

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

**June 20, 2013  
9:00 a.m.**

**AGENDA**

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

- A. Regular Meeting Minutes, April 18, 2013 (*Pages 1-11*)
- B. 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.

**IV. FOR ACTION**

- A. Motion: To Adopt Board Resolution No. 60 Expressing Appreciation to Director Roger Godfrey (*Pages 13-014*)
- B. Motion: To Reappoint Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Soloman Kuresa and Ms. Sylvianne Young to the Oahu Eviction Board, Mr. George DeMello to the Hilo Eviction Board, Mr. Mark Nishino to the Maui Eviction Board and Mr. Ross Oue to the Kona Eviction Board for an additional Two-Year Term Expiring on July 31, 2015. To Reappoint Ms. Jane Moana Gray to the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards for an additional Two-Year Term Expiring on June 30, 2015 (*Pages 15-35*)
- C. Motion: To Ratify the Determination of the Executive Director that the Decision of the Grievance Hearing Officer in Case No. 113161 was not Based Solely and Exclusively Upon the Facts Presented at the Hearing as Required by 24 CFR 966.56; and that Such Determination Does Not Reflect a Waiver of Rights of the Tenant to Further Review or Relief (*Pages 36-210*)

- D. Motion: To Update the Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2013 to June 30, 2014 for the Federal Low Income Public Housing Program (**Pages 211-218**)
- E. Motion: To Adopt Resolution No. 61, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2013 – 2014 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574) (**Pages 219-223**)

**V. REPORTS**

- A. Executive Director's Report: (**Pages 224-278**)

Updates and Accomplishments Related to Public Housing Occupancy, Maintenance Repairs; Design and Construction Project Updates; Review of Financial Contracts & Procurements Executed During April/May 2013; Staffing; Rent Collections and Evictions; and Follow-Up Report on Board Inquiries; Request for Finance Task Force to Review Operating Budget for FY 2013 – 2014; Audited Financial Data Schedule Submitted to HUD; PHA Plan Certifications and Salary Comparability Task Force

- B. Task Force Report: Report from the Executive Director's Compensation Task Force as Requested in April 2013

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 personnel matters.

**VI. FOR DISCUSSION/INFORMATION**

- A. For Information: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795) (Page 279)*

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

- B. For Discussion: State Representative Rida Cabanilla to Discuss Her Vision for Public Housing with the HPHA Board of Directors (**Page 279**)

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

**Pages 1-11  
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(Confidential Information)**

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**FOR ACTION**

**MOTION:** To Adopt Board Resolution No. 60 Expressing Appreciation to Director Roger Godfrey

**I. FACTS**

A. Director Roger Godfrey is a member of the Hawaii Public Housing Authority's Board of Directors.

**II. DISCUSSION**

A. Director Godfrey's appointed term will end on June 30, 2013.

**III. RECOMMENDATION**

That the Board of Directors Adopt Board Resolution No. 60 Expressing Appreciation to Director Roger Godfrey of the Hawaii Public Housing Authority's Board of Directors

Prepared by: Barbara E. Arashiro, Executive Assistant 

Adopted by the HPHA Board of Directors on the date set forth above:

\_\_\_\_\_  
David Gierlach, Chairperson

**RESOLUTION NO. 60  
HAWAII PUBLIC HOUSING AUTHORITY**

**EXPRESSING APPRECIATION TO DIRECTOR ROGER GODFREY**

**WHEREAS**, Director Roger Godfrey is an active member of the Hawaii Public Housing Authority's (HPHA) Board of Directors; and

**WHEREAS**, as the President of Times Super Market and the Fleming Companies in Honolulu, Director Godfrey brought with him a wealth of business and finance experience which was reflected in his thoughtful inquiries, discussions and decisions at the Board level; and

**WHEREAS**, Director Godfrey worked tirelessly to improve services and programs for the families in the HPHA's programs; and

**WHEREAS**, Director Godfrey has been instrumental in resolving policy issues, serving on numerous finance task force committees; and

**WHEREAS**, in his role as a Board member, Director Godfrey was particularly interested in accurate and timely financial reporting; resolution of single audit findings; and in increased accountability at all levels; and

**WHEREAS**, the HPHA's Board of Directors hold Director Godfrey in the highest personal regard.

**NOW THEREFORE, BE IT RESOLVED**, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 60 Expressing Appreciation to Director Roger Godfrey on this 20<sup>th</sup> day of June 2013;

**AND, BE IT FURTHER RESOLVED** that a copy of this resolution be transmitted to Director Roger Godfrey reflecting sincere appreciation of the Board for his contributions to the Hawaii Public Housing Authority, and the citizens of the State of Hawaii.

\_\_\_\_\_  
David Gierlach, Chairperson

\_\_\_\_\_  
Matilda A. Yoshioka, Vice Chair

\_\_\_\_\_  
Jason T. Espero, Secretary

\_\_\_\_\_  
Debbie Shimizu, Ex-Officio Member

\_\_\_\_\_  
Trevor N. Tokishi, Member

\_\_\_\_\_  
Barbara Yamashita, Designee

\_\_\_\_\_  
George Yokoyama, Member

## FOR ACTION

**MOTION:** To Reappoint Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Soloman Kuresa and Ms. Sylvianne Young to the Oahu Eviction Board, Mr. George DeMello to the Hilo Eviction Board, Mr. Mark Nishino to the Maui Eviction Board and Mr. Ross Oue to the Kona Eviction Board for an additional Two-Year Term Expiring on July 31, 2015. To Reappoint Ms. Jane Moana Gray to the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards for an additional Two-Year Term Expiring on June 30, 2015.

### I. FACTS

- A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair due process hearing during lease termination proceedings.
- B. Pursuant to the Hawaii Revised Statutes (HRS) 356D-93, the Authority is authorized to appoint an eviction board which shall consist of not less than one person, and no more than three persons, of which one shall be a resident of public housing.
- C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.
- D. Attached is a list of the current eviction board members by county and term appointments.

### II. DISCUSSION

- A. Ms. Jane Moana Gray is a resident of Honolulu, Hawaii. She was previously employed as a tutor and currently is retired and serves as an active member with the Lanakila Senior Center and the Hale Po'ai public housing project that she resides in. Ms. Gray also serves as a floating board member for the Neighbor Island Eviction Boards. Ms. Gray has expressed a willingness to serve as a member of the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards for an additional two-year term.

- B. Ms. Radiant Chase is a resident of Honolulu, Hawaii. She is currently employed as a property manager and real estate broker with Kapolei Realty, Inc. Ms. Chase provides a great service to the eviction board and has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- C. Mr. Earl Mente is a resident of Honolulu, Hawaii. He is the owner/broker of Earl Mente Realtors. Mr. Mente has served as the Chairman for the Oahu Board B for many years and brings a wealth of property management and real estate experience to the eviction hearings. Mr. Mente has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- D. Ms. Joyce Nakamura is a resident of Honolulu, Hawaii. She is currently a real estate broker with Coldwell Banker Pacific Properties and serves on other Housing Boards and committees. She has an extensive housing background and serves as a great resource to the eviction hearings. Ms. Nakamura has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- E. Mr. Solomon Kuresa is a resident of Kalihi Valley Homes and works as a minister and coordinates citizen patrol community policing at Kalihi Valley Homes. Mr. Kuresa's experience as a minister and public housing resident is a valuable asset to the eviction board. He has also expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- F. Sylvianne Young is a resident of Honolulu, Hawaii, and owner/broker of Young Properties, Inc. She has an extensive real estate and property management experience and currently serves as Chairperson for the Oahu Eviction Board. Ms. Young has expressed a willingness to serve as a member of the Oahu Eviction Board for an additional two-year term.
- G. Mr. George DeMello is a resident of Hilo, Hawaii and employed with Sig Zane Designs assisting customers with apparel and merchandise purchases. Mr. DeMello is a resident of public housing and has daily experience and knowledge of public housing issues and concerns facing the tenants. Mr. DeMello is a valuable asset to the Board and has expressed a willingness to serve as a member of the Hilo Eviction Board for an additional two-year term.
- H. Mr. Ross Oue is a resident of Kona, Hawaii. He is a Certified Public Accountant with his own company specializing in small business accounting, tax preparation and payroll. Mr. Oue is the Chairman for the Kona Eviction Board and sits on other Boards such as the Humane Society and Kona Hongwanji Mission. His experience provides a valuable service

to the Kona Eviction Board and he has expressed a willingness to serve as member of the Kona Eviction Board for an additional two-year term.

- I. Mr. Mark Nishino is a resident of Wailuku, Maui. He was previously employed with State Farm Insurance and Central Pacific Bank and has experience in accounting and business transactions. Mr. Nishino's knowledge and experience provides a valuable service to the Maui Eviction Board and he has expressed a willingness to serve for an additional two-year term.

### III. RECOMMENDATION

That the Hawaii Public Housing Board of Directors approve the Reappointment of Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Solomon Kuresa, Ms. Slyvianne Young to the Oahu Eviction Board, Mr. George DeMello to the Hilo Eviction Board, Mr. Mark Nishino to the Maui Eviction Board and Mr. Ross Oue to the Kona Eviction Board For a Two Year Term Expiring on July 31, 2015. That the Hawaii Public Housing Board of Directors also approve the Reappointment of Ms. Jane Moana Gray to the Oahu, Hilo, Kauai, Kona and Maui Eviction Boards For a Two Year Term Expiring on June 30, 2015.

#### Attachments:

- A. List of Eviction Board Members and Term Appointments.
- B. Resumes for Ms. Radiant Chase, Mr. Earl Mente, Ms. Joyce Nakamura, Mr. Soloman Kuresa, Ms. Slyvianne Young, Mr. George De Mello, Mr. Ross Oue, Mr. Mark Nishino and Ms Jane Moana Gray.

Prepared by: Renee Blondin-Nip, Hearings Officer RN.

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

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David Gierlach, Chairperson

**EVICITION BOARD MEMBERS  
HAWAII PUBLIC HOUSING AUTHORITY  
Initial Appointment/Current Expiration Dates**

Board Member	Initial Appointment Date	Current Expiration Date	Years Served as of December 2012
<b>Oahu A:</b>			
Douglas Kaya	03/17/05	03/31/15	7
Radiant Chase	01/25/02	07/31/13	10
Stanley Young	07/15/10	07/15/14	2
Jane Moana Gray*	06/21/07	06/30/13	5
<b>Oahu B:</b>			
Jane Moana Gray*	08/31/79	07/31/13	33
Earl Mente	12/19/97	07/31/13	15
Joyce Nakamura	02/20/98	07/31/13	14
<b>Oahu C:</b>			
Solomon Kuresa*	05/16/97	07/31/13	15
Sylvianne Young	12/19/97	07/31/13	15
Wayne Fujikane	05/10/05	07/31/13	7
Sylvia Wilmeth	11/18/10	11/31/14	2
Courtney Young	12/20/12	12/20/14	New Member
<b>Hilo:</b>			
Jane Moana Gray**	06/21/07	06/30/13	5
James DeMello	01/22/98	07/31/13	14
Eleanor Garcia*	07/17/03	07/31/13	9
George DeMello*	09/20/07	07/31/13	5
Melvin Kawahara	01/15/09	01/31/15	3
Keith Biho	02/18/10	02/28/14	2
<b>Kauai:</b>			
Jane Moana Gray**	06/21/07	06/30/13	5
Gary Mackler	12/17/98	08/31/13	14
Ludvina Takahashi	06/14/01	08/31/13	11
Arde Long-Yamashita*	02/31/08	02/31/14	4
<b>Kona:</b>			
Jane Moana Gray**	06/21/07	06/30/13	5
Ross Oue	05/15/92	07/31/13	20
Arleila Andrade	09/15/10	09/31/14	2
Elaine Watai	05/09/11	05/31/15	1
Eleanor Sheridan*	08/16/12	08/31/14	New Member
<b>Maui:</b>			
Jane Moana Gray**	06/21/07	06/30/13	5
Mark Nishino	01/19/95	08/31/13	17
Robert G. Hill	03/01/08	02/28/14	4

\* Resident Member

\*\* Floating Resident Member (Attends hearing when quorum needed)

Revised 05/30/13

**Pages 19-35  
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(Confidential Information)**

## FOR ACTION

**MOTION:** To Ratify the Determination of the Executive Director that the Decision of the Grievance Hearing Officer in Case No. 113161 was not Based Solely and Exclusively Upon the Facts Presented at the Hearing as Required by 24 CFR 966.56; and that Such Determination Does Not Reflect a Waiver of Rights of the Tenant to Further Review or Relief

### I. FACTS

- A. Following a duly noticed Grievance Hearing on April 8, 2013, the Hawaii Public Housing Authority (HPHA) filed a Grievance decision on April 29, 2013, for Case No. 113161.
- B. 24 CFR 966.57 authorizes the HPHA to set aside the decision of a hearing officer when the PHA Board of Commissioner determines within a reasonable time and promptly notifies the complainant of its determination when the decision of the hearing officer is contrary to applicable Federal, State, or local law, or HUD regulations.
- C. 24 CFR 966.56, governing grievance hearing procedures requires that the grievance hearing decision be based solely and exclusively upon the facts presented at the hearing.
- D. Section 17-2021-21, Hawaii Administrative Rules (HAR), provides that this determination must be made within 10 business days of the written decision and the complainant must be promptly notified of this determination.
- E. The HPHA Board of Directors did not convene in May of 2013.

### II. DISCUSSION

- A. Upon subsequent and careful review of the decision, the HPHA determined that the grievance hearing decision for Case No. 113161 was not based solely and exclusively upon the facts presented at the hearing, as required by 24 CFR 966.56.
- B. The HPHA was advised that as a procedural matter, in order to meet the time requirements set forth by Section 17-2021-21, the Executive Director could first notify the tenant of the determination to disregard the grievance

hearing officer's decision, and obtain the HPHA Board of Director's concurrence to ratify this determination.

- C. The tenant was notified on May 13, 2013, by certified mail acknowledged as received by the tenant on May 14, 2013, of the HPHA's decision to disregard the decision of the grievance hearing officer dated April 29, 2013.
- D. The notice informed the tenant that a new grievance hearing would be scheduled.

### III. RECOMMENDATION

To Ratify the Determination of the Executive Director that the Decision of the Grievance Hearing Officer in Case No. 113161 was not Based Solely and Exclusively Upon the Facts Presented at the Hearing; and Such Determination Does Not Reflect a Waiver of Rights of the Tenant to Further Review or Relief

Attachment A: Decision of Grievance Hearing Officer dated April 29, 2013, for Case No. 113161 (Confidential)

Prepared by: Kiriko Oishi, Chief Compliance Officer \_\_\_\_\_

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

\_\_\_\_\_  
David Gierlach  
Chairperson

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(Confidential Information)**

## FOR ACTION

**MOTION:** To Update the Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2013 to June 30, 2014 for the Federal Low Income Public Housing Program

### I. FACTS

- A. Under the provisions of the U.S. Housing Act of 1937, to keep assisted housing affordable for lower-income households, federal housing law directs that the resident's share of rent in federally assisted public housing should equal 30 percent of the household's adjusted monthly income. In interpreting the federal housing law, the U.S. Department of Housing and Urban Development (HUD) has defined the total resident payment for "rent" to include both shelter and the costs for reasonable amounts of utilities. The amount that a PHA determines is necessary to cover the resident's reasonable utility costs is the utility allowance.
- B. Such allowances are estimates of the expenses associated with different types of utilities and their uses. The utilities for which allowances may be provided include electricity, natural gas, propane, fuel oil, wood or coal, and water and sewage service, as well as garbage collection. The functions, or end-uses, covered by an allowance may include space heating, water heating, cooling, refrigeration, lighting, or appliances. Allowances are not provided for telephone service.
- C. Whether a household receives an allowance for a given utility service generally depends on the way the utilities are metered. Utilities can be metered in one of three ways: master-metered, check metered, and individually metered. Allowances are provided for check metered or individually metered utilities, but not for master-metered utilities.

### II. DISCUSSION

- A. The HPHA contracted with National Facility Consultants (NFC) to determine the utility allowance rate adjustments for each island. All of the allowances are updated using current rates obtained from utility providers. NFC obtained utility usage information from the utility company for the prior year.

- B. The allowance amounts were published on April 30, 2013 in the Honolulu Star Advertiser, The Maui News, The Garden Island, West Hawaii Today and the Hawaii Tribune/Herald. A public comment period is required. All residents who receive the utility allowance must be notified 30 days prior to implementation. For your reference, a sample notice is attached.

### III. RECOMMENDATION

That the Board of Directors Allow the HPHA to Update the Utility Allowance Rates Provided by National Facilities Consultants for the Fiscal Year July 1, 2013 to June 30, 2014 for the Federal Low Income Public Housing Program

Prepared by: Joanna Renken, Public Housing Supervisor 

Attachments

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

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David Gierlach  
Chairperson

## Attachment

Attached please find a copy of the public notice of the proposed schedule of utility allowances beginning July 1, 2013. Under HUD's rules, the resident's share of rent in federally assisted public housing cannot be more than 30% of adjusted monthly income towards the total cost of housing.

Where the tenant pays separately for utilities, the HPHA provides a utility allowance. Below is an example of how the change in utility allowance may affect a tenant with a gross income of \$700.

Gross Income	\$ 700
Less allowable deductions (e.g., medical costs, children)	<\$320>
Adjusted Income	\$380
30% of adjusted income: amount owed for rent	\$114

Suppose the tenant is from **Kamehameha Homes** and lives in a 2 bedroom unit. The current utility allowance is \$175/month and will increase to \$215/month under the new rates.

	<u>Current</u>	<u>Proposed</u>
Tenant rent (30% of gross)	\$114	\$114
Utility Allowance provided to the tenant	\$175	\$215
HPHA issues check to the tenant:	\$61	\$101

Suppose the tenant is from **Kaneohe Apartments** and lives in a 1 bedroom unit. The current utility allowance is \$142/ month and will increase to \$177/month under the new rates.

	<u>Current</u>	<u>Proposed</u>
Tenant rent (30% of gross)	\$114	\$114
Utility Allowance provided to the tenant	\$142	\$177
Tenant pays to HPHA:	\$ 28	\$ 63

**NOTICE OF PUBLIC COMMENT - REVISED  
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)  
REVISED UTILITY RATES AND ALLOWANCES FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES,  
EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning **July 1, 2013**.

The revised rates and allowances listed below will be made effective on **July 1, 2013**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **June 30, 2013** to the:

**Hawaii Public Housing Authority  
Property Management and Maintenance Services Branch  
P.O. Box 17907, Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 808-832-4691; Neighbor Island residents may call toll free at the number listed below:

Hawaii: 974-4000, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

**SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013**

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
<b>Kauhale O'Hanakahi</b>			
3 bedroom	\$123	\$130	\$253
<b>Lanakila IV</b>			
1 bedroom	\$189	(\$5)	\$184
2 bedroom	\$216	(\$6)	\$210
3 bedroom	\$261	(\$8)	\$253
4 bedroom	\$306	(\$9)	\$297
<b>Lanakila Homes I</b>			
1 bedroom	\$189	(\$5)	\$184
2 bedroom	\$216	(\$6)	\$210
3 bedroom	\$261	(\$8)	\$253
4 bedroom	\$306	(\$9)	\$297
<b>Lanakila Homes II</b>			
1 bedroom	\$189	(\$5)	\$184
2 bedroom	\$216	(\$6)	\$210
3 bedroom	\$261	(\$8)	\$253
4 bedroom	\$306	(\$9)	\$297
<b>Lanakila Home IIIA ADA Units</b>			
1 bedroom	\$201	(\$43)	\$158
2 bedroom	\$234	(\$52)	\$182
3 bedroom	\$293	(\$71)	\$222
<b>Lanakila Home IIIA Standard ***</b>			
2 bedroom	\$234	(\$53)	\$181
<b>Punahele Homes</b>			
2 bedroom	\$216	(\$6)	\$210

**ALLOWANCES FOR MEDICAL EQUIPMENT**

	Quantity	Hilo
Air conditioner, window type, 10,000 BTU	229 kwh	\$90
Oxygen concentrator, 400W	219 kwh	\$86
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$20
Low air-pressure mattress, 120W	88 kwh	\$35
Power wheelchair/ scooter, 360W	67 kwh	\$26
Feeding tube, 120W	44 kwh	\$17
CPAP machine, 30W	9 kwh	\$4
Leg Pump	3 kwh	\$1

The HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Hakim Ouansafi  
Executive Director  
Hawaii Public Housing Authority  
Department of Human Services  
State of Hawaii



May 27, 2013

\*\*\*This is the revised 2013 New Utility Allowance for Lanakila Home IIIA Standard, 2 bedroom size.

(57694r1 Hawaii Tribune-Herald: May 27, 2013)

**NOTICE OF PUBLIC COMMENT**

**HAWAII PUBLIC HOUSING AUTHORITY (HPHA) REVISED UTILITY RATES AND ALLOWANCES FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES, EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning **July 1, 2013**.

The revised rates and allowances listed below will be made effective on **July 1, 2013**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **June 30, 2013** to the:

**Hawaii Public Housing Authority  
Property Management and Maintenance Services Branch  
P.O. Box 17907  
Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 808-832-4691; Neighbor Island residents may call toll free at the number listed below:

Kauai: 274-3141, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

**SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013**

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
<b>Eleele Homes</b>			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
<b>Hui O Hanamaulu</b>			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
<b>Kalaheo</b>			
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
<b>Kapaa</b>			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$120	\$3	\$123
3 bedroom	\$130	\$3	\$133
4 bedroom	\$144	\$4	\$148
<b>Kawailehua - Federal</b>			
3 bedroom	\$257	(\$4)	\$253
<b>Kekaha Ha'aheo</b>			
1 bedroom	\$109	\$3	\$112
2 bedroom	\$214	(\$2)	\$212
3 bedroom	\$257	(\$4)	\$253

The HPHA does not discriminate against any person because of race, sex, including gender identity or expression, sexual orientation, color, religion, marital status, familial status, ancestry, disability, age, or human immunodeficiency virus infection.

Hakim Ouansafi  
Executive Director  
Hawaii Public Housing Authority  
Department of Human Services  
State of Hawaii

April 30, 2013



**ALLOWANCES FOR MEDICAL EQUIPMENT**

Description	Quantity	Oahu
Air conditioner, window type, 10,000 BTU	229 kwh	\$92
Oxygen concentrator, 400W	219 kwh	\$93
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$22
Low air-pressure mattress, 120W	88 kwh	\$37
Power wheelchair / scooter, 360W	67 kwh	\$28
Feeding tube, 120W	44 kwh	\$19
CPAP machine, 30W	9 kwh	\$4
Leg Pump	3 kwh	\$1

**NOTICE OF PUBLIC COMMENT  
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)  
REVISED UTILITY RATES AND ALLOWANCES  
FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES,  
EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning **July 1, 2013**.

The revised rates and allowances listed below will be made effective on **July 1, 2013**.

Please note that written or oral comments on the revised utility rates or allowances may be submitted until **June 30, 2013** to the:

**Hawaii Public Housing Authority  
Property Management and Maintenance Services Branch  
P.O. Box 17907  
Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 832-4691; Neighbor Island residents may call toll free at the number listed below:

Hawaii: 974-4000, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

**SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013**

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
<b>Ka Hale Kahaluu</b>			
1 bedroom	\$134	\$0	\$134
2 bedroom	\$145	\$0	\$145
3 bedroom	\$161	(\$1)	\$160
4 bedroom	\$175	\$0	\$175
<b>Kaimalino</b>			
1 bedroom	\$104	\$0	\$104
2 bedroom	\$115	(\$1)	\$114
3 bedroom	\$123	\$0	\$123
4 bedroom	\$138	(\$1)	\$137
<b>Kealakehe</b>			
1 bedroom	\$134	\$0	\$134
2 bedroom	\$145	\$0	\$145
3 bedroom	\$161	(\$1)	\$160
<b>Ke Kumu 'Ekolu</b>			
3 bedroom	\$123	\$0	\$123
<b>Nani Olu (E)</b>			
1 bedroom	\$196	(\$1)	\$195
<b>Noelani I</b>			
1 bedroom	\$196	(\$1)	\$195
2 bedroom	\$234	(\$1)	\$233
<b>Noelani II</b>			
3 bedroom	\$306	(\$1)	\$305

**ALLOWANCES FOR MEDICAL EQUIPMENT**

Description	Quantity	Kona
Air conditioner, window type, 10,000 BTU	229 kwh	\$90
Oxygen concentrator, 400W	219 kwh	\$86
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$20
Low air-pressure mattress, 120W	88 kwh	\$35
Power wheelchair/scooter, 360W	67 kwh	\$26
Feeding tube, 120w	44 kwh	\$17
CPAP machine, 30W	9 kwh	\$4
Leg Pump	3 kwh	\$1

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Hakim Ouansafi  
Executive Director  
Hawaii Public Housing Authority  
Department of Human Services  
State of Hawaii



EQUAL HOUSING OPPORTUNITY  
(No. 75212-West Hawaii Today: April 30, 2013)

**NOTICE OF PUBLIC COMMENT  
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)  
REVISED UTILITY RATES AND ALLOWANCES  
FOR FEDERAL PUBLIC HOUSING RESIDENTS  
WHO PURCHASE THEIR OWN UTILITIES,  
EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning July 1, 2013.

The revised rates and allowances listed below will be made effective on July 1, 2013. Please note that written or oral comments on the revised utility rates or allowances may be submitted until June 30, 2013 to the:

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Property Management and Maintenance Services Branch  
P.O. Box 17907  
Honolulu, Hawaii 96817**

Or, interested persons may call the Property Management and Maintenance Services Branch at 808-832-4691; Neighbor Island residents may call toll free at the numbers listed below:

Maui: 984-2400, ext. 24691      Molokai and Lanai: 1-800-468-4644, ext. 24691

A copy of the revised schedules and rates shall be posted in all of the HPHA's federal public housing property management offices and shall be provided to all residents who request a copy at the property management office.

**SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013**

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
<b>Kahale Mua - Federal</b>			
3 bedroom	\$253	(\$5)	\$248
<b>Makani Kai Hale</b>			
3 bedroom	\$108	\$2	\$110
<b>Makani Kai Hale II</b>			
3 bedroom	\$108	\$2	\$110

**ALLOWANCES FOR MEDICAL EQUIPMENT**

Description	Quantity	Maui	Molokai
Air conditioner, window type, 10,000 BTU	229 kwh	\$81	\$95
Oxygen concentrator, 400W	219 kwh	\$77	\$91
Nebulizer, 75W	5 kwh	\$2	\$2
Electric hospital bed, 200W	1 kwh	\$1	\$1
Alternating pressure pad, 70W	51 kwh	\$18	\$21
Low air-pressure mattress, 120W	88 kwh	\$31	\$37
Power wheelchair/ scooter, 360W	67 kwh	\$24	\$28
Feeding tube, 120w	44 kwh	\$15	\$18
CPAP machine, 30W	9 kwh	\$3	\$4
Leg Pump	3 kwh	\$1	\$1

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Hakim Ouansafi  
Executive Director  
Hawaii Public Housing Authority  
Department of Human Services  
State of Hawaii

(MN: Apr. 30, 2013)



**NOTICE OF PUBLIC COMMENT**

**HAWAII PUBLIC HOUSING AUTHORITY (HPHA) REVISED UTILITY RATES AND ALLOWANCES FOR FEDERAL PUBLIC HOUSING RESIDENTS WHO PURCHASE THEIR OWN UTILITIES, EFFECTIVE JULY 1, 2013**

NOTICE IS HEREBY GIVEN pursuant to Hawaii Administrative Rule, Section 17-2028-7, the HAWAII PUBLIC HOUSING AUTHORITY ("HPHA") will be revising the monthly utility allowances for federal public housing residents who purchase their own utilities, beginning July 1, 2013. The revised rates and allowances listed below will be made effective on July 1, 2013.

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**SCHEDULE OF UTILITY ALLOWANCES BEGINNING JULY 1, 2013**

Note: The new utility allowances have been rounded to the nearest dollar.

Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance	Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance	Property	Current Utility Allowance	Decrease/Increase in Utility Allowance (Dollar Change)	New Utility Allowance
<b>Hale Laulima</b>				<b>Kauhale O'Hana</b>				<b>Spencer House</b>			
2 bedroom	\$170	\$42	\$212	3 bedroom	\$90	\$22	\$112	2 bedroom	\$84	\$20	\$104
3 bedroom	\$222	\$55	\$277	<b>Kau'lokalani</b>				3 bedroom	\$90	\$22	\$112
<b>Hookipa Kahalu</b>				<b>Koolau Village</b>				<b>Wahiawa Terrace</b>			
1 bedroom	\$142	\$35	\$177	1 bedroom	\$168	\$43	\$211	1 bedroom	\$76	\$18	\$94
2 bedroom	\$170	\$42	\$212	2 bedroom	\$193	\$50	\$243	2 bedroom	\$84	\$20	\$104
3 bedroom	\$222	\$55	\$277	3 bedroom	\$239	\$65	\$304	3 bedroom	\$90	\$22	\$112
<b>Kaahumanu Homes</b>				4 bedroom	\$284	\$78	\$362	4 bedroom	\$100	\$24	\$124
2 bedroom	\$84	\$20	\$104	<b>Kuhio Homes</b>				<b>Waimaha-Sunflower</b>			
3 bedroom	\$90	\$22	\$112	1 bedroom	\$76	\$18	\$94	<b>Phase I</b>			
<b>Kalakaua Homes High Rise</b>				2 bedroom	\$84	\$20	\$104	1 bedroom	\$142	\$35	\$177
1 bedroom	\$98	\$23	\$121	3 bedroom	\$90	\$22	\$112	2 bedroom	\$170	\$42	\$212
<b>Kalakaua Homes Low Rise</b>				4 bedroom	\$100	\$24	\$124	3 bedroom	\$222	\$55	\$277
1 bedroom	\$98	\$23	\$121	5 bedroom	\$107	\$25	\$132	<b>Waimaha-Sunflower</b>			
2 bedroom	\$106	\$25	\$131	<b>Maui I</b>				<b>Phase II</b>			
3 bedroom	\$117	\$29	\$146	2 bedroom	\$119	\$29	\$148	1 bedroom	\$142	\$35	\$177
<b>Kalihi Valley Homes</b>				3 bedroom	\$139	\$34	\$173	2 bedroom	\$119	\$29	\$148
<b>Non-Modernized Units</b>				<b>Maui II</b>				<b>Waimaha-Sunflower</b>			
1 bedroom	\$142	\$35	\$177	2 bedroom	\$119	\$29	\$148	<b>Phase III</b>			
2 bedroom	\$170	\$42	\$212	4 bedroom	\$159	\$39	\$198	1 bedroom	\$107	\$26	\$133
3 bedroom	\$222	\$55	\$277	<b>Mayor Wright Homes</b>				2 bedroom	\$119	\$29	\$148
4 bedroom	\$271	\$68	\$339	1 bedroom	\$76	\$18	\$94	3 bedroom	\$139	\$34	\$173
5 bedroom	\$317	\$80	\$397	2 bedroom	\$84	\$20	\$104	<b>Waimanalo Homes</b>			
<b>Kalihi Valley Homes Modernized Units</b>				3 bedroom	\$90	\$22	\$112	2 bedroom	\$193	\$50	\$243
1 bedroom	\$107	\$26	\$133	4 bedroom	\$100	\$24	\$124	3 bedroom	\$239	\$65	\$304
2 bedroom	\$119	\$29	\$148	5 bedroom	\$107	\$25	\$132	4 bedroom	\$284	\$78	\$362
3 bedroom	\$139	\$34	\$173	<b>Nanakuli Homes</b>				<b>Waimanalo Homes II</b>			
4 bedroom	\$159	\$39	\$198	3 bedroom	\$139	\$34	\$173	2 bedroom	\$193	\$50	\$243
5 bedroom	\$174	\$43	\$217	<b>Palolo Homes</b>				3 bedroom	\$239	\$65	\$304
<b>Kamehameha Homes</b>				1 bedroom	\$153	(\$4)	\$149	4 bedroom	\$284	\$78	\$362
1 bedroom	\$153	\$34	\$187	2 bedroom	\$181	\$3	\$184	<b>Waipahu I</b>			
2 bedroom	\$175	\$40	\$215	3 bedroom	\$233	\$10	\$243	2 bedroom	\$106	\$25	\$131
3 bedroom	\$214	\$49	\$263	4 bedroom	\$283	\$22	\$305	3 bedroom	\$117	\$29	\$146
<b>Kaneohe Apartments</b>				5 bedroom	\$329	\$34	\$363	<b>Waipahu II</b>			
1 bedroom	\$142	\$35	\$177	<b>Puuwai Momi</b>				2 bedroom	\$106	\$25	\$131
2 bedroom	\$170	\$42	\$212	1 bedroom	\$142	\$35	\$177	3 bedroom	\$117	\$29	\$146
<b>Kauhale Nani</b>				2 bedroom	\$170	\$42	\$212	<b>Waimanalo Homes I</b>			
1 bedroom	\$168	\$43	\$211	3 bedroom	\$222	\$55	\$277	2 bedroom	\$193	\$50	\$243
2 bedroom	\$193	\$50	\$243	4 bedroom	\$271	\$68	\$339	3 bedroom	\$239	\$65	\$304
3 bedroom	\$239	\$65	\$304	<b>Salt Lake</b>				<b>Waimanalo Homes II</b>			
				1 bedroom	\$142	\$35	\$177	2 bedroom	\$193	\$50	\$243

**ALLOWANCES FOR MEDICAL EQUIPMENT**

Description	Quantity	Oahu
Air conditioner, window type, 10,000 BTU	229 kwh	\$82
Oxygen concentrator, 400W	219 kwh	\$78
Nebulizer, 75W	5 kwh	\$2
Electric hospital bed, 200W	1 kwh	\$1
Alternating pressure pad, 70W	51 kwh	\$18
Low air-pressure mattress, 120W	88 kwh	\$31
Power wheelchair / scooter, 360W	67 kwh	\$24
Feeding tube, 120W	44 kwh	\$16
CPAP machine, 30W	9 kwh	\$3
Leg Pump	3 kwh	\$1

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Hakim Ouansafi  
Executive Director  
Hawaii Public Housing Authority  
Department of Human Services  
State of Hawaii



April 30, 2013

## FOR ACTION

**SUBJECT:** To Adopt Resolution No. 61, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2013 – 2014 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574).

### I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) is required to approve an operating and capital annual budget prior to the start of each fiscal year.
- B. The budget must be prepared based on requirements of the U.S. Department of Housing and Urban Development (HUD) and submitted prior to the fiscal year start date of July 1<sup>st</sup>.

HUD's requirements as detailed in Supplement to HUD Handbook 7475.1 Rev CHG-1, Financial Management Handbook are as follows:

1. Operating budgets shall be developed for each Asset Management Project (Development).
2. There is no specific budget format, including for those troubled public housing agencies that must submit their budget to HUD for approval.
3. While there will be no uniform/required format, all budgets must be easily reconcilable to Financial Data Submittal (FDS) line items.
4. Public housing agencies shall develop and maintain Development budgets that allow for comparative analysis of budgeted line items to actual revenues and expenses.
5. Operating budgets shall include estimates for all revenue and expenses under the Operating Fund and Capital Fund Programs (CFP) that directly or indirectly support the operations of the Development, as well as capital expenses to be paid with operating funds, including all data needed to complete Development-based financial statements in accordance with generally accepted accounting principles (GAAP). In this context, the operating budget

should contain such Capital Fund Program (CFP) activities as operating transfers, management improvements, or other CFP activity allowed by the program that is not capital in nature (for example, a vacancy reduction program which is aimed at marketing).

6. Operating budget revenues shall include operating subsidy, dwelling rents, Capital Fund used for non-capital activities, and all other revenue used to support the Development. Subsidy levels should be based on the project formula components (i.e., the Development's project expense level, utility expense level, add-ons, and formula income), with an estimate of the projected proration percentage. Budgets should also include any "transfers" under the "fungibility" provisions of the final rule.
7. Operating budget expenses shall include, but are not limited to, direct administrative costs, utilities, maintenance, security, general expenses, and non-routine or capital expenses to be paid with operating funds. These categories also include any Central Office Cost Center (COCC) frontline costs charged as fee-for-service.
8. Development operating budgets must be approved by the PHA's Board before the commencement of the fiscal year; however, the Board does not need to pass a resolution for each project budget. Operating budgets for all or multiple Developments can be approved with a Board joint vote. The Board resolution must be filed at the local field office (HUD-Form 52574).

## II. DISCUSSION

- A. Fiscal Year 2011-2012 represented the first year of full compliance with asset management as defined by HUD's Asset Management model which requires federal public housing to adopt a business model similar to multi-family housing, with project-based budgeting, project-based accounting and project-based management.
- B. Major expenditures such as capital expenditures are separately budgeted and funded by capital dollars from the State and HUD and are not paid for by the Developments through operations. The asset is depreciated and reflected in each associated Development's profit and loss once it is placed into service. Thus, the profitability of the Development is analyzed prior to depreciation expense as this is a non-cash non-controllable item.
- C. Attached for the Board's review and consideration are the proposed operating budgets by Development and HPHA Consolidated Budget with instructions.

- D. In order to prepare such a budget, certain assumptions have to be made at the beginning of the budget cycle and moving forward these assumptions are adjusted to meet a realistic goal. The following budget assumptions were used by all offices in the preparation of their budgets.
1. HUD's Public Housing Operating Subsidy reflects sequestration reductions as recommended and shows substantial reduction from prior year.
  2. Projects should include all vacant positions that will come on line in Fiscal 2014 in their budgets; this includes State projects also.
  3. Operating expenses reflect a 3% increase from 2013 expenditures except for utilities which reflect a 6.7% increase.
  4. Tenant rental revenues will be projected by taking into consideration prior year's occupancy rate, the economy and any renovations/construction that will increase or reduce the availability of rental units.
  5. Employee benefits are estimated at 42% of salaries and wages. It should be noted that currently in 2013 the rate is 41.54%. Employee benefit rate for HPHA is issued at the State level by the Department of Budget and Finance and is subject to negotiated bargaining agreements with the unions.
  6. Insurance cost is estimated to increase by 3%. Insurance costs are negotiated by the State's Risk Management Office and allocated to State agencies based on their inventory of physical assets.
  7. The FMO Staff estimated management, accounting and asset management fees, based on HUD's recommended formula utilizing occupied units, average occupancy and HUD's supplied rates.
  8. Rates for per diem for interisland travel are \$20 for same day travel and \$90 per 24-hour day. Per diem rates are fixed in the collective bargaining agreements of the HGEA and UPW, and are not discretionary.
- E. Timeline
1. Draft budgets have been received from all offices and have been through an initial review with the fiscal office.
  2. The final budget will be submitted to the Board for adoption at the June 20<sup>th</sup> Board meeting.

**III. RECOMMENDATION**

That the Board of Directors Adopt Resolution No. 61, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2013 – 2014 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development

Prepared by: Clarence Allen, Fiscal Officer \_\_\_\_

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

\_\_\_\_\_  
David Gierlach, Chairperson

**PHA Board Resolution**  
Approving Operating Budget

**U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026  
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Hawaii Public Housing Authority

PHA Code: HI001

PHA Fiscal Year Beginning: July 1, 2013

Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: David Gierlach	Signature:	Date:
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**Property Management and Maintenance Services Branch (PMMSB)**  
 Report for the Months of April/May/June 2013

A. Occupancy (Goal 97%)

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

	Federal Public Housing			State Housing			Reason
	04/13	05/13	06/13	04/13	05/13	06/13	
New Move-ins from the Waitlist	39	48	20	13	4	3	
Internal Transfers	5	12	1	1	1	0	** 14 – RRA, 3 - H&S, 3 - Other
Vacancy (tenants who vacated from the program)	22	26	5	7	6	1	

\*Totals for June 2013 is as of June 13, 2013

\*\*RRA – Request for Reasonable Accommodation

H&S – Health & Safety (unit deemed uninhabitable due to flooding, loss of electrical power, etc.).

As of May 31, 2013, HPHA has a total of 91 approved RRA statewide (Oahu – 84, Maui – 2, Hilo – 3& Kauai – 2). These approved internal RRA tenants are waiting for a transfer to a suitable unit.

B. Formal Grievance Hearings held:

Island/AMP	Federal Public Housing		
	04/13	05/13	06/13
Oahu – 30, 31, 34, 44 (2) & 45	3	3	
Big Island (Hilo/Kona)	1	0	1
Kauai	0	1	

Property Management scheduled and heard a total of nine (9) formal grievance hearing cases due totenants being in violation of their rental agreement. The violations stemmed from unauthorized occupants, alcohol, drugs, misconduct, pet, damages to the unit and a dispute over a rent repayment agreement.

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

Non vacated delinquencies were reduced from 1,043 families owing approximately \$578,000 to 316 families owing approximately \$259,000 in back rent.

D. Program Activities

- Continued to discuss with the 16 AMPs re: finalizing their budgets for the new FY 2013 - 2014.
- Public comments for the new annual Utility Allowance adjustment were published on April 30, 2013 in all the major newspaper on Oahu, Maui, Kauai, Hilo and Kona. Implementation of the new utility allowance will be effective July 1, 2013.
- PMMSB held a mass meeting on May 11, 2013 for 350 applicants to determine eligibility for placement into Federal Low Rent Housing. The qualified applicants will be placed into current and upcoming vacant units.

E. Planned Activities for June/July 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.
- AMPs are finalizing their year-end materials inventory count that is due to FMO the first week of July 2013.
- Continue to assist with the purging of the waitlist for Oahu.
- Implement a shorter application for public housing.

**Federal LIPH  
 HPHA Island Overview Report  
 May 2013**

Island	Occupancy *						LIPH and Elderly Waiting List**						
	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	627	588	35	93.78%	9	5	0	0	Average Income	38	0.31%	6.18	3.02
Kauai	321	297	16	92.52%	8	1	0	0	Low Income (80%)	142	1.15%	2.74	1.91
Mauai	196	158	32	80.61%	1	6	0	0	Very Low Inc. (50%)	914	7.40%	2.82	1.88
Oahu	3,576	3,385	165	94.66%	27	20	5	0	Extremely Low Inc. (30%)	11,250	91.14%	2.53	1.73
<b>Total</b>	<b>4,720</b>	<b>4,428</b>	<b>248</b>	<b>93.81%</b>	<b>45</b>	<b>32</b>	<b>5</b>	<b>0</b>		<b>12,344</b>	<b>100.00%</b>	<b>2.56</b>	<b>1.75</b>

Island	Non Vacated Delinquencies***			Collection Rate ****		
	Count of Families	30-90 Days	Over 90 Days	Charges	Collected	Ratio
Hawaii	92	\$ 33,945.85	\$ 14,890.00	\$ 121,317.30	\$ 106,077.26	87.44%
Kauai	58	\$ 26,904.00	\$ 25,271.57	\$ 86,045.00	\$ 70,470.09	81.90%
Mauai	35	\$ 15,840.00	\$ 12,623.00	\$ 46,034.00	\$ 37,002.06	80.38%
Oahu	612	\$ 247,577.90	\$ 206,254.32	\$ 977,304.94	\$ 844,507.77	86.41%
<b>Total</b>	<b>797</b>	<b>\$ 324,267.75</b>	<b>\$ 259,038.89</b>	<b>\$ 1,230,701.24</b>	<b>\$ 1,058,057.18</b>	<b>85.97%</b>

\* 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  
May 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	347	12	95.59%	5	3	1	3
31P-KVH	373	340	18	91.15%	5	4	2	15
32P-MWH	364	357	7	98.08%	3	2	1	0
33P-Kam/Kaamanu	373	370	2	99.20%	5	1	0	1
34P-Kalakaua	583	579	3	99.31%	7	3	0	1
35P-Kalanihua	587	579	5	98.64%	7	9	2	3
37P-Hilo	322	301	21	93.48%	10	0	0	0
38P-Kauai	321	306	10	95.33%	16	3	1	3
39P-Maui	196	165	25	84.18%	7	2	0	6
40P-KPT	170	166	4	97.65%	0	1	1	0
43P-Kona	202	199	3	98.51%	5	4	1	0
44P-Leeward Oahu	260	225	34	86.54%	3	2	1	1
45P-Windward Oahu	235	216	6	91.91%	2	7	1	4
46P-Kamuela	103	98	4	95.15%	1	2	1	0
49P-Central Oahu	150	125	23	83.33%	3	4	1	2
50P-Paloalo	118	93	25	78.81%	0	0	1	1
<b>Total</b>	<b>4,720</b>	<b>4,466</b>	<b>202</b>	<b>94.62%</b>	<b>79</b>	<b>47</b>	<b>14</b>	<b>40</b>

AMP	Non Vacated Delinquencies**			Collection Rate			
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	114	54,265.11	52	71,594.49	\$ 143,348.63	\$ 109,469.89	76.37%
31P-KVH	136	49,453.55	53	31,632.51	\$ 108,493.41	\$ 74,476.76	68.65%
32P-MWH	42	9,259.77	11	21,056.87	\$ 105,509.68	\$ 98,757.76	93.60%
33P-Kam/Kaamanu	41	20,150.52	17	22,644.32	\$ 88,128.42	\$ 78,125.92	88.65%
34P-Kalakaua	43	19,147.74	21	26,342.50	\$ 141,688.00	\$ 134,309.44	94.79%
35P-Kalanihua	39	12,922.00	12	8,464.72	\$ 152,601.29	\$ 147,105.72	96.40%
37P-Hilo	41	13,318.00	15	4,259.00	\$ 61,450.00	\$ 53,802.78	87.56%
38P-Kauai	58	26,904.00	32	25,271.57	\$ 86,045.00	\$ 70,470.09	81.90%
39P-Maui	35	15,840.00	16	12,623.00	\$ 46,034.00	\$ 37,002.06	80.38%
40P-KPT	44	26,867.12	17	9,448.76	\$ 64,517.59	\$ 54,083.79	83.83%
43P-Kona	31	11,099.00	14	3,108.00	\$ 38,867.30	\$ 35,839.90	92.21%
44P-Leeward Oahu	94	30,849.89	27	6,842.97	\$ 53,865.00	\$ 39,965.76	74.20%
45P-Windward Oahu	27	10,262.20	5	853.72	\$ 62,232.92	\$ 56,495.73	90.78%
46P-Kamuela	20	9,528.85	11	7,523.00	\$ 21,000.00	\$ 16,434.58	78.26%
49P-Central Oahu	16	7,984.00	7	4,887.00	\$ 35,665.00	\$ 32,383.00	90.80%
50P-Paloalo	17	6,415.00	7	2,486.46	\$ 21,255.00	\$ 19,334.00	90.96%
<b>Total</b>	<b>798</b>	<b>324,267.75</b>	<b>317</b>	<b>\$ 259,038.89</b>	<b>\$ 1,230,701.24</b>	<b>\$ 1,058,057.18</b>	<b>85.97%</b>

\* 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).

FEDERAL PUBLIC HOUSING

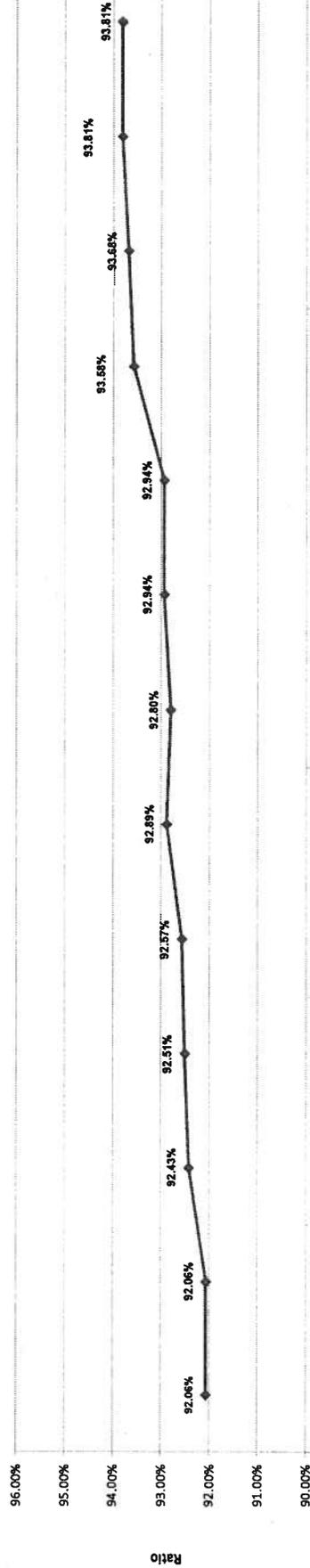
Occupancy from May 2012 to May 2013

	May-12			June-12			July-12			Aug-12			Sep-12			Oct-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio												
Hawaii	621	541	87.12%	621	541	87.12%	620	534	86.13%	620	546	88.06%	620	551	88.87%	619	584	91.11%
Kauai	318	274	86.16%	318	274	86.16%	318	275	86.48%	318	274	86.16%	315	272	86.35%	315	274	86.98%
Mauai	196	158	80.61%	196	158	80.61%	196	169	86.22%	196	172	87.76%	196	176	89.80%	196	175	89.29%
Oahu	3,553	3,343	94.09%	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%
<b>Total</b>	<b>4,688</b>	<b>4,316</b>	<b>92.06%</b>	<b>4,688</b>	<b>4,316</b>	<b>92.06%</b>	<b>4,687</b>	<b>4,332</b>	<b>92.43%</b>	<b>4,684</b>	<b>4,336</b>	<b>92.57%</b>	<b>4,683</b>	<b>4,350</b>	<b>92.89%</b>			

Cumulative (12 Months)	
Units	6572 - 0913
Tenants	61,139
Ratio	92.93%

	Nov-12			Dec-12			Jan-13			Feb-13			Mar-13			Apr-13			May-13		
	Total Units	Occ Units	Ratio																		
Hawaii	620	571	92.10%	627	576	91.87%	627	577	92.03%	627	587	93.62%	627	584	93.14%	627	588	93.78%	627	588	93.78%
Kauai	321	281	87.54%	321	278	86.60%	321	276	85.98%	321	281	87.54%	321	290	90.34%	321	297	92.52%	321	297	92.52%
Mauai	196	172	87.76%	196	170	86.73%	196	167	85.20%	196	165	84.18%	196	162	82.65%	196	158	80.61%	196	158	80.61%
Oahu	3,574	3,348	93.68%	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	94.68%	3,576	3,385	94.68%
<b>Total</b>	<b>4,711</b>	<b>4,372</b>	<b>92.80%</b>	<b>4,717</b>	<b>4,384</b>	<b>92.94%</b>	<b>4,718</b>	<b>4,385</b>	<b>92.94%</b>	<b>4,718</b>	<b>4,415</b>	<b>93.58%</b>	<b>4,718</b>	<b>4,420</b>	<b>93.88%</b>	<b>4,720</b>	<b>4,428</b>	<b>93.81%</b>	<b>4,720</b>	<b>4,428</b>	<b>93.81%</b>

Occupancy Rate



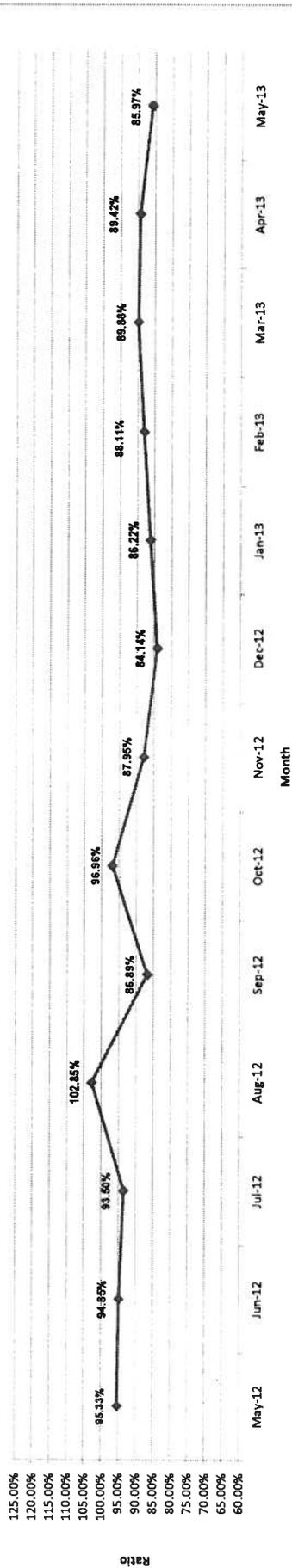
FEDERAL PUBLIC HOUSING

Rent Collection from May 2012 to May 2013

	May-12		Jun-12		Jul-12		Aug-12		Sep-12		Oct-12		Cumulative (12 Months) 05/12 - 05/13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$110,130.00	\$105,526.84	96.18%	\$101,718.68	\$107,350.00	105.44%	\$105,021.00	\$116,324.62	112.67%	\$104,312.00	\$98,977.76	94.88%	\$105,533.35	\$108,077.26	102.42%
Kaui	\$76,265.02	\$72,320.18	94.83%	\$64,430.50	\$68,659.02	106.58%	\$68,634.69	\$74,684.13	108.81%	\$68,257.00	\$56,174.97	82.30%	\$68,464.00	\$70,470.09	102.79%
Mau	\$44,597.00	\$37,367.85	83.81%	\$30,148.70	\$42,751.00	141.83%	\$43,501.00	\$43,913.67	100.96%	\$44,672.00	\$38,615.46	86.44%	\$46,129.00	\$43,638.11	94.60%
Oahu	\$96,827.70	\$89,519.54	92.50%	\$89,399.38	\$92,406.22	103.31%	\$93,241.75	\$93,241.75	101.37%	\$90,055.31	\$78,953.28	87.73%	\$90,469.10	\$87,173.02	96.30%
<b>Total</b>	<b>\$1,167,618.72</b>	<b>\$1,113,130.41</b>	<b>95.33%</b>	<b>\$1,069,642.10</b>	<b>\$1,187,773.30</b>	<b>110.99%</b>	<b>\$1,137,773.30</b>	<b>\$1,170,164.17</b>	<b>102.85%</b>	<b>\$1,125,286.31</b>	<b>\$97,721.44</b>	<b>86.89%</b>	<b>\$1,126,169.10</b>	<b>\$1,091,543.13</b>	<b>96.89%</b>

	Nov-12		Dec-12		Jan-13		Feb-13		Mar-13		Apr-13		May-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$115,419.00	\$105,516.58	91.42%	\$118,685.49	\$120,935.00	101.94%	\$121,050.10	\$108,138.56	89.33%	\$123,808.68	\$113,174.36	91.41%	\$129,673.30	\$111,873.60	86.37%
Kaui	\$70,712.00	\$57,227.00	80.93%	\$72,785.00	\$72,979.00	100.27%	\$72,407.00	\$59,848.00	82.65%	\$77,168.00	\$66,422.00	86.07%	\$76,489.00	\$60,647.50	79.19%
Mau	\$48,300.00	\$39,865.46	82.73%	\$47,318.00	\$38,117.48	80.56%	\$47,852.00	\$44,266.72	92.51%	\$49,710.67	\$46,416.13	93.36%	\$46,990.79	\$40,270.12	85.70%
Oahu	\$953,883.92	\$842,715.47	88.35%	\$937,113.33	\$793,999.98	84.73%	\$944,175.97	\$813,594.69	86.17%	\$973,891.50	\$875,663.63	89.91%	\$973,518.13	\$877,658.04	90.17%
<b>Total</b>	<b>\$1,168,114.92</b>	<b>\$1,044,904.53</b>	<b>89.56%</b>	<b>\$1,175,901.82</b>	<b>\$1,185,524.97</b>	<b>101.29%</b>	<b>\$1,201,890.26</b>	<b>\$1,056,127.74</b>	<b>88.11%</b>	<b>\$1,224,676.65</b>	<b>\$1,100,676.14</b>	<b>89.88%</b>	<b>\$1,226,681.22</b>	<b>\$1,058,648.26</b>	<b>86.32%</b>

Rent Collection Rate



**State LIPH  
HPHA Island Overview Report  
May 2013**

Island	Occupancy*						LIPH and Elderly Waiting List**						
	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	7	85.71%	1	0	0	0	Average Income	29	0.32%	7.16	3.28
Kauai	26	22	3	84.62%	1	0	0	1	Low Income (80%)	77	0.85%	2.56	1.79
Maui	32	24	5	75.00%	0	1	0	3	Very Low Inc. (50%)	609	6.75%	2.75	1.79
Oahu	751	735	4	97.87%	12	6	1	5	Extremely Low Inc. (30%)	8,310	92.08%	2.39	1.59
<b>Total</b>	<b>865</b>	<b>829</b>	<b>19</b>	<b>95.84%</b>	<b>14</b>	<b>7</b>	<b>1</b>	<b>9</b>		<b>9,025</b>	<b>100.00%</b>	<b>2.43</b>	<b>1.61</b>

Island	Non Vacated Delinquencies***			Collection Rate		
	Count of Families	30-90 Days	Over 90 Days	Charges	Collected	Ratio
Hawaii	13	\$ 7,794.00	6	\$ 15,502.00	\$ 11,566.00	74.61%
Kauai	3	\$ 1,221.00	2	\$ 4,668.81	\$ 4,184.86	89.63%
Maui	7	\$ 1,639.00	2	\$ 4,140.00	\$ 3,115.00	75.24%
Oahu	53	\$ 23,022.90	26	\$ 68,825.50	\$ 236,283.40	92.40%
<b>Total</b>	<b>76</b>	<b>\$ 33,676.90</b>	<b>36</b>	<b>\$ 88,801.50</b>	<b>\$ 260,594.21</b>	<b>91.02%</b>

\* 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  
May 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	119	3	92.97%	0	3	0	4
2204-Kawalehaha	26	22	3	84.62%	1	0	0	1
2205-Kahale Mua	32	24	5	75.00%	0	1	0	3
2206-Lokahi	30	23	7	76.67%	0	0	0	0
2207-Ke Kumu Elua	26	25	0	96.15%	0	0	0	0
2401-Hale Po'ai	206	205	0	99.51%	0	2	0	0
2402-La'ioia	109	106	1	97.25%	2	3	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	2	2	1	0
2404-Halia Hale	41	40	0	97.56%	0	1	0	0
<b>Total</b>	<b>865</b>	<b>829</b>	<b>19</b>	<b>95.84%</b>	<b>5</b>	<b>12</b>	<b>1</b>	<b>9</b>

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	16	\$ 3,198.00	8	\$ 39,002.07	\$ 19,570.00	\$ 15,676.30	80.10%
2202-Puahala Homes	31	\$ 17,389.90	16	\$ 29,628.43	\$ 43,306.00	\$ 30,551.12	70.55%
2204-Kawalehaha	3	\$ 1,221.00	2	\$ 3,206.00	\$ 4,668.81	\$ 4,184.86	89.63%
2205-Kahale Mua	7	\$ 1,639.00	2	\$ 10,008.00	\$ 4,140.00	\$ 3,115.00	75.24%
2206-Lokahi	7	\$ 2,858.00	2	\$ 2,320.00	\$ 8,543.00	\$ 6,491.00	75.98%
2207-Ke Kumu Elua	6	\$ 4,936.00	4	\$ 4,442.00	\$ 6,959.00	\$ 5,075.00	72.93%
2401-Hale Po'ai	1	\$ 1,106.00	1	\$ -	\$ 59,099.00	\$ 58,546.00	99.06%
2402-La'ioia	4	\$ 1,026.00	1	\$ 195.00	\$ 36,957.40	\$ 36,292.40	98.20%
2403-Kamalu-Ho'olulu	1	\$ 303.00	0	\$ -	\$ 66,432.00	\$ 66,347.00	99.87%
2404-Halia Hale	-	\$ -	-	\$ -	\$ 10,919.00	\$ 10,919.00	100.00%
<b>Total</b>	<b>76</b>	<b>\$ 33,676.90</b>	<b>36</b>	<b>\$ 88,801.50</b>	<b>\$ 260,594.21</b>	<b>\$ 237,197.68</b>	<b>91.02%</b>

\* Occupancy also counts Scheduled for Modernization Units.

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

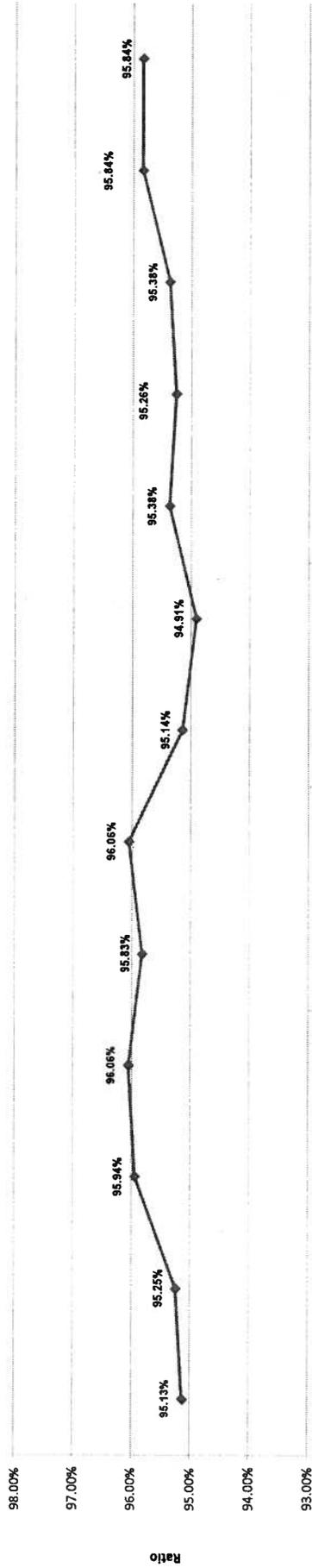
STATE PUBLIC HOUSING

Occupancy from May 2012 to May 2013

Cumulative (12 Months)	
05/12 - 05/13	
Units	11,233
Tenants	10,732
Ratio	95.54%

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			May-13		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio															
Hawaii	56	43	76.79%	56	44	78.57%	56	46	82.14%	56	48	85.71%	56	48	85.71%	56	48	85.71%	56	48	85.71%
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	22	84.62%	26	22	84.62%
Mauai	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	26	81.25%	32	24	75.00%
Oahu	749	725	96.80%	749	725	96.80%	749	729	97.33%	749	728	97.20%	749	726	96.93%	749	729	97.07%	751	735	97.87%
<b>Total</b>	<b>863</b>	<b>821</b>	<b>95.13%</b>	<b>863</b>	<b>822</b>	<b>95.25%</b>	<b>863</b>	<b>828</b>	<b>95.94%</b>	<b>863</b>	<b>828</b>	<b>95.94%</b>	<b>863</b>	<b>827</b>	<b>95.83%</b>	<b>863</b>	<b>829</b>	<b>96.06%</b>	<b>865</b>	<b>829</b>	<b>95.84%</b>
	<b>Nov-12</b>			<b>Dec-12</b>			<b>Jan-13</b>			<b>Feb-13</b>			<b>Mar-13</b>			<b>Apr-13</b>					
Hawaii	56	47	83.93%	56	48	85.71%	56	49	87.50%	56	49	87.50%	56	48	85.71%	56	48	85.71%	56	48	85.71%
Kauai	26	25	96.15%	26	24	92.31%	26	22	84.62%	26	22	84.62%	26	22	84.62%	26	22	84.62%	26	22	84.62%
Mauai	32	26	81.25%	32	25	78.13%	32	25	78.13%	32	25	78.13%	32	26	81.25%	32	24	75.00%	32	24	75.00%
Oahu	751	725	96.54%	751	724	96.40%	751	729	97.07%	751	728	96.94%	751	729	97.07%	751	735	97.87%	751	735	97.87%
<b>Total</b>	<b>865</b>	<b>823</b>	<b>95.14%</b>	<b>865</b>	<b>821</b>	<b>94.91%</b>	<b>865</b>	<b>825</b>	<b>95.38%</b>	<b>865</b>	<b>824</b>	<b>95.38%</b>	<b>865</b>	<b>825</b>	<b>95.38%</b>	<b>865</b>	<b>829</b>	<b>95.84%</b>	<b>865</b>	<b>829</b>	<b>95.84%</b>

Occupancy Rate





## **Construction Management Branch**

April, May, June 2013

### **A. Capital Improvement Projects (CIP) & Capital Fund Program (CFP) Projects**

- CMB is on track and working to meet all CIP and CFP deadlines.
- Please refer to the Summary of Capital Projects spreadsheet by the Fiscal Management Office for encumbrance, obligation and expenditure status.
- Please refer to the Contracts and Procurement report for a listing of contracts that were issued by CMB.

### **B. Elevator Modernization Projects**

- 14 Federal Elevator Modernization and Repairs:
  - Modernization work for Car #2 at Paoakalani was completed and turned over to the AMP for use on 5/6/13.
  - Modernization work for Car #2 at Kalanihuia was completed and turned over to the AMP for use on 5/30/13.
- Elevator Consulting Services (ECS) -Consultant:
  - Monitoring service is ongoing for modernization work.
  - 14 Federal Elevator Modernization and Repairs (Okada Trucking)-Contractor:
    - Okada Trucking is waiting for some long lead items for the other remaining elevators. Okada submitted a proposed schedule for soft shut down to elevators at Pumehana, Punchbowl Homes and Makamae to work on items that are not affecting the car operation. Soft shut down will be daytime work only, one elevator at a time will be out of service between 7:30am to 3:00pm each working day (est 5 working days per car). One elevator per project will be working all the time during construction.
    - Working on supplemental contract #2 for electrical feeders upgrade, ventilation to elevator rooms and to address HIOSH Inspector comments on code compliance. Okada submitted cost proposal including request for 210 days time extension for the additional work.
    - Maintenance service to all other elevators is on schedule.
- 11 State Elevators Repair and Maintenance (Schindler)-Contractor:
  - Maintenance service to all state elevators is on schedule.
- Salt Lake Elevator (Summit Construction):
  - Maintenance service by ThyssenKrupp is on schedule.

### **C. Large Capacity Cesspool Conversions (LCCC) Statewide**

- Bid for AMP 46 was re-issued on May 31, 2013 due to lack of bids.

#### **D. Vacant Units Type C**

- Wahiawa Terrace – 3 units (3-1, 3-5, 7-6)
- Kalihi Valley Homes – 9 units (24-227 A through J)
- Kuhio Park Terrace – 2 units (1538D, 1540D)

#### **E. Planned Activities for June/July 2013**

- **Large Capacity Cesspool Conversions (LCCC) Statewide**
  - HPHA is preparing the final status report regarding the Consent Agreement/Final Order (CA/FO) requirements' completion to submit to Environmental Protection Agency (EPA).
  - Remaining items outstanding at Kalaheo and Hale Ho`olulu on Kaua`i (Group 1 cesspools) are the operation and maintenance manuals from the contractor. The HPHA has reviewed and has requested additional information from the contractor which is due by June 10, 2013.
  - On-going - The HPHA received from the Attorney General the final version of the Memorandum of Agreement MOA with 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 and is routing for execution.
  - On-going - The HPHA is waiting for feedback from the Department of Land and Natural Resources (DLNR) on a time frame for execution of the necessary documents requesting the cancellation of the Executive Orders (EO's) relating to the HPHA's responsibilities of the Teacher's Cottages in Maui and Hawaii counties, issuing management and control to the Department of Education (DOE) in reference to Consent Agreement/Final Order (CA/FO) requirements of the Environmental Protection Agency (EPA). (Last discussions with DLNR was on May 29, 2013.)
- **Vacant Units Type C**
  - Puuwai Momi – 7 units
    - (7 Units) Units 6I, 18G, 18H, 18L, 18J, 18K, 18L. Building 6 and 18 have roof leaks. The Construction Management Branch is working on specifications to put out on Hawaii Electronic Procurement System for repair, estimated post date 8/1/13. After the roof is repaired, either HPHA Special Teams or the AMP will work on the interiors.
  - Waipahu I - 1 unit
    - Unit (5) - HPHA to work on specifications and put on Hawaii Electronic Procurement System individually. Estimated posting date 8/19/13.
  - Kalihi Valley Homes - 13 units
    - 13 Units (21F, 30J, 32C, 34E, 36C, D, E, 37C, 39A, 42J, 44F, G, J) – In design, work to be done on roofs of these buildings only. AMP to temporarily patch roof.
  - Kuhio Homes – 1 unit

- Kuhio Homes - 1 unit (13A)
- HPHA to work on specifications and put on Hawaii Electronic Procurement System individually. Estimated posting date 7/15/13
- Group B Vacant Units on Oahu – 32 units
  - Kauaiokalani - 4 units (101, 201, 301, 303)
  - Waimaha Sunflower – 3 units (B128, B220, B320)
  - Maili – 2 units (19, 24)
  - Nanakuli Homes - 4 units (01, 02, 06, 34)
  - Kupuna Home O Waialua – 2 units (17, 18)
  - Wahiawa Terrace – 17 units (1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7)
  - 65% complete @ leeward units only.
  - Nanakuli Homes and Maili II: Pre-final walk through May 30, 2013, tentative final walk through June 6, 2013.
  - Kauaiokalani: under construction, estimated completion June 30, 2013 pending change order proposals approval.
- Leeward Vacant Units - 4 units
  - Nanakuli Homes – 2 units (5, 8)
  - Maili II – 2 units (9, 13)
  - HPHA to work on specifications and put on Hawaii Electronic Procurement System individually August 2013.
- Kauaiokalani - 2 units (304, 604)
  - Unit 304: Repairs for fire damage to the exterior of Unit 304 is currently in design phase. CMB is incorporating the interior renovation into the modernization.
  - Unit 604: Unit has been determined to be Type C. Repairs to be procured via Hawaii Electronic Procurement System. Estimated posting date 8/30/13.
- Palolo Valley Homes Major Modernization – 44 units (rolling relocation)
  - Building 20 – Units A through H (8 units)
    - Construction started November 13, 2012, estimated completion August 2013, due to HECO power delays.
  - Buildings 16 and 17 (12 units)
    - Construction started January 2013, estimated completion August 2013.
  - Buildings 18 and 19 will follow Buildings 16 and 17.
- Kauhale O'hana Accessibility Modernization – 1 unit
  - Kauhale O'hana – 1 unit (201)
  - ADA design consultant selected, contract being negotiated.
- Kahale Mua – 2 units (17, 24A)
  - Part of a major modernization that is in design, tentative bid date August 2013.
- Vacant Units on Maui - 6 units
  - Construction Management Branch negotiating with the consultants' proposals for major modernization at David Malo Circle.

- David Malo Circle – 2 units (725C, 745A) To be part of the major modernization. Proposal with compliance for review.
- Piilani Homes – 1 unit (1028-F5) To be part of the major modernization.
- Makani Kai Hale – 2 units (24, 34) Construction Management Branch is including these units in the consultant contract major modernization scope for David Malo. Proposal in compliance for review.
- Makani Kai Hale – 1 unit (52) HPHA to scope the unit on May 14, 2013.
- Hale Hoolulu, Kalaheo Homes, Hale Nana Kai O Kea Modernization & ADA Compliance - 4 units
  - Invitation for Bids were posted 3/22/13.
  - Hale Ho'olulu – 1 unit (B1). Bid opening was 5/9/13. HPHA processing paperwork for approval to award contractor.
  - Kalaheo – 3 units (1B, 4A, 4B). Bid opening was 5/8/13. HPHA processing paperwork for approval to award contractor.
- Hale Ho'onanea Modernization and ADA - 2 units (9L, 14R)
  - ADA project in design, 60% complete.
  - Estimated bid date 7/29/13.
- Kapaa - 3 units (3R, 14L, 17L)
  - Bid opening was 2/22/13. Construction Management Branch internal approval process to award contractor began 3/5/13.
    - are being reviewed by the Attorney General.
- Pomaikai, Pahala, Hale Aloha O Puna ADA Improvements – 14 units
  - Pomaikai - 8 units
  - Palaha - 4 units
  - Hale Aloha O Puna - 2 units
  - Design in process for accessibility improvements and vacant units.
  - Estimated bid date 9/1/2013.
- Ke Kumu Ekolu – 1 unit (B2202)
  - Specifications by CMB, work to be done by AMP.
  - Estimated completion August 15, 2013.
- Lanakila Homes – 62 units
  - Design in progress for the infrastructure.
  - 56 units (Building 55 – 75, 106 – 115)
    - Scheduled for renovation
    - HPHA needs to un-demo with HUD
  - 6 units (59 L/R, 61 L/R, 62 L/R)
    - In-House design.
    - Specs being reviewed by the Attorney General.
    - Will be posting on HePS once approved.

**Construction Management Branch  
Elevator Modernization Report  
April, May, June 2013**

Note: All dates and costs are subject to change

<b>MODERNIZATION (REBUILDING) OF FEDERAL ELEVATORS</b>										
<b>Name</b>	<b>Housing Type</b>	<b>Elevator No.</b>	<b>Year Elevator Installed</b>	<b>Age of Elevators in Years</b>	<b>Number of Units</b>	<b>Number of Floors</b>	<b>Construction Cost</b>	<b>Funding Source</b>	<b>Construction Start</b>	<b>Estimated Construction Completion</b>
<b>Pumehana</b>	<b>Elderly</b>	<b>1</b>	<b>1972</b>	<b>36</b>	<b>139</b>	<b>21</b>	<b>\$465,968</b>	<b>B-08-401-K</b>	<b>Feb-13</b>	<b>Jul-13</b>
		<b>2</b>	<b>1972</b>	<b>36</b>					<b>Jun-13</b>	<b>Oct-13</b>
<b>Punchbowl Homes</b>	<b>Elderly</b>	<b>1</b>	<b>1961</b>	<b>47</b>	<b>144</b>	<b>7</b>	<b>\$371,728</b>	<b>B-08-401-K</b>	<b>Aug-13</b>	<b>Dec-13</b>
		<b>2</b>	<b>1961</b>	<b>47</b>					<b>Dec-13</b>	<b>Mar-14</b>
<b>Makamae</b>	<b>Elderly</b>	<b>1</b>	<b>1971</b>	<b>37</b>	<b>124</b>	<b>4</b>	<b>\$261,780</b>	<b>B-08-401-K</b>	<b>Jun-13</b>	<b>Aug-13</b>
		<b>2</b>	<b>1971</b>	<b>37</b>					<b>May-13</b>	<b>Jul-13</b>
<b>Salt Lake Apts</b>	<b>Family</b>	<b>1</b>	<b>1970</b>	<b>38</b>	<b>28</b>	<b>8</b>	<b>\$416,000</b>	<b>B-09-410-K, B-10-404-K</b>	<b>Nov-12</b>	<b>Feb-14</b>
		<b>2</b>	<b>New elevator under construction</b>				<b>\$972,888</b>		<b>Nov-12</b>	<b>Jul-13</b>



**Construction Management Branch  
Large Capacity Cesspool Conversion  
April, May, June 2013**

14	WAIMEA TC TMK 3-6-7-002-015	Kamuela	1	IWS ATO # 43792 issued 9/9/2010; Transferring to DOE; need to resend HPHA letter to DLNR	6/08
15	HONOKAA TC TMK 3-4-5-001-011	Honokaa	1	IWS ATO # 42338 to 42341; UIC ATO UH-2869 issued 8/15/2011 through 8/14/2016; Transferring to DOE; resent request to DLNR on 10/9/2012	11/08

**43** UIC -- Underground Injection Control; IWS-- Individual Wastewater System  
(Okahara & Associates is Consultant of Record for Hawaii projects)

**Group 1 @ Kauai**

**# CPs**

**Status as of June 2013**

16	HALE HO'OLULU (E) TMK: 4-5-2-003-056	Kilauea	2	IWS ATO # 41589, 41590 & 41591 issued on 11/14/2011. 2 cesspools were backfilled, and DOH file UIC-UK 2774 was closed on 5/13/2011.	6/12
17	KALAHEO TMK: 4-2-3-012-030	Kalaheo	5	IWS ATO 41585, 41586, 41587, 41588 dated 3/8/2011 on file UIC Permit UK-2737 for 4 seepage pits issued 5/29/2009 through 5/28/2014; annual report submitted 10/15/11.	6/12
18	KEKAHA HA'AHEO TMK: 4-1-3-008-020 & 026	Kekaha	77	IWS ATO # 41598 to 41628 dated 3/2011 for 31 septic tanks on file Backfill for 77 cesspools completed 1/18/2011; report submitted to DOH for record.	2/12

**84** (AECOM Pacific Inc. is Consultant of Record for Kauai projects)

**Group 1 @ Maui**

**# CPs**

**Status as of June 2013**

19	HANA 'B' TC TMK: 2-1-4-004-003	Hana	1	IWS ATO # 40608 issued 9/1/2009; Transferring to DOE; need to resend HPHA letter to DLNR	09/09
20	WAKIU 'A - E' TC TMK: 2-1-3-004-022	Hana	2	IWS ATO # 40609 to 40611 issued 3/13/2009; Transferring to DOE; resent request to DLNR on 10/9/2012	09/09

**3** (AECOM Pacific Inc. is Consultant of Record for Maui projects)

**Total for Group 1**

**130**

**Others originally not identified in CA/FO**

**Status as of June 2013**

a	Lokahi Housing TMK 3-2-4-052-020	Hilo	8	16 septic tanks (IWS) total; 5 are being replaced; IWS ATO 42685-42695 (11 systems) issued 1/13/2010 & IWS ATO 45584,45601,45603-45605 (5 systems) issued 5/10/2011; UIC backfill permit UH-2863 for 4 cesspools. <b>This is not part of CA/FO</b> ; Notice to Proceed issued on 10/29/2012, and completion was on January 29, 2013.	2/13
b	Hale Hauoli Housing TMK 3-4-5-010-078	Honokaa 7 CP	8	cesspools backfilled. Cesspool Abandonment Permit & Backfill Final Completion Report UH-2843 approved by Dept. Of Health on 9/14/2012, so UH-2843 has been closed out.	12/12
c	Pahala Elderly Housing TMK 3-9-6-017-037	Pahala	3	IWS ATO# 18081 to 18085 (5 tanks) issued 12/17/2009. UIC Permit UH-2657 for wells 1 through 3 issued 5/15/2008 through 5/14/2013.	12/09

**19** (Okahara & Associates is Consultant of Record for Hawaii projects)

Construction Management Branch  
Federal Vacant Units Type "C" - Statewide  
April, May, June 2013

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Actual / Estimated Consultant Contract Award	Actual / Estimated Bid Date	Actual / Estimated Construction Contract Award	Estimated Completion of Construction	HUD Letter Sent	HUD Approval	Status/Comments	PE
Oahu	30	1026	Puuwai Momi	7	6I, 18G, 18H, 18I, 18J, 18K, 18L	Design	NA	8/1/2013 est	10/1/13 est	12/31/2013 est			HPHA in the process of procuring hazardous materials testing/reports. HPHA working on specifications to put leaking roofs onto HePS. After roofs are repaired, AMP to repair the majority of the interior of the units.	C. Abara
Oahu	30	1038	Waipahu I	1	5	HPHA Design	NA	8/19/2013 est	10/14/2013 est	13/30/13 est			HPHA working on specifications to put onto HePS.	C. Abara
Oahu	31	1005	Kalihi Valley Homes	6	30J, 32C, 34E, 37C, 39A, 42J	Design	NA	4/1/2013 est	6/1/2013 est	2/28/2014 est	N/A	N/A	Contract in negotiation to be part of Phase IVB Modernization. Work to be done on these units for roofs only. AMP to patch roof and do the interior of these units.	L. Izumi
Oahu	31	1005	Kalihi Valley Homes	7	21F, 36C, 36D, 36E, 44F, 44G, 44J	Design	NA	Jan 2014 est	5/2014 est	2/28/2014 est	N/A	N/A		L. Izumi
Oahu	40	1007	Kuhio Homes	1	13A	HPHA Design	NA	7/15/2013	9/16/13	11/30/13 est			HPHA working on specifications to put onto HePS.	C. Abara
Oahu	40	1010	Kuhio Park Terrace	4	1518D, 1520D, 1530D, 1532D	Demo	NA	NA	NA	--	Yes	Yes	Demo (Vacant HUD approved Demo DISPO)	M. Kawamura
Oahu	44	1035	Nanakuli Homes	2	5, 8	Design	NA	8/15/2013	10/15/2013	1/15/2014 est			HPHA working on specifications to put onto HePS. Consultant: GYA Architects, General Contractor: Society Contracting. HECO to install meters 4/23/13. Estimated completion June 2013.	C. Abara
Oahu	44	1035	Nanakuli Homes	4	01, 02, 06, 34	Grp B	11/1/2010	6/22/2011	9/12/11	June 2013 est		No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion November 2013.	C. Abara
Oahu	44	1057	Waimaha-Sunflower	3	B128, B220, B320	Grp B	11/1/2010	6/22/2011	9/12/11	Nov 2013 est		No	Fire damaged unit. Interior to be worked on after exterior/roof is completed. Work on interior of vacant unit. To be combined with the modernization.	M. Kawamura
Oahu	44	1091	Kauikaiani	1	304	Design	1/31/2014	6/30/2014	1/31/2015	12/31/2015 est	n/a	No		M. Kawamura
Oahu	44	1091	Kauikaiani	4	101, 201, 303, 301	Grp B	11/1/2010	6/22/2011	9/12/11	Sept 2013 est	2/9/12	301 Yes, others No.	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion September 2013.	C. Abara
Oahu	44	1091	Kauikaiani	1	604	Design	NA	8/30/2013 est	10/31/2013 est	12/31/13 est	n/a	No	HPHA working on specifications to put onto HePS.	M. Kawamura
Oahu	44	1108	Mailli I	2	9, 13	Design	NA	8/15/2013	10/15/2013	1/15/2014 est			HPHA working on specifications to put onto HePS.	M. Kawamura
Oahu	44	1108	Mailli II	2	19, 24	Grp B	11/1/2010	6/22/2011	9/12/11	June 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion June 2013.	C. Abara
Oahu	45	1090	Kauhale O'hana	1	201	Design	3/29/2013	3/28/2014	7/25/14	7/31/15 est			Consultant selected, negotiating consultant proposal. This unit is part of accessibility modernization.	S. Krikel
Oahu	49	1015	Wahiawa Terrace	17	1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7	Grp B	11/1/2010	6/22/2011	9/12/11	October 2013 est	2/9/12	Yes *	*HUD approval for all units except 4-5 and 6-7. Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion October 2013	C. Abara
Oahu	49	1050	Kupuna Home O Waiialua	2	17, 18	Grp B	11/1/2010	6/22/2011	9/12/11	Sept 2013 est	2/9/12	Yes	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion September 2013.	C. Abara
Oahu	50	1008	Paloalo Valley Homes	3	14F, 15D, 18A	Mod.	6/3/2010	4/16/2012	6/5/12	March 2014 est	12/28/12	Yes	Construction started 1/17/12 for major modernization of Buildings 14-20. First phase is Building 20. Second phase is Building 16 & 17. These units are currently vacant and will not be occupied until the modernization is complete. Estimated completion March 2014.	L. Izumi
Oahu	50	1008	Paloalo Valley Homes	12	16A-F, 17A-F	Mod.	6/3/2010	4/16/2012	6/5/12	August 2013 est	12/28/12	Yes	Start of construction for Buildings 16 & 17 - Jan. 2013. Estimated completion August 2013.	L. Izumi
Oahu	50	1008	Paloalo Valley Homes	8	20A-H	Mod.	6/3/2010	4/16/2012	6/5/12	August 2013 est	12/21/12	Yes	Start of construction for Building 20 - Nov. 2012. Estimated completion August 2013.	L. Izumi

Construction Management Branch  
Federal Vacant Units Type "C" Statewide  
April, May, June 2013

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Actual / Estimated Consultant Award	Actual / Estimated Bid Date	Actual / Estimated Construction Contract Award	Estimated Completion of Construction	HUD Letter Sent	HUD Approval	Status/Comments	PE
Molokai	39	1088	Kahala Mua	2	17, 24A	Consult Contr	5/2/2011	8/15/2013	10/15/13	10/15/2014 est	Yes	Yes	Reike, Suniland, Kono Architects working on bid documents tentative bid August 2013.	C. Abara
Maui	39	1016	David Malo Circle	2	725C, 745A	Design	3/31/2013	1/31/2014	5/20/14 est	3/2015 est	Yes	745A Yes 725C No	Consultant selected, negotiating contract.	L. Izumi
Maui	39	1044	Piliani Homes	1	1028-F5	Design	6/30/2013	4/30/2014	10/2014 est	10/2015 est			Part of Piliani modernization. Consultant selected.	L. Izumi
Maui	39	1092	Makani Kai Hale	2	24, 34	Design	3/31/2013	1/31/2014	5/2014 est	3/2015 est			To be included in David Malo Modernization project.	L. Izumi
Maui	39	1092	Makani Kai Hale	1	52	HPHA Design	NA			12/31/13 est	4/25/13	Yes	HPHA working on specifications to put onto HePS.	L. Izumi
Kauai	38	1018	Kapaa	3	3R, 14L, 17L	Design	NA		6/20/13	10/2/2013 est			Bid opened 2/22/13.	S. Krekel
Kauai	38	1019	Hale Ho'olulu	1	B1	Consult Contr	6/24/2010	3/22/2013	9/4/13	3/17/2014 est			Invitation for Bid posted 3/22/13. Bids opened 5/9/13. HPHA processing paperwork for approval to award contractor.	S. Krekel
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Consult Contr	6/24/2010	3/22/2013	9/3/13	6/14/2014 est			Invitation for Bid posted 3/22/13. Bids opened 5/8/13. HPHA processing paperwork for approval to award contractor.	S. Krekel
Kauai	38	1055	Hale Ho'onahea	2	9L, 14R	Consult Contr	5/12/2010	7/29/2013	1/1/14	Sept 2014 est			Current ADA project w/ Richard Matsunaga & Associates Architects Inc.	S. Krekel
Hawaii	37	1004	Lanakila Homes II	6	59L-R, 61L-R, 62L-R	HPHA Design	NA	6/1/2013 est	8/1/2013 est	12/31/2014 est			Buildings 59, 61, & 62 un-demolished, bid documents have been prepared by HPHA and are being reviewed.	M. Kawamura
Hawaii	37	1004	Lanakila Homes II	36	55L, 55R - 75L, 75R 106L, 106R, 107L, 107R, 108L, 108R, 109L, 109R, 110L, 110R, 111L, 111R, 112L, 112R, 113L, 113R, 114L, 114R, 115L, 115R	Demo	NA	1/1/2014	4/1/14	12/31/2014 est			Scheduled for Renovation, need to un-demo with HUD, bid documents have been prepared by HPHA and are being reviewed.	M. Kawamura
Hawaii	37	1014	Lanakila Homes III	20		Demo	NA	3/1/2014	6/1/14	12/31/2014 est			Scheduled for Renovation, need to un-demo with HUD, bid documents have been prepared by HPHA and are being reviewed.	M. Kawamura
Hawaii	37	1029	Pomalikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr	6/4/2012	9/1/2013	11/1/13	11/30/2014 est			Design in process	M. Kawamura
Hawaii	37	1045	Pahala	2	3F, 5A	Consult Contr	6/4/2012	3/1/2014	5/1/14	6/30/2015 est			Design in process	M. Kawamura
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C, 8B, 9A	Consult Contr	6/4/2012	12/1/2013	2/1/14	3/31/2015 est	Yes	Yes, 7-C No	Design in process	M. Kawamura
Hawaii	46	1097	Ke Kumu Ekiolu	1	B2202	Design	NA	NA	NA	8/15/13 est			Construction Management provided specifications to AMP, work to be done by AMP.	S. Ibrahim

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Total Verified Type C Vacant Units by County:

Oahu	84
Maui	6
Molokai	2
Kauai	9
Hawaii	21
	122

CONSTRUCTION:

Total Group B Under Construction Contract (Group B):	32
Total Units Under Modernization Const Contracts (Mod):	23
Total Units Under Construction with DAGS (DAGS):	0
Total Units Under Construction w/ Special Teams (HPHA ST):	0
Total Vacant Units Under Construction Contracts:	55

DESIGN:

Total Under Design Contracts (Consult Contr)	22
Total Mod awaiting Consultant Contract (Design)	36
Total In-house design (HPHA Design)	9
Total Being Added to Consultant Contract:	67

Total Form A's to be verified by CMB:

Total Missing Form A:	0
Total Needing to be Verified:	0

Total Units Approved for Demo:

Total Units Relocation Hold:	60
Total Federal Vacant Units complete this month:	14

## Hearings Office

Report for the Months April/May/June 2013

### A. Accomplishments

- Eviction cases heard for May 2013- 12 cases, 5 for rent, 7 for non rent. January 2012 through May 2013, a total of 208 cases were referred with a total of 90 families evicted for this period.
- Evictions Maui/Kona rent and Non rent (criminal) cases
- Monitor AMP Managers for Delinquent Referrals

### 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.
- Respond to requests from Tenants, Tenants associations, Management, Housing and Urban Development, Hawaii Civil Rights Commission and Legal Aid Society of Hawaii.
- 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.

## SECTION 8 SUBSIDY PROGRAMS BRANCH

April/May/June 2013

### A. Accomplishments

- Voucher lease up update:
  1. In April 2013 Section 8 staff worked to determine eligibility for the voucher program for 4 veteran's vouchers statewide, 4 port-in's from other states or neighbor islands, and 54 Kuhio Park Terrace applicants. HPHA is currently assisting 1959 families with voucher rental assistance payments. Lease up activities have stopped except for the veteran's vouchers, port-ins and Kuhio Park Terrace Project Based Section 8 units due to the sequestration.
  2. 7 veteran families were leased up in April 2013, 1 on Maui, 1 on Big Island, 1 on Kauai, and 4 on Oahu.
  3. In May 2013 Section 8 staff worked to determine eligibility for the voucher program for 15 veteran's vouchers statewide, 11 port-in's from other states or neighbor islands, and 4 Kuhio Park Terrace applicants. HPHA is currently assisting 1960 families with voucher rental assistance payments. Lease up activities have stopped except for the veteran's vouchers, port-ins and Kuhio Park Terrace Project Based Section 8 units due to the sequestration.
  4. 8 veteran families were leased up in May 2013, 1 on Maui, 2 on Big Island, 0 on Kauai, and 5 on Oahu.
- 133 inspections were conducted and completed by HPHA staff in April 2013.
- 165 inspections were conducted and completed by HPHA staff in May 2013.
- The program received a total of \$2,115,388 from HUD for the voucher payments and spent \$1,954,345 in April 2013 with \$161,043 remaining at the end of the month.
- The program received a total of \$1,871,042 from HUD for the voucher payments and spent \$1,990,985 in May 2013 with \$119,943 overspent at the end of the month.
- The rent supplement program received \$86,141.00 of state funds in April 2013 and the HPHA expended \$50,824.14 of the funds received. Rent supplement assistance program is administered by the HPHA on every island.
- The rent supplement program received \$78,305 of state funds in May 2013 and the HPHA expended \$41,510 of the funds received. Rent supplement assistance program is administered by the HPHA on every island.

- The Family Self Sufficiency (FSS) program assisted 93 Section 8 clients in April 2013. Two families graduated from the program and received escrow disbursements totaling \$21,606. One family increased their income. Two cases were closed/terminated. Forty-five families currently have an escrow account.

The FSS family's goals are as follows:

- VASH Graduate
- Completed all ITSP goals within 3 years
- Promoted to new position with Department of Veterans Affairs
- Increase earned wages from \$8.00/hour to \$17.00/hour
- Seeking homeownership using VA Home Loan program
- Achieved 700+ FICO score

- The Family Self Sufficiency (FSS) program assisted 88 Section 8 clients in May 2013. Five families graduated from the program and received escrow disbursements totaling \$10,674. One family increased their income. 5 cases were closed/terminated. 54 families currently have an escrow account.

The FSS family's goals are as follows:

Graduate

- Completed all ITSP goals within 3 years
- Employed as substitute teacher w/DOE
- Graduated from UH-Manoa w/GPA-3.7
- Seeking homeownership using HVOP assistance
- Achieved escrow balance of \$9,646.06

## **B. Planned Activities for Next Month:**

- Staff will correct 1 over due recertification in PIC.
- 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 5 vacant units at Kuhio Park Towers, 0 one bedroom, 1 two bedroom, and 4 three bedroom apartments.

**Section 8 Subsidy Programs Branch Monthly Report**  
 HUD's Voucher Management System Data Collection Report

From	12/1/2012				
To	4/1/2013				
As of	5/16/2013				
PHA Code	HI901				
PHA Name	Hawaii Public Housing Authority				
	<u>Dec-12</u>	<u>Jan-13</u>	<u>Feb-13</u>	<u>Mar-13</u>	<u>Apr-13</u>
Homeownership	11	11	11	11	11
Homeownership HAP	\$11,584	\$11,624	\$11,624	\$11,704	\$11,677
2008 and 2009 Non-Elderly Disabled	163	157	156	163	165
2008 and 2009 Non-Elderly Disabled HAP	\$137,529	\$135,288	\$134,891	\$141,759	\$143,568
Portable Vouchers Paid	25	24	24	25	26
Portable Voucher HAP	\$18,808	\$17,231	\$16,638	\$19,305	\$19,448
Tenant Protection	144	144	143	143	141
HAP Tenant Protection	\$264,723	\$264,770	\$260,685	\$257,702	\$251,353
Veteran's Affair Supported Housing (VASH) Voucher	197	200	201	203	202
Veteran's Affair Supported Housing (VASH) HAP	\$145,788	\$147,571	\$148,488	\$150,075	\$149,283
All Other Vouchers	1,416	1,431	1,427	1,414	1,401
HAP All Other Vouchers	\$1,374,719	\$1,393,734	\$1,397,169	\$1,387,022	\$1,379,016
FSS Escrow Deposits	\$5,995	\$6,367	\$5,383	\$6,908	\$6,338
All Voucher HAP Expenses After the First of Month	\$33,953	\$15,459	\$4,663	\$5,609	\$10,031
Total Vouchers	1,956	1,967	1,978	1,959	1,946
HAP Total	\$1,987,104	\$1,970,218	\$1,969,495	\$1,967,567	\$1,954,345
Number of Vouchers Under Leased (HAP Contract) on the last day of the Month	1,967	1,970	1,981	1,960	1,950
New vouchers issued but not under HAP contracts as of the last day of the month	33	32	45	27	39
Portability - In	12	14	16	17	17
Portability - In	\$17,379	\$20,723	\$22,886	\$24,000	\$22,019
Number of Vouchers Covered by Project-Based AHAPs and HAPs	455	455	455	455	455
Fraud Recovery - Amount Booked this Month	\$345	\$123	\$173	\$205	\$118
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	\$14	\$18	\$16	\$20	\$22
FSS Escrow Forfeitures	\$3,168	\$0	\$0	\$0	\$0
Number of Hard-to-House Families Leased	19	14	15	6	12
FSS Coordinator	\$5,252	\$5,252	\$5,252	\$5,252	\$5,252
FSS Coordinator Expenses Not Covered by FSS Grant	\$12,344	\$12,748	\$12,748	\$7,108	\$7,820
Administrative Expense	\$208,066	\$136,662	\$160,008	\$227,384	\$134,782
Audit	\$5,226	\$5,226	\$5,226	\$5,226	\$5,226
Net Restricted Assets (NRA) as of the Last Day of the Month	\$1,907,950	\$2,017,037	\$2,119,390	\$2,207,935	\$2,370,364
Unrestricted Net Assets (UNA) as of the Last Day of the Month	\$1,850,519	\$1,764,788	\$1,755,145	\$1,654,824	\$1,636,190
Cash/Investment as of the Last Day of the Month - Voucher Program Only	\$2,282,067	\$2,389,176	\$2,335,818	\$2,352,636	\$2,446,692

**AGENCY TOTAL** – Variance Analysis based on any increase or (decrease) of 10% with the month of April 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 begin to take full effect beginning in April 2013 when appropriation is estimated to fall in the 73 – 79% of pre sequestration funding.

**Other Income:**

HPHA received a reimbursement of Administrative and Associated costs of \$2.2 million dollars for prior year expenses from the State Capital Improvement Program.

**B. EXPENSES:**

**Administrative:**

The current year to date and month of March decreases from budget in Administrative Expenses result primarily from budgeted positions not filled. The increase in cost from prior year reflects positions filled since the 2013 Fiscal Year began.

**Management Fees:**

HUD has increased the rate by 8% from \$58.01 to \$62.50 effective January 1, 2013 effective in March 2013.

**Tenant Services:**

Resident Association Board (RAB) costs were originally budgeted for all AMPs. However, not all AMPs have an active Resident Board currently.

**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. Only expenses that are vital to operations will be authorized.

**Protective Services:**

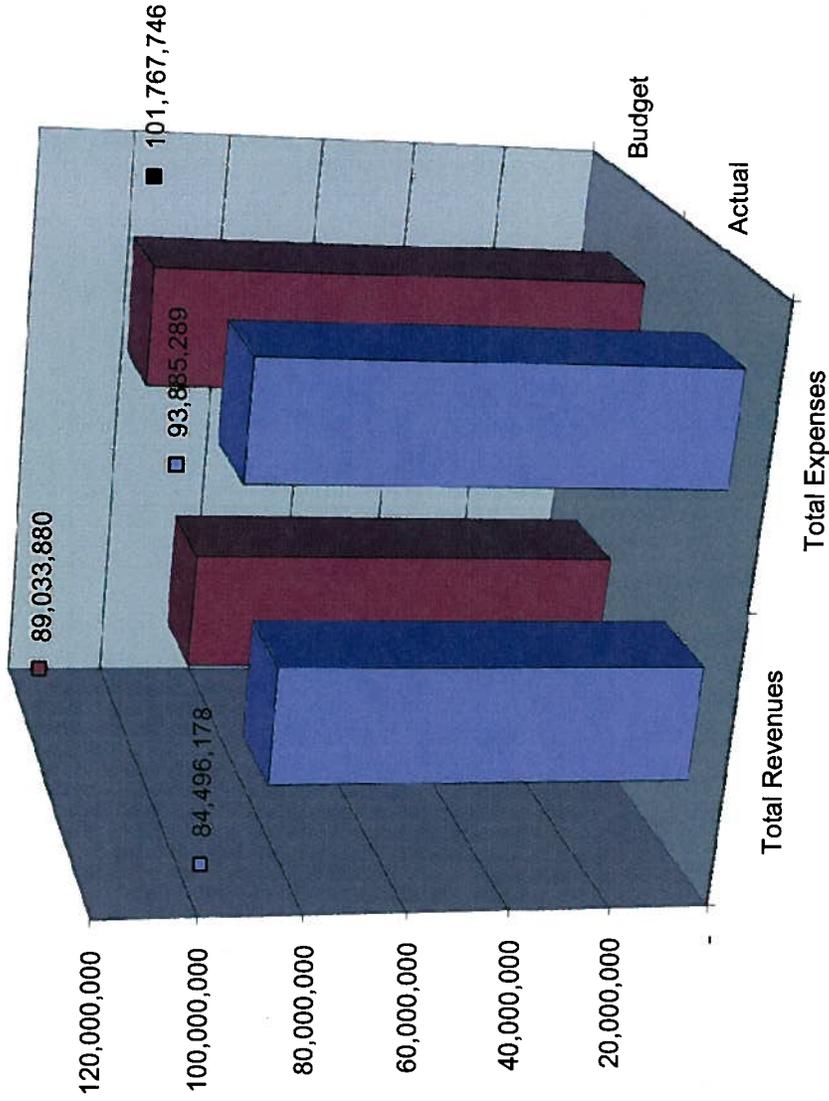
The increase in protective services expense was due to the approval of additional security contracts that were not part of the Fiscal Year 2012-2013 budget. These new security contracts are for special events, as well as increased services at the AMPs.

**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 our State Capital Improvements program. These additional funds have resulted in a positive cash flow of \$2,654,449 in our year to date financials.

### HPHA April 30, 2012 Actual VS Budget



	Total Revenues	Total Expenses
Actual	84,496,178	93,885,289
Budget	89,033,880	101,767,746



**CONSOLIDATED BALANCE SHEET  
HAWAII PUBLIC HOUSING AUTHORITY  
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400  
FOR PERIOD ENDING APRIL 30, 2013  
AGENCY TOTAL**

	<u>APRIL</u>	<u>MARCH</u>	<u>Increase (Decrease)</u>
<b>ASSETS:</b>			
Cash	62,402,954	61,004,975	1,397,978
<b>Receivables:</b>			
Accrued Interest	595,271		
Tenant Receivables	2,143,047		
Other	2,112,973		
Less Allowance for Doubtful Accounts	(1,781,848)		
<b>Total receivables</b>	<b>3,069,442</b>	<b>2,257,864</b>	<b>811,578</b>
Prepaid Expenses	2,202,269	2,237,357	(35,088)
Inventories	964,378	960,250	4,128
Interprogram Due From			
Interprogram Due To	20,116,945	18,796,373	1,320,572
<b>Total Current Assets</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>
	<b>88,755,986</b>	<b>85,256,819</b>	<b>3,499,168</b>
Property, Plant & Equipment:			
Land		21,451,327	
Buildings		524,098,226	
Furniture & Equipment		5,736,829	
Motor vehicles		2,838,537	
Construction in Progress		31,605,845	
Less: Accumulated Depreciation		(315,737,173)	
	269,993,591	270,817,887	(824,295)
Notes, Loans & Mortgage Receivable-Non Current			
+Other Long term assets	46,928,157	46,928,157	-
	-	-	-
<b>Total Assets</b>	<b>405,677,735</b>	<b>403,002,862</b>	<b>2,674,873</b>

**CONSOLIDATED BALANCE SHEET  
HAWAII PUBLIC HOUSING AUTHORITY  
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400  
FOR PERIOD ENDING APRIL 30, 2013  
AGENCY TOTAL**

	<u>APRIL</u>	<u>MARCH</u>	Increase (Decrease)
<b>LIABILITIES AND EQUITY:</b>			
Accounts Payable	388,087	450,026	(61,939)
Accrued Expenses	2,906,034	2,346,046	559,988
Accrued Salaries & Wages	641,898	641,898	(0)
Accrued Vacation	774,455	774,455	-
Accrued W/C Compensation	231,976	231,976	-
Tenant Security Deposits	740,283	736,136	4,147
Other Liabilities & Deferred Income	43,950,566	43,536,223	414,343
Interprogram Due To		11,248,836	(11,248,836)
<b>Total Current Liabilities</b>	<b>49,633,298</b>	<b>59,965,596</b>	<b>(10,332,298)</b>
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		2,844,516	(166,940)
Unrestricted Net Assets	2,677,576	336,047,159	586,532
Net Income Year to Date	336,633,691	(11,161,824)	1,772,713
<b>Total Equity</b>	<b>329,922,156</b>	<b>327,729,851</b>	<b>2,192,305</b>
<b>Total Liabilities &amp; Equity</b>	<b>394,862,869</b>	<b>403,002,862</b>	<b>(8,139,993)</b>

**HAWAII PUBLIC HOUSING AUTHORITY  
HOUSING CHOICE VOUCHER PROGRAM  
ACTUAL VS BUDGET COMPARISON  
FOR THE TEN MONTHS ENDING APRIL 30, 2013  
(Amounts in Full Dollars)**

	MONTH OF APRIL, 2013			YEAR TO DATE ENDING APRIL 30, 2013			Variance Amount	Variance %	Prior Year Amount	Variance Amount	Variance %
	Actual	Budget	%	Actual	Budget	%					
<b>REVENUES</b>											
Dwelling Rental Income	\$ -	\$ -	0%	\$ -	\$ -	0%	\$ -	\$ -	\$ -	\$ -	0%
HUD Operating Subsidies	2,630,505	1,968,605	34%	19,294,176	19,686,050	-2%	(391,874)	17,809,785	1,484,391	8%	
COCC Fee Income	-	-	0%	-	-	0%	-	-	-	0%	
General Fund	-	-	0%	-	-	0%	-	-	-	0%	
Grant Income	-	-	0%	-	-	0%	-	-	-	0%	
Other Income	273,384	152,504	79%	1,506,704	1,525,040	-1%	(18,336)	1,421,778	84,926	6%	
<b>Total Revenues</b>	<b>2,903,889</b>	<b>2,121,109</b>	<b>37%</b>	<b>20,800,880</b>	<b>21,211,090</b>	<b>-2%</b>	<b>(410,210)</b>	<b>19,231,563</b>	<b>1,569,317</b>	<b>8%</b>	
<b>EXPENSES</b>											
Administrative	93,790	133,831	30%	1,324,610	1,453,514	9%	128,904	984,202	(340,408)	-35%	
Asset Management Fees	-	-	0%	-	-	0%	-	-	-	0%	
Management Fees	23,232	28,244	18%	231,072	224,510	-3%	(6,562)	219,504	(11,568)	-5%	
Bookkeeping Fees	14,520	14,031	-3%	144,420	140,310	-3%	(4,110)	137,190	(7,230)	-5%	
Housing Assistance Payments	3,294,303	1,797,820	-83%	19,826,209	17,978,200	-10%	(1,848,009)	18,669,701	(1,156,508)	-6%	
Tenant Services	-	115	100%	-	1,150	100%	1,150	-	-	0%	
Utilities	135	2,924	95%	24,573	29,240	16%	4,667	27,079	2,506	9%	
Maintenance	13,166	22,005	40%	174,446	220,050	21%	45,604	168,350	(6,096)	-4%	
Protective Services	120	35	-243%	572	350	-64%	(222)	366	(207)	-57%	
Insurance	3,060	1,332	-130%	11,572	13,320	13%	1,748	3,281	(8,291)	-253%	
General Expenses	(19,931)	15,233	231%	16,464	252,330	93%	235,866	23,804	7,340	31%	
<b>Total Expenses</b>	<b>3,422,396</b>	<b>2,015,570</b>	<b>-70%</b>	<b>21,753,939</b>	<b>20,312,974</b>	<b>-7%</b>	<b>(1,440,965)</b>	<b>20,233,477</b>	<b>(1,520,462)</b>	<b>-8%</b>	
<b>Net Income(Loss)</b>	<b>\$ (518,507)</b>	<b>\$ 105,539</b>	<b>-591%</b>	<b>\$ (953,058)</b>	<b>\$ 898,116</b>	<b>-206%</b>	<b>\$ (1,851,174)</b>	<b>\$ (1,001,914)</b>	<b>\$ 48,855</b>	<b>5%</b>	
<b>CASH BASIS:</b>											
Net Income(loss) per Above	\$ (518,507)	\$ 105,539	-591%	\$ (953,058)	\$ 898,116	-206%	\$ (1,851,174)	\$ (1,001,914)	\$ 48,855	5%	
Add back non cash items:	-	-	0%	-	-	0%	-	-	-	0%	
Depreciation Expense	-	-	0%	-	-	0%	-	-	-	0%	
Bad Debt Expense	-	-	0%	-	-	0%	-	-	-	0%	
<b>TOTAL CASH BASIS</b>	<b>\$ (518,507)</b>	<b>\$ 105,539</b>	<b>-591%</b>	<b>\$ (953,058)</b>	<b>\$ 898,116</b>	<b>-206%</b>	<b>\$ (1,851,174)</b>	<b>\$ (1,001,914)</b>	<b>\$ 48,855</b>	<b>5%</b>	

HAWAII PUBLIC HOUSING AUTHORITY  
 REPAIRS & MAINTENANCE GENERAL FUND  
 ACTUAL VS BUDGET COMPARISON  
 FOR THE TEN MONTHS ENDING APRIL 30, 2013  
 (Amounts in Full Dollars)

	MONTH OF APRIL, 2013			YEAR TO DATE ENDING APRIL 30, 2013		
	Actual	Budget	Variance Amount %	Actual	Budget	Variance Amount %
<b>REVENUES</b>						
\$	\$ -	\$ -	0%	\$ -	\$ -	0%
Dwelling Rental Income	-	-	0%	-	-	0%
HUD Operating Subsidies	-	-	0%	-	-	0%
COCC Fee Income	-	-	0%	-	-	0%
General Fund	55,500	-	0%	699,534	810,798	-14%
Grant Income	-	-	0%	-	-	0%
Other Income	-	-	0%	-	-	0%
<b>Total Revenues</b>	<b>55,500</b>	<b>-</b>	<b>0%</b>	<b>699,534</b>	<b>810,798</b>	<b>-14%</b>
<b>EXPENSES</b>						
1,570	-	(1,570)	0%	27,444	191,681	86%
Administrative	-	-	0%	(27,444)	-	0%
Asset Management Fees	-	-	0%	-	-	0%
Management Fees	-	-	0%	-	-	0%
Bookkeeping Fees	-	-	0%	-	-	0%
Housing Assistance Payments	-	-	0%	-	-	0%
Tenant Services	-	-	0%	-	-	0%
Utilities	-	-	0%	-	-	0%
Maintenance	-	-	0%	-	-	0%
Protective Services	-	-	0%	-	-	0%
Insurance	-	-	0%	-	-	0%
General Expenses	-	-	0%	-	-	0%
<b>Total Expenses</b>	<b>1,570</b>	<b>-</b>	<b>0%</b>	<b>27,444</b>	<b>191,681</b>	<b>86%</b>
<b>Net Income(Loss)</b>	<b>\$ 53,930</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 672,090</b>	<b>\$ 619,117</b>	<b>0%</b>
<b>CASH BASIS:</b>						
\$	\$ 53,930	\$ -	0%	\$ 672,090	\$ 619,117	0%
Net Income(loss) per Above	-	-	0%	-	-	0%
Add back non cash items:	-	-	0%	-	-	0%
Depreciation Expense	-	-	0%	-	-	0%
Bad Debt Expense	-	-	0%	-	-	0%
<b>TOTAL CASH BASIS</b>	<b>\$ 53,930</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 672,090</b>	<b>\$ 619,117</b>	<b>0%</b>

STATE RENT SUPPLEMENT PROGRAM  
 ACTUAL VS BUDGET COMPARISON  
 FOR THE TEN MONTHS ENDING APRIL 30, 2013  
 (Amounts in Full Dollars)

MONTH OF APRIL, 2013			
Actual	Budget	Variance Amount	%
\$ -	\$ -	\$ -	0%
-	-	-	0%
-	-	-	0%
2,033	69,525	(67,492)	-97%
78,305	-	78,305	0%
-	2,500	(2,500)	-100%
<b>80,338</b>	<b>72,025</b>	<b>8,313</b>	<b>12%</b>
6,596	8,082	1,486	18%
-	-	-	0%
627	800	173	22%
393	500	107	21%
41,628	54,000	12,372	23%
-	-	-	0%
34	735	701	95%
-	-	-	0%
-	-	-	0%
22	24	2	7%
(230)	-	230	0%
<b>49,070</b>	<b>64,141</b>	<b>15,071</b>	<b>23%</b>
<b>\$ 31,268</b>	<b>\$ 7,884</b>	<b>\$ 23,384</b>	<b>297%</b>

YEAR TO DATE ENDING APRIL 30, 2013					
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount
\$ -	\$ -	\$ -	0%	\$ -	\$ -
-	-	-	0%	-	-
-	-	-	0%	-	-
52,391	695,250	(642,859)	-92%	51,927	464
788,061	-	788,061	0%	663,254	124,807
-	25,000	(25,000)	-100%	21,080	(21,080)
<b>840,452</b>	<b>720,250</b>	<b>120,202</b>	<b>17%</b>	<b>736,261</b>	<b>104,191</b>
69,601	102,820	33,219	32%	86,714	17,114
6,588	8,000	1,412	18%	7,932	1,344
4,128	5,000	872	17%	4,971	842
438,942	540,000	101,058	19%	529,757	90,815
6,195	7,350	1,155	16%	6,776	581
-	-	-	0%	-	-
223	240	17	7%	228	4
(1,227)	-	1,227	0%	-	1,227
<b>524,451</b>	<b>663,410</b>	<b>138,959</b>	<b>21%</b>	<b>636,378</b>	<b>111,928</b>
<b>\$ 316,001</b>	<b>\$ 56,840</b>	<b>\$ 259,161</b>	<b>456%</b>	<b>\$ 99,882</b>	<b>\$ 216,119</b>

<b>\$ 316,001</b>	<b>\$ 56,840</b>	<b>\$ 259,161</b>	<b>456%</b>	<b>\$ 99,882</b>	<b>\$ 216,119</b>	<b>216%</b>
<b>CASH BASIS:</b>						
Net Income(loss) per Above						
Add back non cash items:						
Depreciation Expense	-	-	0%	-	-	0%
Bad Debt Expense	-	-	0%	-	-	0%
<b>\$ 316,001</b>	<b>\$ 56,840</b>	<b>\$ 259,161</b>	<b>456%</b>	<b>\$ 99,882</b>	<b>\$ 216,119</b>	<b>216%</b>

State Rent Operating Subsidies is funded on a Quarterly Basis.

**PROJECT BASED CONTRACT ADMINISTRATION  
ACTUAL VS BUDGET COMPARISON  
FOR THE TEN MONTHS ENDING APRIL 30, 2013  
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013				YEAR TO DATE ENDING APRIL 30, 2013			
Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%
<b>REVENUES</b>							
\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%
2,018,947	2,200,000	(181,053)	-8%	20,329,725	22,000,000	(1,670,275)	-8%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
97,788	112,680	(14,892)	-13%	975,952	1,126,800	(150,848)	-13%
<b>2,116,735</b>	<b>2,312,680</b>	<b>(195,945)</b>	<b>-8%</b>	<b>21,305,677</b>	<b>23,126,800</b>	<b>(1,821,123)</b>	<b>-8%</b>
<b>EXPENSES</b>							
3,553	17,260	13,707	79%	60,265	172,600	112,335	65%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
2,018,947	2,133,960	115,013	5%	20,329,725	21,339,600	1,009,875	5%
78,218	87,600	9,382	11%	780,639	876,000	95,361	11%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	710	710	100%	6,104	7,100	996	14%
<b>2,100,718</b>	<b>2,239,530</b>	<b>138,812</b>	<b>6%</b>	<b>21,176,732</b>	<b>22,395,300</b>	<b>1,218,568</b>	<b>5%</b>
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>CASH BASIS:</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>	<b>-78%</b>	<b>\$ 128,945</b>	<b>\$ 731,500</b>	<b>(602,555)</b>	<b>-82%</b>
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 16,017</b>	<b>\$ 73,150</b>	<b>(57,133)</b>					

**CENTRAL OFFICE COST CENTER  
ACTUAL VS BUDGET COMPARISON  
FOR THE TEN MONTHS ENDING APRIL 30, 2013  
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013				YEAR TO DATE ENDING APRIL 30, 2013			
Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%
<b>REVENUES</b>							
-	-	\$ -	0%	-	-	\$ -	0%
919,121	892,237	26,884	3%	3,641,924	3,072,960	568,964	19%
54,250	36,060	18,190	50%	540,136	360,600	179,536	50%
-	13,315	(13,315)	-100%	-	133,150	(133,150)	-100%
-	-	-	0%	-	-	-	0%
-	25,000	(25,000)	-100%	-	250,000	(250,000)	-100%
-	-	-	0%	-	-	-	0%
2,468,048	539,583	1,928,465	357%	2,497,679	3,570,830	(1,073,151)	-30%
(215,948)	4,167	(220,115)	-5282%	(272,589)	41,670	(314,259)	-754%
<b>3,225,471</b>	<b>1,510,362</b>	<b>1,715,109</b>	<b>114%</b>	<b>6,407,149</b>	<b>7,429,210</b>	<b>(1,022,061)</b>	<b>-14%</b>
<b>EXPENSES</b>							
520,706	669,217	148,511	22%	5,160,874	6,658,203	1,497,329	22%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
34	1,250	1,216	97%	310	12,500	12,190	98%
-	10,249	10,249	100%	103,578	102,490	(1,088)	-1%
233,001	94,624	(138,377)	-146%	1,762,389	1,075,303	(687,086)	-64%
1,522	354	(1,168)	-330%	18,819	3,540	(15,279)	-432%
3,550	3,598	48	1%	56,364	35,980	(20,384)	-56%
(41,117)	4,219	45,336	1075%	188,903	61,834	(127,069)	-206%
<b>717,697</b>	<b>783,511</b>	<b>65,814</b>	<b>8%</b>	<b>7,291,236</b>	<b>7,949,850</b>	<b>658,614</b>	<b>8%</b>
<b>\$ 2,507,774</b>	<b>\$ 726,851</b>	<b>\$ 1,780,923</b>	<b>245%</b>	<b>\$ (884,087)</b>	<b>\$ (520,640)</b>	<b>\$ (363,447)</b>	<b>-70%</b>
<b>\$ 2,507,774</b>	<b>\$ 726,851</b>	<b>\$ 1,780,923</b>	<b>245%</b>	<b>\$ (884,087)</b>	<b>\$ (520,640)</b>	<b>\$ (363,447)</b>	<b>-70%</b>
832	667	165	25%	8,325	6,670	1,655	25%
-	-	-	0%	-	-	-	0%
<b>\$ 2,508,607</b>	<b>\$ 727,518</b>	<b>\$ 1,781,089</b>	<b>245%</b>	<b>\$ (875,763)</b>	<b>\$ (513,970)</b>	<b>\$ (361,793)</b>	<b>-70%</b>
<b>CASH BASIS:</b>							
Net Income(loss) per Above							
Add back non cash items:							
Depreciation Expense							
Bad Debt Expense							
<b>\$ 2,508,607</b>	<b>\$ 727,518</b>	<b>\$ 1,781,089</b>	<b>245%</b>	<b>\$ (875,763)</b>	<b>\$ (513,970)</b>	<b>\$ (361,793)</b>	<b>-70%</b>
<b>TOTAL CASH BASIS</b>							
<b>\$ 2,508,607</b>	<b>\$ 727,518</b>	<b>\$ 1,781,089</b>	<b>245%</b>	<b>\$ (875,763)</b>	<b>\$ (513,970)</b>	<b>\$ (361,793)</b>	<b>-70%</b>
<b>Net Income(Loss)</b>							
<b>\$ 2,507,774</b>	<b>\$ 726,851</b>	<b>\$ 1,780,923</b>	<b>245%</b>	<b>\$ (884,087)</b>	<b>\$ (520,640)</b>	<b>\$ (363,447)</b>	<b>-70%</b>
<b>\$ 2,507,774</b>	<b>\$ 726,851</b>	<b>\$ 1,780,923</b>	<b>245%</b>	<b>\$ (884,087)</b>	<b>\$ (520,640)</b>	<b>\$ (363,447)</b>	<b>-70%</b>
<b>\$ 2,508,607</b>	<b>\$ 727,518</b>	<b>\$ 1,781,089</b>	<b>245%</b>	<b>\$ (875,763)</b>	<b>\$ (513,970)</b>	<b>\$ (361,793)</b>	<b>-70%</b>
<b>\$ 2,508,607</b>	<b>\$ 727,518</b>	<b>\$ 1,781,089</b>	<b>245%</b>	<b>\$ (875,763)</b>	<b>\$ (513,970)</b>	<b>\$ (361,793)</b>	<b>-70%</b>





**HAWAII PUBLIC HOUSING AUTHORITY  
VETERANS AFFAIRS SUPPORTIVE HOUSING  
ACTUAL VS BUDGET COMPARISON  
FOR THE TEN MONTHS ENDING APRIL 30, 2013  
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013				YEAR TO DATE ENDING APRIL 30, 2013			
Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%
<b>REVENUES</b>							
		\$				\$	
(515,117)	196,804	(711,921)	-362%	-	1,968,040	(1,968,040)	-100%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
(138,798)	-	(138,798)	0%	-	-	-	0%
<b>(653,915)</b>	<b>196,804</b>	<b>(850,719)</b>	<b>-432%</b>	<b>-</b>	<b>1,968,040</b>	<b>(1,968,040)</b>	<b>-100%</b>
<b>EXPENSES</b>							
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
(1,316,217)	196,804	1,513,021	769%	-	1,968,040	1,968,040	100%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>(1,316,217)</b>	<b>196,804</b>	<b>1,513,021</b>	<b>769%</b>	<b>-</b>	<b>1,968,040</b>	<b>1,968,040</b>	<b>100%</b>
<b>\$ 662,302</b>	<b>\$ -</b>	<b>\$ 662,302</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (570,989)</b>	<b>100%</b>
<b>CASH BASIS:</b>							
\$ 662,302	\$ -	\$ 662,302	0%	\$ -	\$ -	\$ (570,989)	100%
-	-	-	0%	-	-	-	0%
-	-	-	0%	-	-	-	0%
<b>\$ 662,302</b>	<b>\$ -</b>	<b>\$ 662,302</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ (570,989)</b>	<b>\$ 570,989</b>	<b>100%</b>

**FEDERAL LOW RENT PROGRAM  
ACTUAL VS BUDGET COMPARISON  
FOR THE TEN MONTHS ENDING APRIL 30, 2013  
(Amounts in Full Dollars)**

MONTH OF APRIL, 2013				YEAR TO DATE ENDING APRIL 30, 2013							
	Actual	Budget	Variance Amount	%	Actual	Budget	Variance Amount	%	Prior Year Amount	Variance Amount	%
<b>REVENUES</b>											
Dwelling Rental Income	1,137,678	1,161,680	\$ (24,002)	-2%	11,056,072	11,616,800	\$ (560,728)	-5%	11,092,528	\$ (36,456)	0%
HUD Operating Subsidies	1,450,973	1,912,977	(462,004)	-24%	17,805,130	19,129,741	(1,324,611)	-7%	18,114,946	(309,816)	-2%
COCC Fee Income	-	-	-	0%	-	-	-	0%	-	-	0%
General Fund	-	-	-	0%	-	-	-	0%	-	-	0%
Grant Income	411,243	78,577	332,666	423%	1,622,548	785,784	836,764	106%	1,353,107	269,440	20%
Other Income	24,314	39,403	(15,089)	-38%	248,273	393,655	(145,382)	-37%	372,700	(124,427)	-33%
<b>Total Revenues</b>	<b>3,024,208</b>	<b>3,192,637</b>	<b>(168,429)</b>	<b>-5%</b>	<b>30,732,023</b>	<b>31,925,980</b>	<b>(1,193,957)</b>	<b>-4%</b>	<b>30,933,282</b>	<b>(201,259)</b>	<b>-1%</b>
<b>EXPENSES</b>											
Administrative	264,531	483,370	218,839	45%	3,195,492	5,056,833	1,861,341	37%	3,002,832	(192,660)	-6%
Asset Management Fees	13,012	13,012	-	0%	130,120	130,120	-	0%	-	(130,120)	0%
Management Fees	308,420	254,952	(53,468)	-21%	2,386,465	2,549,494	163,029	6%	2,070,881	(315,585)	-15%
Bookkeeping Fees	32,025	39,485	7,460	19%	326,948	394,886	67,939	17%	321,135	(5,813)	-2%
Housing Assistance Payments	-	-	-	0%	-	-	-	0%	-	-	0%
Tenant Services	15	9,584	9,569	100%	4,095	99,390	95,295	96%	11,116	7,021	63%
Utilities	806,426	914,262	107,836	12%	8,899,246	9,142,620	243,374	3%	8,619,706	(279,540)	-3%
Maintenance	982,347	1,217,568	235,221	19%	9,331,458	12,616,540	3,285,082	26%	8,951,516	(379,941)	-4%
Protective Services	181,691	160,837	(20,854)	-13%	1,703,868	1,632,238	(71,630)	-4%	1,698,152	(5,717)	0%
Insurance	60,402	63,016	2,614	4%	625,087	630,167	5,080	1%	581,350	(43,737)	-8%
General Expenses	993,237	873,067	(120,170)	-14%	10,337,050	8,745,667	(1,591,383)	-18%	8,953,878	(1,383,172)	-15%
<b>Total Expenses</b>	<b>3,642,105</b>	<b>4,029,153</b>	<b>387,048</b>	<b>10%</b>	<b>36,939,828</b>	<b>40,997,955</b>	<b>4,058,127</b>	<b>10%</b>	<b>34,210,566</b>	<b>(2,729,262)</b>	<b>-8%</b>
<b>Net Income(Loss)</b>	<b>\$ (617,896)</b>	<b>\$ (836,516)</b>	<b>\$ 218,620</b>	<b>26%</b>	<b>\$ (6,207,805)</b>	<b>\$ (9,071,975)</b>	<b>\$ 2,864,170</b>	<b>32%</b>	<b>\$ (3,277,284)</b>	<b>\$ (2,930,521)</b>	<b>-89%</b>
<b>CASH BASIS:</b>											
Net Income(loss) per Above	\$ (617,896)	\$ (836,516)	\$ 218,620	26%	\$ (6,207,805)	\$ (9,071,975)	\$ 2,864,170	32%	\$ (3,277,284)	\$ (2,930,521)	-89%
Add back non cash items:											
Depreciation Expense	1,031,582	811,510	(220,072)	-27%	10,102,031	8,125,447	(1,976,584)	-24%	8,224,909	1,877,121	23%
Bad Debt Expense	-	25,331	25,331	100%	77,044	253,310	176,266	70%	284,773	(207,729)	-73%
<b>TOTAL CASH BASIS</b>	<b>\$ 413,686</b>	<b>\$ 325</b>	<b>\$ 413,361</b>	<b>127188%</b>	<b>\$ 3,971,269</b>	<b>\$ (693,218)</b>	<b>\$ 4,664,487</b>	<b>673%</b>	<b>\$ 5,232,398</b>	<b>\$ (1,261,129)</b>	<b>-24%</b>

HAWAII PUBLIC HOUSING AUTHORITY  
 FEDERAL LOW RENT PROGRAM BY AMPS  
 ACTUAL VS BUDGET COMPARISON  
 FOR THE TEN MONTHS ENDING APRIL 30, 2013  
 (Amounts in Full Dollars)

MONTH OF APRIL, 2013		YEAR TO DATE ENDING APRIL 30, 2013			
	Actual	Budget	Variance Amount	%	
					ACCURUAL BASIS
					REVENUES
\$	362,317	\$ 302,545	\$ 59,772	20%	Asset Management Project - 30
	211,133	297,096	(85,963)	-29%	Asset Management Project - 31
	357,863	306,605	51,258	17%	Asset Management Project - 32
	249,647	251,409	(1,762)	-1%	Asset Management Project - 33
	323,251	351,818	(28,567)	-8%	Asset Management Project - 34
	343,843	345,946	(2,103)	-1%	Asset Management Project - 35
	139,820	149,025	(9,205)	-6%	Asset Management Project - 37
	190,305	191,147	(842)	0%	Asset Management Project - 38
	104,455	116,078	(11,623)	-10%	Asset Management Project - 39
	138,686	193,749	(55,063)	-28%	Asset Management Project - 40
	102,060	124,642	(22,582)	-18%	Asset Management Project - 43
	161,027	172,681	(11,654)	-7%	Asset Management Project - 44
	119,178	152,417	(33,239)	-22%	Asset Management Project - 45
	44,194	61,225	(17,031)	-28%	Asset Management Project - 46
	95,655	84,230	11,425	14%	Asset Management Project - 49
	80,775	92,024	(11,249)	-12%	Asset Management Project - 50
\$	3,024,208	\$ 3,192,637	\$ (168,429)	-5%	Total Revenues

MONTH OF APRIL, 2013		YEAR TO DATE ENDING APRIL 30, 2013			
	Actual	Budget	Variance Amount	%	
					ACCURUAL BASIS
					NET INCOME(LOSS)
\$	3,283	\$ (150,300)	\$ 153,583	102%	Asset Management Project - 30
	(129,408)	(103,041)	(26,367)	-26%	Asset Management Project - 31
	77,547	6,220	71,327	1147%	Asset Management Project - 32
	(24,373)	(41,358)	16,985	41%	Asset Management Project - 33
	81,005	(28,840)	109,845	381%	Asset Management Project - 34
	(21,784)	(65,434)	43,650	67%	Asset Management Project - 35
	(182,605)	(157,580)	(25,025)	-16%	Asset Management Project - 37
	(15,840)	(10,495)	(5,345)	-51%	Asset Management Project - 38
	(74,900)	(40,151)	(34,749)	-87%	Asset Management Project - 39
	(27,217)	(5,366)	(21,851)	-407%	Asset Management Project - 40
	(108,588)	(18,267)	(90,321)	-494%	Asset Management Project - 43
	(30,751)	(75,596)	44,845	59%	Asset Management Project - 44
	(96,364)	(58,271)	(38,093)	-65%	Asset Management Project - 45
	(56,164)	(31,490)	(24,674)	-78%	Asset Management Project - 46
	(35,676)	(60,198)	24,522	41%	Asset Management Project - 49
	23,941	3,651	20,290	556%	Asset Management Project - 50
\$	(617,896)	\$ (836,516)	\$ 218,620	26%	Total Net Income(Loss)



**PLANNING AND EVALUATION OFFICE**  
Report for the Months April/May/June 2013

**A. Choice Neighborhoods**

- The goal is to develop a comprehensive neighborhood revitalization plan for potential improvements of the Kuhio Homes and Low Rise Units, as well as the surrounding neighborhood, with the hopes of attaining a \$30 million Choice Neighborhoods Implementation Grant.
- HUD CNI Grant Agreement and HUD site visit – 1/31/2013.
- 4 Choice Neighborhoods Task Forces were formed: Housing, People, Neighborhood and Education. The Kick-Off Meetings were held on March 13, 2013.
- Housing Task Force – Replace distressed public and assisted housing with high-quality mixed-income housing that is well managed and responsive to the needs of the surrounding neighborhood.
- People Task Force – Improve educational outcomes for youth with services and support delivered directly to their families.
- Neighborhood Task Force – Create the conditions necessary for public and private reinvestment in the Kuhio Park neighborhood to offer amenities, commercial activities and assets to the tenants.
- Education Task Force – Focus on improving educational opportunities for all tenants to better themselves.
- Kuhio Park Neighborhood Resident Meeting held on March 14, 2013.

**Current Status Summary**

Great progress has been made since the initial meetings in January, with ongoing strong participation with each task force meetings that were held in March.

- Capacity building, networking and community engagement were high priorities, and the Kuhio Park Neighborhood Resident Meeting had strong representation from the entire Kuhio Park area. Several residents signed up to get involved in a task force or assist with the process of the resident needs assessment.

- Building the capacity of the task force chairs to lead future meetings is vital, and several meetings have been held with the Chairs to get this foundation set.
- The current objective for all task force chairs and members is to gather useful data that will enhance the neighborhood master plan, and identify gaps in services that are unavailable to the Kuhio Park neighborhood. The relevant data collected will be essential for the creation of the master plan.
- The HPHA continues to meet with the Michaels Development Company every Wednesday, our planning consultant EJP, the Chairs of our Task Forces and Steering Committee, and the U.S. Department of Housing and Urban Development to stay on task. The HPHA also created a website for the CNI Kuhio Park Neighborhood Initiative to share information with the public at: <http://www.hpha.hawaii.gov/cni/>
- We are in the process of possibly filling a full time position to be devoted fully to the CNI grant process.
- Pacific Resources for Education and Learning (PREL) has been chosen to conduct a needs assessment and extant data compilation for the Kuhio Park Terrace (KPT) CNI grant. With the gathering of comprehensive and accurate information about the life circumstance and needs of KPT residents, they will create a solid informational platform for future initiatives and involve the KPT community in decisions that will impact their futures. PREL will bring historical knowledge of working with Kalihi communities and critical input on culturally valid methods for approaching KPT families and residents.
- Completion date for PREL is set for October 18, 2013.

## **B. “No Smoking” Policy**

- PEO will be conducting site visits to verify that all designated smoking areas chosen by each AMP property meet the three benchmarks that need to be met to establish a designated smoking area.
  1. The property community voted yes.
  2. Is it 20 feet away from any entrance, exit, window, and ventilation intake that serve an enclosed or partially enclosed area.
  3. Is it ADA accessible?
- The “No Smoking” lease addendum is being vetted by the Attorney General’s office, and will be issued as soon as they approve it and after the Administrative Rules process has concluded.

**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 July 15, 2013 or July 22, 2013 at 1 pm on Oahu, Maui, Hawaii and Kauai.

**D. Information Office Activities (Media Inquiries)**

- On May 11, 2013, the HPHA held a mass certification event. Over 350 families were informed to attend and the event brought them all one step closer to attaining public housing. Every television news station covered this event, as well as the StarAdvertiser.
- On May 22, 2013, Gov. Neil Abercrombie announced the release of more than \$48.3 for public housing CIPs across the state.
  - \$25,822,000 – Lump Sum Non-Routine Repair, Maintenance, Improvements and Renovations, statewide – Planning, design, equipment and construction for public housing program site improvements
  - \$10,000,000 – ADA Compliance for Various State and Federal Projects, statewide – Planning, design and construction to comply with the ADA for various state and federal public housing projects; among the various housing projects are: Hale Aloha O Puna (Keaau), Pahala Homes (East Hawaii), Pomaikai (Hilo), Koolau Village (Kaneohe), Hale Hookipa (Kahaluu), and various facilities on Kauai
  - \$7,500,000 – Lanakila Homes, Hawaii Island – Construction for renovation of existing buildings at this public housing complex in Hilo that was originally developed in 1962; currently, it consists of 148 units built since 2000 and 62 original units built in 1962 (The 62 units are boarded up and abandoned, and the project will replace the existing buildings to allow the units to be rented to qualifying families)
  - \$5,000,000 – Hale Laulima, Oahu – Design and construction for modernization, roof replacement, and termite damage repair at this 36-unit public housing project in Pearl City, built in 1981
- On June 5, 2013 – Honolulu City Council members Joey Manahan and Carol Fukunaga honored Executive Director Hakim Ouansafi, and the HPHA, for their continued excellence in administering the HPHA, and for the joint effort in working on the Choice Neighborhoods Initiative

**E. Legislative**

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

**HOUSE BILLS THAT PASSED**

**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 – transmitted to the Governor

**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. (HB514 SD1)

HPHA Position – Support  
SD 1 – transmitted to the Governor

**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 – transmitted to the Governor

**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. Effective July 1, 2013. (HB888 CD1)

HPHA Position – Support  
CD 1 – went back to original measure language – transmitted to the Governor

**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% - transmitted to the Governor

**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 – transmitted to the Governor

**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 – transmitted to the Governor

**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 – Signed Into Law – 5/20/13 – 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 – transmitted to the Governor

**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  
CD 1 – transmitted to the Governor

## **COMPLIANCE OFFICE**

Report for the Months of April/May/June 2013

### **A. Accomplishments for April and May**

- Resolved approximately 75 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 (17);
  - b. Transfer of unit for other reasons (3);
  - c. Installation of air conditioning (10);
  - d. Service animal (8); and
  - e. Reserved parking (2).
- 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 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;
- Coordinated annual language access training for HPHA staff who have regular contact with clients of limited English proficiency;
- Continued to worked with various Branches and Offices to develop a comprehensive plan to address audit findings and tracking and monitoring mechanism;
- Attended training on residential accessible design;
- Attended quarterly Language Access Coordinators' meeting;
- 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 June and July**

- 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, and schedule reinspections of properties that have undergone substantial improvements;
- 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.

**CONTRACT & PROCUREMENT OFFICE**  
 Report for the Months of April/May/June 2013

**A. Solicitations Issued in April/May 2013:**

Solicitation No.	Title	Due Date
IFB PMB-2013-04	Provision of Refrigerators for State and Federal Low Income Public Housing Properties – Statewide	April 30, 2013
IFB CMS-2013-10	Individual Waste Water System Maintenance of Various Public Housing Properties Under AMP 46 on the Island Hawaii	June 27, 2013

**B. Contracts Executed in April/May 2013:**

Contract No.	Contractor & Description	Supp. Amount	Total Amount
ASO 09-01-SC05	<b>Emphasys Computer Solutions, Inc. dba emphasys software</b> No-Cost Extension of Time of 3-Months to Continue to Upgrade to the Windows Based Elite System and Provide Maintenance Services End Date: June 30, 2013	n/a	\$967,380.96
CMS 13-08	<b>Myounghee Noh &amp; Associates, LLC</b> Provide Lead-Based Testing Services for Vacant Units at Lanakila Homes (AMP 37) on the Island of Hawaii End Date: 45 Calendar Days from Notice to Proceed		\$27,493.27
CMS 13-07	<b>Artistic Builders Corporation</b> Provide Labor, Materials and Equipment for Interior and Exterior Unit Repair at Lokahi (AMP 37) on the Island of Hawaii Completion Date: 30 Calendar Days from Notice to Proceed		\$58,000.00
CMS 13-06	<b>AMEL Technologies, Inc.</b> Provide Design and Consultant Services for Installation of Solar Water Heating Systems at Lokahi (AMP 37) on the Island of Hawaii End Date: 720 Calendar Days from Notice to Proceed		\$76,088.00

<b>Contract No.</b>	<b>Contractor &amp; Description</b>	<b>Supp. Amount</b>	<b>Total Amount</b>
CMS 13-03-SC01	<b>D&amp;C Construction, Inc.</b> No-Cost Extension of Time of 153 Calendar Days for Repair to Sewer Line at Puahala Homes (AMP 31) on the Island of Oahu Completion Date: September 27, 2013	n/a	\$93,878.00
CMS 13-01-SC01	<b>Ronald N.S. Ho &amp; Associates, Inc.</b> Provide Additional Design and Consultant Services for Repairs to Electrical System at Puuwai Momi (AMP 30) on the Island of Oahu End Date: November 14, 2014	\$7,753.00	\$31,940.00
CMS 12-10-SC02	<b>Summit Construction, Inc.</b> Provide Additional Labor, Materials and Equipment and Extension of Time of Additional 35 Calendar Days for Modernization of Salt Lake Apartments (AMP 30) on the Island of Oahu Completion Date: January 4, 2014	\$18,589.00	\$1,413,910.00
CMS 11-15-CO04	<b>Society Contracting, LLC</b> Provide Hazardous Material Testing/Reports and No-Cost Extension of Time of 14 Calendar Days to Renovate 4 Vacant Units at Kauioakalani (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: May 18, 2013	n/a	\$1,946,021.81
CMS 11-07-SC01	<b>Ronald N.S. Ho &amp; Associates, Inc.</b> Reimbursement for Advanced Payment to Hawaiian Telcom for Engineering Services to Relocate Existing Telephone System to New Hawaiian Telcom Utility Poles End Date: November 15, 2013	\$1,200.00	\$120,125.50
CMS 10-03-SC02	<b>Richard Matsunaga &amp; Assoc. Architects, Inc.</b> Provide Additional Design and Consultant Services for ADA Accessibility Improvements for Eleele Homes, Hale Hoonanea, Hmoe Nani and Kekaha Haaheo (AMP 38) on the Island of Kauai End Date: June 28, 2014	\$291,461.80	\$689,191.26

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CO 11-01-SC02	<b>National Center for Housing Management</b> No-Cost Extension of Time of 6-Months to Continue to Conduct an Assessment of the Hawaii Public Housing Authority's Compliance with the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act (Section 504), Violence Against Women Act (VAWA) Section 515-3, Hawaii Revised Statutes, and Related State and Federal Laws in its Federal and State Public Housing Programs and its Non-Dwelling Facilities End Date: October 22, 2013	n/a	\$541,500.00
PMB 13-02	<b>Realty Laua LLC</b> Provide Property Management and Maintenance Services for the Kuhio Park Terrace – Ka Hale Kamehaikana Community Resource Center End Date: March 31, 2014		\$444,864.00
PMB 12-07-SC01	<b>Realty Laua LLC</b> Provide Eight Additional Maintenance Staff for a 4-Month Period to Address Vacant Units under AMP 44 on the Island of Oahu End Date: Four Months from Notice to Proceed	\$180,768.00	\$853,275.00
PMB 11-03-SC02	<b>Hawaii Affordable Properties, Inc.</b> Continue to Provide Property Management, Maintenance, and Resident Services for Ka Hale Kahaluu, Hale Hookipa, Kaimalino, Kealakehe and Nani Olu under AMP 43 on the Island of Hawaii End Date: April 30, 2014	\$565,351.00	\$1,692,997.00

Staffing

- Continued recruitment for the vacant construction contract specialist position; and continued to train new staff on state and federal procurement and contracts.
- Prepared procurement/contract files for procurement assessment to be conducted by HUD during the week of May 13 – 17, 2013; Implemented new procedures based on the procurement assessment conducted by HUD.

**C. Planned Solicitation/Contract Activities for May/June/July 2013**

Solicitation(s):

- Procure Copy Machines for AMPs 33, 40, and MU 42 on the Island of Oahu, and AMP 38 on the Island of Kauai.
- Issue Invitation-for-Bids for Laundry Concession Services for AMP 39 on the Island of Maui.
- Issue Invitation-for-Bids for Refuse Collection Services for AMP 38 on the Island of Kauai.
- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for Asset Management Project 45 on the Island of Oahu.
- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for Management Unit 42 on the Island of Oahu.
- Issue Request-for-Quotes for the Development of Site-Specific Utility Allowances for Various Federal Public Housing Properties Statewide.

Contract(s)

- Award and Execute Contract to Provide Refrigerators for various AMPs statewide.
- Execute Lease Agreement for Copy Machine for AMP 32 on the Island of Oahu and AMP 39 on the Island of Molokai.
- Execute Contract with the City and County of Honolulu's Department of Community Services to Continue to Provide Case Management Services under the Section 8 and Low Income Public Housing Family Self-Sufficiency Program.
- Execute Supplemental Contract with Realty Laua LLC to Continue to Provide Property Management, Maintenance, and Resident Services for AMP 45 on the Island of Oahu.
- Execute Supplemental Contract with Hawaii Affordable Properties, Inc. to Continue to Provide Property Management, Maintenance, and Resident Services for AMP 46 on the Island of Hawaii.
- Execute Supplemental Contract with Hawaii Affordable Properties, Inc. to Continue to Provide Property Management and Maintenance Services for Ke Kumu Ekahi on the Island of Hawaii.

- Execute Supplemental Contract with Honolulu Disposal Service, Inc. to Continue to Provide Refuse Collection Services for AMPs 32 and 33.
- Execute Supplemental Contract with Rolloffs Hawaii to Continue to Provide Refuse Collection Services for AMPs 30, 35, 44, 45, 49 and MU 42.
- Execute Supplemental Contract with Support Services Group to Continue to Provide Refuse Collection Services for AMPs 34, 50.
- Execute Supplemental Contract with Maui Waste Services to Continue to Provide Refuse Collection Services for AMP 39.
- Execute Supplemental Contract with Pacific Waste, Inc. to Continue to Provide Refuse Collection Services for AMPs 37 and 43.
- Execute Supplemental Contract with Transportation Concepts dba Pacific Appliance Group to Continue to Provide Refrigerators for various AMPs state-wide.
- Execute Supplemental Contract with Maximum Events Security to Continue to Provide Security Services for AMP 34.
- Execute Supplemental Interlocal Agreement with the Housing Authority of the City of Bremerton to continue to provide Section 8 Performance Based Contract Administration Services.

## **INFORMATION TECHNOLOGY OFFICE (ITO)**

Report for the Months April/May/June 2013

### **A. Accomplishments**

- Coordinated remote assistance from Emphasys support to address ongoing issues with various Elite modules, and to develop new customized reports.
- Provided support for the Waiting List purge effort. Combined applicant data from multiple lists for letters, and also set up computers in a temporary office for more efficient data entry.
- Updated HPHA's annual registration in the SAM.gov website for Federal grants.
- Recertified the HPHA employees who use HUD's Enterprise Income Verification (EIV) system at the end of April (semi-annual cycle).

### **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.

**PERSONNEL OFFICE**  
April/May/June Status Report

**A. Summary of HPHA Staffing:**

Staffing as of June 4, 2013 Full-time Equivalent positions:

Filled positions (FTE):	282
Vacant positions:	<u>86</u>
Total:	368

Tenant Aides (19 Hrs): 14

New Hires 2

Termination/resigned 1

Note: 89day hires (temp) 3

**B. Safety/Workers Compensation:**

- 2 workers compensation injury/illness reported and 2 continue lost time.
- DHS/HPHA staff conducted workers compensation training for managers and HPHA Personnel staff.

**C. Employee Relations**

- Employees attended union ratification meetings for upcoming Collective Bargaining Agreement.
- New Collective Bargaining Agreement for UPW (BU 1), HGEA (BU 2 and 3).
- Personnel staff attended Workplace Safety, City and County training on "Internal Investigation".

**D. Planned Activities:**

- On-going planning and meeting with staff on the Section 8 and PMMSB Pilot Program implementation.
- Scheduling meetings with managers relating to performance expectations for new hires and existing employees.
- Training for managers relating to performance vs. misconduct documentation.
- Updating agency-wide position descriptions in accordance with "Accommodations for Employees with Disabilities".
- Schedule training with managers on the new "Reasonable Accommodation" changes.
- Review and update agency-wide Emergency Preparedness Guidelines.

## 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.)*

**SUBJECT:** State Representative Rida Cabanilla to Discuss Her Vision for Public Housing with the HPHA Board of Directors

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