salary for a new hire.

III. RECOMMENDATION

That the Board of Directors Approve Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective July 1, 2013 and to Delegate Authority to the Executive Director to Determine the Salary for Key Positions Included in Act 152, SLH 2013 Pursuant to the Following Schedule Effective July 1, 2013:

Executive Assistant	Not to exceed 90% of the Executive Director's salary
Chief Financial Management Advisor	Not to exceed 90% of the Executive Director's salary
Redevelopment Officer	Not to exceed 85% of the Executive Director's salary
Chief Planner	Not to exceed 75% of the Executive Director's salary
Property Management Branch Chief	Not to exceed 75% of the Executive Director's salary

Approved by the HPHA Board of Directors on the date set forth above

_____

By:
Its:

Property Management and Maintenance Services Branch (PMMSB)
Report for the Month of June/July 2013

A. Occupancy (Goal 97%)

- Property Management's lease up activity consisted of the following:

	Federal Public Housing	State Public Housing	Reason
New Move-ins from the Waitlist	84	6	
Internal Transfers	11	0	11 - RRA
Vacancy (tenants who vacated from the program)	29	2	

**RRA – Request for Reasonable Accommodation
H&S – Health & Safety (unit deemed uninhabitable due to flooding, loss of electrical power, etc.).

As of June 30, 2013, the HPHA has a total of 86 approved RRA statewide (Oahu – 79, Maui – 2, Hilo – 3 and Kauai – 2). These approved internal RRA tenants are waiting for a transfer to a suitable unit that'll meet their need.

The HPHA has been challenged with over 100+ "C" type vacant units that the property management staff is unable to turnover due to numerous problems that are above and beyond the management's staff capability to turnover these units to rent ready status.

To address the problem, the HPHA began hiring a specialized team that started in July 2012, and has grown to a total of twenty-six team members. With the specialized team's effort and assistance from the Central Maintenance Section (CMS), both teams were mobilized to assist the AMPs in renovating a variety of vacant units to rent ready status. To assist in filling these rent ready units, PMMSB held a mass applications certification on May 11, 2013. Thanks to the commitment from staff, the end result showed an overall improved occupancy rate for June 2013, and specifically for AMP 31 Kalihi Valley Homes – 97.32%, AMP 35 Kalanihuia – 99.83%, AMP 39 Maui – 90.31% and AMP 44 Leeward – 91.15%.

B. Formal Grievance Hearings:

Island	Federal Public Housing
Hawaii	15
Kauai	2
Maui	2
Oahu	37
FY 2013 Ending Total	56

Property Management scheduled and heard a total of fifty-sixformal grievance hearings for FY ending 2013. The decisions of these hearing cases aid the management staff in moving forward to terminate a tenant's rental agreement due toa violation of the rental agreement. The violation stems from a variety of violations such as unauthorized occupants, alcohol, drugs, misconduct, pet, damages to the unit andfailure to pay rent.

C. Rent Collection (from January 2013 to the end of June 2013)

- Non vacated delinquencies were reduced from 1,039 families owing approximately $578,000 to 871 families owing approximately $385,000 in back rent. Emphasis on rent collection will be one of the branch's top priorities for FY 2013 – 2014.

D. Program Activities

- PMMSB will continue to assist with interviewing and qualifying applicants for current and future vacant units. The end goal will be to reach 97% occupancy or better by the end of July 2013.
- Coordination of the GPNA Physical Needs Assessment's inspections is being conducted at all AMPs, which is anticipated to be completed in August 2013.

E. Planned Activities for July/August 2013

- PMMSB will continue to work with the AMPs and the Hawaii Correctional Industries to procure landscaping work on the properties in preparation for REAC.
- The purging of the waitlist is currently in progress, with over 12,000 letters sent which were mailed out from June 14, 2013 to July 3, 2013. The last response date for letters sent out on July 3, 2013 will be July 17, 2013.
- Implement a shorter application for public housing; a draft copy is still being reviewed.
- PMMSB central office staff will be assisting AMPs with rent eviction referrals, late recertification input and closing opened workorders.

- HPHA is working on its pilot program to split the property management and maintenance functions at the AMPs. This will allow the AMP managers to focus on administrative and tenant related issues. Maintenance staff will be better served by reporting to staff with maintenance and/or construction experience. The HPHA is also working on a more centralized system of applications and recertifications.
- PMMSB is awaiting the adoption of proposed changes to the Hawaii Administrative Rules currently at DHS for transmittal to the Governor. PMMSB is unable to implement the no-smoking policy, income hierarchy verification, and other key rule changes without the proposed rules.

FSS FY13 REPORT

July 1, 2012-June 30, 2013

	HCV	LIPH
1. NUMBER OF ACTIVE PARTICPANTS	114	29
2. NUMBER OF GRADUATES	11	3
3. NUMBER OF Eligible FAMILIES W/ESCROW Accounts	57	10
4. Number of Active Escrow Accounts w/Escrow	52	11
5. TOTAL ESCROW SCHEDULED/DISBURSED	$41,816.14	$24,624.04
6. NUMBER OF FAMILIES THAT INCREASED INCOME	15	5
7. Cases Closed/Terminated	17	3
8. FAMILY GOALS	○ Employed Full-time throughout 5Yr contract ○ Complete Money Smart Certification ○ Complete Homebuyer Certification ○ Seeking homeownership using HVOP assistance ○ Achieve escrow savings	○ Achieve Escrow Savings ○ Complete Money Smart certification ○ Achieve matching IDA funds ○ Seek F/T employment ○ Complete Education Goals
9. Accomplishments	○ 100% employment for all graduates ○ 100% completion of Money Smart Classes certification for all graduates ○ Completed weekly S8 Orientation/Newcomers briefings ○ Increase in earned wages for families ○ Completed Quarterly PCC Meetings w/increase in partnership attendance	○ 100% employment for all graduates ○ 100% completion of Money Smart certification for all graduates ○ Completed monthly AMP visits to participating AMPs

Federal LIPH
HPHA Island Overview Report
June 2013

	Occupancy *								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	689	652	37	94.63%	8	7	2	3	Average Income	12	0.36%	7.31	3.31
Kauai	321	301	20	93.77%	3	6	2	4	Low Income (80%)	31	0.94%	2.46	1.83
Maui	196	165	31	84.18%	16	2	0	3	Very Low Inc. (50%)	321	9.72%	2.77	1.88
Oahu	3,918	3,816	102	97.40%	70	19	10	7	Extrmly Low Inc. (30%)	2,939	88.98%	2.28	1.61
Total	**5,124**	**4,934**	**190**	**96.29%**	**97**	**34**	**14**	**17**		**3,303**	**100.00%**	**2.34**	**1.64**

	Non Vacated Delinquencies***				Collection Rate ****		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	56	$ 17,911.46	34	$ 11,764.00	$ 120,622.20	$ 103,068.13	**85.45%**
Kauai	39	$ 15,310.50	28	$ 20,083.50	$ 85,288.00	$ 65,864.09	**77.23%**
Maui	28	$ 12,933.00	14	$ 12,135.00	$ 47,105.00	$ 35,683.67	**75.75%**
Oahu	445	$ 127,426.40	217	$ 167,372.03	$ 964,457.80	$ 788,482.29	**81.75%**
Total	**568**	**$ 173,581.36**	**293**	**$ 211,354.53**	**$ 1,217,473.00**	**$ 993,098.18**	**81.57%**

* Occupancy also counts Scheduled for Modernization Units.
* Occupancy reflects removal of KPT Units.
** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.
*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).
**** Lower Collection rate due to mailing label errors.

Federal LIPH
HPHA Project Overview Report
As of June 30, 2013

AMP	Occupancy*							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
30P-Aiea	363	345	18	95.04%	3	5	2	0
31P-KVH	373	365	8	97.86%	29	2	2	3
32P-MWH	364	358	6	98.35%	5	1	1	0
33P-Kam/Kaamanu	373	367	6	98.39%	2	1	0	0
34P-Kalakaua	583	573	10	98.28%	0	2	0	1
35P-Kalanihuia	587	586	1	99.83%	10	2	1	0
37P-Hilo	384	357	27	92.97%	3	4	1	1
38P-Kauai	321	301	20	93.77%	3	6	2	4
39P-Maui	196	165	31	84.18%	16	2	0	3
40P-KPT	174	167	7	95.98%	0	3	0	2
43P-Kona	202	198	4	98.02%	3	2	1	0
44P-Leeward Oahu	260	236	24	90.77%	10	1	1	1
45P-Windward Oahu	226	220	6	97.35%	5	1	1	0
46P-Kamuela	103	97	6	94.17%	2	1	0	2
49P-Central Oahu	150	147	3	98.00%	6	1	1	0
50P-Palolo	118	113	5	95.76%	0	0	1	0
52P - KPT Towers	347	339	8	97.69%				
Total	**5,124**	**4,934**	**190**	**96.29%**	**97**	**34**	**14**	**17**

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	75	34,682.82	46	62,439.94	$ 139,153.54	$ 98,795.66	**71.00%**
31P-KVH	154	31,810.87	77	27,391.99	$ 99,747.29	$ 63,625.27	**63.79%**
32P-MWH	21	3,289.63	10	14,717.32	$ 106,322.91	$ 95,421.99	**89.75%**
33P-Kam/Kaamanu	28	8,201.00	12	17,717.32	$ 88,063.54	$ 75,374.52	**85.59%**
34P-Kalakaua	30	12,803.00	14	23,227.60	$ 141,400.00	$ 129,780.85	**91.78%**
35P-Kalanihuia	19	5,929.39	11	7,973.72	$ 151,294.35	$ 142,546.58	**94.22%**
37P-Hilo	21	3,550.00	11	2,387.00	$ 62,254.00	$ 55,382.78	**88.96%**
38P-Kauai	39	15,310.50	28	20,083.50	$ 85,288.00	$ 65,864.09	**77.23%**
39P-Maui	28	12,933.00	14	12,135.00	$ 47,105.00	$ 35,683.67	**75.75%**
40P-KPT	29	14,395.58	14	5,204.21	$ 65,412.00	$ 45,316.18	**69.28%**
43P-Kona	21	7,908.61	12	2,695.00	$ 39,044.20	$ 31,911.77	**81.73%**
44P-Leeward Oahu	63	12,249.11	23	5,749.75	$ 54,526.67	$ 34,228.87	**62.77%**
45P-Windward Oahu	12	1,858.00	3	337.72	$ 61,736.50	$ 51,521.87	**83.45%**
46P-Kamuela	14	6,452.85	11	6,682.00	$ 19,324.00	$ 15,773.58	**81.63%**
49P-Central Oahu	8	1,165.00	3	38.00	$ 35,775.00	$ 34,070.00	**95.23%**
50P-Palolo	6	1,042.00	5	2,574.46	$ 21,026.00	$ 17,800.50	**84.66%**
Total	**568**	**$ 173,581.36**	**294**	**$ 211,354.53**	**$ 1,217,473.00**	**$ 993,098.18**	**81.57%**

* 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).

030

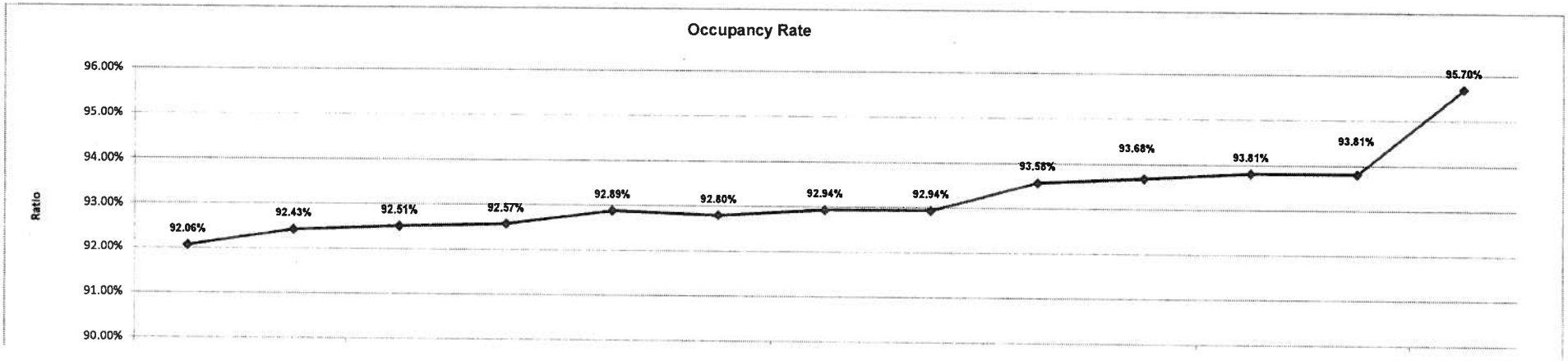
FEDERAL PUBLIC HOUSING

Occupancy from June 2012 to June 2013

	Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			Nov-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	621	541	87.12%	620	534	86.13%	620	546	88.06%	620	551	88.87%	619	564	91.11%	620	571	92.10%
Kauai	318	274	86.16%	318	275	86.48%	318	274	86.16%	315	272	86.35%	315	274	86.98%	321	281	87.54%
Maui	196	158	80.61%	196	169	86.22%	196	172	87.76%	196	176	89.80%	196	175	89.29%	196	172	87.76%
Oahu	3,553	3,343	94.09%	3,553	3,354	94.40%	3,553	3,344	94.12%	3,553	3,337	93.92%	3,553	3,337	93.92%	3,574	3,348	93.68%
Total	4,688	4,316	92.06%	4,687	4,332	92.43%	4,687	4,336	92.51%	4,684	4,336	92.57%	4,683	4,350	92.89%	4,711	4,372	92.80%

Cumulative (12 Months) 06/12 - 06/13	
Units	61,169
Tenats	57,017
Ratio	93.21%

	Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13			Jun-13		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	627	576	91.87%	627	577	92.03%	627	587	93.62%	627	584	93.14%	627	588	93.78%	627	588	93.78%	627	594	94.74%
Kauai	321	278	86.60%	321	276	85.98%	321	281	87.54%	321	290	90.34%	321	297	92.52%	321	297	92.52%	319	303	94.98%
Maui	196	170	86.73%	196	167	85.20%	196	165	84.18%	196	162	82.65%	196	158	80.61%	196	158	80.61%	196	177	90.31%
Oahu	3,573	3,360	94.04%	3,574	3,365	94.15%	3,574	3,382	94.63%	3,574	3,384	94.68%	3,576	3,385	94.66%	3,576	3,385	94.66%	3,576	3,441	96.22%
Total	4,717	4,384	92.94%	4,718	4,385	92.94%	4,718	4,415	93.58%	4,718	4,420	93.68%	4,720	4,426	93.81%	4,720	4,426	93.81%	4,718	4,515	95.70%



031

FEDERAL PUBLIC HOUSING

Rent Collection from June 2012 to June 2013

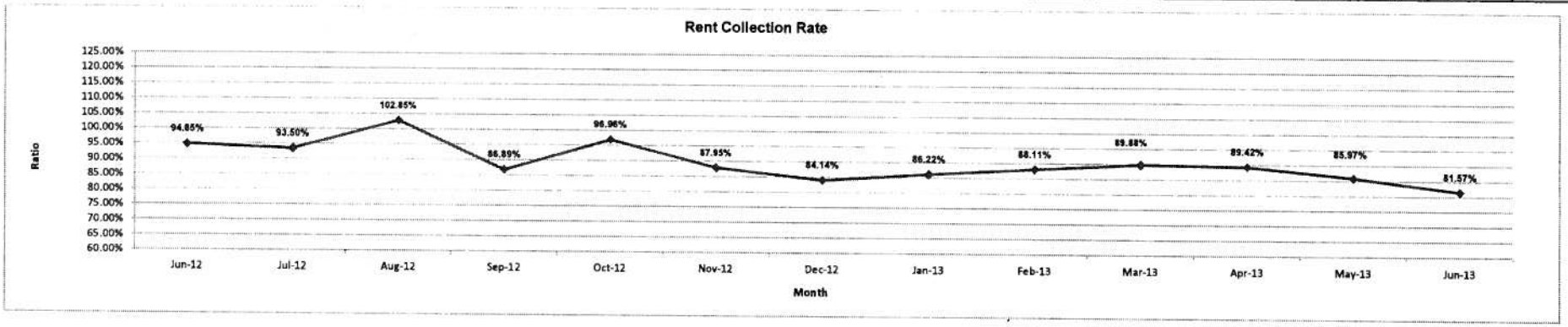
	Jun-12			Jul-12			Aug-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$101,718.68	$97,508.52	95.86%	$107,350.00	$103,718.74	96.62%	$105,021.00	$118,324.62	112.67%
Kauai	$68,375.34	$64,430.50	94.23%	$68,659.02	$67,390.13	98.15%	$68,634.69	$74,684.13	108.81%
Maui	$30,148.70	$22,929.55	76.05%	$42,751.00	$41,534.18	97.15%	$43,521.00	$43,913.67	100.90%
Oahu	$858,369.38	$819,285.22	95.44%	$932,406.22	$863,699.38	92.63%	$920,596.61	$933,241.75	101.37%
Total	$ 1,058,642.10	$ 1,004,153.79	94.85%	$ 1,151,166.24	$ 1,076,342.43	93.50%	$ 1,137,773.30	$ 1,170,164.17	102.85%

	Sep-12			Oct-12			Nov-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$104,312.00	$98,977.76	94.89%	$105,107.00	$109,533.35	104.21%	$115,419.00	$105,516.58	91.42%
Kauai	$68,257.00	$56,174.97	82.30%	$68,464.00	$67,037.65	97.92%	$70,712.00	$57,227.00	80.93%
Maui	$44,672.00	$38,615.46	86.44%	$46,129.00	$43,639.11	94.60%	$48,300.00	$39,985.48	82.79%
Oahu	$908,055.31	$783,953.25	86.33%	$906,469.10	$871,733.02	96.17%	$953,683.92	$842,175.47	88.31%
Total	$ 1,125,296.31	$ 977,721.44	86.89%	$ 1,126,169.10	$ 1,091,943.13	96.96%	$ 1,186,114.92	$ 1,044,904.53	87.95%

Cumulative (12 Months) 06/12 - 06/13		
Charges	$	15,252,413.33
Collections	$	13,686,746.53
Total	$	(1,565,666.80)
Ratio		89.73%

	Dec-12			Jan-13			Feb-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$118,685.49	$100,465.11	84.65%	$120,935.00	$107,016.94	88.49%	$121,050.10	$108,138.56	89.33%
Kauai	$72,785.00	$56,776.29	78.01%	$72,879.00	$61,222.92	83.89%	$72,407.00	$59,846.00	82.65%
Maui	$47,318.00	$38,117.48	80.56%	$47,832.00	$40,745.13	85.18%	$49,676.67	$44,266.72	89.11%
Oahu	$937,113.33	$793,999.98	84.73%	$944,175.97	$813,584.69	86.17%	$958,859.49	$846,874.46	88.32%
Total	$ 1,175,901.82	$ 989,358.86	84.14%	$ 1,185,821.97	$ 1,022,549.68	86.22%	$ 1,201,993.26	$ 1,059,127.74	88.11%

	Mar-13			Apr-13			May-13			Jun-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$123,808.68	$113,174.38	91.41%	$129,673.30	$111,873.80	86.27%	$121,317.30	$106,077.26	87.44%	$120,622.20	$103,068.13	85.45%
Kauai	$77,168.00	$66,422.00	86.07%	$78,499.00	$68,647.50	87.45%	$86,045.00	$70,470.09	81.90%	$85,288.00	$65,864.09	77.23%
Maui	$49,710.67	$45,416.13	91.36%	$46,990.79	$40,270.12	85.70%	$46,034.00	$37,002.06	80.38%	$47,105.00	$35,683.67	75.75%
Oahu	$973,891.50	$875,663.63	89.91%	$973,518.13	$877,858.04	90.17%	$977,304.94	$844,507.77	86.41%	$964,457.80	$788,482.29	81.75%
Total	$ 1,224,578.85	$ 1,100,676.14	89.86%	$ 1,228,681.22	$ 1,098,649.26	89.42%	$ 1,230,701.24	$ 1,058,057.18	85.97%	$ 1,217,473.00	$ 993,098.18	81.57%



State LIPH
HPHA Island Overview Report
June 2013

	Occupancy*								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	48	6	85.71%	1	1	0	0	Average Income	10	0.39%	6.08	2.58
Kauai	26	24	1	92.31%	1	0	0	1	Low Income (80%)	20	0.78%	2.35	1.55
Maui	32	23	6	71.88%	0	2	0	3	Very Low Inc. (50%)	215	8.38%	2.41	1.41
Oahu	750	730	8	97.33%	12	6	1	5	Extrmly Low Inc. (30%)	2,320	90.45%	1.95	1.14
Total	**864**	**825**	**21**	**95.49%**	**14**	**9**	**1**	**9**		**2,565**	**100.00%**	**2.01**	**1.17**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	7	$ 4,075.00	6	$ 7,952.00	$ 22,748.00	$ 18,247.50	**80.22%**
Kauai	2	$ 892.00	2	$ 3,206.00	$ 5,444.81	$ 4,837.81	**88.85%**
Maui	6	$ 1,648.00	1	$ 9,418.00	$ 4,134.00	$ 2,827.00	**68.38%**
Oahu	43	$ 26,518.79	22	$ 56,941.47	$ 244,025.00	$ 226,812.96	**92.95%**
Total	**58**	**$ 33,133.79**	**31**	**$ 77,517.47**	**$ 276,351.81**	**$ 252,725.27**	**91.45%**

* 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
June 2013

Project	Occupancy *							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
2201-Hauiki	46	45	0	97.83%	0	0	0	0
2202-Puahala Homes	128	117	5	91.41%	4	1	1	4
2204-Kawailehua	26	24	1	92.31%	1	0	0	1
2205-Kahale Mua	32	23	6	71.88%	0	2	0	3
2206-Lokahi	30	23	6	76.67%	0	1	0	0
2207-Ke Kumu Elua	26	25	0	96.15%	1	0	0	0
2401-Hale Po'ai	206	203	2	98.54%	0	0	0	0
2402-La'iola	108	105	1	97.22%	4	2	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	2	2	0	0
2404-Halia Hale	41	40	0	97.56%	2	1	0	0
Total	**864**	**825**	**21**	**95.49%**	**14**	**9**	**1**	**9**

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	13	$ 9,756.79	8	$ 30,847.99	$ 19,752.60	$ 15,625.56	**79.11%**
2202-Puahala Homes	27	$ 15,129.00	14	$ 26,317.48	$ 46,617.00	$ 34,526.00	**74.06%**
2204-Kawailehua	2	$ 892.00	2	$ 3,206.00	$ 5,444.81	$ 4,837.81	**88.85%**
2205-Kahale Mua	6	$ 1,648.00	1	$ 9,418.00	$ 4,134.00	$ 2,827.00	**68.38%**
2206-Lokahi	3	$ 1,533.00	2	$ 2,000.00	$ 15,224.00	$ 13,235.50	**86.94%**
2207-Ke Kumu Elua	4	$ 2,542.00	4	$ 5,952.00	$ 7,524.00	$ 5,012.00	**66.61%**
2401-Hale Po'ai	1	$ 1,106.00	0	$ -	$ 61,095.00	$ 60,550.00	**99.11%**
2402-La'iola	0	$ -	0	$ -	$ 40,298.40	$ 40,035.40	**99.35%**
2403-Kamalu-Ho'olulu	2	$ 527.00	0	$ (224.00)	$ 65,474.00	$ 65,288.00	**99.72%**
2404-Halia Hale	-	$ -	-	$ -	$ 10,788.00	$ 10,788.00	**100.00%**
Total	**58**	**$ 33,133.79**	**31**	**$ 77,517.47**	**$ 276,351.81**	**$ 252,725.27**	**91.45%**

* Occupancy also counts Scheduled for Modernization Units.

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

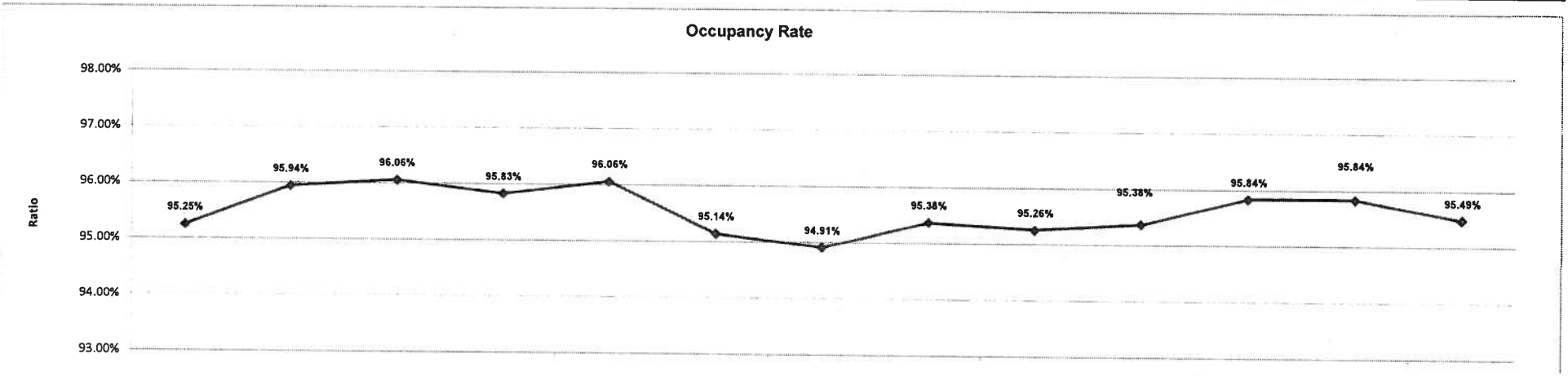
STATE PUBLIC HOUSING

Occupancy from June 2012 to June 2013

	Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			Nov-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	44	78.57%	56	46	82.14%	56	48	85.71%	56	48	85.71%	56	46	82.14%	56	47	83.93%
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	25	96.15%
Maui	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	26	81.25%
Oahu	749	725	96.80%	749	729	97.33%	749	728	97.20%	749	726	96.93%	749	730	97.46%	751	725	96.54%
Total	863	822	95.25%	863	828	95.94%	863	829	96.06%	863	827	95.83%	863	829	96.06%	865	823	95.14%

Cumulative (12 Months) 06/12 - 06/13	
Units	11,234
Tenants	10,736
Ratio	95.57%

	Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13			Jun-13		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	48	85.71%	56	49	87.50%	56	49	87.50%	56	48	85.71%	56	48	85.71%	56	48	85.71%	56	48	85.71%
Kauai	26	24	92.31%	26	22	84.62%	26	22	84.62%	26	22	84.62%	26	22	84.62%	26	22	84.62%	26	24	92.31%
Maui	32	25	78.13%	32	25	78.13%	32	25	78.13%	32	26	81.25%	32	24	75.00%	32	24	75.00%	32	23	71.88%
Oahu	751	724	96.40%	751	729	97.07%	751	728	96.94%	751	729	97.07%	751	735	97.87%	751	735	97.87%	750	730	97.33%
Total	865	821	94.91%	865	825	95.38%	865	824	95.26%	865	825	95.38%	865	829	95.84%	865	829	95.84%	864	825	95.49%



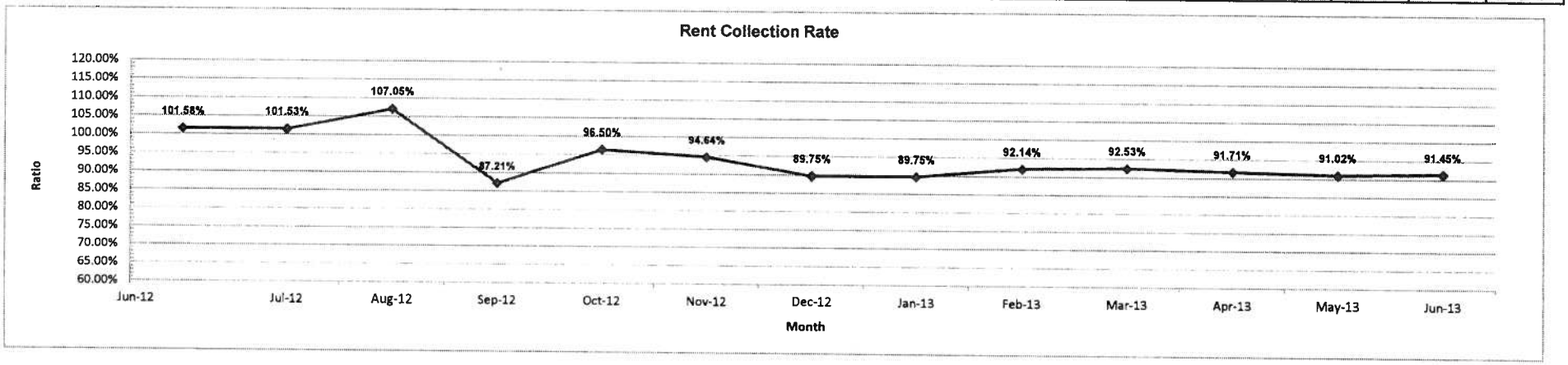
STATE PUBLIC HOUSING

Rent Collection from June 2012 to June 2013

	Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			Nov-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 14,040.00	$ 11,505.00	81.94%	$ 8,970.00	$ 6,435.00	71.74%	$ 15,525.00	$ 14,149.00	91.14%	$ 15,189.00	$ 11,446.00	75.36%	$ 15,384.00	$ 12,703.00	82.57%	$ 14,094.00	$ 11,083.00	78.64%
Kauai	$ 5,182.00	$ 4,157.00	80.22%	$ 3,132.00	$ 2,107.00	67.27%	$ 5,264.00	$ 5,466.00	103.84%	$ 5,264.00	$ 4,662.00	88.56%	$ 5,276.00	$ 5,097.74	96.62%	$ 5,076.19	$ 3,875.19	76.34%
Maui	$ 5,376.00	$ 5,440.00	101.19%	$ 5,504.00	$ 5,568.00	101.16%	$ 5,448.00	$ 4,651.00	85.37%	$ 5,339.00	$ 4,693.00	87.90%	$ 4,975.00	$ 4,196.00	84.34%	$ 5,514.00	$ 3,457.00	62.69%
Oahu	$ 225,516.00	$ 232,969.84	103.31%	$ 240,423.68	$ 247,877.52	103.10%	$ 225,890.00	$ 245,627.74	108.74%	$ 225,553.00	$ 198,408.18	87.97%	$ 224,465.00	$ 219,337.37	97.72%	$ 223,737.00	$ 216,686.24	96.85%
Total	$ 250,114.00	$ 254,071.84	101.58%	$ 258,029.68	$ 261,987.52	101.53%	$ 252,127.00	$ 269,893.74	107.05%	$ 251,345.00	$ 219,209.18	87.21%	$ 250,100.00	$ 241,334.11	96.50%	$ 248,421.19	$ 235,101.43	94.64%

Cumulative (12 Months) 06/12 - 06/13	
Charges	$ 3,367,429.11
Collections	$ 3,175,531.01
Total	$ (191,898.10)
Ratio	94.30%

	Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13			Jun-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 15,888.00	$ 10,349.50	65.14%	$ 15,888.00	$ 10,349.50	65.14%	$ 16,989.50	$ 13,585.50	79.96%	$ 16,734.00	$ 13,546.00	80.95%	$ 15,814.00	$ 12,780.00	80.81%	$ 15,502.00	$ 11,566.00	74.61%	$ 22,748.00	$ 18,247.50	80.22%
Kauai	$ 5,886.00	$ 4,476.00	76.04%	$ 5,886.00	$ 4,476.00	76.04%	$ 4,728.81	$ 4,240.81	89.68%	$ 4,850.76	$ 4,433.76	91.40%	$ 4,797.81	$ 4,778.47	99.60%	$ 4,668.81	$ 4,184.86	89.63%	$ 5,444.81	$ 4,837.81	88.85%
Maui	$ 4,782.00	$ 3,197.00	66.85%	$ 4,782.00	$ 3,197.00	66.85%	$ 4,744.00	$ 3,803.00	80.16%	$ 4,353.00	$ 3,037.00	69.77%	$ 4,303.00	$ 3,059.00	71.09%	$ 4,140.00	$ 3,115.00	75.24%	$ 4,134.00	$ 2,827.00	68.38%
Oahu	$ 231,450.52	$ 213,525.93	92.26%	$ 231,450.52	$ 213,525.93	92.26%	$ 234,896.90	$ 219,180.72	93.31%	$ 235,923.00	$ 221,276.42	93.79%	$ 256,198.40	$ 237,192.70	92.58%	$ 236,283.40	$ 218,331.82	92.40%	$ 244,025.00	$ 226,812.96	92.95%
Total	$ 258,006.52	$ 231,548.43	89.75%	$ 258,006.52	$ 231,548.43	89.75%	$ 261,359.21	$ 240,810.03	92.14%	$ 261,860.76	$ 242,293.18	92.53%	$ 281,113.21	$ 257,810.17	91.71%	$ 260,594.21	$ 237,197.68	91.02%	$ 276,351.81	$ 252,725.27	91.45%



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Construction Management Branch
Report for the Month of June/July 2013

A. Capital Funding for the period ended June 30, 2013:

Report as of June 30, 2013			
	Amount Appropriated	Amount Contracted	Amount Expended
Federal CFP	$57,285,440	$46,771,853	$28,452,316
State CIP	$134,728,830	$56,485,906	$35,231,516
Totals	$192,014,270	$03,257,759	$63,683,832

B. Elevator Modernization Projects

14 Federal Elevator Modernization and Repairs:
Supplemental Contract (SC) #2 was executed on June 24, 2013. New contract completion date is May 29, 2014. SC#2 includes upgrades to electrical feeders at Makua Ali`i, Kalanihuia, & Punchbowl Homes; installation of ventilation system to all elevator mechanical rooms (total of 7 rooms) and code compliant items per Hawaii Occupational Safety and Health Inspector.

C. Large Capacity Cesspool Conversions (LCCC) Statewide

- The Memorandum of Agreement MOA with the HPHA and the Hawai`i Housing Finance & Development Corporation (HHFDC) to address the cost-sharing of maintenance and repair of the sewer lateral shared by the two at Kealakehe and La`ilani was executed on June 20, 2013. The AMP 43 and Property Management was notified on June 20, 2013 about the MOA execution.

- HPHA mailed the final status confirmation regarding the Consent Agreement/Final Order (CA/FO) requirements' completion to the Environmental Protection Agency (EPA) on June 26, 2013.

	TMK	Project Site	LCCs	Status
Group 1, Big Island	3-6-5-009-025, 26	Noelani I & II	9	Converted
	3-1-6-143-035	Hale Aloha O Puna	6	1 Closed/5 Converted
	3-8-1-002-049	Hale Hookipa	10	6 Closed/4 Converted
	3-8-1-002-047,-048	Nani Olu	9	Converted
	3-1-5-002-002	Nani O Puna	4	1 Closed/3 Converted
	3-5-3-010-056	Halaula TC	3	Converted
	3-9-6-005-008, 041	Ka'u TC	0	Disconnected from LCC on

				adjacent property
	3-6-7-002-015	Waimea TC	1	Converted
	3-4-5-001-011	Honokaa TC	1	Converted
	4-5-2-008-056	Hale Hoolulu	2	Closed
Group 1, Kauai	4-2-3-012-030	Kalaheo	5	Converted
	4-1-3-008-020, 026	Kekaha Ha'aheo	77	Closed
	2-1-4-004-003	Hana 'B' TC	1	Closed
Group 1, Maui	2-1-3-004-022	Waiku 'A-E' TC	2	Converted
	3-7-4-017-029	Kaimalino	6	1 Closed, 5 Converted
Group 2, Big Island	3-7-4-017-058	Kealakehe	17	Closed
	3-7-4-017-060 & 3-7-4-017-030	La'ilani	66	Closed
	3-7-4-017-060	HI Montessori School	2	Closed
	3-7-4-017-057	Jack Hall	13	Closed
	3-4-5-010-078	Hale Hauoli	8	Closed
Not in CAFO, Big Island	3-9-6-017-037	Pahala	3	Converted
	3-2-4-052-020	Lokahi	8	4 UIC Closed (+ 2 non-UIC closed), 4 Converted
	Total		**253**	

D. Site and Roadway Improvements at Kuhio Park Terrace

Consultant, Austin, Tsutsumi and Associates, Inc., was issued Notice to Proceed of July 1, 2013. Scope includes elevated crosswalks along LInapuni Street and accessible route improvements per the settlement agreement.

E. Lanakila Homes

Design in progress for the infrastructure and scheduled renovation activities. Hazmat Testing of vacant units site completed, awaiting report to include in specs for Invitation For Bid, (IFB). Report due week of July 22.

Specs reviewed by the Attorney General, HPHA making edits. Will be issuing IFB once AG corrections are made and Hazmat results and specs are received and can be incorporated. The Faircloth issue is still pending with HUD which would allow HPHA to build 20 additional units to come to the original total of 232 units before the renovations started.

G. 2013 Green Physical Needs Assessment (GPNA)

A HUD mandate of performing a physical survey of housing projects to assess and evaluate energy, site and building conditions. Information will be used to prioritize capital improvements and support future planning and budgeting requests.

- Existing deficiencies are being identified and prioritized, and cost estimates using the GPNA database tool will be created.
- Consultant is currently performing the physical survey on the Federal developments and is scheduled to complete the survey in August 2013.
- A supplemental contract is being developed to include the State developments.
- The cost estimates, budgeting, reports and input into the GPNA online tool is scheduled to have a completion in summer 2014.

H. Capital Improvement Projects (CIP) & Capital Fund Program (CFP) Projects

- CMB is on track and working to meet all CIP and CFP deadlines.
- Notice to Providers of Professional Services – The public notice should be issued this month inviting providers of professional services to submit their qualifications to be considered for HPHA capital improvement

Hearings Office
Report for the Months of June/July 2013

A. Program Status

- Eviction cases heard for June 2013-8 cases, 5 for rent, 3 for non rent,
- January 2012 through June 2013, a total of 216 cases were referred with a total of 98 families evicted for this period.
- Monitor AMP Managers for Delinquent Referrals
- Prepare Record on Appeal for Garrie McKenzie-Circuit Court Appeal

B. Planned Activities for Next Month

- Evaluate, review and revise eviction referrals for compliance with Section 356D, Hawaii Revised Statutes (Public Housing-Evictions).
- Conduct Statewide Administrative eviction hearings in compliance with laws, rules, and regulations.
- Prepare Findings of Facts, Conclusions of Law, Decision and Order, and other legal documents.
- Update hearings staff on revisions to law, rules and regulations governing public housing Tenants' rights and responsibilities.
- Update and Streamline Operating Procedures for the Hearings Office.
- Update Federal Notice of Violation Letters
- Continue to Assist Manager's Documentation of Criminal Cases
- Continue to work with Management to refer rent and non rent cases in a timely manner.
- Continue to recruit resident and non-resident statewide eviction board members.
- Maintain the confidentiality of tenants referred for eviction.
- Schedule federal statewide eviction hearings in a timely manner.
- Interview potential candidates for Legal Assistant Position

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-June 30, 2013

	REFERRALS								
		REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	106	84	22	40	32	1	3	30	76
FY 2013	161	119	49	76	37	3	6	38	120

January 2012 - June 2013

	REFERRALS								
		REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
Jan 12	7	5	2	3	2	0	1	1	6
Feb 12	14	11	3	4	5	0	0	5	9
Mar 12	10	10	0	5	1	0	0	4	6
Apr 12	9	6	3	5	3	0	1	0	9
May 12	10	10	0	2	3	1	0	4	6
June 12	5	2	3	3	1	0	0	1	4
July 12	16	15	1	6	6	0	0	4	12
Aug 12	17	10	7	12	1	0	0	4	13
Sept 12	12	9	3	6	2	0	1	3	9
Oct 12	10	9	1	4	0	0	0	6	4
Nov 12	14	14	0	1	3	0	2	8	6
Dec 12	10	8	2	5	3	0	0	2	8
Jan 13	9	7	2	4	1	1	0	3	6
Feb 13	20	13	7	11	7	0	0	2	18
Mar 13	17	14	3	10	3	2	1	1	16
Apr 13	16	10	6	4	7	0	1	4	11
May 13	12	5	7	7	3	0	2	0	10
June13	8	5	3	6	1	0	0	1	7
TOTALS	216	163	53	98	52	4	9	11	160

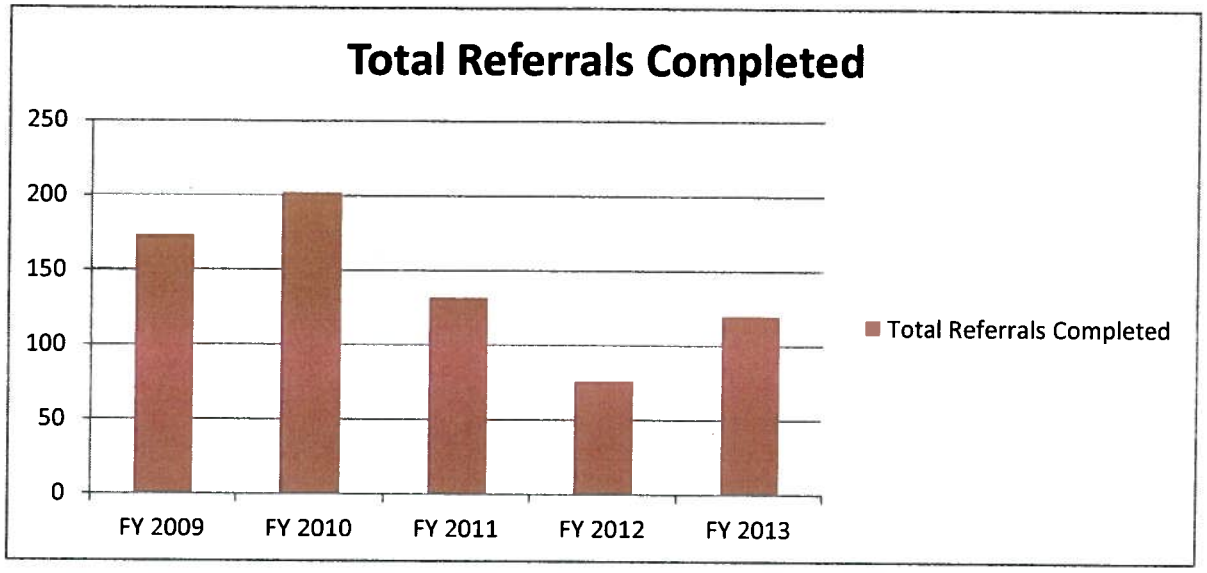
Total # of Cases Heard for the Month of June 2013: 8
(Oahu & Neighbor Islands)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	3	3
Evict w/cond	1	0
10-day cure	0	0
Withdrawn	0	0
Continued	1	0
Total	5	3

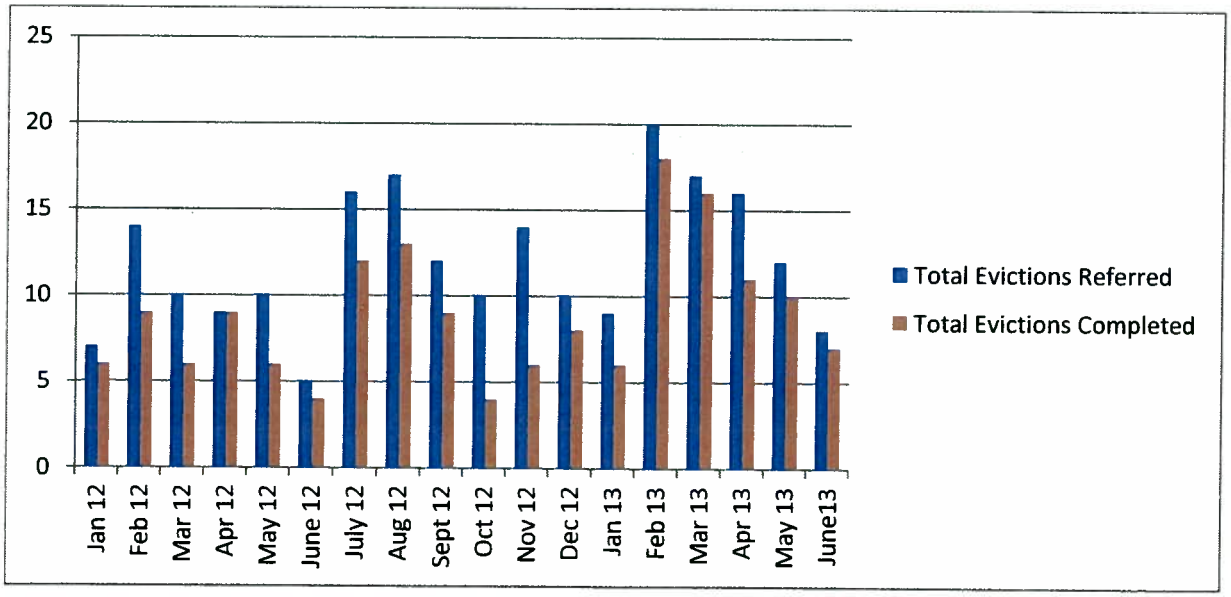
Delinquent balances for rent cases ordered evicted for month of June 2013: 8

AMP 30	Puuwai Momi	$707	AMP 43	$4,851	Ka Hale Kahaluu
AMP 31	Pumehana	$1,062	AMP 46	$2,754	Noelani

Fiscal Years 2009-2013



January 2012 - June 2013



Prepared and Reviewed by Renee Blondin-Nip on June 30, 2013

Section 8 Subsidy Programs Branch
Report for the Months of June/July 2013

A. Accomplishments

- Voucher lease up update:
  1. In June 2013 Section 8 staff worked to determine eligibility for the voucher program for 15 veteran's vouchers statewide, 4 port-in's from other states or neighbor islands, and 6 Kuhio Park Terrace applicants. HPHA is currently assisting 1986 families with voucher rental assistance payments.
  2. 2 veteran families were leased up in June 2013 on Oahu.

- 163 inspections were conducted and completed by HPHA staff in June 2013.

- The program received a total of $1,871,042 from HUD for the voucher payments and spent $1,992,514 in June 2013. HPHA expended $121,472 more than received from HUD.

- The Family Self Sufficiency (FSS) program assisted 85 Section 8 clients in June 2013.
  - Graduated 1 homeowner with escrow, working F/T & P/T
  - Facilitated Money Smart Classes
  - Completed Orientation; every Tuesday in June
  - Forty-four families currently have an escrow account

B. Fiscal Year Accomplishments:

1. The housing choice voucher program received $23,036,261 from HUD and expended $24,421,877.

2. A monthly average of 1952 families received housing assistance payments from HPHA during fiscal year 2012-2013

3. The Rent Supplement program numbers pending FMO reconciliation.

4. Family Self Sufficiency Program:

Family Self Sufficiency Fiscal Year End Totals 2013	
1. Number of Active Participants	114
2. Number of Graduates	11
3. Number of Eligible Families w/Escrow Accounts	57
4. Number of Active Escrow Accounts w/Escrow	52
5. Total Escrow Scheduled/Disbursed	$41,816.14
6. Number of Families that Increased Income	15
7. Cases Closed/Terminated	17

C. Planned Activities for Next Month

- Staff will update Elite with purge responses for the Housing Choice Voucher program waitlist by 7/31/13.
- Staff will update Elite with purge responses for the Rent Supplement Program waitlist by 9/30/13.
- Branch management will work with FSS contractor to increase the number of families participating in the FSS program.
- Conduct quarterly performance appraisals with subordinates.
- Staff will screen and fill two vacant units at Kuhio Park Towers, and nine vacant units at Palolo Valley Homes.
- The HPHA is working on the pilot program to have a more centralized applications and recertification process. Several meetings with staff and administration have taken place. HPHA will continue to keep the union informed of our progress with the pilot program.

HAWAII PUBLIC HOUSING AUTHORITY
Board Report – May 2013

AGENCY TOTAL – Variance Analysis based on any increase or (decrease) of 10% with the month of May 2013 being the basis for the variances.

INCOME STATEMENT

A. REVENUES:

HUD Operating Subsidies

The Continuing Resolution and Sequestration continues to have a decreasing effect on subsidy to the Federal Low Rent Program and the Project Based Contract Administration versus the Budget. These factors were not known at the time the budget was created. The full impact of the sequestration will began to take full effect beginning in April 2013 when the appropriation was estimated to fall in the 73 – 79% of pre-sequestration funding.

COCC Fee Income

Reflect the 8% increase in Management Fees from $58.01 to $62.51 per occupied units effective January 1, 2013 and increased occupancy.

Other Income

Primarily increase from draw down of Capital Fund $524k net of Operating Transfers out, decrease in Administrative fees from HUD due to sequestration cut and Front Line Service Fees budgeted but not billed for Section 8 Branch.

B. EXPENSES:

Administrative

The current year to date and month of March decreases from budget in Administrative Expenses result primarily from budgeted positions that were not filled during the year. The increases in cost from prior year reflects positions filled since the 2013 Fiscal Year began and decrease from budget of the Private Management Contract Administrative Fees.

Management Fees

HUD has increased the rate by 8% from $58.01 to $62.51 per occupied unit which was not foreseen when the budget was developed.

Tenant Services

Relocation costs budgeted by Palolo Valley Homes for renovation was to be paid by Capital Fund.

Maintenance

Decrease in Maintenance expenses due to a hold on expenditures that are not critical in nature until the full effect of Sequestration can be projected.

Protective Services

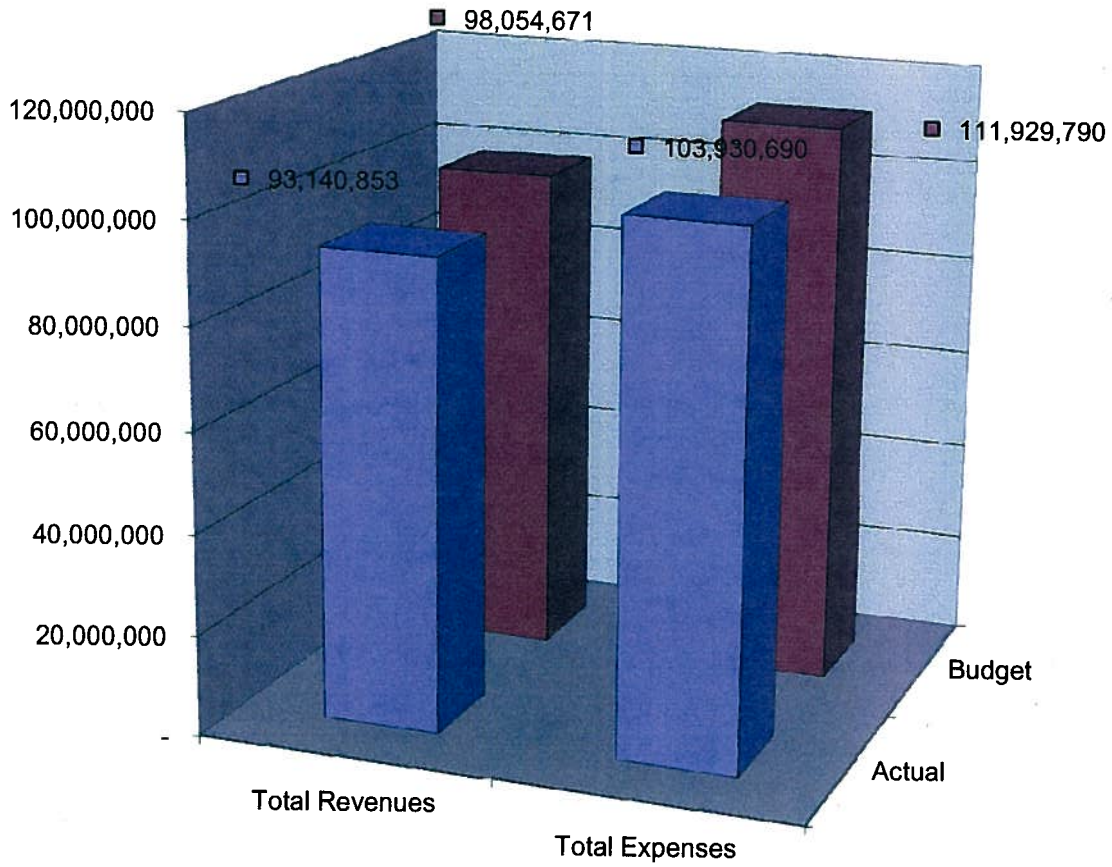
The increase in protective services expense was due to the approval of additional security contracts that were not part of the Fiscal Year 2012-2013 budget. These new security contracts are for special needs, as well as increased services at the AMPs.

OVERVIEW – Current Fiscal Year:

Due to the Federal Sequestration, HUD has notified Hawaii Public Housing Authority (HPHA) of substantial cuts to its Section 8 and Public Housing Operating subsidies which will have significant impact to HPHA Operating Budget.

Unlike previous years, HPHA has received approval to reimburse administrative and associated costs of $2 million dollars from State Capital Improvements program. These additional funds have resulted in a positive cash flow in the year to date financials.

HPHA May 31, 2012 Actual VS Budget



	Total Revenues	Total Expenses
Actual	93,140,853	103,930,690
Budget	98,054,671	111,929,790

HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,391,378	1,417,975	$ (26,597)	-2%	Dwelling Rental Income	14,863,087	15,597,725	$ (734,638)	-5%	14,878,997	$ (15,910)	0%
5,587,330	6,278,385	(691,055)	-11%	HUD Operating Subsidies	63,016,361	69,062,216	(6,045,855)	-9%	63,642,045	(625,683)	-1%
389,238	321,864	67,374	21%	COCC Fee Income	4,836,112	4,191,094	645,018	15%	4,646,013	190,099	4%
418,844	456,250	(37,406)	-8%	General Fund	4,652,302	4,689,708	(37,406)	-1%	4,891,899	(239,596)	-5%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
778,747	546,317	232,430	43%	Other Income	5,772,990	4,513,928	1,259,062	28%	3,484,763	2,288,227	66%
8,565,538	**9,020,791**	**(455,253)**	**-5%**	**Total Revenues**	**93,140,853**	**98,054,671**	**(4,913,818)**	**-5%**	**91,543,717**	**1,597,136**	**2%**
				EXPENSES							
1,047,994	1,405,993	357,999	25%	Administrative	11,379,822	15,739,231	4,359,409	28%	9,791,403	(1,588,419)	-16%
13,560	13,560	-	0%	Asset Management Fees	149,160	149,160	-	0%	-	(149,160)	0%
316,243	281,485	(34,758)	-12%	Management Fees	3,416,717	3,096,309	(320,408)	-10%	3,057,472	(359,245)	-12%
54,429	58,312	3,883	7%	Bookkeeping Fees	595,690	641,468	45,778	7%	578,001	(17,689)	-3%
4,054,891	4,182,584	127,693	3%	Housing Assistance Payments	44,649,766	46,008,424	1,358,658	3%	45,592,889	943,123	2%
78,739	99,280	20,541	21%	Tenant Services	863,783	1,092,630	228,847	21%	935,517	71,735	8%
1,200,726	1,113,403	(87,323)	-8%	Utilities	11,911,955	12,247,433	335,478	3%	11,400,251	(511,703)	-4%
1,472,925	1,657,964	185,039	11%	Maintenance	14,144,721	18,656,993	4,512,272	24%	12,682,719	(1,462,002)	-12%
222,605	165,226	(57,379)	-35%	Protective Services	1,948,114	1,841,354	(106,760)	-6%	1,876,351	(71,763)	-4%
95,441	97,734	2,293	2%	Insurance	923,723	926,015	2,292	0%	847,622	(76,101)	-9%
1,408,712	1,035,545	(373,167)	-36%	General Expenses	13,947,241	11,530,773	(2,416,468)	-21%	11,879,679	(2,067,562)	-17%
9,966,264	**10,111,086**	**144,822**	**1%**	**Total Expenses**	**103,930,690**	**111,929,790**	**7,999,100**	**7%**	**98,641,903**	**(5,288,787)**	**-5%**
$ (1,400,726)	**$ (1,090,295)**	**$ (310,431)**	**-28%**	**Net Income(Loss)**	**$ (10,789,837)**	**$ (13,875,119)**	**$ 3,085,282**	**22%**	**$ (7,098,187)**	**$ (3,691,651)**	**-52%**
				CASH BASIS:							
$ (1,400,726)	**$ (1,090,295)**	**$ (310,431)**	**-28%**	Net Income(loss) per Above	**$ (10,789,837)**	**$ (13,875,119)**	**$ 3,085,282**	**22%**	**$ (7,098,187)**	**$ (3,691,651)**	**-52%**
				Add back non cash items:							
1,213,999	954,261	259,738	27%	Depreciation Expense	13,165,780	10,507,225	2,658,555	25%	10,718,960	2,446,820	23%
59,803	25,431	34,372	135%	Bad Debt Expense	151,582	279,741	(128,159)	-46%	457,834	(306,253)	-67%
$ (126,924)	**$ (110,603)**	**$ (16,321)**	**-15%**	**TOTAL CASH BASIS**	**$ 2,527,524**	**$ (3,088,153)**	**$ 5,615,677**	**182%**	**$ 4,078,607**	**$ (1,551,084)**	**-38%**

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CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING MAY 31, 2013
AGENCY TOTAL

		MAY	APRIL	Increase (Decrease)
ASSETS:				
Cash		60,440,645	62,402,954	(1,962,308)
Receivables:				
Accrued Interest	595,271			
Tenant Receivables	1,971,943			
Other	2,305,694			
Less Allowance for Doubtful Accounts	(1,640,805)	3,232,103	3,069,442	162,661
Total receivables				
Prepaid Expenses		2,151,062	2,202,269	(51,207)
Inventories		946,351	964,378	(18,027)
Interprogram Due From		21,318,856	20,116,943	1,201,913
Interprogram Due To		(0)	-	(0)
Total Current Assets		**88,089,016**	**88,755,986**	**(666,969)**
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	524,370,174			
Furniture & Equipment	5,736,829			
Motor vehicles	1,355,056			
Construction in Progress	30,565,203			
Less: Accumulated Depreciation	(316,964,769)	266,513,820	269,993,592	(3,479,772)
Notes, Loans & Mortgage Receivable-Non Current		46,928,157	46,928,157	-
+Other Long term assets		-	-	-
Total Assets		**401,530,994**	**405,677,735**	**(4,146,741)**

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING MAY 31, 2013
AGENCY TOTAL

		MAY	APRIL	Increase (Decrease)
LIABILITIES AND EQUITY:				
Accounts Payable		573,813	388,087	185,726
Accrued Expenses		1,353,725	2,906,034	(1,552,309)
Accrued Salaries & Wages		641,898	641,898	-
Accrued Vacation		774,455	774,455	-
Accrued W/C Compensation		231,976	231,976	-
Tenant Security Deposits		739,744	740,283	(539)
Other Liabilities & Deferred Income		43,553,303	43,950,566	(397,263)
Interprogram Due To		11,045,042	10,814,866	230,177
Total Current Liabilities		**58,913,956**	**60,448,164**	**(1,534,208)**
Accrued Pension and OPEB Liability		13,949,102	13,949,102	-
Accrued Compensated Absences - Non Current		1,358,313	1,358,313	-
Net Assets:				
Restricted Net Assets	2,677,576		2,677,576	(0)
Unrestricted Net Assets	335,421,885		336,633,691	(1,211,806)
Net Income Year to Date	(10,789,837)		(9,389,111)	(1,400,726)
Total Equity		**327,309,623**	**329,922,156**	**(2,612,533)**
Total Liabilities & Equity		**401,530,994**	**405,677,735**	**(4,146,741)**

HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
1,871,042	1,968,605	(97,563)	-5%	HUD Operating Subsidies	21,165,218	21,654,655	(489,437)	-2%	19,715,448	1,449,770	7%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
140,397	152,504	(12,107)	-8%	Other Income	1,647,101	1,677,544	(30,443)	-2%	1,871,022	(223,921)	-12%
2,011,439	**2,121,109**	**(109,670)**	**-5%**	**Total Revenues**	**22,812,319**	**23,332,199**	**(519,880)**	**-2%**	**21,586,470**	**1,225,849**	**6%**
				EXPENSES							
96,482	128,831	32,349	25%	Administrative	1,421,092	1,588,138	167,046	11%	1,072,154	(348,938)	-33%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
23,280	28,244	4,964	18%	Management Fees	254,352	246,961	(7,391)	-3%	242,040	(12,312)	-5%
14,550	14,031	(519)	-4%	Bookkeeping Fees	158,970	154,341	(4,629)	-3%	151,275	(7,695)	-5%
2,007,762	1,797,820	(209,942)	-12%	Housing Assistance Payments	21,833,971	19,776,020	(2,057,951)	-10%	20,450,565	(1,383,407)	-7%
-	115	115	100%	Tenant Services	-	1,265	1,265	100%	-	-	0%
4,942	2,924	(2,018)	-69%	Utilities	29,515	32,164	2,649	8%	27,150	(2,364)	-9%
15,878	22,005	6,127	28%	Maintenance	190,324	242,055	51,731	21%	202,919	12,594	6%
-	35	35	100%	Protective Services	572	385	(187)	-49%	605	33	5%
5,944	1,332	(4,612)	-346%	Insurance	17,515	14,652	(2,863)	-20%	3,609	(13,906)	-385%
13,471	15,233	1,762	12%	General Expenses	29,936	267,563	237,627	89%	46,919	16,983	36%
2,182,309	**2,010,570**	**(171,739)**	**-9%**	**Total Expenses**	**23,936,248**	**22,323,544**	**(1,612,704)**	**-7%**	**22,197,236**	**(1,739,011)**	**-8%**
$ (170,870)	**$ 110,539**	**$ (281,409)**	**-255%**	**Net Income(Loss)**	**$ (1,123,928)**	**$ 1,008,655**	**$ (2,132,583)**	**-211%**	**$ (610,766)**	**$ (513,162)**	**-84%**
				CASH BASIS:							
$ (170,870)	**$ 110,539**	**$ (281,409)**	**-255%**	Net Income(loss) per Above	**$ (1,123,928)**	**$ 1,008,655**	**$ (2,132,583)**	**-211%**	**$ (610,766)**	**$ (513,162)**	**-84%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (170,870)	**$ 110,539**	**$ (281,409)**	**-255%**	**TOTAL CASH BASIS**	**$ (1,123,928)**	**$ 1,008,655**	**$ (2,132,583)**	**-211%**	**$ (610,766)**	**$ (513,162)**	**-84%**

053

HAWAII PUBLIC HOUSING AUTHORITY
REPAIRS & MAINTENANCE GENERAL FUND
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013					
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
107,790	-	107,790	0%	General Fund	807,324	-	807,324	0%	959,501	(152,177)	-16%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%
107,790	-	**107,790**	**0%**	**Total Revenues**	**807,324**	-	**807,324**	**0%**	**959,501**	**(152,177)**	**-16%**
				EXPENSES							
18,014	-	(18,014)	0%	Administrative	45,458	-	(45,458)	0%	191,681	146,222	76%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
6,290	-	(6,290)	0%	Maintenance	6,290	-	(6,290)	0%	21,568	15,277	71%
58,444	-	(58,444)	0%	Protective Services	58,444	-	(58,444)	0%	130,138	71,694	55%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
82,748	-	**(82,748)**	**0%**	**Total Expenses**	**110,192**	-	**(110,192)**	**0%**	**343,386**	**233,193**	**68%**
$ 25,042	**$ -**	**$ 25,042**	**0%**	**Net Income(Loss)**	**$ 697,132**	**$ -**	**$ 697,132**	**0%**	**$ 616,116**	**$ 81,016**	**0%**
				CASH BASIS:							
$ 25,042	**$ -**	**$ 25,042**	**0%**	Net Income(loss) per Above	**$ 697,132**	**$ -**	**$ 697,132**	**0%**	**$ 616,116**	**$ 81,016**	**0%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 25,042	**$ -**	**$ 25,042**	**0%**	**TOTAL CASH BASIS**	**$ 697,132**	**$ -**	**$ 697,132**	**0%**	**$ 616,116**	**$ 81,016**	**0%**

STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
2,032	69,525	(67,493)	-97%	General Fund	54,423	764,775	(710,352)	-93%	51,927	2,496	5%
78,304	-	78,304	0%	Grant Income	866,365	-	866,365	0%	663,254	203,111	31%
-	2,500	(2,500)	-100%	Other Income	-	27,500	(27,500)	-100%	21,080	(21,080)	-100%
80,337	**72,025**	**8,312**	**12%**	**Total Revenues**	**920,788**	**792,275**	**128,513**	**16%**	**736,261**	**184,528**	**25%**
				EXPENSES							
6,030	8,082	2,052	25%	Administrative	75,631	110,902	35,271	32%	93,405	17,774	19%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
624	800	176	22%	Management Fees	7,212	8,800	1,588	18%	7,932	720	9%
391	500	109	22%	Bookkeeping Fees	4,520	5,500	980	18%	4,971	451	9%
41,510	54,000	12,490	23%	Housing Assistance Payments	480,452	594,000	113,548	19%	578,291	97,839	17%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
1,187	735	(452)	-61%	Utilities	7,382	8,085	703	9%	6,794	(588)	-9%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
22	24	2	7%	Insurance	246	264	18	7%	250	5	2%
-	-	-	0%	General Expenses	(1,227)	-	1,227	0%	-	1,227	0%
49,765	**64,141**	**14,376**	**22%**	**Total Expenses**	**574,215**	**727,551**	**153,336**	**21%**	**691,644**	**117,428**	**17%**
$ 30,572	**$ 7,884**	**$ 22,688**	**288%**	**Net Income(Loss)**	**$ 346,573**	**$ 64,724**	**$ 281,849**	**435%**	**$ 44,617**	**$ 301,956**	**677%**
				CASH BASIS:							
$ 30,572	**$ 7,884**	**$ 22,688**	**288%**	Net Income(loss) per Above	**$ 346,573**	**$ 64,724**	**$ 281,849**	**435%**	**$ 44,617**	**$ 301,956**	**677%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 30,572	**$ 7,884**	**$ 22,688**	**288%**	**TOTAL CASH BASIS**	**$ 346,573**	**$ 64,724**	**$ 281,849**	**435%**	**$ 44,617**	**$ 301,956**	**677%**

State Rent Operating Subsidies is funded on a Quarterly Basis.

055

PROJECT BASED CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
2,005,618	2,200,000	(194,382)	-9%	HUD Operating Subsidies	22,335,343	24,200,000	(1,864,657)	-8%	23,476,969	(1,141,626)	-5%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
98,124	112,680	(14,556)	-13%	Other Income	1,074,076	1,239,480	(165,404)	-13%	1,209,361	(135,285)	-11%
2,103,742	**2,312,680**	**(208,938)**	**-9%**	**Total Revenues**	**23,409,419**	**25,439,480**	**(2,030,061)**	**-8%**	**24,686,330**	**(1,276,910)**	**-5%**
				EXPENSES							
3,553	17,260	13,707	79%	Administrative	63,818	189,860	126,042	66%	206,428	142,610	69%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
2,005,618	2,133,960	128,342	6%	Housing Assistance Payments	22,335,343	23,473,560	1,138,217	5%	23,476,969	1,141,626	5%
78,486	87,600	9,114	10%	Tenant Services	859,125	963,600	104,475	11%	924,096	64,971	7%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
615	710	95	13%	General Expenses	6,719	7,810	1,091	14%	6,911	192	3%
2,088,273	**2,239,530**	**151,257**	**7%**	**Total Expenses**	**23,265,005**	**24,634,830**	**1,369,825**	**6%**	**24,614,404**	**1,349,399**	**5%**
$ 15,470	**$ 73,150**	**$ (57,680)**	**-79%**	**Net Income(Loss)**	**$ 144,414**	**$ 804,650**	**$ (660,236)**	**-82%**	**$ 71,926**	**$ 72,488**	**101%**
				CASH BASIS:							
$ 15,470	**$ 73,150**	**$ (57,680)**	**-79%**	Net Income(loss) per Above	**$ 144,414**	**$ 804,650**	**$ (660,236)**	**-82%**	**$ 71,926**	**$ 72,488**	**101%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 15,470	**$ 73,150**	**$ (57,680)**	**-79%**	**TOTAL CASH BASIS**	**$ 144,414**	**$ 804,650**	**$ (660,236)**	**-82%**	**$ 71,926**	**$ 72,488**	**101%**

CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
-	-	$ -	0%	Dwelling Rental Income	-	-	$ -	0%	-	$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
317,368	242,237	75,131	31%	Management Fees	4,038,429	3,315,197	723,232	22%	3,796,864	241,565	6%
53,304	36,060	17,244	48%	Bookeeping Fees	593,440	396,660	196,780	50%	577,843	15,596	3%
13,315	13,315	-	0%	Asset Management Fees	146,465	146,465	-	0%	-	146,465	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	25,000	(25,000)	-100%	CMSS Front Line Service Fee	-	275,000	(275,000)	-100%	182,012	(182,012)	-100%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
523,829	539,583	(15,754)	-3%	General Fund	3,021,508	4,110,413	(1,088,905)	-26%	111,930	2,909,578	2599%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
(94,092)	4,167	(98,259)	-2358%	Other Income	(499,831)	45,837	(545,668)	-1190%	(145,621)	(354,210)	-243%
813,724	**860,362**	**(46,638)**	**-5%**	**Total Revenues**	**7,300,010**	**8,289,572**	**(989,562)**	**-12%**	**4,523,028**	**2,776,982**	**61%**
				EXPENSES							
524,112	676,270	152,158	22%	Administrative	5,684,985	7,334,473	1,649,488	22%	4,416,024	(1,268,962)	-29%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	1,250	1,250	100%	Tenant Services	310	13,750	13,440	98%	296	(13)	-4%
16,396	10,249	(6,147)	-60%	Utilities	119,974	112,739	(7,235)	-6%	91,123	(28,852)	-32%
223,473	96,521	(126,952)	-132%	Maintenance	1,985,863	1,171,824	(814,039)	-69%	967,269	(1,018,594)	-105%
58	354	296	84%	Protective Services	18,877	3,894	(14,983)	-385%	135,726	116,848	86%
6,282	3,598	(2,684)	-75%	Insurance	62,645	39,578	(23,067)		57,378	(5,267)	-9%
78,508	3,910	(74,598)	-1908%	General Expenses	267,411	65,744	(201,667)	-307%	193,791	(73,620)	-38%
848,829	**792,152**	**(56,677)**	**-7%**	**Total Expenses**	**8,140,065**	**8,742,002**	**601,937**	**7%**	**5,861,606**	**(2,278,459)**	**-39%**
$ (35,105)	**$ 68,210**	**$ (103,315)**	**-151%**	**Net Income(Loss)**	**$ (840,055)**	**$ (452,430)**	**$ (387,625)**	**-86%**	**$ (1,338,578)**	**$ 498,523**	**37%**
				CASH BASIS:							
$ (35,105)	**$ 68,210**	**$ (103,315)**	**-151%**	Net Income(loss) per Above	**$ (840,055)**	**$ (452,430)**	**$ (387,625)**	**-86%**	**$ (1,338,578)**	**$ 498,523**	**37%**
				Add back non cash items:							
832	667	165	25%	Depreciation Expense	9,157	7,337	1,820	25%	7,361	1,796	24%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (34,272)	**$ 68,877**	**$ (103,149)**	**-150%**	**TOTAL CASH BASIS**	**$ (830,898)**	**$ (445,093)**	**$ (385,805)**	**-87%**	**$ (1,331,217)**	**$ 500,319**	**38%**

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STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ 168,275	$ 163,538	$ 4,737	3%	Dwelling Rental Income	$ 1,827,718	$ 1,798,918	$ 28,800	2%	$ 1,793,597	$ 34,121	2%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
93,083	4,463	88,620	1986%	Other Income	1,211,191	49,093	1,162,098	2367%	1,036,816	174,375	17%
261,358	**168,001**	**93,357**	**56%**	**Total Revenues**	**3,038,909**	**1,848,011**	**1,190,898**	**64%**	**2,830,413**	**208,496**	**7%**
				EXPENSES							
15,922	57,000	41,078	72%	Administrative	195,478	644,629	449,151	70%	226,674	31,196	14%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
45,917	3,282	(42,635)	-1299%	Management Fees	375,124	36,102	(339,022)	-939%	363,143	(11,981)	-3%
4,283	4,296	14	0%	Bookkeeping Fees	46,845	47,256	411	1%	46,950	105	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	325	325	100%	Tenant Services	-	3,575	3,575	100%	-	-	0%
111,806	108,750	(3,056)	-3%	Utilities	1,134,707	1,196,250	61,543	5%	1,140,447	5,740	1%
99,540	254,019	154,479	61%	Maintenance	978,252	2,794,209	1,815,957	65%	892,342	(85,910)	-10%
43	4,000	3,957	99%	Protective Services	2,293	44,000	41,707	95%	473	(1,820)	-385%
10,752	7,308	(3,444)	-47%	Insurance	114,768	80,388	(34,380)	-43%	111,429	(3,339)	-3%
177,231	115,155	(62,076)	-54%	General Expenses	1,343,535	1,266,705	(76,830)	-6%	1,266,675	(76,861)	-6%
465,494	**554,135**	**88,641**	**16%**	**Total Expenses**	**4,191,002**	**6,113,114**	**1,922,112**	**31%**	**4,048,132**	**(142,870)**	**-4%**
$ (204,135)	**$ (386,134)**	**$ 181,999**	**47%**	**Net Income(Loss)**	**$ (1,152,093)**	**$ (4,265,103)**	**$ 3,113,010**	**73%**	**$ (1,217,719)**	**$ 65,625**	**5%**
				CASH BASIS:							
$ (204,135)	**$ (386,134)**	**$ 181,999**	**47%**	Net Income(loss) per Above	**$ (1,152,093)**	**$ (4,265,103)**	**$ 3,113,010**	**73%**	**$ (1,217,719)**	**$ 65,625**	**5%**
				Add back non cash items:							
116,602	115,155	(1,447)	-1%	Depreciation Expense	1,282,622	1,266,705	(15,917)	-1%	1,266,760	15,861	1%
59,803	-	59,803	0%	Bad Debt Expense	59,363	-	(59,363)	0%	(86)	59,448	69328%
$ (27,731)	**$ (270,979)**	**$ 240,354**	**89%**	**TOTAL CASH BASIS**	**$ 189,891**	**$ (2,998,398)**	**$ 3,037,730**	**101%**	**$ 48,956**	**$ 140,935**	**288%**

050

STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
80,478	96,410	$ (15,932)	-17%	Dwelling Rental Income	844,974	1,060,510	$ (215,536)	-20%	944,918	$ (99,944)	-11%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
31,656	840	30,816	3669%	Other Income	200,071	9,240	190,831	2065%	892,040	(691,969)	-78%
112,134	**97,250**	**14,884**	**15%**	**Total Revenues**	**1,045,045**	**1,069,750**	**(24,705)**	**-2%**	**1,836,958**	**(791,912)**	**-43%**
				EXPENSES							
24,230	29,221	4,991	17%	Administrative	258,864	330,860	71,996	22%	267,879	9,016	3%
-	548	548	100%	Asset Management Fees	-	6,028	6,028	100%	-	-	0%
20,767	-	(20,767)	0%	Management Fees	170,375	-	(170,375)	0%	164,748	(5,626)	-3%
1,935	-	(1,935)	0%	Bookkeeping Fees	22,888	-	(22,888)	0%	21,300	(1,588)	-7%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	106	106	100%	Tenant Services	-	1,166	1,166	100%	-	-	0%
74,570	76,483	1,913	3%	Utilities	729,305	841,313	112,008	13%	673,545	(55,760)	-8%
52,105	42,227	(9,878)	-23%	Maintenance	460,744	478,715	17,971	4%	554,402	93,659	17%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
13,471	13,459	(12)	0%	Insurance	158,321	148,042	(10,279)	-7%	147,885	(10,436)	-7%
71,132	27,717	(43,415)	-157%	General Expenses	768,264	304,875	(463,389)	-152%	446,847	(321,416)	-72%
258,210	**189,761**	**(68,449)**	**-36%**	**Total Expenses**	**2,568,759**	**2,110,999**	**(457,760)**	**-22%**	**2,276,607**	**(292,152)**	**-13%**
$ (146,076)	**$ (92,511)**	**$ (53,565)**	**-58%**	**Net Income(Loss)**	**$ (1,523,714)**	**$ (1,041,249)**	**$ (482,465)**	**-46%**	**$ (439,649)**	**$ (1,084,065)**	**-247%**
				CASH BASIS:							
$ (146,076)	**$ (92,511)**	**$ (53,565)**	**-58%**	Net Income(loss) per Above	**$ (1,523,714)**	**$ (1,041,249)**	**$ (482,465)**	**-46%**	**$ (439,649)**	**$ (1,084,065)**	**-247%**
				Add back non cash items:							
67,754	26,930	40,824	152%	Depreciation Expense	743,160	296,227	446,933	151%	405,148	338,012	83%
-	100	100	100%	Bad Debt Expense	15,175	1,100	14,075	1280%	37,220	(22,045)	-59%
$ (78,322)	**$ (65,481)**	**$ (12,641)**	**-19%**	**TOTAL CASH BASIS**	**$ (765,379)**	**$ (743,922)**	**$ (21,457)**	**-3%**	**$ 2,719**	**$ (768,098)**	**-28251%**

HAWAII PUBLIC HOUSING AUTHORITY
VETERANS AFFAIRS SUPPORTIVE HOUSING
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
-	-	$ -	0%	Dwelling Rental Income			$ -	0%		$ -	0%
-	196,804	(196,804)	-100%	HUD Operating Subsidies	-	2,164,844	(2,164,844)	-100%	487,121	(487,121)	-100%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%
-	**196,804**	**(196,804)**	**-100%**	**Total Revenues**	**-**	**2,164,844**	**(2,164,844)**	**-100%**	**487,121**	**(487,121)**	**-100%**
				EXPENSES							
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	196,804	196,804	100%	Housing Assistance Payments	-	2,164,844	2,164,844	100%	1,087,064	1,087,064	100%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
-	**196,804**	**196,804**	**100%**	**Total Expenses**	**-**	**2,164,844**	**2,164,844**	**100%**	**1,087,064**	**1,087,064**	**100%**
$ -	**$ -**	**$ -**	**0%**	**Net Income(Loss)**	**$ -**	**$ -**	**$ -**	**0%**	**$ (599,943)**	**$ 599,943**	**100%**
				CASH BASIS:							
$ -	**$ -**	**$ -**	**0%**	Net Income(loss) per Above	**$ -**	**$ -**	**$ -**	**0%**	**$ (599,943)**	**$ 599,943**	**100%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ -	**$ -**	**$ -**	**0%**	**TOTAL CASH BASIS**	**$ -**	**$ -**	**$ -**	**0%**	**$ (599,943)**	**$ 599,943**	**100%**

FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013					YEAR TO DATE ENDING MAY 31, 2013						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,143,241	1,161,680	$ (18,439)	-2%	Dwelling Rental Income	12,199,313	12,778,480	$ (579,167)	-5%	12,159,589	$ 39,724	0%
1,710,670	1,912,976	(202,306)	-11%	HUD Operating Subsidies	19,515,800	21,042,717	(1,526,917)	-7%	19,962,507	(446,707)	-2%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
201,087	78,576	122,511	156%	Grant Income	1,823,634	864,360	959,274	111%	1,353,107	470,527	35%
20,017	39,328	(19,311)	-49%	Other Income	268,290	432,983	(164,693)	-38%	422,431	(154,142)	-36%
3,075,014	**3,192,560**	**(117,546)**	**-4%**	**Total Revenues**	**33,807,037**	**35,118,540**	**(1,311,503)**	**-4%**	**33,897,634**	**(90,597)**	**0%**
				EXPENSES							
359,652	483,536	123,884	26%	Administrative	3,634,497	5,540,369	1,905,872	34%	3,317,158	(317,338)	-10%
13,012	13,012	-	0%	Asset Management Fees	143,132	143,132	-	0%	-	(143,132)	0%
225,655	254,952	29,297	11%	Management Fees	2,609,654	2,804,446	194,792	7%	2,279,609	(330,045)	-14%
33,270	39,485	6,215	16%	Bookkeeping Fees	362,468	434,371	71,904	17%	353,505	(8,963)	-3%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
253	9,884	9,631	97%	Tenant Services	4,348	109,274	104,926	96%	11,125	6,777	61%
991,825	914,262	(77,563)	-8%	Utilities	9,891,071	10,056,882	165,811	2%	9,461,192	(429,878)	-5%
1,064,641	1,232,147	167,506	14%	Maintenance	10,396,099	13,848,687	3,452,588	25%	9,924,478	(471,621)	-5%
164,060	160,837	(3,223)	-2%	Protective Services	1,867,928	1,793,075	(74,853)	-4%	1,609,410	(258,518)	-16%
69,141	63,016	(6,125)	-10%	Insurance	694,228	693,183	(1,045)	0%	646,272	(47,956)	-7%
1,055,568	872,862	(182,706)	-21%	General Expenses	11,392,618	9,618,529	(1,774,089)	-18%	9,919,076	(1,473,542)	-15%
3,977,076	**4,043,993**	**66,917**	**2%**	**Total Expenses**	**40,996,042**	**45,041,948**	**4,045,906**	**9%**	**37,521,825**	**(3,474,217)**	**-9%**
$ (902,063)	**$ (851,433)**	**$ (50,630)**	**-6%**	**Net Income(Loss)**	**$ (7,189,005)**	**$ (9,923,408)**	**$ 2,734,403**	**28%**	**$ (3,624,190)**	**$ (3,564,815)**	**-98%**
				CASH BASIS:							
$ (902,063)	**$ (851,433)**	**$ (50,630)**	**-6%**	Net Income(loss) per Above	**$ (7,189,005)**	**$ (9,923,408)**	**$ 2,734,403**	**28%**	**$ (3,624,190)**	**$ (3,564,815)**	**-98%**
				Add back non cash items:							
1,028,810	811,509	(217,301)	-27%	Depreciation Expense	11,130,841	8,936,956	(2,193,885)	-25%	9,039,690	2,091,150	23%
-	25,331	25,331	100%	Bad Debt Expense	77,044	278,641	201,597	72%	420,700	(343,656)	-82%
$ 126,747	**$ (14,593)**	**$ 141,340**	**969%**	**TOTAL CASH BASIS**	**$ 4,018,879**	**$ (707,811)**	**$ 4,726,690**	**668%**	**$ 5,836,200**	**$ (1,817,321)**	**-31%**

HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)

MONTH OF MAY, 2013				ACCRUAL BASIS	YEAR TO DATE ENDING MAY 31, 2013						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
$ 299,273	$ 302,544	$ (3,271)	-1%	Asset Management Project - 30	$ 3,253,183	$ 3,327,989	$ (74,806)	-2%	$ 3,029,234	$ 223,949	7%
319,195	297,096	22,099	7%	Asset Management Project - 31	2,983,753	3,268,056	(284,303)	-9%	2,855,714	128,039	4%
274,571	306,530	(31,959)	-10%	Asset Management Project - 32	3,515,535	3,372,205	143,330	4%	3,567,056	(51,521)	-1%
238,557	251,409	(12,852)	-5%	Asset Management Project - 33	2,561,675	2,765,499	(203,824)	-7%	2,652,863	(91,187)	-3%
347,169	351,818	(4,649)	-1%	Asset Management Project - 34	3,767,238	3,869,989	(102,751)	-3%	3,762,946	4,292	0%
367,662	345,946	21,716	6%	Asset Management Project - 35	4,102,265	3,805,406	296,859	8%	3,910,156	192,109	5%
156,270	149,025	7,245	5%	Asset Management Project - 37	1,549,935	1,639,275	(89,340)	-5%	1,730,688	(180,753)	-10%
194,042	191,146	2,896	2%	Asset Management Project - 38	1,946,033	2,102,615	(156,582)	-7%	2,040,299	(94,265)	-5%
113,124	116,078	(2,954)	-3%	Asset Management Project - 39	1,289,319	1,276,858	12,461	1%	1,266,859	22,461	2%
150,204	193,749	(43,545)	-22%	Asset Management Project - 40	1,919,407	2,131,239	(211,832)	-10%	2,192,439	(273,032)	-12%
114,679	124,642	(9,963)	-8%	Asset Management Project - 43	1,250,888	1,371,062	(120,174)	-9%	1,268,540	(17,652)	-1%
152,362	172,681	(20,319)	-12%	Asset Management Project - 44	1,786,613	1,899,491	(112,878)	-6%	1,798,514	(11,900)	-1%
131,549	152,417	(20,868)	-14%	Asset Management Project - 45	1,440,628	1,676,587	(235,959)	-14%	1,420,790	19,838	1%
51,476	61,225	(9,749)	-16%	Asset Management Project - 46	589,635	673,475	(83,840)	-12%	593,287	(3,651)	-1%
87,270	84,230	3,040	4%	Asset Management Project - 49	937,746	926,530	11,216	1%	888,067	49,679	6%
77,611	92,024	(14,413)	-16%	Asset Management Project - 50	913,183	1,012,264	(99,081)	-10%	920,185	(7,002)	-1%
$ 3,075,014	**$ 3,192,560**	**$ (117,546)**	**-4%**	**Total Revenues**	**$ 33,807,037**	**$ 35,118,540**	**$ (1,311,503)**	**-4%**	**$ 33,897,634**	**$ (90,597)**	**0%**
				NET INCOME(LOSS)							
$ (100,399)	$ (150,299)	$ 49,900	33%	Asset Management Project - 30	(1,057,138)	(1,664,103)	$ 606,965	36%	(1,229,825)	$ 172,687	14%
(127,566)	(103,041)	(24,525)	-24%	Asset Management Project - 31	(1,171,563)	(1,135,958)	(35,605)	-3%	(1,037,473)	(134,089)	-13%
79,363	(6,916)	86,279	1248%	Asset Management Project - 32	297,944	(223,136)	521,080	234%	737,187	(439,243)	-60%
(19,183)	(45,529)	26,346	58%	Asset Management Project - 33	(283,458)	(687,560)	404,102	59%	124,512	(407,970)	-328%
(38,409)	(28,842)	(9,567)	-33%	Asset Management Project - 34	250,080	(313,797)	563,877	180%	522,961	(272,881)	-52%
(5,928)	(65,434)	59,506	91%	Asset Management Project - 35	(18,016)	(730,501)	712,485	98%	214,342	(232,358)	-108%
(153,650)	(157,580)	3,930	2%	Asset Management Project - 37	(1,852,699)	(1,744,372)	(108,327)	-6%	(1,417,954)	(434,745)	-31%
(56,008)	(10,489)	(45,519)	-434%	Asset Management Project - 38	(142,439)	(144,697)	2,258	2%	215,240	(357,679)	-166%
(69,423)	(37,469)	(31,954)	-85%	Asset Management Project - 39	(698,082)	(516,039)	(182,043)	-35%	(110,952)	(587,131)	-529%
(35,897)	(5,366)	(30,531)	-569%	Asset Management Project - 40	10,511	(69,432)	79,943	115%	(123,350)	133,862	109%
(92,012)	(18,563)	(73,449)	-396%	Asset Management Project - 43	(808,163)	(211,483)	(596,680)	-282%	(425,684)	(382,480)	-90%
(117,004)	(75,596)	(41,408)	-55%	Asset Management Project - 44	(543,948)	(843,264)	299,316	35%	(359,428)	(184,520)	-51%
(68,864)	(58,272)	(10,592)	-18%	Asset Management Project - 45	(530,553)	(651,249)	120,696	19%	(328,180)	(202,373)	-62%
(53,835)	(31,490)	(22,345)	-71%	Asset Management Project - 46	(434,199)	(346,390)	(87,809)	-25%	(251,106)	(183,093)	-73%
(45,865)	(60,198)	14,334	24%	Asset Management Project - 49	(434,278)	(671,651)	237,373	35%	(422,734)	(11,544)	-3%
2,617	3,651	(1,034)	-28%	Asset Management Project - 50	226,995	30,224	196,771	651%	268,254	(41,259)	-15%
$ (902,063)	**$ (851,433)**	**$ (50,630)**	**-6%**	**Total Net Income(Loss)**	**$ (7,189,005)**	**$ (9,923,408)**	**$ 2,734,403**	**28%**	**$ (3,624,190)**	**$ (3,564,815)**	**-98%**

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HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE TEN MONTHS ENDING MAY 31, 2013
(Amounts in Full Dollars)
CASH BASIS

MONTH OF MAY, 2013				YEAR TO DATE ENDING MAY 31, 2013						
		Variance				Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
$ 299,273	$ 302,544	$ (3,271)	-1%	Asset Management Project - 30	$ 3,253,183	$ 3,327,989	$ (74,806)	-2%	$ 3,029,234	$ 223,949	7%
319,195	297,096	22,099	7%	Asset Management Project - 31	2,983,753	3,268,056	(284,303)	-9%	2,855,714	128,039	4%
274,571	306,530	(31,959)	-10%	Asset Management Project - 32	3,515,535	3,372,205	143,330	4%	3,567,056	(51,521)	-1%
238,557	251,409	(12,852)	-5%	Asset Management Project - 33	2,561,675	2,765,499	(203,824)	-7%	2,652,863	(91,187)	-3%
347,169	351,818	(4,649)	-1%	Asset Management Project - 34	3,767,238	3,869,989	(102,751)	-3%	3,762,946	4,292	0%
367,662	345,946	21,716	6%	Asset Management Project - 35	4,102,265	3,805,406	296,859	8%	3,910,156	192,109	5%
156,270	149,025	7,245	5%	Asset Management Project - 37	1,549,935	1,639,275	(89,340)	-5%	1,730,688	(180,753)	-10%
194,042	191,146	2,896	2%	Asset Management Project - 38	1,946,033	2,102,615	(156,582)	-7%	2,040,299	(94,265)	-5%
113,124	116,078	(2,954)	-3%	Asset Management Project - 39	1,289,319	1,276,858	12,461	1%	1,266,859	22,461	2%
150,204	193,749	(43,545)	-22%	Asset Management Project - 40	1,919,407	2,131,239	(211,832)	-10%	2,192,439	(273,032)	-12%
114,679	124,642	(9,963)	-8%	Asset Management Project - 43	1,250,888	1,371,062	(120,174)	-9%	1,268,540	(17,652)	-1%
152,362	172,681	(20,319)	-12%	Asset Management Project - 44	1,786,613	1,899,491	(112,878)	-6%	1,798,514	(11,900)	-1%
131,549	152,417	(20,868)	-14%	Asset Management Project - 45	1,440,628	1,676,587	(235,959)	-14%	1,420,790	19,838	1%
51,476	61,225	(9,749)	-16%	Asset Management Project - 46	589,635	673,475	(83,840)	-12%	593,287	(3,651)	-1%
87,270	84,230	3,040	4%	Asset Management Project - 49	937,746	926,530	11,216	1%	888,067	49,679	6%
77,611	92,024	(14,413)	-16%	Asset Management Project - 50	913,183	1,012,264	(99,081)	-10%	920,185	(7,002)	-1%
$ 3,075,014	**$ 3,192,560**	**$ (117,546)**	**-4%**	**Total Revenues**	**$ 33,807,037**	**$ 35,118,540**	**$ (1,311,503)**	**-4%**	**$ 33,897,634**	**$ (90,597)**	**0%**
				NET INCOME(LOSS)							
423	(34,073)	$ 34,496	101%	Asset Management Project - 30	67,981	(385,599)	$ 453,580	118%	(62,955)	$ 130,936	208%
34,952	49,653	(14,701)	-30%	Asset Management Project - 31	598,474	535,364	63,110	12%	647,202	(48,728)	-8%
103,344	7,067	96,276	1362%	Asset Management Project - 32	512,605	(69,323)	581,928	839%	903,696	(391,091)	-43%
42,762	6,745	36,017	534%	Asset Management Project - 33	409,690	(112,546)	522,236	464%	716,606	(306,916)	-43%
1,185	6,939	(5,754)	-83%	Asset Management Project - 34	685,620	79,794	605,826	759%	912,240	(226,620)	-25%
64,286	(25,344)	89,630	354%	Asset Management Project - 35	761,374	(289,511)	1,050,885	363%	681,115	80,259	12%
11,060	(34,122)	45,182	132%	Asset Management Project - 37	(37,387)	(386,334)	348,947	90%	(851)	(36,537)	-4296%
(11,274)	9,538	(20,812)	-218%	Asset Management Project - 38	265,282	94,251	171,031	181%	475,862	(210,579)	-44%
(12,927)	(26,911)	13,984	52%	Asset Management Project - 39	(78,231)	(399,901)	321,670	80%	46,467	(124,698)	-268%
(35,897)	(4,643)	(31,254)	-673%	Asset Management Project - 40	10,608	(61,479)	72,087	117%	39,978	(29,370)	-73%
(20,089)	24,919	(45,008)	-181%	Asset Management Project - 43	(12,266)	266,819	(279,085)	-105%	74,464	(86,730)	-116%
(29,978)	18,180	(48,158)	-265%	Asset Management Project - 44	415,243	188,272	226,971	121%	645,781	(230,538)	-36%
(4,484)	6,106	(10,590)	-173%	Asset Management Project - 45	176,074	56,909	119,165	209%	387,658	(211,584)	-55%
(15,133)	(8,769)	(6,364)	-73%	Asset Management Project - 46	(10,032)	(96,459)	86,427	90%	63,155	(73,187)	-116%
(5,258)	(14,686)	9,428	64%	Asset Management Project - 49	13,632	(171,019)	184,651	108%	24,250	(10,618)	-44%
3,774	4,808	(1,034)	-22%	Asset Management Project - 50	240,212	42,951	197,261	459%	281,531	(41,319)	-15%
$ 126,747	**$ (14,593)**	**$ 141,340**	**969%**	**Total Net Income(Loss)**	**$ 4,018,879**	**$ (707,811)**	**$ 4,726,690**	**668%**	**$ 5,836,200**	**$ (1,817,321)**	**-31%**

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Contract & Procurement Office
Report for the Months of June/July 2013

A. HUD Procureme nt Assessment

The U.S. Department of Housing and Urban Development (HUD) closed its decade long Corrective Action Order with the Hawaii Public Housing effective June 28, 2013. In September 2002, the U.S. Department of Housing and Urban Development issued a Corrective Action Order to the Hawaii Public Housing Authority which indicated that the agency was at risk of not meeting the statutory deadline for $10-$12 million in Capital Funds awarded to the HPHA, including a history of management and capacity shortfalls. The Corrective Action Order stipulated that HUD has review authority over the solicitation process including the final approval concerning the awarding of contracts.

In considering the termination and/or amendment of the Corrective Action Order the HUD office conducted an assessment of the HPHA's procurement capacity and its ability to administer the Capital Fund program.

B. Contract (s) Executed in June 2013:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
ASO 09-01-SC06	**Emphasys Computer Solutions, Inc. dba Emphasys software** Provide Post Implementation Follow-Up Services and Extension of Time of 3-Months to Continue the Upgrade to the Windows Based Elite System End Date: September 30, 2013	$245,742.31	$1,213,123.27
CMS 13-13	**Aqua Engineers, Inc.** Provide Individual Waste Water System Maintenance for Hale Hoolulu, Kalaheo Homes and Kekaha Haaheo (AMP 37) on the Island of Kauai for a 36-month Period End Date: 36 Months from Notice to Proceed		$457,419.39
CMS 13-12	**Austin, Tsutumi & Associates, Inc.** Provide Design and Consultant Services for Site and Roadway Improvements at Kuhio Park Terrace (AMP 40) on the Island of Oahu End Date: 630 Calendar Days from Notice to Proceed		$206,403.62

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 13-11	**Kim & Shiroma Engineers, Inc.** Provide Design and Consultant Services for Repair to Sewer Pipes at the HPHA's School Offices on the Island of Oahu End Date: 360 Days from Notice to Proceed		$13,507.63
CMS 13-10	**Artistic Builders Corporation** Provide Labor, Materials and Equipment for Renovation of 4 Vacant Units at Kapaa (AMP 38) on the Island of Kauai Completion Date: 90 Calendar Days from Notice to Proceed		$298,475.09
CMS 13-09	**Coastal Construction Co., Inc.** Provide Labor, Materials and Equipment for Reroof and Renovation to Ke Kumu Ekolu and Structural Repair to Ke Kumu Elua (AMP 46) on the Island of Hawaii Completion Date: 300 Calendar Days from Notice to Proceed		$2,484,052.00
CMS 12-01-SC01	**INK ARCH, LLC** Provide Additional Design and Consultant Services for Accessible Route and Additional Parking Stalls at Lanakila Homes (AMP 37) on the Island of Hawaii End Date: February 14, 2015	$89,994.10	$133,939.75
CMS 11-15-CO06	**Society Contracting, LLC** Provide Additional Labor, Materials and Equipment and Extension of Time of 57 Calendar Days to Renovate 4 Vacant Units at Kauiokalani (AMP 44), 3 Vacant Units at Waimaha-Sunflower (AMP 44), 2 Vacant Units at Maili II (AMP 44), 4 Vacant Units at Nanakuli Homes (AMP 44), 2 Vacant Units at Kupuna Home O Waialua (AMP 49) and 17 Vacant Units at Wahiawa Terrace (AMP 49) on the Island of Oahu Completion Date: August 10, 2013	n/a	$1,946,021.81

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 11-15-CO05	**Society Contracting, LLC** Provide Additional Labor, Materials and Equipment and Extension of Time of 27 Calendar Days to Renovate 4 Vacant Units at Kauiokalani (AMP 44), 3 Vacant Units at Waimaha-Sunflower (AMP 44), 2 Vacant Units at Maili II (AMP 44), 4 Vacant Units at Nanakuli Homes (AMP 44), 2 Vacant Units at Kupuna Home O Waialua (AMP 49) and 17 Vacant Units at Wahiawa Terrace (AMP 49) on the Island of Oahu Completion Date: June 14, 2013	n/a	$1,946,021.81
CMS 11-02-SC05	**Ralph S. Inouye Co., Ltd** Provide Additional Labor, Materials and Equipment and Extension of Time of 180 Calendar Days for Building Improvements to Hale Poai (MU 42) on the Island of Oahu Completion Date: July 14, 2014	$878,749.00	$2,550,294.00
CMS 10-29-SC01	**O & M Enterprises** Continue to Provide Operational and Preventive Maintenance Services for the Sewage Lift Pump Station at Wahiawa Terrace (AMP 49) on the Island of Oahu for an Additional 12-month Period End Date: July 15, 2014	$8,220.00	$32,880.00
CMS 10-27-SC02	**GYA Architects, Inc.** Provide Additional Design and Consultant Services and Extension of Time of 300 Calendar Days to Renovate 4 Vacant Units at Kauiokalani (AMP 44), 3 Vacant Units at Waimaha-Sunflower (AMP 44), 2 Vacant Units at Maili II (AMP 44), 4 Vacant Units at Nanakuli Homes (AMP 44), 2 Vacant Units at Kupuna Home O Waialua (AMP 49) and 17 Vacant Units at Wahiawa Terrace (AMP 49) on the Island of Oahu End Date: January 29, 2014	$32,913.00	$476,620.59
CMS 10-22-SC04	**Group 70 International, Inc.** No-Cost Extension of Time of 696 Calendar Days to Provide Design and Consultant Services for Site and Dwelling Improvements to Hale Hoolulu , Kalaheo Homes, and Hale Nana Kai O Kea (AMP 38) on the Island of Kauai End Date: April 25, 2015	n/a	$728,505.37

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 10-13-SC02	**Okada Trucking Co., Ltd.** Provide Additional Labor, Materials and Equipment for Modernization and Maintenance of Elevators at AMP 34 (Kalakaua Homes, Makua Alii, Paoakalani) and AMP 35 (Kalanihuia, Pumehana, Punchbowl Homes, Makamae) on the Island of Oahu Completion Date: May 29, 2014	$1,082,224.55	$4,255,055.33
PMB 13-03	**Transportation Concepts, Inc. dba Pacific** Appliance Group, Inc. Provide Electric Refrigerators for Various State and Federal Low Income Public Housing Properties Statewide End Date: June 30, 2014		$780,071.88
PMB 11-07-SC02	**Pacific Waste, Inc.** Continue to Provide Refuse Collection Services for Lanakila Homes, Hale Aloha O Puna, Hale Olaloa, Kauhale O Hanakahi, Lokahi, Pahala, Pomaikai Homes, Punahele Homes (AMP 37) and Ka Hale Kahaluu, Hale Hookipa, Kaimalino, Kealakehe, Nani Olu (AMP 43) on the Island of Hawaii for an Additional 12-month Period End Date: June 30, 2014	$196,058.40	$590,046.00
PMB 11-08-SC02	**Maui Waste Services, Inc.** Continue to Provide Refuse Collection Services for Kaheklii Terrace, David Malo Circle, Piilani Homes, Makani Kai Hale (AMP 39) on the Island of Maui for an Additional 12-month Period End Date: June 30, 2014	$44,796.60	$131,411.10
PMB 11-09-SC04	**Support Services Group, LLC** Continue to Provide Refuse Collection Services for Kalihi Valley Homes, Hauiki Homes, Puahala Homes (AMP 31), Kalakaua Homes, Makua Alii, Paoakalani (AMP 34), Kuhio Park Terrace – Low Rise, Kuhio Homes (AMP 40), and Palolo Valley Homes (AMP 50) on the Island of Oahu for an Additional 12-month Period End Date: June 30, 2014	$378,650.39	$1,132,736.07

Contract No.	Contractor & Description	Supp. Amount	Total Amount
PMB 11-10-SC03	**Transportation Concepts, Inc. dba Pacific Appliance Group, Inc.** Continue to Provide Gas and Electric Ranges for Various State and Federal Low Income Public Housing Properties Statewide for an Additional 12-month Period End Date: June 30, 2014	$496,619.56	$1,457,379.93
PMB 11-11-SC02	**Rolloffs Hawaii LLC** Clarifies Compensation and Payment Schedule to Include Disposal Fees for Disposal of Bulky Items End Date: June 30, 2013	n/a	$672,547.44
PMB 11-11-SC03	**Rolloffs Hawaii LLC** Continue to Provide Refuse Collection Services for Puuwai Momi, Hale Laulima, Salt Lake Apartments, Waipahu I, Waipahu II (AMP 30), Punchbowl Homes, Kalanihuia, Makamae, Spencer House, Pumehana (AMP 35), Waimaha-Sunflower, Kauiokalani, Maili I, Maili II, Nanakuli Homes (AMP 44), Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Kauhale Ohana, Waimanalo Homes (AMP 45), Kauhale Nani, Wahiawa Terrace, Kupuna Home O Waialua (AMP 49), and Hale Poai, Halia Hale, Kamalu, Hoolulu, Laiola (MU 42) on the Island of Oahu for an Additional 12-month Period End Date: June 30, 2014	$348,039.91	$1,020,587.35
PMB 11-13-SC02	**Maximum Events Security** Continue to Provide Security Services at Kalakaua Homes (AMP 34), Makua Alii (AMP 34) and Paoakalani (AMP 34) on the Island of Oahu for an Additional 12-month Period End Date: June 30, 2014	$92,601.60	$275,738.72
PMB 11-14-SC03	**Honolulu Disposal Service, Inc.** Continue to Provide Refuse Collection Services at Mayor Wright Homes (AMP 32), Kamehameha Homes (AMP 33) and Kaahumanu Homes (AMP 33) on the Island of Oahu for an Additional 12-month Period End Date: June 30, 2014	$198,893.88	$594,147.96

Fiscal Year Summary (7/1/12 – 6/13/13):

Number of Central Stores Requisitions/Purchase Orders/pCards Processed:

Type	No.
Central Stores Requisitions	259
Purchase Orders	1,657
pCard (Total)	389
pCard (under $1,000)	323
pCard (over $1,000)	66
Total	2,694

Number of Solicitations Issued:

Type	No.
Invitation-for-Bids	13
Request-for-Proposals	1
Request-for-Qualifications	1
Total	15

Number of Protests Received:

Type	No.
Small Purchase	0
Invitation-for-Bids	0
Request-for-Proposals	0
Request-for-Qualifications	0
Total	0

Number of Contracts Processed:

Branch/Office	No.	Amount
Compliance Office	1	$6,000
Construction Management Branch	59	$16,236,805
Information Technology Office	3	$231,304
Planning and Evaluation Office	1	$200,000
Property Management and Maintenance Services Branch	49	$12,472,850
Total	113	$29,146,960

COMPLIANCE OFFICE
Report for the Months of June/July 2013

A. Accomplishments for June

- Resolved 26 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act. Requests were approved for:

    a. Transfers to accessible or ground floor units (6);

    b. Transfer of unit for other reasons (3);

    c. Installation of air conditioning (2);

    d. Service animal (4); and

    e. Reserved parking (1).

- Continued to work on the filing of Declarations of Trust for all of the federally assisted public housing projects;

- Continued to administer contract with National Center for Housing Management for HPHA Self-evaluation and transition plan, including coordinating reinspections of properties that have undergone substantial improvements, and working with the Construction Management Branch to plan for the construction or retrofit of accessible units and accessible routes within the properties;

- Continued to pursue proposed changes to the Hawaii Administrative Rules pertaining to the federally assisted low-income public housing program and eviction procedure;

- Attended Certified Occupancy training;

- Assisted Property Management Branch with the implementation of the non-smoking policy; and

- Continued to work with managers to fulfill reasonable accommodation and modification requests, and monitor the fulfillment of approved reasonable accommodation and modification requests.

B. Planned activities for July and August

- We continue to be at a standstill on the adoption and implementation of administrative rule changes. Rules are awaiting DHS review and forwarding to the Governor's office in order for HPHA to schedule public hearings.

- Continue to administer contract with National Center for Housing Management for HPHA Self-evaluation and transition plan, including coordinating with the Construction Management Branch to plan for the construction of accessible and hearing/sight-impaired units in compliance with federal accessibility laws;

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- Continue to work with various Branches and Offices to develop a comprehensive plan to address audit findings and tracking and monitoring mechanism;
- Finalize the HPHA policy on the Violence Against Women Act;
- Pursue adoption of proposed changes to the Pets Policy for the Federally Assisted Low-Income Public Housing Program;
- Submit draft HPHA Language Access Action Plan to the Office of the Executive Director for discussion and approval;
- Prepare for translations of vital documents;
- Implement revised changes to the HPHA reasonable accommodations policy and forms;
- Continue to timely process tenant requests for reasonable accommodations and modifications under the Fair Housing Act; and
- Work with the Attorney General's office on the Mayor Wright Homes litigation.

C. Accomplishments for Fiscal Year 2012-2013

- Processed approximately 408 requests for reasonable accommodations.
- Summary of approved commonly requested reasonable accommodations

Month	Accessibility unit transfers	Other transfers	Service animals	AC/Other Utility Allowance	Parking
July	3	7	3	3	0
Aug.	5	3	6	3	0
Sept.	4	6	4	3	0
Oct.	6	3	8	8	0
Nov.	2	4	3	10	0
Dec.	5	2	4	3	0
Jan.	3	5	4	4	0
Feb.	5	0	2	2	1
Mar.	5	1	1	1	0
Apr.	4	1	0	6	1
May	13	2	8	4	2
June	6	3	4	2	0

- Hired one Housing Compliance & Evaluation Specialist;
- No new discrimination complaints filed with the HCRC or HUD that required action on HPHA's part;
- Two outstanding discrimination complaints filed with HCRC closed due to no basis;

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- Attended training on:
  - Residential accessible design standards
  - Section 504 inspections
  - Occupancy specialist
  - Federal procurement rules
  - Conference on affordable housing in high cost areas
  - Conference on language access
  - Elite system

- Coordinated training on:
  - Fair Housing training for HPHA staff, property management contractors, and public housing residents
  - Language access
  - Violence against Women's Act (VAWA) (for managers)
  - Confirmatory letters (for managers)
  - Reasonable accommodations (for Section 8 branch staff)

- Assisted with pursuing proposed changes to the Hawaii Administrative Rules, Chapter 17-2020, Evictions – Practice and Procedures, and Chapter 17-2028, Federally Assisted Public Housing Program;

- Assisted with the adoption of the PHA Annual Plan for Fiscal Year 2013-2014; and

- Assisted with the procurement of title reports and filing of confirmations of ownership for the Declarations of Trust for the public housing properties.

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Planning and Evaluation Office
June/July 2013

A. Choice Neighborhoods Initiative Grantee Convening Washington DC – June 26, 2013

- Representing the Choice Neighborhoods Initiative (CNI) Planning Grant awardee for the Kuhio Park Low Rises – Hawaii Public Housing Authority Planner Benjamin Park, Honolulu City Councilmember Joey Manahan (Neighborhood Taskforce Chair) and Better Tomorrows / Michaels Organization Representative Anni Peterson.

- There were 33 planning grantees and 2 implementation grantees in attendance.

- There was a lot of discussion around CNI being a part of the broader "Ladders of Opportunity" initiative, and that the designation of "Promise Zones" is the latest move by the White House to support communities that are able to effectively bring together the synergy of activities supported by the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Transportation, U.S. Department of Justice, U.S. Department of Health and Human Services, U.S. Department of Education, etc. - i.e. we need to look at the programs by these other departments and be sure to reference them as a part of our plan.

  - Director Turbov asked about what types of programs grantees would like to see that would be helpful in moving forward with plans that didn't cost $400 million.
  - Common theme across all grantees was the involvement of universities and colleges as partners in the transformation planning effort.
  - Discussion about how very hard it is to move a plan forward if you don't have an implementation grant, especially as it relates to the housing component.
  - Discussed whether the planning grant made possible things that were not possible before - clearly the poster child for impact/possibility of CNI is Mount Vernon Manor in Philadelphia.

- Possible research opportunity for grantees – "Housing as aPlatform for Quality of Life" (PD&R) is working together with research partners on this topic and is seeking demonstration programs to study. The grantees would put up 50% of the total cost while HUD would put up the other 50%. I don'tknow of any grantees that might be interested in exploring this further.

B. "No Smoking" Policy

- The "No Smoking" lease addendum has being vetted by the Attorney General's office, and will be issued as soon as the Administrative Rules process has concluded.

- Received email communication from the U.S. Department of Housing and Urban Development Program Environmental Clearance Officer Ms. Karen M. Griego and updated her on the status of the Hawaii Public Housing Authority's "No Smoking" policy.

C. Hawaii Public Housing Authority – Hawaii Administrative Rules – Status

- Chapter 17-2020 Hawaii Administrative Rules and Chapter 17-2028 Hawaii Administrative Rules are awaiting Governor Abercrombie's approval to hold an anticipated public hearing date for the August 23, 2013 or August 30, 2013 at 1 pm on Oahu, Maui, Hawaii and Kaui. DHS Director expressed concerns and are still holding the HPHA's draft administrative rules. Public Hearings will be delayed.

D. Information Office Activities (Media Inquiries)

- On June 28, 2013, the U.S. Department of Housing and Urban Development (HUD) recognized the great efforts and tremendous improvements at the Hawaii Public Housing Authority (HPHA) and decided to remove the HPHA from the Corrective Action Order that the agency was under for over a decade. A press release was emailed on July 1, 2013 to every television news station, as well as the StarAdvertiser.

- Uploaded to the Office of Information Practices a spreadsheet of all Public Information Requests from January 2013 to June 2013.

E. Legislative

- The 2013 Legislative Session adjourned May 2, 2013. All bills that were not passed by the Legislature will "Carry Over" to 2014.

- Worked with OED to develop and present Comments and Recommendations to the Governor on passed measures.

HB 87 SD2, CD1 - Broadens the petty misdemeanor crime of criminal trespass in the second degree to include a person who enters or remains unlawfully in or upon the premises of a public housing project or state low-income housing project after a reasonable request or warning to leave by housing authorities or a police officer; provided that no warning or request is necessary when property is

closed and signage appropriately placed and using certain letter size provides notification of closure. Effective January 1, 2014 (HB87 CD1)

HPHA Position – Support
CD 1 – penalty is misdemeanor – ACT 145

HB 514 HD2, SD1 - Establishes the state income tax and obligations exemption for public housing agencies among the laws governing the Hawaii Public Housing Authority. Effective upon approval. (HB 514 SD1)

HPHA Position – Support
SD 1 – ACT 146

HB 536 HD1, SD2, CD1 - Clarifies preference in state low-income housing for disabled veterans. Authorizes the Hawaii Public Housing Authority to disqualify any applicant or tenant from state low-income housing if the applicant, tenant, or a household member owns or acquires a home within the State.Effective upon approval. (HB536 CD1)

HPHA Position – Support
CD1 – ACT 223

HB 888 HD2, SD1, CD1 - Establishes a process whereby the Hawaii Public Housing Authority may dispose of abandoned or seized property that it has acquired on state low-income housing projects. Effective July 1, 2013. (HB888 CD1)

Effective July 1, 2013. (HB888 CD1)
HPHA Position – Support
CD 1 – went back to original measure language – ACT 147

SENATE BILLS THAT PASSED

SB 82 SD1, HD2, CD1 - Authorizes Hawaii Public Housing Authority to receive, use, and dispose of property and sell real property subject to legislative approval; receive gifted property to benefit public housing residents; and use volunteer services. Directs the Hawaii Public Housing Authority to make available not less than fifty per cent of available federal and state low-income housing units for applicants without preference and up to fifty per cent of available federal and state low-income housing units for applicants with preference. Effective July 1, 2013. (SB82 CD1)

HPHA Position – Support
CD 1 – Preference Up To 50% –ACT148

SB 84 HD2, CD1 - Expands the scope of the definition of "public housing project" to include any housing project controlled or managed by the Hawaii Public Housing Authority pursuant to federally assisted housing. Excludes state-owned public housing. Effective upon approval. (SB84 CD1)
HPHA Position – Support
CD 1 – ACT 149

SB 88 SD1, HD2, CD1 - Prohibits possessing open liquor containers in the common areas in state and federal public housing projects. Effective Upon Approval. (SB88 CD1)

HPHA Position – Support
CD 1 – No Open Container of any Kind – ACT 150

SB 94 HD2, CD1 - Provides for the appointment of a House of Representatives member and a Senate member to serve as alternate members on the Hawaii Interagency Council on Homelessness in the absence of the House and Senate member, respectively. Provides for the appointment of a representative of the Hawaii public housing authority on the Hawaii Interagency Council on Homelessness. Effective upon approval. (SB94 CD1)

HPHA Position – Support
CD 1 – HPHA is on the Council – ACT 76

SB 305 SD1, HD1, CD1 - Authorizes the Hawaii public housing authority to develop public housing projects. Authorizes the Hawaii public housing authority to develop commercial and industrial properties and sell or lease other properties in connection with the development of public housing dwelling units. Effective July 1, 2013. (SB305 CD1)

HPHA Position – Support
CD 1 – ACT 151

SB 1112 - Authorizes the Hawaii Public Housing Authority to delete delinquent accounts receivable records for state low-income public housing projects that have been delinquent at least ninety days and also authorizes the Hawaii Public Housing Authority to assign delinquent accounts to a collection agency.

Signed Into Law – 5/23/13 – ACT 40

SB 1118 SD1, HD1, CD1 - Authorizes the Hawaii Public Housing Authority (HPHA) Board of Directors to set the salaries, not to exceed the Governor's salary, of the HPHA executive director, executive assistant, chief financial management advisor, property management branch chief, chief planner, and redevelopment officer. Effective upon approval. (SB1118 CD1)

HPHA Position – Support
Signed Into Law – 06/21/13 – ACT 152

Information Technology Office (ITO)
Report for the Months of June/July 2013

A. Project Status

- Coordinated remote assistance from Emphasys to address ongoing issues with various Elite modules.
- Continued to develop new customized reports for the Elite system.
- Generated more than 12,000 electronic copies of letters for the Waiting List purge, in batches of approximately 1,000 each with staggered dates for mailing and returning each batch.
- Met with Hawaiian Telcom's network engineers to confirm the final details of the new IP addressing scheme that will be used in HPHA's statewide network upgrade.
- Worked with Hawaiian Telcom's repair centers to restore connectivity to remote sites at all AMPs after an outage on one of their circuits brought down all of HPHA's network connections (T-1, DSL, frame relay) on 6/19/13.
- Updated website for Choice Neighborhoods Initiative Planning Grant http://www.hpha.hawaii.gov/cni/

B. Planned Activities for Next Month

- Update HPHA website with feedback received from branch chiefs and OED.
- Proceed with Telecom Requests required to upgrade the network lines for all office sites on the HPHA network.

C. End of Fiscal Year Summary

In addition to addressing the daily computer and telecom related trouble calls from all HPHA offices statewide, the ITO staff have also taken on some bigger projects to help improve overall agency efficiency.

During the past fiscal year, the ITO staff was busy bringing the Emphasys Elite Low Income Public Housing and related modules online. Staff at all AMPs had to be set up to use this new Windows based software, which is significantly different from the older DOS based system of Emphasys previously used.

Accounts, passwords, and access rights for more than 150 users had to be assigned in the new system. Access was primarily based upon the positions that staff occupied, though many exceptions were made depending upon the size or particular way that each AMP office operated. Training was accomplished with a combination of both onsite and remote instruction, and although things were shaky at first, AMP staff are currently using the new software for basic day-to-day operations.

The Windows interface is more intuitive, and provides a more stable platform than the older DOS system. Some additional setup and training will be required in order to bring on additional modules. Inventory, fixed assets, and procurement modules are still in the process of being implemented, based upon HPHA's work processes.

Information Technology Office (ITO)
Report for the Months of June/July 2013

ITO staff is currently in the process of designing dozens of customized reports to supplement those built into the Elite system, to address various staff needs. To date, well over 100 of these customized reports have already been created.

During the fiscal year, ITO also helped to configure about 20 telecommunication devices with Traveler services to provide better synchronized remote access to Lotus Notes email services to allow key staff to keep constantly informed.

ITO also worked with Hawaiian Telcom to begin the process of upgrading all of the major network lines connecting all AMPs statewide. A total of 26 network lines are scheduled to be upgraded to provide increased bandwidth for faster response time and more reliable data transmissions.

ITO staff also created and maintained a new website for the Choice Neighborhoods Intiative Planning Grant, which can be found at http://www.hpha.hawaii.gov/cni/.

(The main HPHA website is also in the process of being re-designed, in WordPress, and is expected to be released in early next fiscal year.)

PERSONNEL OFFICE
Report for the Months of June/July 2013

A. Summary of HPHA Staffing:

Filled positions	283
Vacant positions	84
Total	367
Tenant Aides (19 hours)	15
New Hires	1
Termination/Resignation	1

- During the fiscal year, HPHA recruited and hired 63 full-time employees; 27 of those were part of the Exempt Maintenance Team. The exempt maintenance team consists of skilled trade workers and semi-skilled trade workers, and all were hired statewide in accordance to the Act 159. The agency established 19 additional positions and converted 38 civil service positions under Act 159.
- At the end of the fiscal year, HPHA staffed 283 employees compared to the prior fiscal year of 258 employees. Also, 11 dedicated employees retired, 6 employees transferred from other various State of Hawaii Departments, and 16 employees resigned/terminated for other reasons.
- The HPHA held two job fairs on campus and participated in other job fairs in the community and at the University of Hawaii. The Personnel Office extended office hours for walk-in applicants to assist in capturing more applications/resumes.
- HPHA continues to review and identify essential positions to recruit and fill.

B. Safety/Workers Compensation:

- A total of 12 injuries were reported this fiscal year, with the average lost time for a claim around 15 days. In collaboration with DHRD/DHS, the agency was able to return employees to the Light Duty Program and has increased their hours to full-time basis. At the end of the fiscal year, no lost time was incurred as employees were released to return back to work.

C. Training:

- Employees attended a variety of training for job related and/or professional development courses. Highlights of various training for the fiscal year were: Certified Public Housing Training, Fair Housing Training, Equal Employment Opportunity & Reasonable Accommodation Training, Procurement & Capital Funding Program Training, Choice Neighborhoods Planning Grantee

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Training, Design of Buildings for Coastal Flooding Training, and Asbestos Abatement training and certification.

D. Agency's Performance Management:

- The agency developed the Performance Management Plan to provide guidance and assistance to managers/supervisors in developing goals and expectations, measuring performance by coaching, and mentoring and monitoring staff to ensure they exceed expectations in their positions.
- The agency developed and established "A How-To Guide for Supervisors" to assist and support managers/supervisors in completing PAS's.
- After speaking and meeting with all managers, a list of 10 priorities was generated from their suggestions. This list will ensure that all managers and the management units they oversee are following and upholding these priorities. In doing so, overall performance from both the manager and the unit will increase.

E. Planned Activities:

- On-going planning and meeting with staff on the upcoming Section 8 and PMMSB Pilot Program implementation.
- Reviewing Property Management and Maintenances Services Branch organizational structure and identifying properties to restructure in accordance to HUD's Asset Management concept.
- On-going meetings with managers relating to performance expectations, and providing assistance in documenting performances for new hires and existing employees.
- Reviewing and updating agency-wide position descriptions in accordance with "Accommodations for Employees with Disabilities".

FOR DISCUSSION

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

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

(There are no handout/packet materials for this item.)