

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

**July 17, 2014
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, June 19, 2014 (**Pages 1-7**)
- B. Executive Session Minutes, June 19, 2014 (not for public release)
- C. Executive Session Minutes, April 17, 2014 (not for public release)
- D. Executive Session Minutes, March 20, 2014 (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. 67 Expressing Appreciation to Trevor Tokishi (**Pages 8-9**)
- B. Motion: To Adopt Board Resolution No. 68 Expressing Appreciation to Sheri Tanaka (**Pages 10-11**)
- C. Motion: To Reappoint Stanley Young to the Oahu Eviction Board and as a Floating Board Member for an additional Two-Year Term Expiring on July 15, 2016 and Arleila Andrade to the Kona Eviction Board for an additional Two-Year Term Expiring on September 31, 2016 (**Pages 12-17**)
- D. Motion: To Ratify the Executive Director's Action to Execute a Housing Conciliation Agreement in William Hoshijo, as Executive Director of the Hawaii Civil Rights Commission on behalf of the Complaint filed by Emily Collins v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority (HCRC No. RE-WH-0881; HUD No. 09-10-1001-

8)(Amended) and Take All Actions Necessary to Carry Out the Agreement
(Pages 18-23)

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 the Housing Conciliation Agreement in William Hoshijo, as Executive Director of the Hawaii Civil Rights Commission on behalf of the Complaint filed by Emily Collins v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority (HCRC No. RE-WH-0881; HUD No. 09-10-1001-8)(Amended)

- E. Motion: To Adopt Proposed Changes to the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing, Chapter 17-2028, Federally Assisted Public Housing Projects, Chapter 15-186, State-Aided Elderly Public Housing Projects, and Chapter 15-193, State-Aided Family Public Housing Projects, Hawaii Administrative Rules, Regarding the No Smoking Policy, subject to the Department of the Attorney General's Review **(Pages 24-42)**
- F. Motion: To Approve Settlement of *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04)*, and to Authorize the Executive Director to Execute a Settlement and Release Agreement on behalf of the Hawaii Public Housing Authority **(Page 43)**

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; Civil No. 11-1-0795-04*)

V. REPORTS

- A. Executive Director's Report Highlights: **(Pages 44-88)**
- Property Management and Maintenance Services Branch
 - Occupancy and Rent Collection Status
 - Section 8 Lease up Status
 - Design and Construction Project Updates
 - Contracts Executed During June 2014

VI. FOR DISCUSSION/INFORMATION

- A. For Discussion: Concerns Related to Personnel and Security Issues at Kalihi Valley Homes (**Page 89**)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) to consider the evaluation of personnel where considerations of matters affecting privacy will be involved, 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 and Security Issues at Kalihi Valley Homes

- B. For Discussion: Hawaii Public Housing Authority's Policy on Rent Collection/Delinquencies (**Page 90**)

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.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING E
HONOLULU, HAWAII 96817
ON THURSDAY, JUNE 19, 2014
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority held a Regular Board Meeting at 1002 North School Street, on Thursday, June 19, 2014 at 9:15 a.m. Chairperson Gierlach called the meeting to order. Those present were as follows:

PRESENT: Director David Gierlach, Chairperson
Director Trevor Tokishi, Vice Chairperson
Director Jason Espero, Secretary
Director Gilbert De Motta
Director Debbie Shimizu
Designee Barbara Yamashita

Deputy Attorney General, Jennifer Sugita
Deputy Attorney General, John Cregor

EXCUSED: Director Myoung Oh
Director Sheri Tanaka

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Becky Choi, State Housing Development Administrator
Kiriko Oishi, Chief Compliance Officer
Clarence Allen, Fiscal Officer
Joanna Renken, Acting Public Housing Supervisor VI
Renee Blondin-Nip, Hearing Officer
Stephanie Fo, Section 8 Branch Chief
Rochelle Akamine, Resident Services Program Specialist
Taryn Chikamori, Secretary to the Board

OTHERS PRESENT (and signing in as):
Wils Choy, KMH LLP
June Talia, Kuhio Park Terrace resident

Proceedings:

Chairperson Gierlach declared a quorum present.

Director Espero moved,

To Amend the Agenda to correct the reference to the date of the last Board meeting from "May 15, 2014" to "May 22, 2014".

The motion was unanimously approved.

Public Testimony:

June Talia, Kuhio Park Terrace, stated that there has been a lot progress in improving public housing, but the Hawaii Public Housing Authority (HPHA) is still not where it should be. She stated that if the guard gates are removed at Kuhio Park Terrace for repaving the road, the traffic will increase. She suggested that the HPHA install parking meters on the street, if funds are needed to repave the street.

For Discussion:

Mr. Wils Choy, KMH, LLP; Discussion on Financial and Single Audit of the Hawaii Public Housing Authority

Wils Choy, KMH LLP (KMH), reported that KMH completed the single audit on the federal programs for fiscal year ending June 30, 2013. In December 2013, KMH issued an unqualified (clean) opinion the financial statements, and opinions on four major federal programs, of which three programs were unmodified and one was unqualified. The qualified opinion was for eligibility requirements. Mr. Choy further explained the differences between findings that are material weaknesses and significant deficiencies. He stated there has been a big improvement and the qualified opinion was issued for matters of non-compliance, and not material weaknesses.

Mr. Choy stated that in HPHA's 2012 audit there were 12 findings, 3 were financial and 9 were compliance; whereas, in the 2013 audit there were 6 findings, 2 were financial and 4 were compliance. He also reported that 15 funds were audited and HPHA reduced the number of proposed adjustments from over 100 adjusting journal entries in 2012, down to 24 adjusting journal entries for 2013.

Mr. Choy reported that KMH has been auditing the HPHA for the past 4-5 years and that HPHA's financials are amongst the most challenging. He complimented Executive Director Hakim Ouansafi and the staff for the great improvements over the last audit period.

Director Tokishi asked how many of the findings are the same as the previous year's and where are most of the findings. Mr. Choy responded that many of the findings are in reconciliation of the fixed assets, but noted that it is not as bad as previous years. He also noted that there are some limitations because of the software and the HPHA is trying to address those issues. The compliance findings were with the waitlist and are because of the large volume that is received. He confirmed that the waitlist is being processed correctly, but noted weaknesses in supervisory controls.

Director Tokishi asked if the report is in a workflow style. Mr. Choy responded that the report is in narrative form to make it easier to read.

Director Tokishi commented that the HPHA can make significant improvements with qualified staff. Mr. Choy agreed and stated that the auditors met with the HPHA staff and noted positive changes and reassignments.

Mr. Choy reported that the Office of the Auditor has been informed of the favorable audit and informed them that 2014 should be even better.

Financial Task Force Report

Director Tokishi reported that the Finance Task Force met for several hours and included Director Myoung Oh, Executive Assistant Barbara Arashiro, Mr. Clarence Allen, Mr. Chong Gu, and Executive Director Ouansafi (who participated via phone). Director Tokishi noted that the HPHA had some challenges issuing the proposed budget earlier because of software issues. He also noted that the budget took a lot of time to prepare and there were delays because of demands on staff time enrolled in the HUD training.

He stated that the Board task force reviewed the budget process and budget assumptions. He stated that they reviewed the current capital fund budget and reported that there is no risk of funds lapsing. He stated that there is \$60 million in State funds that are up against a tight deadline, but Executive Director Ouansafi was confident that no funds would lapse.

Director Tokishi noted that the Board is approving the budget on the Asset Management Project (AMP) level. He also requested that next year's budget review include past actual expenditures at the AMP level. He stated that the task force is comfortable with the operating budget and recommends the Board approve the 2014-2015 operating budget.

For Action:

Director De Motta moved,

To Adopt Resolution No. 66, Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2014 – 2015 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)

Director Shimizu asked what the legal expenses are for. Executive Assistant Arashiro clarified that the Department of the Attorney General's legal team includes Deputy Attorney Generals Jennifer Sugita, John Wong and Nalani Wilson-Ku. She clarified that most of the legal expenses are charged to the Central Office Cost Center. However, if an AMP can foresee legal costs, then those costs are included in the AMP's budget. Executive Assistant Arashiro further clarified that Supervising Deputy Attorney General Diane Taira and Deputy Attorney General John Cregor's services are not directly charged to the HPHA. Executive Assistant Arashiro noted that the legal expense for next year increased because of ongoing litigation and future mixed finance redevelopment.

Director Shimizu asked why some AMP's cash flow are high, and why are some low and asked if there should be a policy on cash flow. Director Tokishi stated that different options need to be looked at to increase cash flow including, but not limited to, increasing rent or receiving more funding from the State for the State public housing program.

Director Shimizu asked what happens if an AMP's cash flow falls short. Executive Assistant Arashiro responded that the HPHA will have to use capital fund operating income or excess maintenance reserves to cover cash flow shortages.

Executive Assistant Arashiro explained the different major programs on the budget worksheet and clarified that the funds are separated because many funds cannot be used to support other programs. For example, the Section 8 Housing Choice Voucher (HCV) Program budget for housing assistance payments (HAP) is presented separately from the Section 8 HCV administrative costs because HAP funds cannot be used for administrative expenses.

Director Yamashita asked what happens when units are taken out of inventory because of major repairs or redevelopment. Executive Assistant Arashiro responded that, if eligible, the HPHA submits a request to HUD to designate a unit in modernization thus making it eligible for continuing subsidy while under construction.

Director Espero asked what the AMP's need to do to end up on the breakeven level. Executive Assistant Arashiro handed out a dashboard for the AMP's on occupancy, rent collections and re-certifications. She described how an AMP manager needs to focus

on occupancy, rent collection and re-certifications which are all interrelated and can impact an AMP's cash flow. The dashboard is closely monitored by the Property Management and Maintenance Services Branch to determine problem areas at the AMPs.

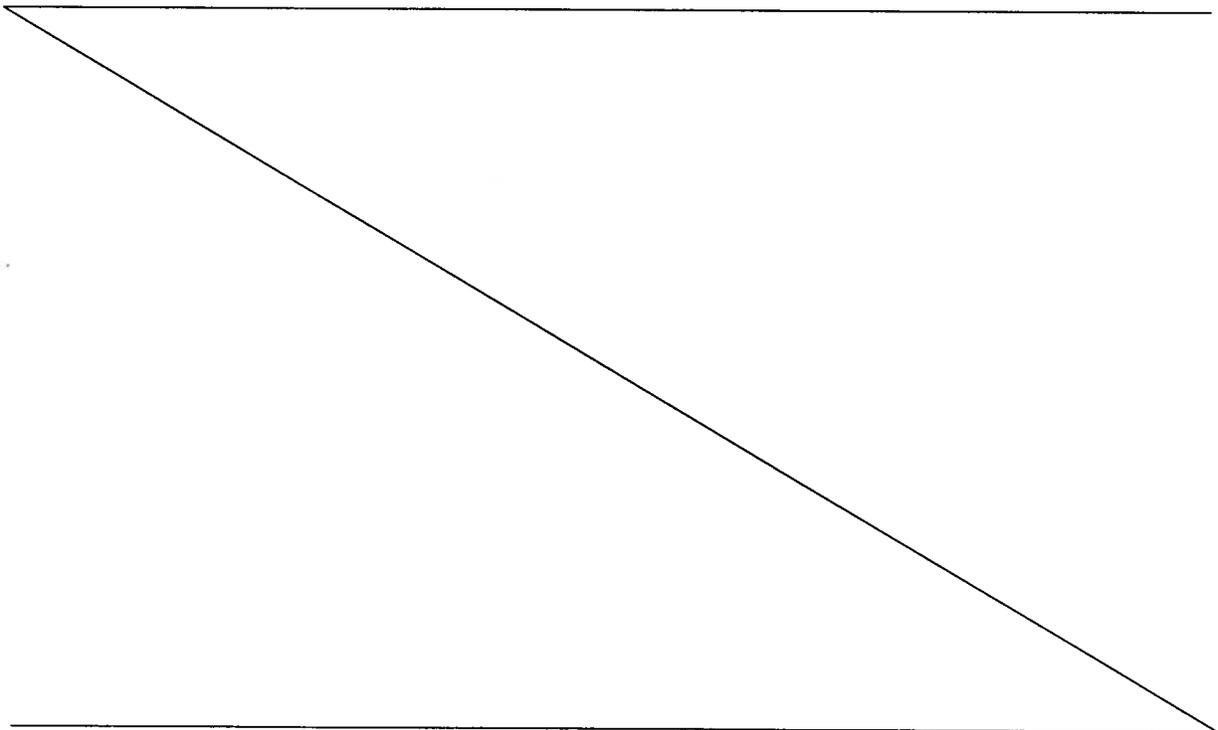
Director De Motta asked if Section 8 has felt the effects of the budget cuts. Executive Assistant Arashiro responded that participants have not felt the effects, but the HPHA is receiving less administrative costs and has vacant positions that are not being filled.

Director Shimizu asked what is the minimum Real Estate Assessment Center (REAC) inspection score. Executive Assistant Arashiro explained that in order to receive a passing score an AMP must achieve a minimum score of 60 percent. She also reported that because 4 scores improved so significantly, HUD questioned those scores and the HPHA had to provide supporting documentation of efforts made to support the improvement.

Director Shimizu asked why AMP 40's score is not improving. Executive Assistant Arashiro responded because of site deficiencies. The HPHA is in discussion on what to do with the guard gates and road repairs. However, no decision has been made yet on how to proceed. She stated that there are other issues, but the HPHA is hesitant to do extensive repairs because the redevelopment calls for demolition.

Director Espero asked what is being done about AMP 44's rent collection. Ms. Rene Blondin Nip, Hearing Officer, reported that AMP 44 has continuous eviction referrals.

The motion was unanimously approved.



Executive Director's Report:

- Executive Assistant Arashiro reported that the REAC scores are improving. She reported the HPHA hired Mr. Sam Liu, Property Management Specialist. Mr. Liu was a certified REAC inspector for 10 years. In preparation for the last inspection, Mr. Liu met with every AMP to review the property's maintenance issues and to discuss how to address them. Mr. Liu is continuing to meet with managers and the maintenance staff to make suggestions on how to improve the HPHA's scores. Mr. Liu also reviewed every REAC report to ensure the HPHA was not incorrectly penalized. If there were areas that he felt the HPHA was incorrectly penalized, letters were sent to HUD requesting database adjustments or technical reviews. The HPHA is waiting for HUD to issue Kauai's score and then the HPHA will have a better idea of the final score for 2013.
- Director Tokishi commented that he likes the new format of the financial report and explanation of variances. He stated that the variance for the maintenance expense was because the frontline service fees were booked, but the previous months shows that the administrative fees were under budget because the frontline service fees were not booked; he feels the frontline service fees may have been categorized wrong. Executive Assistant Arashiro agreed and responded that once the HPHA starts to do more trend analysis the variances will make more sense.

Approval of Minutes:

Director Espero moved,

To approve the Regular Meeting Minutes of May 22, 2014.

The minutes were unanimously approved.

Executive Session:

Director Espero moved at 10:00 a.m.,

To 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:

- 1. Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04); and;**
- 2. Executive Session Minutes of May 22, 2014**

The motions were unanimously approved.

The Board reconvened from Executive Session at 10:10 a.m.

Director Shimizu announced that the Governor signed Act 91 (SB 651) this week, and will likely sign HB 1539 sometime next week.

Adjournment:

There was no further business to discuss, Chairperson Gierlach asked for a motion to adjourn the Regular Meeting.

Director Tokishi moved,

To adjourn the Regular Hawaii Public Housing Authority Board meeting.
The motion was unanimously approved.

The meeting was adjourned at 10:12 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:


Taryn T. Chikamori
Secretary to the Board

JUL 17 2014

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on July 17, 2014: [] As Presented [] As Amended


Jason Espero
Director/Board Secretary

JUL 17 2014

Date

FOR ACTION

MOTION: To Adopt Board Resolution No.67 Expressing Appreciation to Director Trevor Tokishi

I. FACTS

- A. Director Trevor Tokishi was an active member of the Hawaii Public Housing Authority's Board of Directors from July 1, 2011 representing Maui County.

II. DISCUSSION

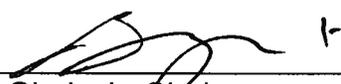
- A. During his tenure as a Board member, Director Tokishi worked to improve programs, resolve policy issues, and increase accountability at all levels.
- B. Director Tokishi resigned from the HPHA Board of Directors effective July 7, 2014.

III. RECOMMENDATION

That the Board of Directors Adopt Board Resolution No.67 Expressing Appreciation to Director Trevor Tokishi 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.67
HAWAII PUBLIC HOUSING AUTHORITY**

EXPRESSING APPRECIATION TO DIRECTOR TREVOR TOKISHI

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

WHEREAS, as the Chief Executive Officer and President of the Valley Isle Community FCU on Maui, Director Tokishi 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 Tokishi worked tirelessly to improve services and programs for the families in the HPHA's programs; and

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

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

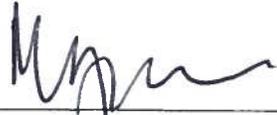
WHEREAS, the HPHA's Board of Directors hold Director Tokishi in the highest personal regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No.67 Expressing Appreciation to Director Trevor Tokishi on this 17th day of July 2014 for his dedicated services to the Hawaii Public Housing Authority and the State of Hawaii;

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



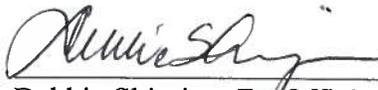
David Gierlach, Chairperson



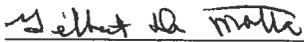
Myoung Oh, Director



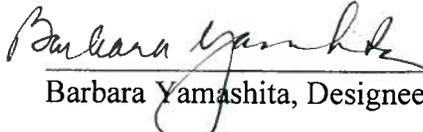
Jason T. Espero, Secretary



Debbie Shimizu, Ex-Officio Member



Gilbert DeMotta, Director



Barbara Yamashita, Designee



FOR ACTION

MOTION: To Adopt Board Resolution No.68 Expressing Appreciation to Director Sheri Tanaka

I. FACTS

A. Director Sheri Tanaka was appointed as the At-large member of the Hawaii Public Housing Authority's Board of Directors in March 2014.

II. DISCUSSION

A. During her tenure as a Board member, Director Tanaka worked to improve programs, resolve policy issues, and increase accountability at all levels.

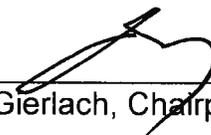
B. Director Tanaka resigned from the HPHA Board of Directors effective July 7, 2014.

III. RECOMMENDATION

That the Board of Directors Adopt Board Resolution No.68 Expressing Appreciation to Director Sheri Tanaka 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.68
HAWAII PUBLIC HOUSING AUTHORITY**

EXPRESSING APPRECIATION TO DIRECTOR SHERI TANAKA

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

WHEREAS, as an attorney at the Law Office of Sheri J. Tanaka, Director Tanaka brought with her a wealth of experience in corporate law, business litigation, construction litigation, labor law, personal injury law and real estate law; and

WHEREAS, even during her short tenure, Director Tanaka's desire to improve services and programs was reflected in her thoughtful inquiries, discussions and decisions at the Board level; and

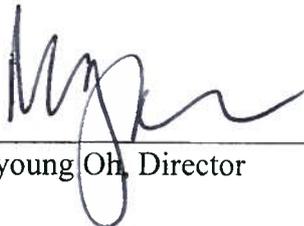
WHEREAS, the HPHA's Board of Directors hold Director Tanaka in the highest personal regard.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No.68 Expressing Appreciation to Director Sheri Tanaka on this 17th day of July 2014 for her dedicated services to the Hawaii Public Housing Authority and the State of Hawaii;

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



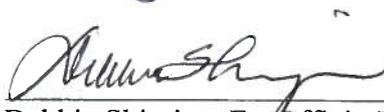
David Gierlach, Chairperson



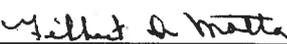
Myoung Oh, Director



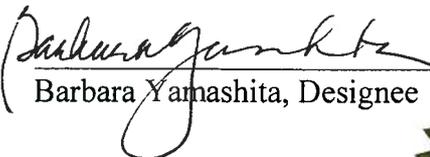
Jason T. Espero, Secretary



Debbie Shimizu, Ex-Officio Member



Gilbert De Motta, Director



Barbara Yamashita, Designee



FOR ACTION

MOTION: To Reappoint Stanley Young to the Oahu Eviction Board and as a Floating Board Member for an additional Two-Year Term Expiring on July 15, 2016 and Arleila Andrade to the Kona Eviction Board for an additional Two-Year Term Expiring on September 31, 2016.

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 and resident 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. Mr. Young is a resident of Oahu. He is a retired attorney that served as the Hearings Officer with HCDC (now known as Hawaii Public Housing Authority) from 1993 to 2002. Mr. Young has the knowledge and experience regarding the policies and practices of management and the eviction process and would be a valuable asset to the Board. Mr. Young has expressed a willingness to serve as a member of the Oahu Eviction Board and as a Floating Board member for an additional two-year term.
- B. Ms. Andrade is a resident of Kona, Hawaii. She is currently employed as a State Tax Auditor and has the knowledge and experience regarding the state practices and procedures of accounting and would be a valuable asset to the Board. She has been a member of the Kona Board for over 3

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

III. RECOMMENDATION

That the Hawaii Public Housing Authority Board of Directors approve the Reappointment of Stanley Young to the Oahu Eviction Board and as a Floating Board Member and Arleila Andrade to the Kona Eviction Board for an additional Two Year Term Expiring on July 31, 2016 and September 31, 2016 respectively.

Attachments:

- A. List of Eviction Board Members and Term Appointments
- B. Resume of Stanley Young
- C. Resume of Arleila Andrade

Prepared by: Renee Blondin-Nip, Hearings Officer _____

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



David Gierlach, Chairperson

Attachment A

**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 2013
Oahu A:			
Douglas Kaya	03/17/05	03/31/15	8
Radiant Chase	01/25/02	07/31/15	11
Stanley Young	07/15/10	07/15/14	3
Wanda Camara*	12/19/13	12/19/15	New Member
Oahu B:			
Jane Moana Gray*	08/31/79	07/31/15	34
Earl Mente	12/19/97	07/31/15	16
Joyce Nakamura	02/20/98	07/31/15	15
Oahu C:			
Solomon Kuresa*	05/16/97	07/31/15	16
Sylvianne Young	12/19/97	07/31/15	16
Sylvia Wilmeth	11/18/10	11/31/14	3
Courtney Young	12/20/12	12/20/14	1
Hilo:			
Jane Moana Gray**	06/21/07	06/30/15	6
George DeMello*	09/20/07	07/31/15	6
Melvin Kawahara	01/15/09	01/31/15	4
Keith Biho	02/18/10	02/28/16	3
Courtney Young**	10/10/13	10/30/15	New Member
Joanne Luiz	02/29/14	02/29/16	
Kauai:			
Fay Rapoza	10/10/13	10/30/15	New Member
Jane Moana Gray**	06/21/07	06/30/15	6
Arde Long-Yamashita*	02/31/08	02/31/16	5
Courtney Young**	10/10/13	10/31/15	New Member
Kona:			
Jane Moana Gray**	06/21/07	06/30/15	6
Ross Oue	05/15/92	07/31/15	21
Arleila Andrade	09/15/10	09/31/14	3
Elaine Watai	05/09/11	05/31/15	2
Eleanor Sheridan*	08/16/12	08/31/14	1
Mary Hoffman*	10/10/13	10/30/15	New Member
Maui:			
Wanda Camara**	12/19/13	12/19/15	New Member
Robert G. Hill	03/01/08	02/28/16	5

* Resident Member

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

Revised 07/01/14

FOR ACTION

SUBJECT: To Ratify the Executive Director's Action to Execute a Housing Conciliation Agreement in William Hoshijo, as Executive Director of the Hawaii Civil Rights Commission on behalf of the Complaint filed by Emily Collins v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority (HCRC No. RE-WH-0881; HUD No. 09-10-1001-8)(Amended) and Take All Actions Necessary to Carry Out the Agreement

I. FACTS

- A. On June 22, 2010, named Complainant Emily Collins, resident at the Nani Olu elderly housing project, filed a complaint for discrimination with the Hawaii Civil Rights Commission (HCRC) and United States Department of Housing and Urban Development (HUD) alleging failure to provide a requested reasonable accommodation in violation of the Fair Housing Act and Chapter 515, Hawaii Revised Statutes.

II. DISCUSSION

- A. An internal HPHA investigation determined that there was no systemic intent to discriminate based on disability, and the HPHA vigorously defended against this complaint.
- B. However, in the interest of all parties to resolve these matters and to avoid further costs, expense, and time as a result of continued litigation, and, without admitting a violation of the Fair Housing Act or Chapters 368 or 515 of the Hawaii Revised Statutes, the parties have agreed to enter into a Housing Conciliation Agreement.
- C. This Housing Conciliation Agreement is by and between HCRC and HPHA, and releases the Complainant's charges or complaints of alleged discrimination.
- D. The Housing Conciliation Agreement is attached as Attachment A.

III. RECOMMENDATION

That the Board of Directors Ratify the Executive Director's Action to Execute the Housing Conciliation Agreement with William Hoshijo, as Executive Director of the Hawaii Civil Rights Commission on behalf of the Complaint filed by Emily Collins and Take All Actions Necessary to Carry Out the Agreement

Attachment A: CONFIDENTIAL Settlement Agreement

Prepared by: Kiriko Oishi, Chief Compliance Officer _____

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



David Gierlach
Chairperson

FOR ACTION

MOTION: To Adopt Proposed Changes to the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing, Chapter 17-2028, Federally Assisted Public Housing Projects, Chapter 15-186, State-Aided Elderly Public Housing Projects, and Chapter 15-193, State-Aided Family Public Housing Projects, Hawaii Administrative Rules, Regarding the No Smoking Policy, subject to the Department of the Attorney General's Review

I. FACTS

A. On June 16, 2014, the Governor signed Act 91, Sessions Laws of Hawaii (SLH) 2014, into law, prohibiting smoking in and around all public housing projects, elder or elderly households, as defined in Section 356D-1, Hawaii Revised Statutes (HRS), and state low-income housing projects, as defined in Section 356D-51, HRS, within:

- (1) Each individual housing unit;
- (2) All common areas;
- (3) Community facilities; and
- (4) Twenty feet from each individual building of the public housing project or state low-income housing project, and from any entrance, exit, window, and ventilation intake that serves and enclosed or partially enclosed area.

Act 91, SLH 2014 is attached as Attachment A.

B. Act 91, SLH 2014, further authorizes the Hawaii Public Housing Authority (HPHA) to designate one or more permissible smoking areas at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit.

II. DISCUSSION

A. Section 17-2028-60 of the Hawaii Administrative Rules (HAR), Smoking Prohibited, provides that the HPHA may designate areas to be specifically exempted from the smoking prohibition by doing so in the Admissions and

Continued Occupancy Policy (ACOP) for the federally-assisted low-income public housing program.

- B. The Admissions and Continued Occupancy Policy for the Federally Assisted Public Housing Program (ACOP) governs the policies applicable to the Hawaii Public Housing Authority's Federally Assisted Public Housing Program.
- C. The ACOP Section in Chapter 9 regarding "Leasing" currently provides for the provisions relating to the lease agreement and the terms and conditions of renting a federally-assisted low-income public housing unit from the HPHA.
- D. In accordance with Act 91, SLH 2014, the HPHA seeks to adopt a new subchapter within Chapter 9 of the ACOP to set forth the no smoking policy, including the establishment of designated smoking areas in certain federally-assisted low-income public housing projects.
- E. The proposed language to be adopted as new Subchapter M of Chapter 9 of the ACOP is attached as Attachment B.
- F. The language in Act 91, SLH 2014, is substantially similar to the language in Chapter 17-2028, HAR, Federally Assisted Public Housing Projects, relating to the HPHA's no smoking policy. However, there are a number of differences, such as the definitions and the number of violations allowed prior to termination of the rental agreement.
- G. For example, Section 17-2028-59 of the HAR, Rental Agreement Termination, provides that the authority may terminate a rental agreement when the tenant, any member of the tenant's household, or any guest or other person under the tenant's control violates the smoking prohibitions on more than three occasions. This provision does not comply with the language in Act 91, SLH 2014, that provides that the authority may terminate the rental agreement upon a third violation.
- H. In addition, Section 17-2028-60, HAR, Smoking Prohibition, and Section 17-2028-63, HAR, Security Deposits, also contain language authorizing a deposit and monthly fee for smoking in units where smoking is not prohibited. However, this language does not comply with Act 91, SLH 2014, which prohibits smoking in all dwelling units.
- I. The proposed language to be adopted as changes to Chapter 17-2028, HAR, to implement Act 91, SLH 2014, is attached as Attachment C.
- J. Chapter 15-186, State-Aided Elderly Public Housing Projects, HAR, governs the policies applicable to the HPHA's State Assisted Elderly

Public Housing Program. There is no language in this Chapter of the HAR regarding the no smoking policy, and the HPHA seeks to amend this chapter of the HAR to mirror the language in Chapter 17-2028, Federally Assisted Public Housing Projects, HAR, to implement the no smoking law, with the amendments necessary to make the language consistent with Act 91, SLH 2014.

- K. The proposed language to be adopted as changes to Chapter 15-186, HAR, to implement Act 91, SLH 2014, is attached as Attachment D.
- L. Chapter 15-193, State-Aided Family Public Housing Projects, HAR, governs the policies applicable to the HPHA's State Assisted Family Public Housing Program. There is no language in this Chapter of the HAR regarding the no smoking policy, and the HPHA seeks to amend this chapter of the HAR to mirror the language in Chapter 17-2028, Federally Assisted Public Housing Projects, HAR, relating to the no smoking policy, with the amendments necessary to make the language consistent with Act 91, SLH 2014.
- M. The proposed language to be adopted as changes to Chapter 15-193, HAR, State-Aided Family Public Housing Projects, to implement Act 91, SLH 2014, is attached as Attachment E.
- N. The proposed changes are subject to review and approval as to form by the Department of the Attorney General.
- O. The proposed amendments to the administrative rules will be made available for viewing in person at the HPHA Planning Office at 1002 N. School Street, Honolulu, Hawaii 96817, or on the agency's website at <http://hpha.hawaii.gov>, upon review and approval of Department of the Attorney General.

III. RECOMMENDATION

To Adopt Proposed Changes to the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing, Chapter 17-2028, Federally Assisted Public Housing Projects, Chapter 15-186, State-Aided Elderly Public Housing Projects, and Chapter 15-193, State-Aided Family Public Housing Projects, Hawaii Administrative Rules, Regarding the No Smoking Policy, subject to the Department of the Attorney General's Review.

Attachment A: Act 91, Session Laws of Hawaii 2014

Attachment B: Proposed changes to Chapter 9 of the Admissions and Continued Occupancy Policy for the Federally Assisted Low-Income Public Housing Program

Attachment C: Proposed changes to Chapter 17-2028 Federally Assisted Low-Income Public Housing Projects, Hawaii Administrative Rules

Attachment D: Proposed changes to Chapter 15-186, State-Aided Elderly Public Housing Projects, Hawaii Administrative Rules, for the State Elderly Public Housing Projects

Attachment E: Proposed changes to Chapter 15-193, State-Aided Family Public Housing Projects, Hawaii Administrative Rules, for the State Family Public Housing Projects

Prepared by: Kiriko Oishi, Chief Compliance Officer _____

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

David Gierlach
Chairperson

Approved by the Governor.

JUN 16 2014

on _____
THE SENATE
TWENTY-SEVENTH LEGISLATURE, 2013
STATE OF HAWAII

ACT 091
S.B. NO.

651
S.D. 2
H.D. 2
C.D. 1

A BILL FOR AN ACT

RELATING TO HEALTH.

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

1 SECTION 1. Chapter 356D, Hawaii Revised Statutes, is
2 amended by adding a new section to part I to be appropriately
3 designated and to read as follows:

4 "§356D- Prohibition on smoking in and around public
5 housing; designated smoking areas. (a) Smoking shall be
6 prohibited in any public housing project, elder or elderly
7 household, as defined in section 356D-1, or state low-income
8 housing project, as defined in section 356D-51, within:

9 (1) Each individual housing unit;

10 (2) All common areas;

11 (3) Community facilities; and

12 (4) Twenty feet from each individual building of the
13 public housing project or state low-income housing
14 project, and from any entrance, exit, window, and
15 ventilation intake that serves an enclosed or
16 partially enclosed area.

17 (b) Notwithstanding subsection (a), the authority may
18 designate one or more permissible smoking areas at least twenty

2014-2215 SB651 CD1 SMA-1.doc



1 feet away from any residential or other building, or any greater
2 distance away as may ensure that the secondhand smoke does not
3 infiltrate any dwelling unit.

4 (c) The authority shall place and maintain "No smoking"
5 signage at all entrances and exits of the property. The
6 authority may display additional "No smoking" signage at
7 residential and community facilities at their entrances and
8 exits, offices, and in or at enclosed, partially enclosed, or
9 open common areas for the purpose of conspicuous notice.

10 (d) The authority may adopt rules pursuant to chapter 91
11 to effectuate the purposes of this section.

12 (e) For purposes of this section:

13 "Common areas" means roofs, halls, sidewalks, corridors,
14 lobbies, stairs, stairways, fire escapes, entrances and exits of
15 the building or buildings, basements, yards, gardens,
16 recreational facilities, parking areas, storage spaces, and
17 other parts of the project or household normally in common use
18 or other areas designated by the authority.

19 "Smoking" means inhaling, exhaling, burning, or carrying
20 any lighted or heated tobacco product or plant product intended
21 for inhalation in any manner or in any form."



1 SECTION 2. Section 356D-92, Hawaii Revised Statutes, is
2 amended by amending subsection (a) to read as follows:

3 "(a) Except as otherwise provided, the authority may
4 terminate any lease, rental agreement, permit, or license
5 covering the use and occupation of any dwelling unit or other
6 premises located within a public housing project and evict from
7 any premises any tenant, licensee, or other occupant for any of
8 the following reasons:

- 9 (1) Failure to pay rent when due;
- 10 (2) Violation of any of the provisions of a lease, rental
11 agreement, permit, or license;
- 12 (3) Violation of any of the rules of the authority;
- 13 (4) Failure to maintain the dwelling unit in a clean,
14 sanitary, and habitable condition; [~~or~~]
- 15 (5) Upon a third violation of section 356D- ; provided
16 that a violation of any of these terms by a non-
17 resident, a guest who is visiting a resident, or by
18 any member of the resident's household shall be deemed
19 a violation by the resident; or
- 20 [~~5~~] (6) The existence of any other circumstances giving
21 rise to an immediate right to possession by the
22 authority."



1 SECTION 3. This Act does not affect the rights and duties
2 that matured, penalties that were incurred, and proceedings that
3 were begun, before its effective date.

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

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

APPROVED this 16 day of JUN, 2014



GOVERNOR OF THE STATE OF HAWAII

Attachment B

New Section M in Chapter 9 of the Admissions and Continued Occupancy Policy for the Federally Assisted Public Housing Program

M. No Smoking Policy

It is the policy of the PHA to comply with Act 91, Session Laws of Hawaii (SLH) 2014, prohibiting smoking in any public housing project as defined in Section 356D-1, Hawaii Revised Statutes (HRS), within:

- (1) Each individual housing unit;
- (2) All common areas;
- (3) Community facilities; and
- (4) Twenty feet from each individual building of the public housing project or state low-income housing project, and from any entrance, exit, window, and ventilation intake that serves and enclosed or partially enclosed area.

For purposes of this Policy, the following definitions shall be used:

"Common areas" means roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated tobacco product or plant product intended for inhalation in any manner or in any form.

The HPHA may designate one or more permissible smoking areas at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, SLH 2014.

The HPHA may terminate the Rental Agreement upon a third violation of the smoking prohibition set forth in Section 356D-_____, HRS, in accordance with Section 356D-92(a), HRS. A guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations.

Tenant(s), members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any. Failure to respond to management's request will result in a

separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request.

If a Tenant receives only one (1) Notice of Violation of the Smoking Prohibition in one (1) year, but the Tenant or member or guest of Tenant's household who violated the Smoking Prohibition participates in and completes a smoking cessation service program within the same year, the HPHA will clear the Tenant's one (1) violation and shall not deem the incident as a violation for the following year.

Attachment C

Amendments to Chapter 17-2028, Federally Assisted Public Housing Projects,
Hawaii Administrative Rules

Making the following amendments to the definitions in §17-2028-2 Definitions

"Common areas" means [areas which are available for use by more than one family including lobbies, corridors, hallways, stairways, parking lots, spots, ramps, washing machine or laundry room, rooftops, elevators, washrooms and lobby areas, driveways, storerooms, and shared ventilation ducts that service more than one dwelling unit.] roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Smoke" or "smoking" means inhaling [or], exhaling, burning, or carrying any lighted smoking or heated [the fumes of] tobacco product or [any other] plant [material, or burning or carrying any lighted smoking equipment for tobacco or any other plant material.] product intended for inhalation in any manner or in any form.

Making the following amendments to Subsection (b)(6) of §17-2028-59 Rental agreement termination

(b) The authority may terminate a rental agreement when the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

...

- (6) Violates the smoking prohibitions pursuant to section 17-2028-60 on more than [three] two occasions and receives written notice of said violations; provided that a guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations; provided further that failure to respond to management's request will result in a separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request; provided further that if tenant, any member of the tenant's

household, or any guest or other person under the tenant's control receives only one violation of section 17-2028-60 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year;

Making the following amendments to §17-2028-60 Smoking prohibited

§17-2028-60 Smoking prohibited. (a) Smoking is prohibited in all public housing projects, or portions of public housing projects, including inside dwelling units, unless specifically exempted by the authority in the ACOP, including:

- (1) Each individual housing unit;
- (2) In all common areas and community facilities in and around the authority's public housing projects. The authority may designate additional common areas in the ACOP; and

[(2)] (3) Within a presumptively reasonable minimum distance of twenty feet from each individual building of the housing project, and from any entrances, exits, and windows that open to common areas, community facilities, and dwelling units, and ventilation intakes that serve common areas, community facilities, and dwelling units, including enclosed or partially enclosed areas where smoking is prohibited.

(b) This prohibition applies to the use of marijuana, even if its use is pursuant to a lawful prescription under part IX of the Hawaii uniform controlled substances act as it existed on March 28, 2013 that was given subsequent to tenant placement in the dwelling unit.

[(c) Where smoking is not prohibited in a dwelling unit pursuant to subsection (a) and the household includes a person who smokes as disclosed pursuant to section 17-2028-22, the family shall pay a non-refundable monthly fee of \$5.00.

(d) The authority may discontinue the monthly fee required in subsection (c) when a family can demonstrate to the authority reasonable cause to believe that no member of the household continues to smoke. For the purposes of this subsection:

- (1) "Reasonable cause to believe" means by a preponderance of the evidence; and
- (2) In determining whether to discontinue charging the monthly fee, the authority may consider completion of a smoking cessation program.]

(c) One or more permissible designated smoking areas may be designated by the authority at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, Session Laws of Hawaii 2014.

(d) Tenants, members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any.

Making the following amendments to §17-2028-63 Security deposits

§17-2028-63 Security deposits. (a) Prior to admission to a housing project, a family shall pay a security deposit in an amount not to exceed one month's rent. The security deposit may be applied to rent or used to repay charges owed to the authority upon the termination of the rental agreement.

[(b) Where smoking is not prohibited in a dwelling unit pursuant to section 17-2028-60(c) and the household includes a person who smokes as disclosed pursuant to section 17-2028-22, the family shall pay an initial refundable smoking deposit of \$75.00.

(c)] (b) The authority may charge a non-refundable community facilities maintenance fee of not less than one per cent of the community facilities expenses for rental and use for private functions. Resident associations that are duly recognized by the authority shall be exempt from the payment of this deposit.

Attachment D

Amendments to Chapter 15-186, State-Aided Elderly
Public Housing Projects, Hawaii Administrative Rules

Add the following definitions to §15-186-2 Definitions

"Common areas" means roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Community facilities" means real and personal property; buildings, equipment, lands, and grounds for recreational or social assemblies, and for educational, health, or welfare purposes; and necessary or convenient utilities, when designed primarily for the benefit and use of the authority or the occupants of the dwelling units.

"Smoke" or "smoking" means inhaling, exhaling, burning, or carrying any lighted smoking or heated tobacco product or plant product intended for inhalation in any manner or in any form.

Making the following amendments to Subsection (a) of §15-186-41 Eligibility for continued occupancy

- (a) To be eligible for continued occupancy in a [elderly housing] project, the tenant shall:
- (1) Qualify as an elderly household;
 - (2) Conform to the occupancy standards;
 - (3) Not have a record of conduct or behavior which may be detrimental to the project, its tenants or employees; [and]
 - (4) Not have an adjusted income which exceeds the applicable income limit for continued occupancy which are set forth in section 15-186-3[.]; and
 - (5) Abide by smoking prohibitions pursuant to section 15-186-49.

Making the following amendments to Subsection (b) of §15-186-48 Rental agreement termination

(b) The [corporation] authority may terminate a rental agreement when [a] the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

- (1) Fails to observe or perform any covenant or obligation of the rental agreement, or rule of the [corporation] authority or housing project, or law or ordinance of a governmental agency that pertains to or establishes standards of occupancy;
- (2) Engages in the illegal use of a controlled substance;
- (3) Whose illegal use of a controlled substance, or abuse of alcohol, is determined by the [corporation] authority to interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- (4) Who the [corporation] authority determines engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; [or]
- (5) Who the [corporation] authority determines engages in any drug-related criminal activity on or off the [corporation's] authority's [property.] premises; or
- (6) Violates the smoking prohibitions pursuant to section 15-186-49 on more than two occasions and receives written notice of said violations; provided that a guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations; provided further that failure to respond to management's request will result in a separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request; provided further that if tenant, any member of the tenant's household, or any guest or other person under the tenant's control receives only one violation of section 15-193-49 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year.

Add §15-186-49 Smoking prohibited

§15-186-49 Smoking prohibited. (a) Smoking is prohibited in all public housing projects, or portions of public housing projects, including inside dwelling units, except where marked by the authority as a designated smoking area, including:

- (1) Each individual housing unit;
- (2) In all common areas and community facilities in and around the authority's public housing projects. The authority may designate additional common areas; and
- (3) Within a presumptively reasonable minimum distance of twenty feet from each individual building of the housing project, and from any entrances, exits, and windows that open to common areas, community facilities, and dwelling units, and ventilation intakes that serve common areas, community facilities, and dwelling units, including enclosed or partially enclosed areas where smoking is prohibited.

(b) One or more permissible designated smoking areas may be designated by the authority at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, Session Laws of Hawaii 2014.

(c) Tenants, members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any.

Attachment E

Amendments to Chapter 15-193, State-Aided Family
Public Housing Projects, Hawaii Administrative Rules

Add the following definitions to §15-193-2 Definitions

"Common areas" means roofs, halls, sidewalks, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building or buildings, basements, yards, gardens, recreational facilities, parking areas, storage spaces, and other parts of the project or household normally in common use or other areas designated by the authority.

"Community facilities" means real and personal property; buildings, equipment, lands, and grounds for recreational or social assemblies, and for educational, health, or welfare purposes; and necessary or convenient utilities, when designed primarily for the benefit and use of the authority or the occupants of the dwelling units.

"Smoke" or "smoking" means inhaling, exhaling, burning, or carrying any lighted smoking or heated tobacco product or plant product intended for inhalation in any manner or in any form.

Making the following amendments to Subsection (a) of §15-193-41 Eligibility for continued occupancy

- (a) To be eligible for continued occupancy in a [family housing] project, the tenant shall:
- (1) Qualify as a family;
 - (2) Conform to the occupancy standards;
 - (3) Have an income that does not exceed the applicable income limit for continued occupancy;
 - (4) Have assets that do not exceed the applicable limits for continued occupancy;
 - (5) Not have a record of conduct or behavior which may be detrimental to the project, its tenants or employees; and
 - (6) Abide by smoking prohibitions pursuant to section 15-193-49.

Making the following amendments to Subsection (b) of §15-193-48 Rental agreement termination

(b) The [corporation] authority may terminate a rental agreement when [a] the tenant, any member of the tenant's household, or any guest or other person under the tenant's control:

- (1) Fails to observe or perform any covenant or obligation of the rental agreement, or rule of the [corporation] authority or housing project, or law or ordinance of a governmental agency that pertains to or establishes standards of occupancy;
- (2) Engages in the illegal use of a controlled substance;
- (3) Whose illegal use of a controlled substance, or abuse of alcohol, is determined by the [corporation] authority to interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- (4) Who the [corporation] authority determines engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents; [or]
- (5) Who the [corporation] authority determines engages in any drug-related criminal activity on or near the [corporation's] authority's [property] premises; or
- (6) Violates the smoking prohibitions pursuant to section 15-193-49 on more than two occasions and receives written notice of said violations; provided that a guest who is visiting a resident, or any member of the tenant's household, who violates the smoking prohibition shall be deemed a violation by the tenant, and shall be counted toward the tenant's violations; provided further that failure to respond to management's request will result in a separate Notice of Violation being issued to the Tenant(s) for the refusal to respond to management's request; provided further that if tenant, any member of the tenant's household, or any guest or other person under the tenant's control receives only one violation of section 15-193-49 in one year, and participates in and completes a smoking cessation service program within the same year, the authority will clear the one violation and shall not deem the incident as a violation for the following year.

Add §15-193-49 Smoking prohibited

§15-193-49 Smoking prohibited. (a) Smoking is prohibited in all public housing projects, or portions of public housing projects, including inside dwelling units, except where marked by the authority as a designated smoking area, including:

- (1) Each individual housing unit;
- (2) In all common areas and community facilities in and around the authority's public housing projects. The authority may designate additional common areas; and
- (3) Within a presumptively reasonable minimum distance of twenty feet from each individual building of the housing project, and from any entrances, exits, and windows that open to common areas, community facilities, and dwelling units, and ventilation intakes that serve common areas, community facilities, and dwelling units, including enclosed or partially enclosed areas where smoking is prohibited.

(b) One or more permissible designated smoking areas may be designated by the authority at least twenty feet away from any residential or other building, or any greater distance away as may ensure that the secondhand smoke does not infiltrate any dwelling unit, if such an area can be identified on the property, as authorized by Act 91, Session Laws of Hawaii 2014.

(c) Tenants, members of the tenant's household, and guests and visitors of the household shall promptly discontinue smoking upon management's request when observed smoking outside of a designated smoking area, if any.

FOR ACTION

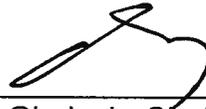
ITEM: IV. F.

MOTION: To Approve Settlement of *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04)*, and to Authorize the Executive Director to Execute a Settlement and Release Agreement on behalf of the Hawaii Public Housing Authority

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; Civil No. 11-1-0795-04*)

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

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



David Gierlach, Chairperson

Property Management and Maintenance Services Branch (PMMSB)
 Report for the Month of June 2014

A. Occupancy (Goal 98%)

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

	Federal Public Housing	State Public Housing	Reason for Transfer
New Move-ins from the Waitlist	38	7	
Internal Transfers	4	0	**RRA
Vacancy (tenants who vacated from the program)	22	5	

Totals are as of June 30, 2014

**RRA – Request for Reasonable Accommodation

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

VAWA – Violence Against Women Act

B. Formal Grievance Hearings held:

Property Management scheduled and heard a total of six (6) formal grievance hearing cases due to tenant being in violation of their rental agreement, or an adverse action was initiated against a tenant. Management has the discretion to terminate the lease agreement by submitting an eviction referral to the Oahu Hearing Board or correct the discrepancy due to a lack of action by management. The grievance hearing coordinator received four (4) grievance hearing requests: two (2) were scheduled in June 2014, one (1) scheduled for July 2014, and one (1) was denied.

C. Rent Collection and Delinquencies (June 2014)

The HPHA will aggressively continue its effort in rent collection. The agency continues to experience a decline in its tenant rent collection for the month of June 2014. The approximate 830 families owing \$464,970 in May 2014, decreased to a total of 672 families owing approximately \$259,797 in June 2014.

D. Program Activities

- Management conducted informational meetings with residents at Puuwai Momi, Hale Laulima and Waipahu I and II.
- Korean translation by 7th Day Adventist Church and Chinese translation by Chinese Tea Club volunteers were available for tenants. Weekly Chinese Tea Club activities, English language, singing, fashion show, photography, fan dancing, knitting and computer classes available to tenants. Keiki Crew (1062

Low Rise) parents and children volunteered to clean grounds each month and enjoy a movie and refreshments. Hui Malama Volunteer Security Patrol groups completed weekly patrols and attended security walk with HPD and Weed and Seed. Management in contact with probation officers, case managers, social workers, families and HPD. Management continues to sponsor on site semi-monthly activity for volunteers.

- Hilo and Maui conducted their first Skype eviction hearings with Oahu hearings office.
- Kahekili Terrace Resident Patrol continues to work with Maui Police Department.

**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS**

Month: June 2014

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units	(4) Total Move-Ins	(5) Units Rent Ready and Not Occupied in Month	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Completed a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
30 Puuwai Momi	363	42	6	3	2	1	0	0	2	0	28	#7 - Units on Hold for Reloc - Per Appls unit 1026 #18-i on hold for Palolo Relocation
31 KVH	373	9	1	1	0	2	0	0	2	0	3	
32 MWH	364	6	0	2	1	2	0	0	1	0	0	(8)Hotel unit for 25E, to move residents between units while bathrooms are redone
33 Kamehameha	373	8	1	1	2	1	0	0	3	0	0	
34 Kalakaua	583	10	5	1	3	0	0	0	1	0	0	
35 Kalanihua	587	11	8	0	0	0	0	0	3	0	0	
37 Hilo	384	92	2	0	4	0	0	62	0	0	24	
38 Kauai	321	16	2	4	4	0	0	0	3	0	3	
39 Maui	196	22	7	0	0	0	0	0	4	0	11	
40 KH	174	7	1	1	1	0	0	4	0	0	0	
43 Kona	202	8	5	1	2	0	0	0	0	0	0	
44 Leeward	260	12	3	0	3	0	0	0	4	0	2	
45 Windward	226	5	2	0	1	0	0	0	0	0	2	
46 North HI	103	3	0	0	3	0	0	0	0	0	0	
49 Wahiawa	150	19	0	1	1	0	0	0	0	0	17	
50 Palolo	118	33	0	0	4	0	0	0	0	0	29	
TOTAL	4,777	303	43	15	31	6	0	66	23	0	119	

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

**VACANT UNIT INFORMATION REPORT
STATE PROJECTS**

Month: June 2014

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units	(4) Total Move-Ins for the entire month	(5) Units Rent Ready and Not Occupied	(6) Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Submitted a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
31 Puahala & Hauiki	174	10	0	1	2	4	0	0	3	0	0	
37 Hilo	30	1	0	0	1	0	0	0	0	0	0	
38 Kauai	26	0	0	0	0	0	0	0	0	0	0	
39 Maui	32	9	0	0	0	0	0	0	0	0	9	
42 Hale Poai	576	15	7	1	4	2	0	0	1	0	0	(6) 4-resident manager units (7)2-construction units
46 North HI	26	2	0	0	1	0	0	0	1	0	0	(6)Mgr Unit
TOTAL	864	37	7	2	8	6	0	0	5	0	9	

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

FEDERAL PUBLIC HOUSING

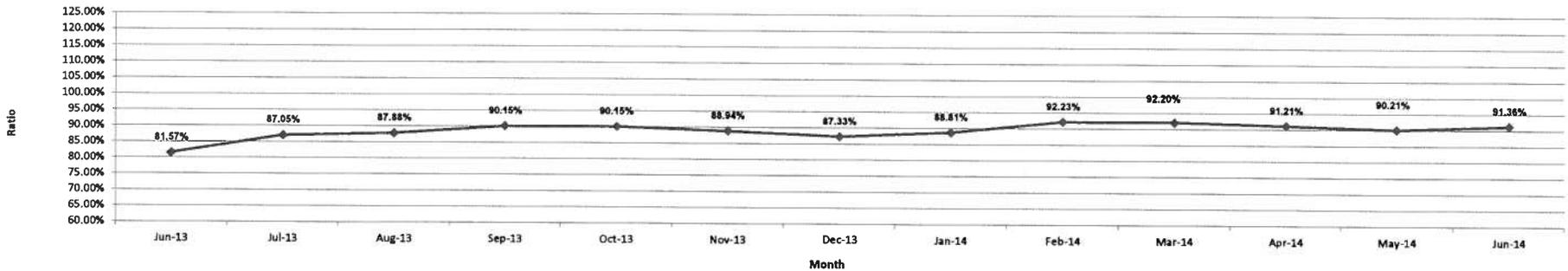
Rent Collection from June 2013 to June 2014

	Jun-13			Jul-13			Aug-13			Sep-13			Oct-13			Nov-13		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$120,822.20	\$103,068.13	85.45%	\$128,171.87	\$113,642.05	88.66%	\$122,224.49	\$111,930.82	91.58%	\$122,679.48	\$114,190.86	93.08%	\$122,679.48	\$114,190.86	93.08%	\$122,173.88	\$109,997.00	90.03%
Kauai	\$85,288.00	\$65,864.09	77.23%	\$82,113.00	\$66,030.92	80.41%	\$82,910.00	\$63,169.00	76.19%	\$83,909.42	\$64,935.50	77.38%	\$83,909.42	\$64,935.50	77.38%	\$82,689.75	\$61,890.59	74.86%
Maui	\$47,105.00	\$35,883.67	75.75%	\$55,093.50	\$44,438.99	80.66%	\$52,056.00	\$43,621.34	83.80%	\$61,213.00	\$50,791.28	82.97%	\$61,213.00	\$50,791.28	82.97%	\$63,451.00	\$48,933.62	77.12%
Oahu	\$964,457.80	\$788,482.29	81.75%	\$986,186.95	\$865,426.80	87.75%	\$949,611.14	\$841,859.88	88.65%	\$939,433.15	\$858,449.09	91.38%	\$939,433.15	\$858,449.09	91.38%	\$930,137.00	\$845,017.73	90.85%
Total	\$ 1,217,473.00	\$ 993,068.18	81.57%	\$ 1,251,565.32	\$ 1,089,538.76	87.09%	\$ 1,206,801.63	\$ 1,060,561.04	87.89%	\$ 1,207,235.05	\$ 1,088,366.73	90.15%	\$ 1,207,235.05	\$ 1,088,366.73	90.15%	\$ 1,198,431.63	\$ 1,065,838.94	88.94%

Cumulative (12 Months)	
06/13 - 06/14	
Charges	\$ 15,833,327.02
Collections	\$ 14,116,951.43
Total	\$ (1,716,375.59)
Ratio	89.16%

	Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14			Jun-14		
	Charges	Collected	Ratio																		
Hawaii	\$123,001.53	\$107,607.92	87.49%	\$124,782.30	\$111,982.08	89.76%	\$120,346.67	\$112,670.00	93.62%	\$121,142.69	\$112,049.36	92.45%	\$126,402.27	\$114,646.17	90.70%	\$123,475.00	\$113,584.98	91.99%	\$123,583.00	\$113,942.72	92.20%
Kauai	\$82,572.16	\$60,032.50	72.70%	\$84,495.74	\$61,580.48	72.88%	\$83,715.94	\$68,062.54	81.30%	\$82,798.00	\$69,041.26	83.39%	\$82,499.04	\$65,286.79	79.14%	\$84,630.00	\$65,839.42	77.80%	\$85,270.00	\$68,708.92	80.58%
Maui	\$63,413.00	\$45,284.72	71.41%	\$65,289.00	\$51,064.29	78.21%	\$62,132.00	\$49,630.52	79.88%	\$66,952.00	\$53,389.24	79.74%	\$63,783.00	\$44,324.27	69.49%	\$62,753.00	\$44,190.61	70.42%	\$63,046.00	\$46,749.36	74.15%
Oahu	\$946,962.61	\$848,987.00	89.65%	\$941,361.98	\$855,162.30	90.84%	\$936,898.59	\$879,250.43	93.85%	\$943,099.97	\$884,761.02	93.81%	\$951,720.58	\$892,530.64	93.78%	\$946,606.00	\$874,695.01	92.40%	\$981,873.27	\$916,106.50	93.30%
Total	\$ 1,215,949.30	\$ 1,061,912.14	87.33%	\$ 1,215,909.02	\$ 1,079,798.15	88.81%	\$ 1,203,093.20	\$ 1,100,613.40	92.23%	\$ 1,213,992.66	\$ 1,119,240.88	92.20%	\$ 1,224,404.89	\$ 1,116,787.87	91.21%	\$ 1,217,464.00	\$ 1,098,310.02	90.21%	\$ 1,253,772.27	\$ 1,145,907.50	91.38%

Rent Collection Rate



STATE PUBLIC HOUSING

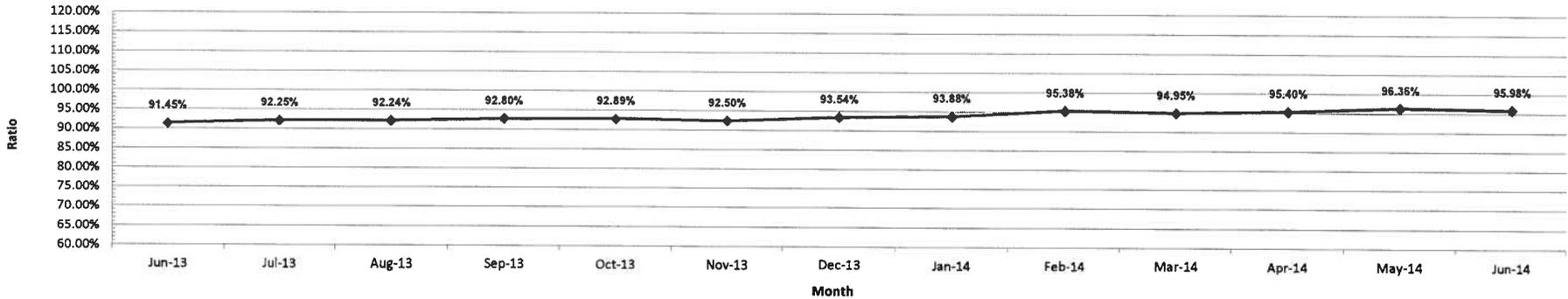
Rent Collection from June 2013 to June 2014

	Jun-13			Jul-13			Aug-13			Sep-13			Oct-13			Nov-13		
	Charges	Collected	Ratio															
Hawaii	\$ 22,748.00	\$ 18,247.50	80.22%	\$ 16,837.00	\$ 12,440.33	73.89%	\$ 18,340.00	\$ 14,673.33	80.01%	\$ 18,109.00	\$ 15,181.00	83.83%	\$ 17,658.00	\$ 14,252.00	80.71%	\$ 18,239.00	\$ 14,824.00	81.28%
Kauai	\$ 5,444.81	\$ 4,837.81	88.85%	\$ 4,972.81	\$ 4,406.81	88.62%	\$ 5,629.00	\$ 4,776.00	84.85%	\$ 5,488.00	\$ 5,004.00	91.18%	\$ 5,134.00	\$ 4,631.00	90.20%	\$ 5,868.00	\$ 5,345.00	91.09%
Maui	\$ 4,134.00	\$ 2,827.00	68.38%	\$ 4,188.00	\$ 3,071.00	73.33%	\$ 4,460.00	\$ 3,576.00	80.18%	\$ 4,154.00	\$ 3,184.00	76.65%	\$ 4,678.00	\$ 3,468.00	74.13%	\$ 4,119.00	\$ 2,923.00	70.96%
Oahu	\$ 244,025.00	\$ 226,812.96	92.95%	\$ 235,618.40	\$ 221,416.94	93.97%	\$ 252,536.40	\$ 236,142.40	93.51%	\$ 240,358.02	\$ 225,447.05	93.80%	\$ 250,488.34	\$ 235,849.18	94.16%	\$ 242,473.05	\$ 227,317.05	93.75%
Total	\$ 276,351.81	\$ 252,725.27	91.45%	\$ 261,616.21	\$ 241,335.08	92.25%	\$ 280,965.40	\$ 259,167.73	92.24%	\$ 268,109.02	\$ 248,816.05	92.80%	\$ 277,956.34	\$ 258,200.18	92.89%	\$ 270,899.05	\$ 250,409.05	92.50%

Cumulative (12 Months)	
06/13 - 06/14	
Charges	\$ 3,528,285.48
Collections	\$ 3,309,954.65
Total	\$ (218,330.83)
Ratio	93.81%

	Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14			Jun-14		
	Charges	Collected	Ratio																		
Hawaii	\$ 18,263.00	\$ 15,249.00	83.50%	\$ 18,954.00	\$ 15,114.85	79.74%	\$ 19,709.00	\$ 16,180.67	82.10%	\$ 18,859.00	\$ 15,267.00	80.95%	\$ 19,664.00	\$ 16,795.67	85.41%	\$ 19,543.00	\$ 17,733.75	90.74%	\$ 19,536.00	\$ 17,436.00	89.25%
Kauai	\$ 5,516.00	\$ 4,893.00	88.71%	\$ 5,481.00	\$ 4,903.00	89.45%	\$ 5,761.00	\$ 5,138.00	89.19%	\$ 6,094.00	\$ 5,039.00	82.69%	\$ 6,177.00	\$ 5,150.00	83.37%	\$ 6,054.00	\$ 5,329.00	88.02%	\$ 6,016.00	\$ 4,455.00	74.05%
Maui	\$ 3,990.00	\$ 2,930.00	73.43%	\$ 4,795.00	\$ 3,828.00	79.83%	\$ 4,560.00	\$ 3,284.00	72.02%	\$ 4,536.00	\$ 3,662.00	80.73%	\$ 4,670.00	\$ 3,176.00	68.01%	\$ 4,370.00	\$ 3,054.00	69.89%	\$ 3,793.00	\$ 2,707.00	71.37%
Oahu	\$ 241,326.79	\$ 228,638.23	94.74%	\$ 240,217.28	\$ 229,104.44	95.37%	\$ 242,957.16	\$ 235,769.08	97.04%	\$ 241,846.66	\$ 233,560.50	96.62%	\$ 235,822.52	\$ 228,961.56	97.09%	\$ 233,115.00	\$ 227,394.30	97.55%	\$ 250,959.24	\$ 244,448.24	97.41%
Total	\$ 269,095.79	\$ 251,710.23	93.54%	\$ 269,447.28	\$ 252,950.29	93.88%	\$ 272,987.16	\$ 260,371.75	95.38%	\$ 271,335.66	\$ 257,626.50	94.95%	\$ 266,333.52	\$ 254,063.23	95.40%	\$ 263,082.00	\$ 253,511.05	96.36%	\$ 280,304.24	\$ 269,046.24	95.98%

Rent Collection Rate



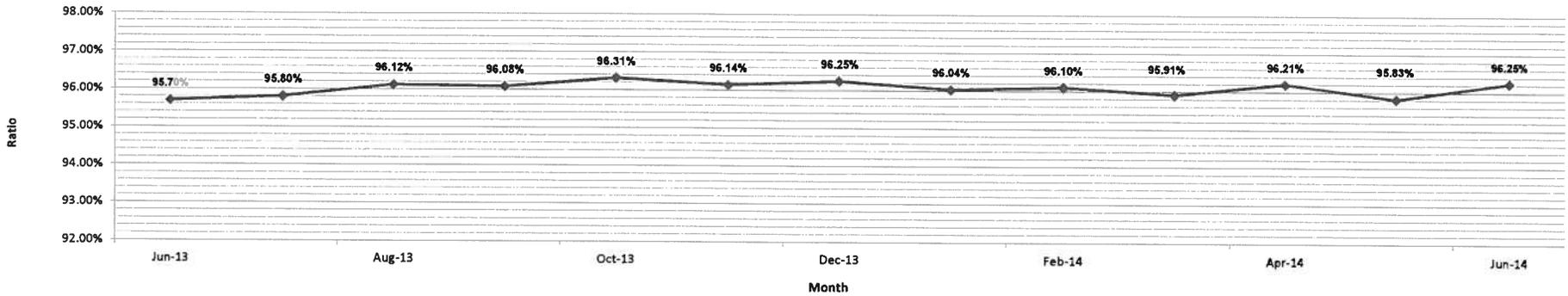
FEDERAL PUBLIC HOUSING
Occupancy from June 2013 to June 2014

	Jun-13			Jul-13			Aug-13			Sep-13			Oct-13			Nov-13		
	Total Units	Occ Units	Ratio															
Hawaii	627	594	94.74%	627	593	94.58%	627	595	94.90%	627	592	94.42%	627	594	94.74%	627	591	94.26%
Kauai	319	303	94.98%	319	306	95.92%	319	307	96.24%	320	307	95.94%	321	308	95.95%	321	306	95.33%
Maui	196	177	90.31%	196	171	87.24%	196	172	87.76%	196	171	87.24%	196	172	87.76%	196	172	87.76%
Oahu	3,576	3,441	96.22%	3,576	3,450	96.48%	3,576	3,461	96.78%	3,576	3,464	96.87%	3,576	3,472	97.09%	3,576	3,469	97.01%
Total	4,718	4,515	95.70%	4,718	4,520	95.80%	4,718	4,535	96.12%	4,719	4,534	96.08%	4,720	4,546	96.31%	4,720	4,538	96.14%

Cumulative (12 Months)	
06/13 - 06/14	
Units	61,353
Tenants	58,934
Ratio	96.06%

	Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14			Jun-14		
	Total Units	Occ Units	Ratio																		
Hawaii	627	592	94.42%	627	593	94.58%	627	596	95.06%	627	592	94.42%	627	597	95.22%	627	595	94.90%	627	598	95.37%
Kauai	321	307	95.64%	321	307	95.64%	321	306	95.33%	321	304	94.70%	321	311	96.88%	321	312	97.20%	321	314	97.82%
Maui	196	174	88.78%	196	176	89.80%	196	180	91.84%	196	183	93.37%	196	182	92.86%	196	175	89.29%	196	181	92.35%
Oahu	3,576	3,470	97.04%	3,576	3,457	96.67%	3,576	3,454	96.59%	3,576	3,448	96.42%	3,576	3,451	96.50%	3,576	3,441	96.22%	3,576	3,450	96.48%
Total	4,720	4,543	96.25%	4,720	4,533	96.04%	4,720	4,536	96.10%	4,720	4,527	95.91%	4,720	4,541	96.21%	4,720	4,523	96.03%	4,720	4,543	96.25%

Occupancy Rate



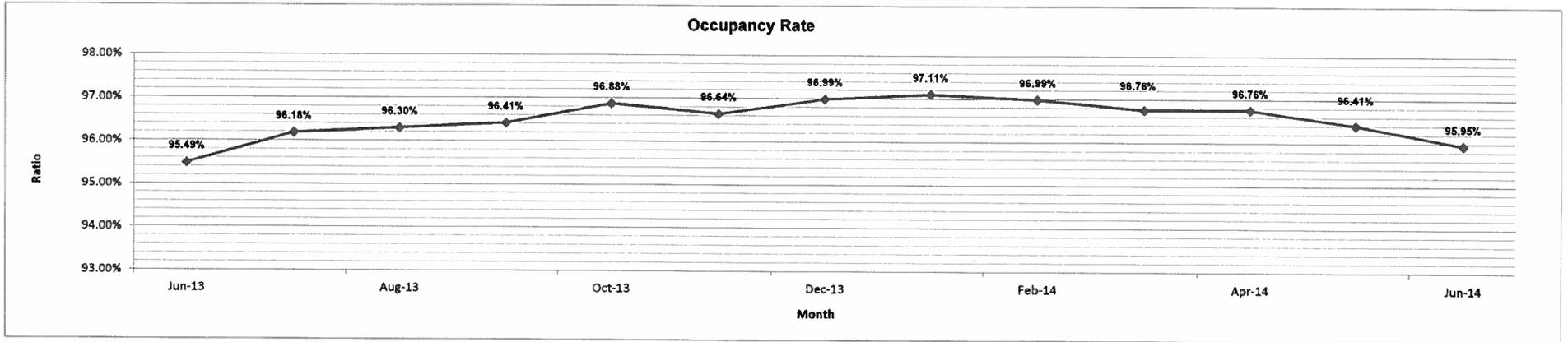
STATE PUBLIC HOUSING

Occupancy from June 2013 to June 2014

	Jun-13			Jul-13			Aug-13			Sep-13			Oct-13			Nov-13		
	Total Units	Occ Units	Ratio															
Hawaii	56	48	85.71%	56	51	91.07%	56	50	89.29%	56	50	89.29%	56	50	89.29%	56	50	89.29%
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	25	96.15%	26	25	96.15%
Maui	32	23	71.88%	32	24	75.00%	32	24	75.00%	32	24	75.00%	32	25	78.13%	32	24	75.00%
Oahu	750	730	97.33%	750	732	97.60%	750	734	97.87%	750	735	98.00%	750	737	98.27%	750	736	98.13%
Total	864	825	95.49%	864	831	96.18%	864	832	96.30%	864	833	96.41%	864	837	96.88%	864	835	96.64%

Cumulative (12 Months)	
06/13 - 06/14	
Units	11,232
Tenants	10,842
Ratio	96.53%

	Dec-13			Jan-14			Feb-14			Mar-14			Apr-14			May-14			Jun-14		
	Total Units	Occ Units	Ratio																		
Hawaii	56	53	94.64%	56	53	94.64%	56	52	92.86%	56	54	96.43%	56	53	94.64%	56	53	94.64%	56	52	92.86%
Kauai	26	25	96.15%	26	25	96.15%	26	26	100.00%	26	25	96.15%	26	26	100.00%	26	26	100.00%	26	26	100.00%
Maui	32	24	75.00%	32	24	75.00%	32	26	81.25%	32	24	75.00%	32	24	75.00%	32	23	71.88%	32	23	71.88%
Oahu	750	736	98.13%	750	737	98.27%	750	734	97.87%	750	733	97.73%	750	733	97.73%	750	731	97.47%	750	728	97.07%
Total	864	838	96.99%	864	839	97.11%	864	838	96.99%	864	838	96.76%	864	836	96.76%	864	833	96.41%	864	828	95.85%



**Federal LIPH
HPHA Island Overview Report
as of 6/30/2014**

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	598	27	95.37%	6	2	0	0	Average Income	24	0.36%	6.91	3.34
Kauai	321	314	0	97.82%	2	4	1	2	Low Income (80%)	42	0.63%	2.74	1.75
Maui	196	181	7	92.35%	7	3	0	0	Very Low Inc. (50%)	308	4.60%	2.59	1.77
Oahu	3,576	3,450	84	96.48%	28	18	3	4	Extremely Low Inc. (30%)	6,328	94.42%	2.36	1.62
Total	4,720	4,543	118	96.25%	43	27	4	6		6,702	100.00%	2.39	1.63

Island	Non Vacated Delinquencies***				Collection Rate ****		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	38	\$ 6,697.42	22	\$ 6,554.84	\$ 123,583.00	\$ 113,942.72	92.20%
Kauai	55	\$ 18,920.70	49	\$ 38,286.40	\$ 85,270.00	\$ 68,708.92	80.58%
Maui	41	\$ 22,147.76	29	\$ 42,321.00	\$ 63,046.00	\$ 46,749.36	74.15%
Oahu	178	\$ 36,133.69	116	\$ 87,391.93	\$ 981,873.27	\$ 916,106.50	93.30%
Total	312	\$ 83,899.57	216	\$ 174,554.17	\$ 1,253,772.27	\$ 1,145,507.50	91.36%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

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

**** Lower Collection rate due to mailing label errors.

**Federal LIPH
HPHA Project Overview Report
as of 6/30/2014**

AMP	Occupancy*							Units Rent Ready
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	
30P-Aiea	363	327	6	90.08%	7	2	0	1
31P-KVH	373	365	7	97.86%	1	0	0	1
32P-MWH	364	359	4	98.63%	0	0	0	1
33P-Kam/Kaamanu	373	368	5	98.66%	1	4	0	0
34P-Kalakaua	583	580	3	99.49%	5	5	2	0
35P-Kalanihiua	587	584	3	99.49%	8	3	1	0
37P-Hilo	322	296	25	91.93%	1	2	0	0
38P-Kauai	321	314	0	97.82%	2	4	1	2
39P-Maui	196	181	7	92.35%	7	3	0	0
40P-KPT	170	169	0	99.41%	1	0	0	1
43P-Kona	202	201	1	99.50%	5	0	0	0
44P-Leeward Oahu	260	253	7	97.31%	3	1	0	0
45P-Windward Oahu	235	224	2	95.32%	2	3	0	0
46P-Kamuela	103	101	1	98.06%	0	0	0	0
49P-Central Oahu	150	132	18	88.00%	0	0	0	0
50P-Palolo	118	89	29	75.42%	0	0	0	0
Total	4,720	4,543	118	96.25%	43	27	4	6

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	5	326.00	4	5,067.00	\$ 134,221.00	\$ 133,341.00	99.34%
31P-KVH	20	2,399.49	16	8,032.50	\$ 126,820.25	\$ 118,762.78	93.65%
32P-MWH	10	1,576.17	4	1,013.71	\$ 100,000.00	\$ 93,137.00	93.14%
33P-Kam/Kaamanu	14	2,062.00	5	1,864.27	\$ 82,532.00	\$ 74,193.00	89.90%
34P-Kalakaua	24	5,400.00	16	38,587.50	\$ 141,080.00	\$ 131,816.00	93.43%
35P-Kalanihiua	10	3,514.00	6	10,644.98	\$ 157,738.02	\$ 154,360.87	97.86%
37P-Hilo	8	154.00	6	374.00	\$ 67,747.00	\$ 65,454.00	96.62%
38P-Kauai	55	18,920.70	49	38,286.40	\$ 85,270.00	\$ 68,708.92	80.58%
39P-Maui	41	22,147.76	29	42,321.00	\$ 63,046.00	\$ 46,749.36	74.15%
40P-KPT	5	3,061.02	2	451.76	\$ 64,344.00	\$ 57,493.45	89.35%
43P-Kona	23	5,613.00	10	1,900.60	\$ 36,363.00	\$ 30,965.47	85.16%
44P-Leeward Oahu	71	15,398.66	54	19,774.33	\$ 57,075.00	\$ 40,891.40	71.65%
45P-Windward Oahu	8	2,031.50	3	962.55	\$ 57,337.00	\$ 55,232.00	96.33%
46P-Kamuela	7	930.42	6	4,280.24	\$ 19,473.00	\$ 17,523.25	89.99%
49P-Central Oahu	8	61.00	6	425.00	\$ 38,278.00	\$ 35,531.00	92.82%
50P-Palolo	3	303.85	1	568.33	\$ 22,448.00	\$ 21,348.00	95.10%
Total	312	\$ 83,899.57	216	\$ 174,554.17	\$ 1,253,772.27	\$ 1,145,507.50	91.36%

* Occupancy also counts Scheduled for Modernization Units.

** Occupancy reflects removal of KPT Units.

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

**State LIPH
 HPHA Island Overview Report
 as of 6/30/2014**

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	52	1	92.86%	0	1	0	1	Average Income	13	0.28%	6.36	3.29
Kauai	26	26	0	100.00%	0	0	0	0	Low Income (80%)	35	0.75%	2.21	1.36
Maui	32	23	9	71.88%	0	0	0	0	Very Low Inc. (50%)	262	5.62%	2.31	1.33
Oahu	750	728	10	97.07%	7	4	0	6	Extremely Low Inc. (30%)	4,350	93.35%	2.18	1.35
Total	864	829	20	95.95%	7	5	0	7		4,660	100.00%	2.20	1.35

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	4	\$ 574.00	2	\$ 6,420.00	\$ 19,536.00	\$ 17,436.00	89.25%
Kauai	4	\$ 1,081.34	3	\$ 1,123.00	\$ 6,016.00	\$ 4,455.00	74.05%
Maui	6	\$ 2,009.00	2	\$ 11,108.00	\$ 3,793.00	\$ 2,707.00	71.37%
Oahu	11	\$ 4,198.47	6	\$ 4,172.00	\$ 250,959.24	\$ 244,448.24	97.41%
Total	24	\$ 7,862.81	13	\$ 22,823.00	\$ 280,304.24	\$ 269,046.24	95.98%

* 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
as of 6/30/2014**

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	41	4	89.13%	0	1	0	0
2202-Puahala Homes	128	118	4	92.19%	0	0	0	5
2204-Kawailehua	26	26	0	100.00%	0	0	0	0
2205-Kahale Mua	32	23	9	71.88%	0	0	0	0
2206-Lokahi	30	29	0	96.67%	0	0	0	0
2207-Ke Kumu Elua	26	23	1	88.46%	0	1	0	1
2401-Hale Po'ai	206	203	2	98.54%	2	2	0	0
2402-La'iola	108	106	0	98.15%	2	0	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	3	1	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	0
Total	864	829	20	95.95%	7	5	0	7

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	3	\$ 1,429.00	1	\$ 128.00	\$ 19,581.00	\$ 16,760.00	85.59%
2202-Puahala Homes	7	\$ 2,769.47	4	\$ 4,044.00	\$ 59,107.24	\$ 55,536.24	93.96%
2204-Kawailehua	4	\$ 1,081.34	3	\$ 1,123.00	\$ 6,016.00	\$ 4,455.00	74.05%
2205-Kahale Mua	6	\$ 2,009.00	2	\$ 11,108.00	\$ 3,793.00	\$ 2,707.00	71.37%
2206-Lokahi	1	\$ 770.00	0	\$ -	\$ 11,305.00	\$ 9,993.00	88.39%
2207-Ke Kumu Elua	3	\$ (196.00)	2	\$ 6,420.00	\$ 8,231.00	\$ 7,443.00	90.43%
2401-Hale Po'ai	0	\$ -	0	\$ -	\$ 59,570.00	\$ 59,570.00	100.00%
2402-La'iola	0	\$ -	0	\$ -	\$ 36,174.00	\$ 36,083.00	99.75%
2403-Kamalu-Ho'olulu	0	\$ -	0	\$ -	\$ 66,251.00	\$ 66,223.00	99.96%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,276.00	\$ 10,276.00	100.00%
Total	24	\$ 7,862.81	13	\$ 22,823.00	\$ 280,304.24	\$ 269,046.24	95.98%

* Occupancy also counts Scheduled for Modernization Units.

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

**Section 8 Subsidy Programs Branch
Report for the Month of June 2014**

A. Program Activities

1. Voucher activity for June 2014:
 - HPHA expended \$1,965,151 (98.6% of HUD funds received) in housing assistance payments to private landlords on behalf of 1930 voucher holders. HPHA expended \$35,217 on behalf of 173 families served under the rent supplement program on Oahu.
 - There are 602 applicants on the Oahu Federal Section 8 (Housing Choice Voucher) waitlist. Twenty applicants were contacted in June for eligibility screening. Approximately 13 responded to the contact letter.
 - There are 3,123 applicants on the Oahu Federal Section 8 (Palolo) (Project Based) waitlist.
 - There are 793 applicants on Oahu State Rent Supplement Program waitlist.
 - 259 Veteran's Administration Supportive Housing Vouchers are leased as of June 30, 2014.

2. Voucher lease up activity for the reporting period:
 - VASH -Veteran's Administration Supportive Housing Vouchers:
 - 16 leased up in June 2014
 - 3 new referrals from the VA in June 2014
 - 30 VASH voucher holders in housing search as of June 2014
 - Kuhio Park Towers -Project Based Section 8:
 - 148 units occupied.
 - 2 vacancies
 - Palolo Valley Homes- Project Based Section 8:
 - 2 Vacant Units, applicants are being interviewed.
 - Housing Choice Vouchers:
 - 2 new lease ups
 - 7 applicants in housing search
 - 20 contact letters sent to applicants in June 2014
 - Port-In (from other agencies)
 - 4 new lease ups
 - 1 family from another state searching for a home on Oahu

3. Inspections update:
 - A total of 161 inspections were performed in June 2014. Of the 161 inspections 66 failed the first time the unit was inspected. The inspections staff also failed 18 rent comparisons in June 2014. A rent comparison is a procedure required by HUD to determine if the rent the landlord is asking for is in line with current market rents.
 - There were 30 quality control inspections completed in June 2014.

4. Family Self Sufficiency (FSS) Program
 - The Family Self Sufficiency (FSS) program assisted 87 Section 8 clients in June 2014. There were 30 active escrow accounts with a total account balance of \$104,241.

**Hearings Office
Report for Month of June 2014**

A. Program Activities

- Eviction cases heard for month of June 2014, there were a total of 21 cases, 18 for rent, and 3 for non-rent. For June 2013 through June 2014, a total of 161 cases were referred with a total of 68 families evicted for this period.
- Monitor Statewide AMP rent delinquencies and submit monitoring report to Office of the Executive Director and Property Management Branch.

B. Planned Activities

- Evaluate, review and revise eviction referrals for compliance with Hawaii Revised Statutes (HRS), Section 356D, Hawaii Administrative Rules, 17-2020 and the Admissions and Occupancy Policy (ACOP) Manual.
- Schedule and conduct federal statewide administrative eviction hearings in compliance with federal and state laws, rules, and regulations.
- Prepare findings of facts, conclusions of law, decision and order, subpoena police reports and witnesses for criminal cases.
- Schedule breach of conditions cases for due process hearings and prepare findings of fact, conclusions of law, decision and order.
- Continue to recruit resident and non-resident statewide eviction board members for the required board quorum.
- Conduct eviction hearings through video conference with neighbor island AMPS, which include Kauai, Maui, Hilo and Kona.
- Continue to seek a qualified person to fill the hearings assistant position.

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-June 30, 2014

Total # of Cases Heard for the Month of June 2014: 21 Cases Heard

(Oahu & Neighbor Islands)

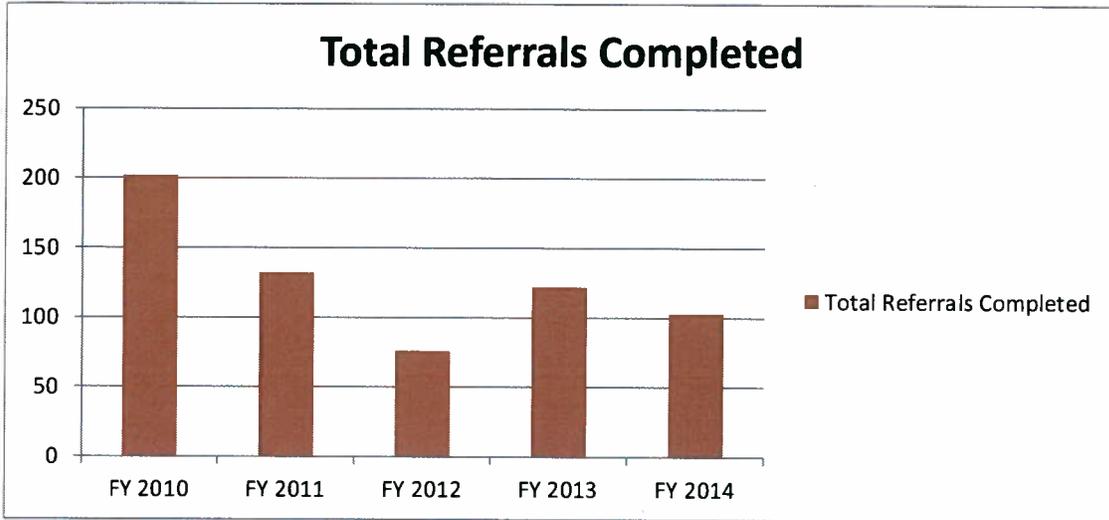
Decisions Rendered:	Rent Violations	Other Violations
Eviction	7	2
Evict w/cond	5	0
10-day cure	0	0
Withdrawn/Dismiss	2	0
Continued	4	1
Total	18	3

Delinquent Balance Total for Cases Heard in June 2014-\$24,957(AMP 39) \$6,888(AMP 31)

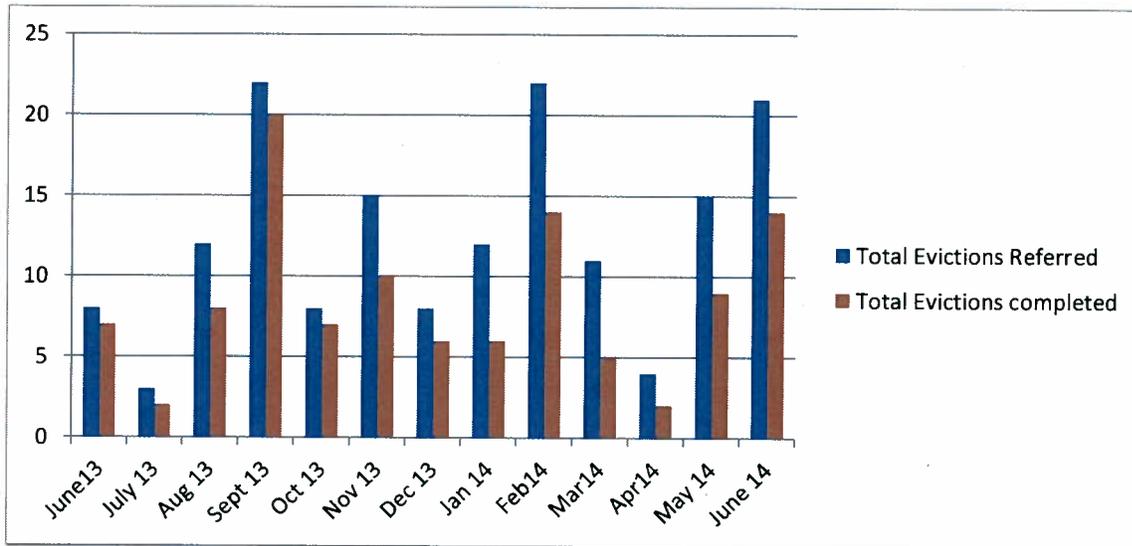
REFERRALS									
REASON FOR REFERRAL				RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	106	84	22	40	32	1	3	30	76
FY 2013	160	119	41	76	37	3	6	38	122
FY 2014	153	121	32	62	41	0	13	37	103

March 2013-May 2014

REFERRALS									
REASON FOR REFERRAL				RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
June13	8	5	3	6	1	0	0	1	7
July 13	3	2	1	2	0	0	0	1	2
Aug 13	12	12	0	4	4	0	2	2	8
Sept 13	22	18	4	13	7	0	0	2	20
Oct 13	8	7	1	5	2	0	0	1	7
Nov 13	15	8	7	5	5	0	1	4	10
Dec 13	8	6	2	4	2	0	1	1	6
Jan 14	12	12	0	3	3	0	0	6	6
Feb14	22	16	6	9	5	0	3	5	14
Mar14	11	9	2	2	3	0	2	4	5
Apr14	4	4	0	2	0	0	0	2	2
May 14	15	9	6	4	5	0	2	4	9
June 14	21	18	3	9	5	0	2	5	14
TOTALS	161	126	35	68	42	0	13	38	110



June 2013-June 2014



Prepared and Reviewed by Renee Blondin-Nip on June 30, 2014

Fiscal Management Office
Variance report for May 2014

Revenue – May

HUD Operating Subsidies \$911,798 or 16% greater than budget

The noticeable variance of \$697,852 is for Section 8 Contract Administration program where HUD increased the operating subsidy under the performance based program.

CFP Grant Income \$604,317 or 100% less than budget

The main reason is the timing of actual draw down/recognition of revenue. HPHA did not draw down in the month of May.

COCC fee income \$41,967 or 11% greater than budget

The main reason is that May Asset Management Fees of \$33,550 are booked in comparison to \$0 budgeted for May.

Grant Income \$69,070 or 16% greater than budget

The main reason is \$52,140 more than budget drawn on State general fund 020 in May.

Revenue – YTD

COCC fee income \$1,532,413 or 38% greater than budget

COCC fees includes management fees, asset management fees and bookkeeping fees. Out of the three line items, management fee is \$1,192,097 greater than budget. Applicable rate of management fee incorporated in budget was \$58.01, whereas the fee was increased to \$62.51 in January 2014 by HUD.

Other Income \$1,008,517 or 22% less than budget

More than 20 accounts are grouped into this line of presentation, including late fee, pet charge, front line services, other income, etc. It indicates over budget for "other income" account.

Expenses - May

Administrative \$200,796 or 14% less than budget

The main variance is \$227,371, administrative salary and fringe benefit, a favorable variance for the month of May. Another noticeable variance is \$69,539 unfavorable variance for admin furniture and equipment, for office computers.

Asset Management Fees \$4,203 or 14% greater than budget

The main variance is \$5,511 actual charged to AMP 35 in comparison of \$359 budget.

Housing Assistance Payments \$735,954 or 19% greater than budget

The main variance is \$697,852 more payments than budget for Section 8 Contract Administration program.

Tenant Service \$34,715 or 94% greater than budget

The main variance is \$36,984 actual expenditure of State general fund over budget.

Utilities \$139,686 or 12% greater than budget

The single biggest variance is because Puuwai Momi electric bills are \$108,409 greater than budget. HECO did not read the meters in May but estimated. FMO is monitoring June bills for credits from HECO.

Maintenance \$525,978 or 34% greater than budget

The major variances are Front Line Service Fees, \$290,459 greater than budget; building supplies of \$89,708 unfavorable variance; contract cost of \$82,145 unfavorable variance for this month. Timing of receiving and process private management contracts counts for \$162,998 unfavorable variance.

Protective Services \$130,713 or 74% greater than budget

The May variances for protective services contracts are mainly due to timing of invoice processing for 5 AMPs.

General Expenses \$11,388 or 47% greater than budget

The main variance is \$34,689 for COCC greater than budget.

Bad Debt Expense \$35,159 or 279% less than budget

Mainly because adjustments made for credit balance on tenant accounts exceeded bad debt write offs..

Expenses - YTD

Administrative \$3,208,350 or 20% less than budget

The main variance is \$2,562,003 administrative salary and fringe benefit which reflects a favorable variance for the 11 months YTD to May.

Asset Management Fees \$46,103 or 14% greater than budget

The main variance is \$60,491 actual charged to AMP 35 in comparison of \$4,079 budget.

Tenant Service \$65,449 or 16% less than budget

The main variance is \$41,632 budget savings for Section 8 Choice Voucher program for the 11 months to May, because credit received from City & County of Honolulu managing the Family Self Sufficiency (FSS) program.

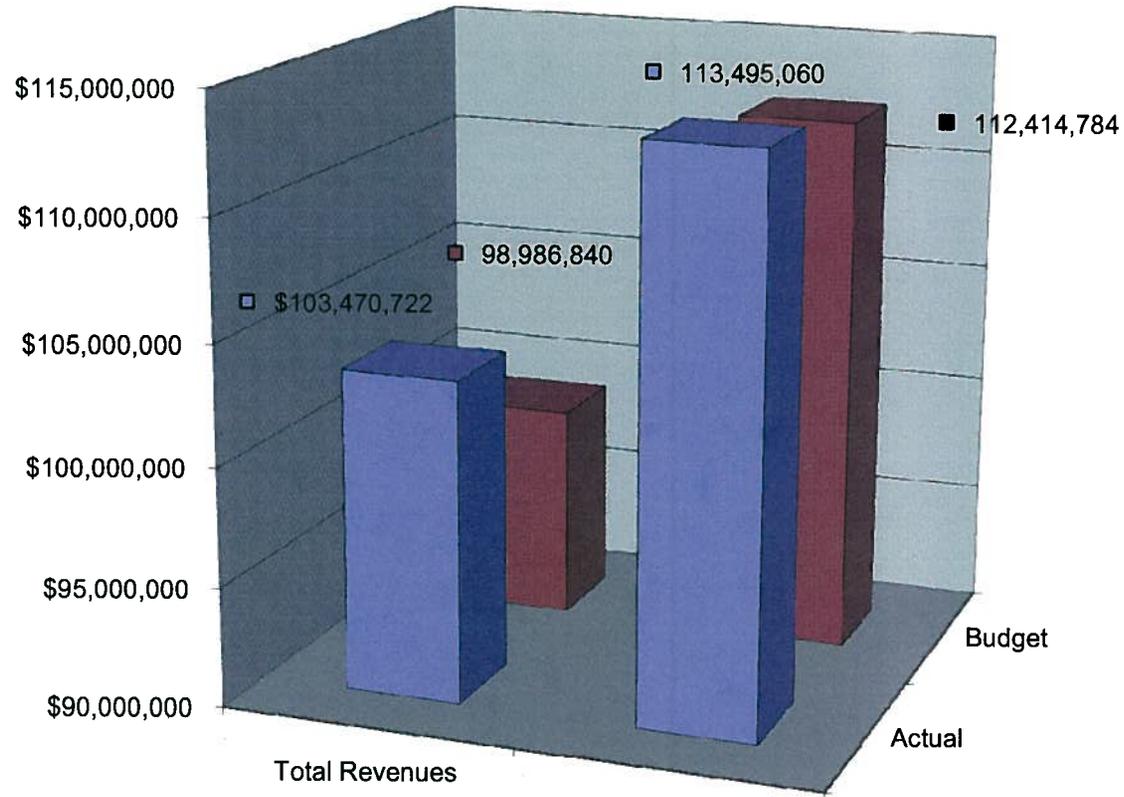
General Expenses \$471,156 or 137% greater than budget

The main variance is \$223,745 for COCC greater than budget.

Bad Debt Expense \$210,715 or 114% less than budget

Mainly because adjustments made for credit balance tenant accounts exceeded bad debt write offs.

HPHA May 31, 2014 Actual vs Budget



	Total Revenues	
Actual	\$103,470,722	113,495,060
Budget	98,986,840	112,414,784

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

Month of May 2014				Year to Date ended May 31, 2014							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,413,961	1,394,020	19,941	1%	Dwelling Rental Income	14,835,978	15,285,637	(449,659)	-3%	14,863,087	(27,109)	0%
6,750,794	5,838,996	911,798	16%	HUD Operating Subsidies	67,532,603	63,630,230	3,902,373	6%	63,016,361	4,516,242	7%
-	604,317	(604,317)	-100%	CFP Grant Income	7,006,867	6,647,471	359,396	5%	-	7,006,867	100%
411,988	370,021	41,967	11%	COCC Fee Income	5,598,165	4,065,752	1,532,413	38%	4,836,112	762,053	16%
-	-	-	0%	General Fund	-	-	-	0%	4,652,302	(4,652,302)	-100%
497,604	428,534	69,070	16%	Grant Income	4,861,750	4,713,874	147,876	3%	-	4,861,750	100%
383,666	422,441	(38,775)	-9%	Other Income	3,635,359	4,643,876	(1,008,517)	-22%	5,772,990	(2,137,631)	-37%
\$ 9,458,014	9,058,329	399,685	4%	Total Revenues	\$ 103,470,722	98,986,840	4,483,882	5%	93,140,852	10,329,870	11%
				EXPENSES							
1,236,944	1,437,740	200,796	14%	Administrative	12,651,627	15,859,977	3,208,350	20%	11,379,822	(1,271,805)	-11%
33,550	29,347	(4,203)	-14%	Asset Management Fees	369,050	322,947	(46,103)	-14%	149,160	(219,890)	-147%
396,616	413,875	17,258	4%	Management Fees	4,394,094	4,546,654	152,560	3%	3,416,717	(977,377)	-29%
54,588	56,704	2,116	4%	Bookkeeping Fees	605,424	623,101	17,677	3%	595,690	(9,734)	-2%
4,696,710	3,960,756	(735,954)	-19%	Housing Assistance Payments	47,602,188	43,518,336	(4,083,852)	-9%	44,649,766	(2,952,422)	-7%
71,831	37,116	(34,715)	-94%	Tenant Services	340,147	405,596	65,449	16%	863,783	523,636	61%
1,317,360	1,177,674	(139,686)	-12%	Utilities	12,770,374	12,953,739	183,365	1%	11,911,955	(858,419)	-7%
2,055,284	1,529,306	(525,978)	-34%	Maintenance	17,233,675	17,342,215	108,540	1%	14,144,721	(3,088,954)	-22%
306,588	175,875	(130,713)	-74%	Protective Services	2,117,331	1,936,922	(180,409)	-9%	1,948,114	(169,217)	-9%
87,712	84,115	(3,597)	-4%	Insurance	904,562	926,024	21,462	2%	923,723	19,161	2%
1,329,711	1,239,619	(90,092)	-7%	Depreciation Expense	13,658,875	13,635,815	(23,060)	0%	13,165,780	(493,095)	-4%
68,562	24,075	(44,487)	-185%	General Expenses	847,712	343,458	(504,254)	-147%	781,461	(66,251)	-8%
11,655,456	10,166,202	(1,489,254)	-15%	Total Expenses	113,495,060	112,414,784	(1,080,276)	1%	103,930,692	(9,564,368)	-9%
\$ (2,197,442)	(1,107,873)	(1,089,570)	-98%	Net Income(Loss)	\$ (10,024,339)	\$ (13,427,944)	3,403,606	25%	(10,789,840)	765,501	7%
				CASH BASIS:							
(2,197,442)	(1,107,873)	(1,089,570)	-98%	Net Income(loss) per Above	(10,024,339)	(13,427,944)	3,403,606	25%	(10,789,840)	765,501	7%
				Add back non cash items:							
1,329,711	1,239,619	90,092	7%	Depreciation Expense	13,658,875	13,635,815	23,060	0%	13,165,780	(2,074,611)	4%
(22,575)	12,584	(35,159)	279%	Bad Debt Expense	(25,258)	185,457	(210,715)	114%	151,582	(158,686)	-117%
\$ (890,306)	144,330	(1,034,636)	-717%	TOTAL CASH BASIS	\$ 3,609,279	393,328	3,215,951	818%	2,527,522	(1,467,796)	43%

HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet
Agency Total (Funds 130 To 150, 007, 020, 024, 181, 265, 318, 337 & 400)
As of May 31, 2014 and April 30, 2014

	<u>As of May 31 2014</u>	<u>As of April 30 2014</u>	<u>Increase (Decrease)</u>
ASSETS:			
Cash	69,992,432	73,243,045	(3,250,613)
Receivables:			
Tenant Receivables	3,606,042	3,705,576	(99,534)
Other	2,449,637	2,434,323	15,314
Less Allowance for Doubtful Accounts	(965,960)	(1,016,555)	50,595
Total receivables	<u>5,089,719</u>	<u>5,123,344</u>	<u>(33,625)</u>
Accrued Interest	2,468	1,520	948
Prepaid Expenses	101,916	160,169	(58,253)
Inventories	988,878	974,076	14,802
Interprogram Due From	<u>(3,968,315)</u>	<u>9,051,566</u>	<u>(13,019,881)</u>
Total Current Assets	<u>72,207,098</u>	<u>88,553,720</u>	<u>(16,346,621)</u>
Property, Plant & Equipment:			
Land	21,451,327	21,451,327	-
Buildings	539,887,677	539,887,677	-
Furniture & Equipment	5,135,174	5,135,174	-
Motor vehicles	528,661	528,661	-
Construction in Progress	27,423,109	27,423,109	-
Less: Accumulated Depreciation	(327,296,875)	(326,058,922)	(1,237,953)
Notes, Loans & Mortgage Receivable-Non Current	8,130,985	8,130,985	-
Other Long term assets	-	-	-
Total Assets	<u>\$ 347,467,156</u>	<u>365,051,731</u>	<u>(17,584,575)</u>
LIABILITIES AND NET ASSETS			
Accounts Payable	645,445	3,957,123	(3,311,678)
Accrued Expenses	-	-	-
Accrued Salaries & Wages	708,298	708,298	-
Accrued Vacation	1,285,724	1,285,724	-
Tenant Security Deposits	849,124	847,319	1,805
Other Liabilities & Deferred Income	2,396,752	3,015,115	(618,363)
Interprogram Due To	-	10,873,833	(10,873,833)
Total Current Liabilities	<u>5,885,344</u>	<u>20,687,413</u>	<u>(14,802,069)</u>
Accrued Pension and OPEB Liability	12,414,722	12,414,722	-
Accrued Liabilities - Long Term	61,023	77,155	(16,132)
Net Assets			
Investment in capital assets	267,129,073	268,367,026	(1,237,953)
Restricted Net Assets	2,833,749	2,973,360	(139,611)
Unrestricted Net Assets	69,167,583	68,358,950	808,634
Net Income Year to Date	<u>(10,024,339)</u>	<u>(7,826,896)</u>	<u>(2,197,442)</u>
Total Net Assets	<u>329,106,067</u>	<u>331,872,440</u>	<u>(2,766,373)</u>
Total Liabilities & Net Assets	<u>\$ 347,467,156</u>	<u>365,051,731</u>	<u>(17,584,575)</u>

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

<u>Month of May 2014</u>				<u>Year to Date ended May 31, 2014</u>										
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>			<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>Prior Year</u>	<u>Variance</u>				
		<u>Amount</u>	<u>%</u>				<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>			
				REVENUES										
1,154,207	1,140,951	13,256	1%	Dwelling Rental Income	12,017,867	12,509,871	(492,004)	-4%	12,199,313	(181,446)	-1%			
1,811,936	1,713,723	98,213	6%	HUD Operating Subsidies	18,556,774	18,252,227	304,547	2%	19,515,800	(959,026)	-5%			
-	354,317	(354,317)	-100%	CFP Grant Income	4,208,882	3,897,471	311,411	8%	-	4,208,882	100%			
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%			
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%			
-	-	-	0%	Grant Income	-	-	-	0%	1,823,634	(1,823,634)	-100%			
322,692	99,073	223,619	226%	Other Income	2,662,780	1,086,828	1,575,952	145%	268,290	2,394,490	893%			
\$ 3,288,835	3,308,064	(19,229)	-1%	Total Revenues	\$ 37,446,304	35,746,397	1,699,907	5%	33,807,037	3,639,267	11%			
				EXPENSES										
408,129	447,952	39,823	9%	Administrative	4,643,683	5,234,975	591,292	11%	3,634,497	(1,009,186)	-28%			
33,550	29,099	(4,451)	-15%	Asset Management Fees	369,050	320,219	(48,831)	-15%	143,132	(225,918)	-158%			
248,713	258,767	10,054	4%	Management Fees	2,758,568	2,841,156	82,588	3%	2,609,654	(148,914)	-6%			
33,923	34,408	486	1%	Bookkeeping Fees	375,443	377,919	2,477	1%	362,468	(12,975)	-4%			
1,184	-	(1,184)	-100%	Housing Assistance Payments	16,393	-	(16,393)	-100%	-	(16,393)	-100%			
5,716	12,145	6,429	53%	Tenant Services	92,684	129,145	36,461	28%	4,348	(88,336)	-2032%			
1,119,847	969,486	(150,361)	-16%	Utilities	10,672,357	10,664,300	(8,057)	0%	9,891,071	(781,286)	-8%			
1,525,545	1,055,050	(470,495)	-45%	Maintenance	12,868,180	11,859,417	(1,008,763)	-9%	10,396,099	(2,472,081)	-24%			
305,351	174,844	(130,507)	-75%	Protective Services	2,104,433	1,925,581	(178,852)	-9%	1,867,928	(236,505)	-13%			
70,124	64,953	(5,171)	-8%	Insurance	708,772	714,305	5,533	1%	694,228	(14,544)	-2%			
1,141,976	1,051,297	(90,679)	-9%	Depreciation Expense	11,598,874	11,564,267	(34,607)	0%	11,130,841	(468,033)	-4%			
108	20,688	20,580	99%	General Expenses	416,140	278,396	(137,744)	-49%	261,777	(154,363)	-59%			
4,894,165	4,118,689	(775,476)	-19%	Total Expenses	46,624,578	45,909,680	(714,898)	-2%	40,996,043	(5,628,535)	-14%			
\$ (1,605,331)	(810,625)	(794,705)	-98%	Net Income(Loss)	\$ (9,178,275)	(10,163,283)	985,008	10%	(7,189,006)	(1,989,269)	-28%			
				CASH BASIS:										
(1,605,331)	(810,625)	(794,705)	-98%	Net Income(loss) per Above	(9,178,275)	(10,163,283)	985,008	10%	(7,189,006)	(1,989,269)	-28%			
				Add back non cash items:										
1,141,976	1,051,297	90,679	9%	Depreciation Expense	11,598,874	11,564,267	34,607	0%	11,130,841	468,033	4%			
(49,795)	10,499	(60,294)	-574%	Bad Debt Expense	(55,864)	162,538	(218,402)	-134%	77,044	(132,908)	-173%			
\$ (513,150)	251,171	(764,321)	-304%	TOTAL CASH BASIS	\$ 2,364,736	1,563,522	801,214	51%	4,018,879	(1,654,143)	-41%			

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

<u>Month of May 2014</u>				<u>Year to Date ended May 31, 2014</u>							
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>ACCRUAL BASIS</u>				<u>Variance</u>			
				<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Amount</u>	<u>%</u>	
REVENUES											
327,062	348,309	(21,247)	-6%	Asset Management Project - 30	4,444,415	3,680,126	764,289	21%	3,253,183	1,191,232	37%
349,748	248,679	101,069	41%	Asset Management Project - 31	2,945,149	2,587,887	357,262	14%	2,983,753	(38,604)	-1%
364,339	265,781	98,558	37%	Asset Management Project - 32	3,218,089	3,042,458	175,631	6%	3,515,535	(297,445)	-8%
231,186	231,419	(233)	0%	Asset Management Project - 33	2,393,593	2,420,548	(26,955)	-1%	2,561,675	(168,083)	-7%
367,274	359,211	8,063	2%	Asset Management Project - 34	3,781,601	4,371,390	(589,789)	-13%	3,767,238	14,363	0%
413,597	369,214	44,383	12%	Asset Management Project - 35	4,025,426	3,872,354	153,072	4%	4,102,265	(76,839)	-2%
152,907	201,873	(48,966)	-24%	Asset Management Project - 37	2,319,702	2,135,216	184,486	9%	1,549,935	769,768	50%
183,377	215,258	(31,881)	-15%	Asset Management Project - 38	1,926,707	2,264,351	(337,644)	-15%	1,946,033	(19,326)	-1%
135,353	212,370	(77,017)	-36%	Asset Management Project - 39	2,626,746	2,252,155	374,591	17%	1,289,319	1,337,426	104%
135,545	166,313	(30,768)	-19%	Asset Management Project - 40	2,260,243	1,742,310	517,933	30%	1,919,407	340,836	18%
118,781	146,720	(27,939)	-19%	Asset Management Project - 43	1,832,264	1,536,165	296,099	19%	1,250,888	581,376	46%
163,730	179,454	(15,724)	-9%	Asset Management Project - 44	1,632,516	1,972,198	(339,682)	-17%	1,786,613	(154,097)	-9%
96,329	134,506	(38,177)	-28%	Asset Management Project - 45	1,157,745	1,402,226	(244,481)	-17%	1,440,628	(282,883)	-20%
71,268	60,766	10,502	17%	Asset Management Project - 46	1,051,587	636,759	414,828	65%	589,635	461,952	78%
95,698	97,141	(1,443)	-1%	Asset Management Project - 49	981,128	1,016,968	(35,840)	-4%	937,746	43,382	5%
82,641	71,050	11,591	16%	Asset Management Project - 50	849,392	813,286	36,106	4%	913,183	(63,791)	-7%
\$ 3,288,835	3,308,064	(19,229)	-1%	Total Revenues	\$ 37,446,304	35,746,397	1,699,907	5%	33,807,037	3,639,267	11%
NET INCOME(LOSS)											
(209,115)	(106,143)	(102,972)	-97%	Asset Management Project - 30	(630,789)	(1,205,673)	574,884	48%	(1,057,138)	426,349	40%
(128,842)	(146,175)	17,334	12%	Asset Management Project - 31	(1,638,690)	(1,776,933)	138,243	8%	(1,171,563)	(467,127)	-40%
(243,257)	(16,007)	(227,250)	-1420%	Asset Management Project - 32	(803,922)	(185,874)	(618,048)	-333%	297,944	(1,101,866)	-370%
(89,224)	(48,456)	(40,768)	-84%	Asset Management Project - 33	(1,032,539)	(745,999)	(286,540)	-38%	(283,458)	(749,082)	-264%
(55,662)	(12,994)	(42,668)	-328%	Asset Management Project - 34	(172,911)	173,500	(346,411)	-200%	250,080	(422,991)	-169%
(48,990)	(53,582)	4,592	9%	Asset Management Project - 35	(379,622)	(781,805)	402,183	51%	(18,016)	(361,606)	-2007%
(181,419)	(144,307)	(37,112)	-26%	Asset Management Project - 37	(1,271,203)	(1,688,640)	417,437	25%	(1,852,699)	581,495	31%
(89,112)	(33,945)	(55,167)	-163%	Asset Management Project - 38	(561,374)	(542,527)	(18,847)	-3%	(142,439)	(418,936)	-294%
(46,794)	4,357	(51,151)	-1174%	Asset Management Project - 39	482,861	(147,649)	630,510	427%	(698,082)	1,180,943	169%
(62,680)	8,333	(71,013)	-852%	Asset Management Project - 40	232,616	(4,741)	237,357	5006%	10,511	222,104	2113%
(116,518)	(64,236)	(52,282)	-81%	Asset Management Project - 43	(518,048)	(795,794)	277,746	35%	(808,163)	290,116	36%
(118,545)	(79,717)	(38,828)	-49%	Asset Management Project - 44	(1,208,921)	(938,031)	(270,890)	-29%	(543,948)	(664,974)	-122%
(105,229)	(45,191)	(60,038)	-133%	Asset Management Project - 45	(959,029)	(637,640)	(321,389)	-50%	(530,553)	(428,476)	-81%
(43,441)	(34,865)	(8,576)	-25%	Asset Management Project - 46	(106,326)	(431,506)	325,180	75%	(434,199)	327,873	76%
(71,777)	(35,022)	(36,755)	-105%	Asset Management Project - 49	(672,865)	(447,210)	(225,655)	-50%	(434,278)	(238,587)	-55%
5,274	(2,675)	7,949	297%	Asset Management Project - 50	62,490	(6,761)	69,251	1024%	226,995	(164,505)	-72%
\$ (1,605,331)	(810,625)	(794,705)	-98%	Total Net Income(Loss)	\$ (9,178,275)	(10,163,283)	985,008	10%	(7,189,005)	(1,989,270)	-28%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rrent Program by AMPs
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

<u>Month of May 2014</u>				<u>Year to Date ended May 31, 2014</u>							
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>CASH BASIS</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Amount</u>	<u>Variance %</u>
				REVENUES							
327,062	348,309	(21,247)	-6%	Asset Management Project - 30	4,444,415	3,680,126	764,289	21%	3,253,183	1,191,232	37%
349,748	248,679	101,069	41%	Asset Management Project - 31	2,945,149	2,587,887	357,262	14%	2,983,753	(38,604)	-1%
364,339	265,781	98,558	37%	Asset Management Project - 32	3,218,089	3,042,458	175,631	6%	3,515,535	(297,445)	-8%
231,186	231,419	(233)	0%	Asset Management Project - 33	2,393,593	2,420,548	(26,955)	-1%	2,561,675	(168,083)	-7%
367,274	359,211	8,063	2%	Asset Management Project - 34	3,781,601	4,371,390	(589,789)	-13%	3,767,238	14,363	0%
413,597	369,214	44,383	12%	Asset Management Project - 35	4,025,426	3,872,354	153,072	4%	4,102,265	(76,839)	-2%
152,907	201,873	(48,966)	-24%	Asset Management Project - 37	2,319,702	2,135,216	184,486	9%	1,549,935	769,768	50%
183,377	215,258	(31,881)	-15%	Asset Management Project - 38	1,926,707	2,264,351	(337,644)	-15%	1,946,033	(19,326)	-1%
135,353	212,370	(77,017)	-36%	Asset Management Project - 39	2,626,746	2,252,155	374,591	17%	1,289,319	1,337,426	104%
135,545	166,313	(30,768)	-19%	Asset Management Project - 40	2,260,243	1,742,310	517,933	30%	1,919,407	340,836	18%
118,781	146,720	(27,939)	-19%	Asset Management Project - 43	1,832,264	1,536,165	296,099	19%	1,250,888	581,376	46%
163,730	179,454	(15,724)	-9%	Asset Management Project - 44	1,632,516	1,972,198	(339,682)	-17%	1,786,613	(154,097)	-9%
96,329	134,506	(38,177)	-28%	Asset Management Project - 45	1,157,745	1,402,226	(244,481)	-17%	1,440,628	(282,883)	-20%
71,268	60,766	10,502	17%	Asset Management Project - 46	1,051,587	636,759	414,828	65%	589,635	461,952	78%
95,698	97,141	(1,443)	-1%	Asset Management Project - 49	981,128	1,016,968	(35,840)	-4%	937,746	43,382	5%
82,641	71,050	11,591	16%	Asset Management Project - 50	849,392	813,286	36,106	4%	913,183	(63,791)	-7%
\$ 3,288,835	3,308,064	(19,229)	-1%	Total Revenues	\$ 37,446,304	35,746,397	1,699,907	5%	33,807,037	3,639,267	11%
				NET INCOME(LOSS)							
(108,674)	(5,320)	(103,354)	-1943%	Asset Management Project - 30	477,102	(49,620)	526,722	1062%	67,981	409,121	602%
56,913	15,392	41,521	270%	Asset Management Project - 31	185,847	304	185,543	61034%	598,474	(412,627)	-69%
(233,647)	12,117	(245,764)	-2028%	Asset Management Project - 32	(592,448)	123,490	(715,938)	-580%	512,605	(1,105,053)	-216%
(26,388)	14,822	(41,210)	-278%	Asset Management Project - 33	(350,164)	(49,941)	(300,223)	-601%	409,690	(759,854)	-185%
21,057	26,901	(5,844)	-22%	Asset Management Project - 34	362,281	612,345	(250,064)	-41%	685,620	(323,339)	-47%
21,224	17,631	3,593	20%	Asset Management Project - 35	394,985	1,538	393,447	25582%	761,374	(366,389)	-48%
(9,478)	41,913	(51,391)	-123%	Asset Management Project - 37	578,419	359,780	218,639	61%	(37,387)	615,807	1647%
(45,619)	12,786	(58,405)	-457%	Asset Management Project - 38	(81,518)	(28,441)	(53,077)	-187%	265,282	(346,800)	-131%
10,848	61,519	(50,671)	-82%	Asset Management Project - 39	1,114,628	481,133	633,495	132%	(78,231)	1,192,858	1525%
(60,573)	8,833	(69,406)	-786%	Asset Management Project - 40	251,580	759	250,821	33046%	10,608	240,972	2272%
(47,511)	8,271	(55,782)	-674%	Asset Management Project - 43	278,262	1,783	276,479	15506%	(12,266)	290,529	2369%
(31,179)	7,809	(38,988)	-499%	Asset Management Project - 44	(269,480)	24,755	(294,235)	-1189%	415,243	(684,724)	-165%
(40,849)	19,523	(60,372)	-309%	Asset Management Project - 45	(250,851)	74,218	(325,069)	-438%	176,074	(426,925)	-242%
(4,650)	4,325	(8,975)	-208%	Asset Management Project - 46	326,382	(416)	326,798	78557%	(10,032)	336,414	3353%
(21,402)	5,917	(27,319)	-462%	Asset Management Project - 49	(138,278)	3,119	(141,397)	-4533%	13,632	(151,910)	-1114%
6,778	(1,268)	8,046	635%	Asset Management Project - 50	77,989	8,716	69,273	795%	240,212	(162,223)	-68%
\$ (513,150)	251,171	(764,321)	-304%	Total Net Income(Loss)	\$ 2,364,736	1,563,522	801,214	51%	4,018,879	(1,654,144)	-41%

HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

<u>Month of May 2014</u>				<u>Year to Date ended May 31, 2014</u>								
<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>Variance %</u>		<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>Variance %</u>	<u>Prior Year</u>	<u>Amount</u>	<u>Variance %</u>	
-	-	-	0%	REVENUES	-	-	-	0%	-	-	0%	
2,184,322	2,068,588	115,734	6%	Dwelling Rental Income	-	-	-	0%	-	-	0%	
-	-	-	0%	HUD Operating Subsidies	22,769,385	22,754,468	14,917	0%	21,165,218	1,604,167	8%	
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%	
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%	
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%	
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%	
44,673	858	43,815	5107%	Other Income	456,596	9,438	447,158	4738%	1,506,704	(1,050,108)	-70%	
\$ 2,228,995	2,069,446	159,549	8%	Total Revenues	\$ 23,225,981	22,763,906	462,075	2%	22,671,922	554,059	2%	
(61,902)	105,667	167,569	159%	EXPENSES	718,582	1,257,597	539,015	43%	1,421,092	702,510	49%	
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%	
22,536	23,244	708	3%	Asset Management Fees	251,412	255,684	4,272	2%	254,352	2,940	1%	
14,085	15,000	915	6%	Management Fees	157,133	165,000	7,868	5%	158,970	1,838	1%	
1,999,871	1,926,020	(73,851)	-4%	Bookkeeping Fees	22,017,818	21,186,240	(831,578)	-4%	21,833,971	(183,847)	-1%	
29,008	22,869	(6,139)	-27%	Housing Assistance Payments	209,927	251,559	41,632	17%	-	(209,927)	-100%	
(13,687)	4,125	17,812	432%	Tenant Services	28,947	45,375	16,428	36%	29,515	568	2%	
22,250	100	(22,150)	-22150%	Utilities	29,487	1,100	(28,387)	-2581%	190,324	160,837	85%	
(40)	95	135	142%	Maintenance	565	1,045	480	46%	572	7	1%	
(1,736)	689	2,425	352%	Protective Services	7,165	7,579	414	5%	17,515	10,350	59%	
(9,958)	-	9,958	100%	Insurance	78,391	7,326	(71,065)	-970%	29,936	(48,455)	-162%	
2,000,427	2,097,809	97,382	5%	General Expenses	Total Expenses	23,499,427	23,178,505	(320,922)	-1%	23,936,247	436,820	2%
\$ 228,568	(28,363)	256,931	906%	Net Income(Loss)	\$ (273,446)	(414,599)	141,153	34%	(1,264,325)	990,879	78%	
228,568	(28,363)	256,931	906%	CASH BASIS:	Net Income(loss) per Above	(273,446)	(414,599)	141,153	34%	(1,264,325)	\$ 990,879	78%
-	-	-	0%	Add back non cash items:	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%	
\$ 228,568	(28,363)	256,931	906%	TOTAL CASH BASIS	\$ (273,446)	(414,599)	141,153	34%	(1,264,325)	990,879	78%	

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

<u>Month of May 2014</u>				<u>Year to Date ended May 31, 2014</u>							
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>		<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES											
90,150	89,527	623	1%	Dwelling Rental Income	962,760	976,804	\$ (14,044)	-1%	844,974	\$ 117,786	14%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
36,693	115,844	(79,151)	-68%	Other Income	771,216	1,274,284	(503,068)	-39%	200,071	571,145	285%
\$ 126,842	205,371	(78,529)	-38%	Total Revenues	\$ 1,733,976	2,251,088	(517,112)	-23%	1,045,045	688,931	66%
EXPENSES											
25,342	32,633	7,291	22%	Administrative	292,246	378,480	86,234	23%	258,864	(33,382)	-13%
-	248	248	100%	Asset Management Fees	-	2,728	2,728	100%	-	-	0%
16,628	17,524	896	5%	Management Fees	183,592	192,081	8,490	4%	170,375	(13,217)	-8%
1,995	2,120	125	6%	Bookkeeping Fees	22,028	23,246	1,218	5%	22,888	861	4%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	157	157	100%	Tenant Services	-	3,227	3,227	100%	-	-	0%
77,403	75,897	(1,506)	-2%	Utilities	738,536	834,884	96,348	12%	729,305	(9,231)	-1%
63,619	68,268	4,649	7%	Maintenance	733,157	773,703	40,546	5%	460,744	(272,413)	-59%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
2,664	3,169	505	16%	Insurance	32,610	35,747	3,137	9%	158,321	125,711	79%
70,301	70,833	532	1%	Depreciation Expense	768,222	779,163	10,941	1%	743,160	(25,062)	-3%
27,220	1,668	(25,552)	-1532%	General Expenses	30,009	18,332	(11,677)	-64%	25,104	(4,905)	-20%
285,171	272,517	(12,655)	-5%	Total Expenses	2,800,398	3,041,591	241,193	8%	2,568,761	(231,637)	-9%
\$ (158,329)	(67,146)	(65,874)	-136%	Net Income(Loss)	\$ (1,066,422)	(790,503)	(275,919)	-35%	(1,523,716)	457,294	30%
CASH BASIS:											
(158,329)	(67,146)	(65,874)	-136%	Net Income(loss) per Above	(1,066,422)	(790,503)	(275,919)	-35%	(1,523,716)	457,294	30%
70,301	70,833	(532)	-1%	Add back non cash items:							
27,220	1,668	25,552	1532%	Depreciation Expense	768,222	779,163	(10,941)	-1%	743,160	25,062	3%
				Bad Debt Expense	30,009	18,332	11,677	64%	15,175	14,834	98%
\$ (60,808)	5,355	(40,854)	-1235%	TOTAL CASH BASIS	\$ (268,191)	6,992	(275,183)	-3936%	(765,381)	497,190	65%

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

Month of May 2014				Year to Date ended May 31, 2014							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
169,604	163,542	6,062	4%	Dwelling Rental Income	1,855,350	1,798,962	\$ 56,388	3%	1,827,718	27,632	2%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
9,529	4,650	4,879	105%	Other Income	1,077,136	51,150	1,025,986	2006%	1,211,191	(134,055)	-11%
\$ 179,133	168,192	10,941	7%	Total Revenues	\$ 2,932,487	1,850,112	1,082,375	59%	3,038,909	(106,422)	-4%
				EXPENSES							
36,452	26,958	(9,494)	-35%	Administrative	318,492	346,584	28,092	8%	195,478	(123,014)	-63%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
35,443	35,882	439	1%	Management Fees	390,750	394,695	3,945	1%	375,124	(15,626)	-4%
4,253	4,306	54	1%	Bookkeeping Fees	46,883	47,366	484	1%	46,845	(38)	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	385	385	100%	Tenant Services	-	4,235	4,235	100%	-	-	0%
113,414	112,562	(852)	-1%	Utilities	1,212,193	1,238,182	25,989	2%	1,134,707	(77,486)	-7%
148,587	140,109	(8,478)	-6%	Maintenance	1,188,461	1,541,199	352,738	23%	978,252	(210,209)	-21%
-	-	-	0%	Protective Services	860	-	(860)	-100%	2,293	1,433	63%
12,326	10,765	(1,561)	-14%	Insurance	115,775	118,415	2,640	2%	114,768	(1,007)	-1%
116,602	116,604	2	0%	Depreciation Expense	1,282,622	1,282,644	22	0%	1,282,622	0	0%
-	417	417	100%	General Expenses	597	4,587	3,990	87%	60,913	60,316	99%
467,076	447,988	(19,088)	-4%	Total Expenses	4,556,633	4,977,907	421,274	8%	4,191,002	(365,631)	-9%
\$ (287,943)	(279,796)	(8,147)	-3%	Net Income(Loss)	\$ (1,624,146)	(3,127,795)	1,503,649	48%	(1,152,093)	(472,053)	-41%
				CASH BASIS:							
(287,943)	(279,796)	(8,147)	-3%	Net Income(loss) per Above	(1,624,146)	(3,127,795)	1,503,649	48%	(1,152,093)	(472,053)	-41%
				Add back non cash items:							
116,602	116,604	(2)	0%	Depreciation Expense	1,282,622	1,282,644	(22)	0%	1,282,622	(0)	0%
-	417	(417)	-100%	Bad Debt Expense	597	4,587	(3,990)	-87%	59,363	(58,766)	-99%
\$ (171,341)	(162,775)	(8,566)	-5%	TOTAL CASH BASIS	\$ (340,928)	(1,840,564)	1,499,636	81%	189,892	(530,820)	-280%

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

Month of May 2014			
<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>Variance %</u>
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
104,925	87,994	16,931	19%
-	-	-	0%
\$ 104,925	87,994	16,931	19%

140,436	10,632	(129,804)	-1221%
-	-	-	0%
531	650	119	18%
333	450	117	26%
36,863	75,824	38,961	51%
36,984	-	(36,984)	-100%
6,330	660	(5,670)	-859%
1,399	-	(1,399)	-100%
108	-	(108)	-100%
1,754	30	(1,724)	-5748%
16,451	-	(16,451)	-100%
241,188	88,246	(152,942)	-173%
\$ (136,263)	(252)	(136,011)	-53973%

(136,263)	\$	(252)	\$	(136,011)	-53973%
-	-	-	-	-	0%
-	-	-	-	-	0%
\$ (136,263)	(252)	(136,011)	-53973%		

Year to Date ended May 31, 2014									
<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>Variance %</u>	<u>Prior Year</u>	<u>Amount</u>	<u>Variance %</u>			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	54,423	(54,423)	-100%			
952,874	967,934	(15,060)	-2%	866,365	86,509	10%			
9,375	-	9,375	100%	-	9,375	100%			
\$ 962,249	967,934	(5,685)	-1%	920,788	41,461	5%			

REVENUES

Dwelling Rental Income
 HUD Operating Subsidies
 CFP Grant Income
 COCC Fee Income
 General Fund
 Grant Income
 Other Income

Total Revenues

EXPENSES

Administrative
 Asset Management Fees
 Management Fees
 Bookkeeping Fees
 Housing Assistance Payments
 Tenant Services
 Utilities
 Maintenance
 Protective Services
 Insurance
 General Expenses

Total Expenses

Net Income(Loss)

CASH BASIS:

Net Income(loss) per Above
 Add back non cash items:
 Depreciation Expense
 Bad Debt Expense

TOTAL CASH BASIS

203,414	123,351	(80,063)	-65%	75,631	(127,783)	-169%
-	-	-	0%	-	-	0%
6,285	7,150	865	12%	7,212	927	13%
3,939	4,950	1,011	20%	4,520	581	13%
420,767	784,064	363,297	46%	480,452	59,685	12%
36,984	-	(36,984)	-100%	-	(36,984)	-100%
12,226	7,260	(4,966)	-68%	7,382	(4,844)	-66%
1,420	-	(1,420)	-100%	-	(1,420)	-100%
108	-	(108)	-100%	-	(108)	-100%
1,958	330	(1,628)	-493%	246	(1,712)	-696%
16,451	-	(16,451)	-100%	(1,227)	(17,678)	-1441%
703,551	927,105	223,554	24%	574,216	(129,335)	-23%
\$ 258,698	40,829	217,869	534%	346,572	(87,874)	-25%

258,698	\$	40,829	\$	217,869	534%	346,572	\$	(87,874)	-25%
-	-	-	-	-	0%	-	-	-	0%
-	-	-	-	-	0%	-	-	-	0%
\$ 258,698	40,829	217,869	534%	346,572	(87,874)	-25%			

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

Month of May 2014				Year to Date ended May 31, 2014									
Actual	Budget	Variance		Actual	Budget	Variance		Prior Year	Variance				
		Amount	%			Amount	%		Amount	%			
				REVENUES									
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%		
2,754,537	2,056,685	697,852	34%	HUD Operating Subsidies	26,206,444	22,623,535	3,582,909	16%	22,335,343	3,871,101	17%		
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%		
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%		
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%		
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%		
(32,245)	15	(32,260)	-215065%	Other Income	(187,552)	165	(187,717)	-113768%	1,074,076	(1,261,628)	-117%		
\$ 2,722,292	2,056,700	665,592	32%	Total Revenues	\$ 26,018,892	22,623,700	3,395,192	15%	23,409,419	2,609,473	11%		
				EXPENSES									
11,863	8,184	(3,679)	-45%	Administrative	86,723	90,024	3,301	4%	63,818	(22,905)	-36%		
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%		
72,766	77,808	5,042	6%	Management Fees	803,487	855,888	52,401	6%	-	(803,487)	-100%		
-	420	420	100%	Bookkeeping Fees	-	4,620	4,620	100%	-	-	0%		
2,658,792	1,958,912	(699,880)	-36%	Housing Assistance Payments	25,147,211	21,548,032	(3,599,179)	-17%	22,335,343	(2,811,868)	-13%		
-	-	-	0%	Tenant Services	-	-	-	0%	859,125	859,125	100%		
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%		
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%		
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%		
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%		
52	-	(52)	-100%	General Expenses	1,976	-	(1,976)	-100%	6,719	4,743	71%		
2,743,472	2,045,324	(698,148)	-34%	Total Expenses	26,039,396	22,498,564	(3,540,832)	-16%	23,265,005	(2,774,391)	-12%		
\$ (21,180)	11,376	(32,556)	-286%	Net Income(Loss)	\$ (20,504)	125,136	(145,640)	-116%	144,414	(164,918)	-114%		
				CASH BASIS:									
(21,180)	\$ 11,376	\$ (32,556)	-286%	Net Income(loss) per Above	(20,504)	\$ 125,136	\$ (145,640)	-116%	144,414	\$ (164,918)	-114%		
-	-	-	0%	Add back non cash items:									
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%		
				Bad Debt Expense	-	-	-	0%	-	-	0%		
\$ (21,180)	11,376	(32,556)	-286%	TOTAL CASH BASIS	\$ (20,504)	125,136	(145,640)	-116%	144,414	(164,918)	-114%		

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget Comparison
For the Month of May 2014, and the 11 Months ended May 31, 2014
(Amounts in Full Dollars)

Month of May 2014				Year to Date ended May 31, 2014							
Actual	Budget	Amount	Variance %		Actual	Budget	Amount	Variance %	Prior Year	Amount	Variance %
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	250,000	(250,000)	-100%	CFP Grant Income	1,764,901	2,750,000	(985,099)	-36%	-	1,764,901	100%
411,988	370,021	41,967	11%	COCC Fee Income	5,598,165	4,065,752	1,532,413	38%	4,778,333	819,832	17%
-	-	-	0%	General Fund	-	-	-	0%	3,021,508	(3,021,508)	-100%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
334,447	542,541	(208,094)	-38%	Other Income	3,176,629	5,967,951	(2,791,322)	-47%	(499,831)	3,676,460	736%
\$ 746,435	1,162,562	(416,127)	-36%	Total Revenues	\$ 10,539,695	12,783,703	(2,244,008)	-18%	7,300,010	3,239,685	44%
				EXPENSES							
677,414	804,144	126,730	16%	Administrative	6,380,048	8,411,696	2,031,648	24%	5,684,985	(695,063)	-12%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
123	1,560	1,437	92%	Tenant Services	552	17,430	16,878	97%	310	(242)	-78%
14,052	14,944	892	6%	Utilities	106,115	163,738	57,623	35%	119,974	13,859	12%
295,965	265,779	(30,186)	-11%	Maintenance	2,413,719	3,166,796	753,077	24%	1,985,863	(427,856)	-22%
1,170	936	(234)	-25%	Protective Services	11,365	10,296	(1,069)	-10%	18,877	7,512	40%
2,579	4,509	1,930	43%	Insurance	38,282	49,648	11,366	23%	62,645	24,363	39%
832	885	53	6%	Depreciation Expense	9,157	9,741	584	6%	9,157	(0)	0%
34,689	1,020	(33,669)	-3301%	General Expenses	269,454	31,715	(237,739)	-750%	258,254	(11,200)	-4%
1,026,825	1,093,777	66,952	6%	Total Expenses	9,228,694	11,861,060	2,632,366	22%	8,140,065	(1,088,629)	-13%
\$ (280,390)	68,785	(349,175)	-508%	Net Income(Loss)	\$ 1,311,001	922,643	388,358	42%	(840,055)	2,151,056	256%
				CASH BASIS:							
(280,390)	68,785	(349,175)	-508%	Net Income(loss) per Above	1,311,001	922,643	388,358	42%	(840,055)	\$ 2,151,056	256%
832	885	(53)	-6%	Add back non cash items:							
-	-	-	0%	Depreciation Expense	9,157	9,741	(584)	-6%	9,157	0	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
\$ (279,558)	69,670	(349,228)	-501%	TOTAL CASH BASIS	\$ 1,320,158	932,384	387,774	42%	(830,898)	2,151,056	259%

Construction Management Branch Report for the Month of June 2014

A. Program Activities and Major Projects

- Design and Construction Solicitations and Contracts (Please refer to the Contract and Procurement Office Monthly Report)
- Elevator Modernization Projects
 - a. 14 Federal Elevator Modernization and Repairs (Okada Trucking)- Contractor:
 1. Okada Trucking completed elevator #2 at Pumehana, on June 19, 2014 and elevator #2 at Punchbowl Homes on June 26, 2014. Both elevators were turned over to the AMP for use. This was the last phase of the modernization work to the federal elevators.
 2. Maintenance service to all other elevators is on schedule.
 3. Bid documents are being worked on to procure the Extended Maintenance Service Contract.
 - b. Modernization of Salt Lake Apartments Phase I:

Punchlist items have been completed.
- Large Capacity Cesspool Conversions (LCCC) Statewide
 - a. Regarding cancellation of the Executive Orders (EO's) relating to the HPHA's responsibilities of the Teacher's Cottages:

The HPHA is waiting on confirmation from the DLNR that the Kaunakakai (EO 2365 and 3364) and Waiuku (EO 3333) cottage projects' EO transfer requests have been addressed at the Board level.
- Lanakila Homes
 - a. Bid opening for Physical Improvements to Lanakila Public Housing – Phase IIIB on June 20, 2014. There were 3 bidders. The low bid was \$4,972,681.00. The second bidder has protested the bid due to alleged irregularities of the lower bidder's subcontractors list.
 - b. HPHA has requested that HUD place the demolition disposition application to demolish the 6 "undemo" units on inactive status so that it has the time to procure a consultant to assist with the application (environmental assessment, survey, master plans, cost analysis, etc.)
 - c. A private citizen is trying to purchase a portion of the Lanakila Homes parcel where his home illegally encroaches onto HPHA property. It has been explained that the land is not for sale and that besides State legislative approval, as a recipient of Federal funds, it would also require Federal approval from HUD using the formal Disposition Application

process before a sale could occur. This would require expending considerable staff and State resources which the Construction Management Branch currently does not have. The HPHA has referred this matter to the Attorney General and the County of Hawai'i.

- Palolo Valley Homes
 - a. Construction of Phase 1 and 2 has been delayed.
 - 1. Renovation of Buildings 14 - 20 are under contract with Contractor Index Builders. In this project, fire sprinklers were designed and have already been installed in Buildings 16, 17 and 20 and is pending an approved alarm monitoring system in order to obtain Building Inspection and approval to occupy.
 - 2. The Hawaii Public Housing Authority is re-evaluating the fire sprinkler component of the project and is seeking permission from the Department of Planning and Permitting (DPP) to remove this work from the remaining 4 buildings of Phase 1 and 2 and the remaining future phases (Buildings 1 – 13) since this was the pre-existing condition and this is a renovation project and not new construction.
 - 3. For Buildings 16, 17 and 20 where sprinklers have already been installed, in lieu of an outside party alarm monitoring system, HPHA is proposing to assume the function of the monitor and is seeking DPP approval.
 - b. The design consultant, Clifford Projects, Inc. has ceased doing business.
 - 1. Procurement of a new design consultant is in progress.
 - 2. The current construction contract cannot move forward until a new design consultant is procured to design the proposed fire alarm monitoring system (revise the drawings and resubmit to DPP) and to manage the construction (monitor the hazardous materials abatement, provide technical assistance, manage Requests for Information (RFI's), Change Order Proposals (COP's), monitor construction progress, review construction progress billings, coordinate with the Building Department, etc.).
 - c. Future Phases: the remaining Buildings 1 - 13 will be procured upon completion of Buildings 14-20 (Phases 1 and 2 described above) and funding availability.
- Vacant Units
 - a. Type C Units Completed
 - Puuwai Momi, Aiea, Oahu (2 units)
 - Hale Ho'olulu, Kilauea, Kauai (1 unit)
 - b. Vacant Units Type C Status
 - 1. PHA Wide Type C Vacant Units
 - 1) Total Vacant Type C Units: 193

- a) Federal: 185 units
- b) State: 8 units
- 2) Total in design or about to get into design: 64
- 3) Total in construction: 69
- 4) Total approved for Demolition by HUD: 60
- 5) Total approved for HUD Subsidy: 98

2. Status by County:

- 1) O`ahu
 - a) 85 units total
 - b) 4 units approved for demo
 - c) 68 currently in construction contracts
 - d) 13 in design or about to be in design
- 2) Hawai`i
 - a) 86 units total
 - b) 56 units approved for demo
 - c) 30 in design
- 3) Kaua`i
 - a) 3 units total
 - b) 1 unit currently in construction contract
 - c) 2 in design
- 4) Maui County
 - a) Maui
 - 1) 5 units in design or about to be in design
 - b) Molokai:
 - 1) 14 units total
 - 2) 6 units in the Federal project and 8 units in the State project are in design.

B. State Capital Improvement Projects (CIP) & Federal Capital Fund Program (CFP)

- The CMB has opened all bids for all projects that were budgeted under the Biennium Year 2012-2014 appropriation (June 30, 2014 deadline) which is the requirement to encumber those funds. Bids are still being reviewed for responsiveness and responsibility so that they can be awarded.
- CMB is on track to meeting all State CIP and Federal CFP encumbrance, obligation and expenditure deadlines.

**Contract & Procurement Office
Monthly Status Report for June 2014**

Solicitation(s) Issued in June 2014:

- . None

Protest(s) Received in June 2014:

- . None

Protest(s) Resolved in June 2014:

- . None

Contract(s) Executed in June 2014:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-16	Ted's Wiring Service, Ltd. Provide Labor, Materials, and Equipment for Replacement of Existing Electrical Distribution System and Installation of New Photovoltaic Street Lights at Hauiki Homes (AMP 31) on the Island of Oahu Completion Date: 180 Calendar Days from Notice to Proceed		\$917,136.00
CMS 13-29-SC01	HDR Engineering, Inc. Provide Additional Design and Consultant Services for Spall Repair, Exterior Painting and Site Improvements to Kaahumanu Homes (AMP 33) on the Island of Oahu End Date: June 21, 2016	\$46,304.00	\$494,804.00
CMS 13-19-SC03	Pacific Blue Construction, LLC Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements to Hale Hoolulu (AMP 38) on the Island of Kauai and Extension of Time of 7 Calendar Days Completion Date: June 2, 2014	\$4,207.00	\$729,318.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 13-14-CO04	Artistic Builders Corporation Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements to Hale Nana Kai O Kea (AMP 38) on the Island of Kauai and Extension of Time of 25 Calendar Days Completion Date: August 20, 2014	\$27,282,43	\$2,523,108.64
CMS 13-14-CO03	Artistic Builders Corporation No-Cost Change in Scope of Work to Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements to Hale Nana Kai O Kea (AMP 38) on the Island of Kauai Completion Date: July 26, 2014	n/a	\$2,495,826.21
CMS 12-09-SC02	International Wastewater Technologies, Inc. Provide Operational and Preventive Maintenance Services for the Sewage Treatment Plant at Kupuna Home O Waialua (AMP 49) on the Island of Oahu for an Additional 12-Month Period End Date: June 30, 2015	\$37,696.32	\$113,088.96
CMS 11-15-CO13	Society Contracting, LLC No-Cost Extension of Time to Provide Labor, Materials, and Equipment to Renovate 4 Vacant Units at Kaiokalani (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 on the Island of Oahu Completion Date: July 5, 2014	n/a	\$2,053,250.60

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 10-29-SC02	International Wastewater Technologies, Inc. Provide Operational and Preventive Maintenance Services for the Sewage Lift Pump Station at Wahiawa Terrace (AMP 49) on the Island of Oahu for an Additional 12-Month Period End Date: July 15, 2015	\$8,220.00	\$41,100.00
CMS 10-03-SC04	Richard Matsunaga & Associates Architects, Inc. No-Cost Extension of Time for Design and Consultant Services for ACA Accessibility Improvements to Eleele Homes, Hale Hoonanea, Home Nani and Kekaha Haaheo (AMP 38) on the Island of Kauai End Date: June 28, 2015	n/a	\$397,729.46
PMB 14-05	Transportation Concepts, Inc. dba Pacific Appliance Group, Inc. Furnish Gas and Electric Ranges for Various State/Federal Low Income Public Housing Properties Statewide End Date: June 30, 2015		\$474,233.72
PMB 13-03-SC01	Transportation Concepts, Inc. dba Pacific Appliance Group, Inc. Continue to Furnish Refrigerators for Various State/Federal Low Income Public Housing Properties Statewide for an Additional 12-Month Period End Date: June 30, 2015	\$691,550.23	\$1,471,622.11
PMB 12-10-SC02	Alii Security Systems, Inc. Continue to Provide Security Services at Puuwai Momi (AMP 30), Kamehameha Homes and Kaahumanu Homes (AMP 33) on the Island of Oahu for an Additional 12-Month Period End Date: October 31, 2014	\$207,679.50	\$827,232.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
PMB 11-12-SC02	Hawaii Affordable Properties, Inc. Continue to Furnish Property Management, Maintenance and Resident Services for Ke Kumu Ekahi on the Island of Hawaii for an Additional 3-Month Period End Date: August 31, 2014	\$49,747.00	\$621,035.00
PMB 11-04-SC03	Hawaii Affordable Properties, Inc. Continue to Furnish Property Management, Maintenance and Resident Services for Noelani I, Noelani II, Ke Kumu Ekolu and Ke Kumu Ekahi under AMP 43 on the Island of Hawaii for an Additional 12-Month Period End Date: May 31, 2015	\$439,251.00	\$1,747,865.00

Planned Solicitation/Contract Activities for July/August 2014

Solicitation(s):

- Issue Invitation-for-Bids for Provision of Professional Legal Services for the Hawaii Public Housing Authority.
- Issue Invitation-for-Bids for Printing and Mailing Services for the Monthly Tenant Rent Bills
- Issue Request-for-Qualifications for Master Developer for the Mixed Income Transit Oriented Development Redevelopment of Mayor Wright Homes.

Contract(s)

- Execute Supplemental Contract to Continue Refuse Collection Services for AMP 38 on the Island of Kauai.
- Execute Supplemental Contract to Continue Refuse Collection Services for AMP 39 on the Island of Molokai.

COMPLIANCE OFFICE
Report for Month of June 2014

A. Program Activities for June

- Approximately 36 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act were processed and approved requests were for:
 - a. Transfers to accessible or ground floor units (6);
 - b. Transfer of unit for other reasons (2);
 - c. Installation of air conditioning (5); and
 - d. Service animal (5).
- Assisted Property Management and Maintenance Services Branch with implementation of the approved changes to the Hawaii Administrative Rules for the federally assisted low-income public housing program; and
- Assisted with the implementation of the approved changes to the Hawaii Administrative Rules and S.B. No. 651 SD2 HD2 CD1 (2014), regarding smoke-free properties.

B. Planned activities for July/August

- Record executed releases and declarations of trust forms for the federally-assisted public housing properties;
- 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;
- Continue to provide technical assistance to the Property Management and Maintenance Services Branch in providing guidance to property managers on relocating tenants during modernization in accordance with federal regulations by:
 - a. Pursuing adoption of proposed changes to the Transfer Policy for the Federally Assisted Low-income Public Housing Program, currently being reviewed by the Attorney General's office; and

- b. Assisting with the preparation and review of relocation plans for each upcoming construction project;
- Work with the Property Management and Maintenance Services Branch to update policy, notices, and form letters to implement the Violence against Women Reauthorization Act of 2013 (VAWA); and
- Continue to discuss and draft revisions to the Admissions and Continued Occupancy Policy for the Federally Assisted Low-income Public Housing Program for the Federally Assisted Low-income Public Housing Program to implement the approved changes to the Hawaii Administrative Rules.

**Planning and Evaluation Office
Report for the month of June 2014**

A. 2014 Annual Choice Neighborhoods Initiative Convening

- The U.S. Department of Housing and Urban Development's 2014 Annual Choice Neighborhoods Initiative Convening was held on June 18th and 19th in Arlington Virginia. The featured speakers at the convening were Ms. Sandra B. Henriquez (Assistant Secretary for Public and Indian Housing) and Ms. India Pierce Lee (Program Director for Neighborhoods, Housing, and Community Development).
- Hawaii Public Housing Authority Housing Planner Mr. Benjamin Park and Hawaii State House of Representatives Housing Committee Chairman Representative Mark Hashem met with U.S. Department of Housing and Urban Development's Choice Neighborhoods Director Ms. Mindy Turbov and fellow grantees, listened to subject matter experts from around the country present promising and best practices, and learned from programs to assist the Kuhio Park neighborhood, and the State of Hawaii.

B. Choice Neighborhoods Initiative Grant – Current Status Summary

- The Kuhio Park Choice Neighborhoods Initiative Planning Grant Process is in the final three month stretch in its two year time frame, and WRNS Studio has developed preliminary master planning concepts for both the Housing Component and the Neighborhood Component in regards to the Kuhio Park Choice Neighborhood Initiative Final Transformation Plan. All of the materials that were created are available to be viewed at www.hpha.hawaii.gov.
- On June 25, 2014, a Joint Community Charrette/Neighborhood Meeting was held at St. John the Baptist Parish Hall from 6:00 pm – 7:30 pm. City Councilmember Joey Manahan addressed the crowd with opening remarks, and State Representative Romy Cachola was also in attendance. This is the third and final community/neighborhood meeting scheduled to gather comments in reaction to the master planning ideas and concepts that have been developed from the two previous sets of meetings.
- On June 26, 2014, the Steering Committee, Neighborhood Task Force, Housing Task Force, People Task Force, and the Education Task Force all met throughout the day to discuss the preliminary master planning concepts that have been created by WRNS Studio, identify small working groups to complete the Final Transformation Plan, and identify budget and lead funding sources.

- With the collection of resident and neighborhood resident data, WRNS Studio will incorporate the all of the data and comments into the master plan and the third set of meetings will be for a preliminary and preferred master plan for the Kuhio Park area, and the surrounding neighborhood connections.

C. Hale 'O Malama Boot Camp

- The Hawaii Public Housing Authority participated in the Hale 'O Malama Rapid Results Acceleration Boot Camp on June 2nd and 3rd with the Hawaii Interagency Council on Homelessness, Partners In Care, the Department of Veterans Affairs, and the City and County of Honolulu's Office of Housing to end Chronic and Veteran homelessness in Hawaii while providing the right level of wrap around services.
- This two day workshop brought the sharing of national initiatives and best practices throughout the United States via the U.S. Department of Housing and Urban Development and the U.S. Department of Veterans Affairs **25 Cities Initiative** and was led by national experts, Beth Sandor, lead facilitator of Community Solutions, and Matthew Doherty, Director of National Initiatives for the United States Interagency council on Homelessness (USICH).
- For the next 100 days, the goal is to interview 1000 homeless persons to build a uniform resource matching database with the Vulnerability Index-Service Prioritization and Decision Assistance Tool (VI-SPDAT), use homeless person assessment scores from the VI-SPDAT to match them with the appropriate resources, and to educate the community and providers on the assessment tool and the placement process.

D. No Smoking Law

- On June 16, 2014, Governor Neil Abercrombie signed into law Act 91 (14), Session Laws of Hawaii (SLH) 2014 which prohibits smoking in and around **ANY** low-income public housing property under the jurisdiction of the Hawaii Public Housing Authority (HPHA), with the exception of HPHA designated smoking areas, if any.

Information Technology Office (ITO)
Report for the Month of June 2014

A. Program Activities

- Continued to work with vendor Emphasys to resolve issues with their Elite software. Reviewed status and prioritized all fiscal related trouble tickets with Emphasys consultants and FMO staff. Also worked with a consultant to fix errors on work order reports.
- Upgraded the Elite Training system to the very latest software maintenance release, version 1.9.3 MR3, for testing purposes. The live Elite system will then be upgraded in early July, if no problems are discovered in Training.
- Provided technical support to the Hearings Office to enable them to have video conference hearings.
- Implemented upgraded security measures on selected computers in FMO to allow lock box and secure FTP file transfers with First Hawaiian Bank.

PERSONNEL OFFICE

Report for the Months of June/July 2014

A. Summary of HPHA Staffing:

Filled positions (FTE):	289
Vacant positions:	83
Total:	372

Tenant Aides (19 Hrs):	10
New Hires	5
Termination	1
Retired	0
89day hires:	3

Critical positions to fill (up to 9/30/14) 22

B. Program Activities:

- Trained Maintenance Supervisors on "Transition from Team Member to Supervisor".
- Attended Career Fair at Kaneohe Marine Corps Base.
- Kauai Manager to start July 8, 2014.
- Interviews held for Chief Planner, Deputy Manager for Kauai, Compliance Evaluation Specialist.
- Held a grievance meeting with HGEA neighbor island to resolve collective Bargaining Contract issues in the workplace.
- On-going review on the Agency's Continuity of Operations Plan (COOP) with Department of Human Services.
- Workers Compensation: 2 injuries reported and no lost time.

C. Planned Activities:

- Union consultation on Agency's Standard Appearance and No Smoking Law Act 91(14) for all employees.
- Meetings with DHS and DHRD on HPHA's workers compensation claims.
- Review and update Agency's Safety and Return to Work Program.
- Training for new supervisors for AMP 38 and AMP 35.
- Training on employee leave records for new support staff that will be responsible for tracking employees leave, time and attendance.
- Complete final plan for Agency's Continuity of Operations Plan (COOP).
- Establish and develop new position descriptions for Fiscal Management Office.

FOR DISCUSSION

SUBJECT: Concerns Related to Personnel and Security Issues at Kalihi Valley Homes

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 and Security Issues at Kalihi Valley Homes

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

FOR DISCUSSION

SUBJECT: Hawaii Public Housing Authority's Policy on Rent Collection/Delinquencies

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

Hawaii Public Housing Authority
Summary of Capital Projects
Report As Of 06/30/14

FEDERAL BUDGET/OBLIGATION: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)

	Total CFP Appropriation	Budget Construction Activities (BLI 1411-1501)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Balance	Obligation Deadline	Notes
CFP 720	\$12,389,235	\$8,485,698	\$2,477,847	\$186,766	\$1,238,924	\$0	\$12,389,235	100.00%	\$0	7/14/12	Closed
CFP 721	\$10,301,898	\$6,998,517	\$2,060,380	\$107,988	\$1,030,190	\$104,823	\$9,693,218	94.09%	\$608,680	8/2/13	Fully Obligated. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$6,392,405	\$1,431,147	\$150,000	\$945,440	\$535,406	\$8,715,958	92.19%	\$738,439	3/11/14	Fully Obligated. LOCCS created 03-12-12
CFP 723	\$9,066,970	\$6,652,197	\$1,358,076	\$150,000	\$906,697	\$0	\$26,346	0.29%	\$9,040,624	9/8/15	LOCCS created 08-09-13
CFP 724	\$9,140,603	\$6,248,422	\$1,828,121	\$150,000	\$914,060	\$0	\$0	0.00%	\$9,140,603	5/12/16	LOCCS created 05-13-14
CFP Budget Totals	\$50,353,103	\$34,777,239	\$9,155,571	\$744,755	\$5,035,310	\$640,229	\$30,824,758	61%	\$19,528,346		

FEDERAL EXPENDITURE: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)

	Total CFP Appropriation	Expended Construction Activities (BLI 1411-1501)	Expended Operations (BLI 1406)	Expended Management Improvements (BLI 1408)	Expended Administration (BLI 1410)	Expended Contingency (BLI 1502)	Expended to Date Total Funds	% Expended	Balance	Expenditure Deadline	Notes
CFP 720	\$12,389,235	\$8,485,698	\$2,477,847	\$186,766	\$1,238,924	\$0	\$12,389,235	100.00%	\$0	7/14/14	Closed
CFP 721	\$10,301,898	\$5,021,768	\$2,060,380	\$41,640	\$1,030,190	\$0	\$8,153,977	79.15%	\$2,147,921	8/2/15	LOCCS created 07-13-11
CFP 722	\$9,454,397	\$290,188	\$1,431,147	\$1,483	\$945,440	\$0	\$2,668,268	28.22%	\$6,786,129	3/11/16	LOCCS created 03-12-12
CFP 723	\$9,066,970	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,066,970	9/8/17	LOCCS created 08-09-13
CFP 724	\$9,140,603	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,140,603	5/12/18	LOCCS created 05-13-14
CFP Expenditure Totals	\$50,353,103	\$13,797,864	\$5,969,374	\$229,889	\$3,214,553	\$0	\$23,211,480	46.10%	\$27,141,623		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Budget	HPHA Encumbered	HPHA Expended	HPHA % Expended Against Budget	HPHA Budget Balance	CIP Encumbrance Deadline	Notes	ACT/SLH
FY 07-08 Elevator	\$4,939,503	\$4,591,697	\$4,591,697	4,191,037	91.27%	\$400,661	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 07-08 Lump Sum CIP	\$19,910,000	\$17,809,280	\$15,802,595	14,608,073	82.03%	\$3,201,207	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 08-09 Elevator	\$6,410,000	\$4,263,049	\$4,263,049	3,834,394	89.94%	\$428,655	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 08-09 Lump Sum CIP	\$10,000,000	\$3,374,706	\$3,374,706	2,757,190	81.70%	\$617,516	6/30/10	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 213/2007 as amended by ACT 158/2008
FY 09-10 Lump Sum CIP	\$7,913,000	\$7,898,571	\$7,882,201	7,338,821	92.91%	\$559,750	6/30/12	Allotment Granted - Blanket Encumbrance (1)	ACT 162/2009 as amended by ACT 180/2010
FY 10-11 Lump Sum CIP	\$4,500,000	\$4,384,799	\$4,270,030	3,678,675	83.90%	\$706,124	6/30/12	Allotment Granted - Blanket Encumbrance (1)	ACT 162/2009 as amended by ACT 180/2010
FY 11-12 CIP Totals	\$31,120,000	\$31,120,000	\$31,120,000	6,023,895	19.36%	\$25,096,105	6/30/14	Allotment Granted - Blanket Encumbrance (1)	ACT 164/2011 as amended by ACT 106/2012
FY 12-13 CIP Totals	\$60,222,000	\$60,222,000	\$60,222,000	10,656,354	17.70%	\$49,565,646	6/30/14	Allotment Granted - Blanket Encumbrance (1)	ACT 164/2011 as amended by ACT 106/2012
FY 13-14 Lump Sum CIP	\$45,643,000	\$45,643,000	\$2,685,423	199,012	0.44%	\$45,443,988	6/30/16	Allotment Granted	ACT 134/2013 as amended by ACT 122/2014
FY 14-15 Lump Sum CIP	\$26,000,000	\$26,000,000	\$0	0	0.00%	\$26,000,000	6/30/16		ACT 134/2013 as amended by ACT 122/2014
STATE CIP TOTALS	\$216,657,503	\$205,307,102	\$71,958,351	\$53,287,450	25.95%	\$152,019,652			

K E Y	1411 - Audit Costs
	1430 - Fees & Costs
	1450 - Site Improvement
	1460 - Dwelling Structures
	1465 - Dwelling Equipment
	1470 - Non-Dwelling Structures
	1499 - Development Activities
	1501 - Collateralization or Debt Service Paid by PHA
	1502 - Budget Contingency

Federal Capital Fund Program Budget

These are HPHA CFP budget numbers a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which the funds are currently budgeted. The obligation deadline indicates the date by which these funds must be at least 92% obligated.

Federal Capital Fund Program Actual

These are HPHA CFP actual expenditures a/o the upper left corner date. The rows reflect the CFP fund grant, the columns represent the manner in which these funds are currently being expended. The expenditure deadline indicates the date by which these funds must be expended.

State Capital Improvement Program Budget and Expenditure

These are HPHA CIP budget and actual expenditures a/o the upper left corner date. The rows reflect the CIP fund appropriation, the columns represent budget, encumbrance and expenditures. The encumbrance deadline indicates the date by which the funds must be encumbered.