

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

May 22, 2014
9:00 a.m.

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Meeting Minutes, April 17, 2014 (**Pages 1-10**)
- B. Executive Session Minutes, April 17, 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 per agenda item.

IV. ELECTION OF BOARD OFFICER

- A. Election of the Vice-Chair

V. FOR ACTION

- A. Motion: To Ratify All Past Actions of the Hawaii Public Housing Authority Concerning the Future Mixed Finance Redevelopment of Mayor Wright Homes, including the Selection of Mayor Wright Homes for Redevelopment (**Pages 11-12**)

VI. REPORTS

- A. Executive Director's Report Highlights: (**Pages 13-58**)
 - Property Management and Maintenance Services Branch occupancy and rent collection status
 - Update on Choice Neighborhood Initiative Planning Grant

- Section 8 Lease up Status
- Design and Construction Project Updates; Relocation Training
- Contracts Executed During April 2014

VII. FOR INFORMATION/DISCUSSION

- A. For Discussion: *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04) (Page 59)*

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)*

- B. For Discussion: Discussion with EJP Consulting Group Regarding the Future Mixed Finance Redevelopment at Mayor Wright Homes **(Pages 60-63)**

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, APRIL 17, 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, April 17, 2014 at 9:00 a.m. Chairperson Gierlach called the meeting to order. Those present were as follows:

PRESENT: Director David Gierlach, Chairperson
Director Jason Espero, Secretary
Director Myoung Oh
Director Debbie Shimizu
Director Sheri Tanaka
Designee Barbara Yamashita

Deputy Attorney General, Jennifer Sugita

EXCUSED: Director Trevor Tokishi

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Kiriko Oishi, Chief Compliance Officer
Rick Sogawa, Contracts & Procurement Officer
Clarence Allen, Fiscal Officer
Stephanie Fo, Section 8 Branch Chief
Benjamin Park, Housing Planner
Renee Blondin-Nip, Hearings Officer
Gary Nakatsu, Data Processing Supervisor
Rochelle Akamine, Resident Services Program Specialist
Taryn Chikamori, Secretary to the Board

OTHERS PRESENT (and signing in as):
Roy Nakamura, Kalakaua resident
June Talia, Kuhio Park Terrace resident

Proceedings:

Chairperson Gierlach declared a quorum present.

Chairperson Gierlach welcomed new Board member Director Sheri Tanaka. Director Tanaka is a practicing attorney in corporate law and litigation.

Approval of Minutes:

Director Espero moved,

To approve the Regular Meeting Minutes of March 20, 2014.

Executive Assistant Arashiro requested that on page 6 the word “and” be removed from “...Housing Authority and to Obtain Proposals to Acquire...”

The minutes were unanimously approved as amended.

Public Testimony:

Roy Nakamura, Kalakaua Homes resident, asked whether a person who has been convicted of harassment, promoting drugs, possession of drug paraphernalia, and contempt of court can live in public housing. He also asked if the Property Manager has the right to throw away donations made by the residents. He stated that the Manager does not put anything in writing and says “it’s my word against your word.” He stated that his requests to use the multipurpose room are not always approved and that he believes that his requests should automatically be approved. He stated the posted office hours are from 7:45 a.m. to 4:30 p.m. and feels that the multipurpose room should be open during business hours. He stated he received a letter from Lanakila Meals on Wheels cancelling his membership because he threatened people and that he was referred to as antisocial.

Chairperson Gierlach confirmed Mr. Nakamura’s five concerns as: 1) Can a convicted felon live in public housing? 2) Can the manager throw away items collected by tenants? 3) What is the criterion for using the multi-purpose room? 4) What are the operation hours of the multipurpose room? 5) What is Mr. Nakamura’s membership status with Meals on Wheels?

Chairperson Gierlach informed Mr. Nakamura that the Board cannot respond to his concerns at this time, but staff will investigate and report to the Board next month.

June Talia, Kuhio Park Terrace resident, stated that the Kuhio Park Terrace Lowrise and Kuhio Homes residents will be establishing a resident association. She wanted to introduce herself to the new Board of Directors.

Election of the Vice-Chair:

Chairperson Gierlach called for nominations for Vice Chair for the HPHA Board of Directors. Director Espero nominated Director Trevor Tokishi. Deputy Attorney General Sugita advised the Board that Director Tokishi needs to accept the nomination and suggested that the appointment be deferred to the May Board meeting.

Chairperson Gierlach deferred the appointment of a Vice Chairperson to the May Board meeting.

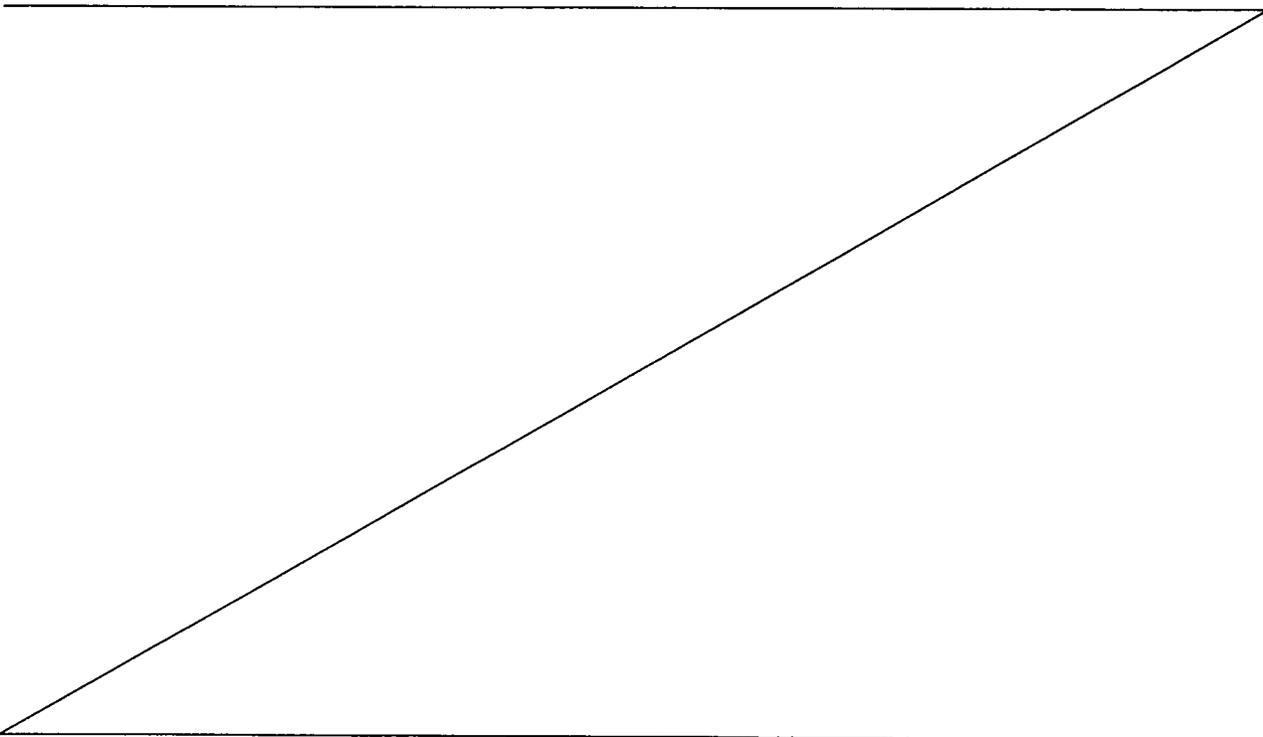
For Action:

Director Espero moved,

To Adopt Resolution No. 65 Statement of Non-Discrimination Policy Reaffirming the HPHA's Commitment to Prohibiting Discrimination or Discriminatory Practices in its Operations, Procedures, Programs, and Services.

Executive Assistant Arashiro reported that April is Fair Housing month. She reported that over the past several years the Hawaii Public Housing Authority has adopted and updated policies on non-discrimination, language access, reasonable accommodations and reasonable modifications. The staff is asking the Board to reaffirm the HPHA's commitment to prohibit any discrimination or discriminatory practices in its operations.

The motion was unanimously approved.



RESOLUTION NO. 065

STATEMENT OF NON-DISCRIMINATION POLICY

WHEREAS, the Hawaii Public Housing Authority (HPHA) is established as a corporate body and politic under Chapter 356D, Hawaii Revised Statutes; and

WHEREAS, notwithstanding its semi-autonomous nature, the HPHA is deemed to be a public instrumentality and agency of the State; and

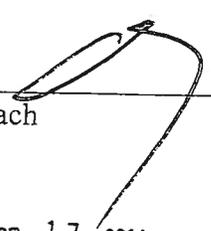
WHEREAS, as an agency of the State, and as a recipient of federal funding, the HPHA is obligated to implement and enforce policies regarding non-discrimination under either state or federal law, including but not limited to the Fair Housing Amendments Act of 1988, Chapter 515, Hawaii Revised Statutes, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, Age Discrimination Act of 1975, Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and Part II, Chapter 371, Hawaii Revised Statutes, Language Access Law; and

WHEREAS, the HPHA is committed towards maintaining a policy of nondiscrimination and prohibiting discriminatory practices in the operations, procedures, or programs it administers, and to working with community stakeholders to affirmatively further fair housing choice; and

WHEREAS, April is Fair Housing month and the HPHA is taking this opportunity to reaffirm its commitment to fair housing, nondiscrimination, and equal opportunity for all of the participants in and applicants of HPHA's programs, and to protect and further fair housing choice for all residents in the State of Hawaii; and

NOW THEREFORE, BE IT RESOLVED, that in recognition of Fair Housing Month, the HPHA hereby reaffirms its commitment to prohibiting discrimination or discriminatory practices in its operations, procedures or programs/services, and to working with community stakeholders to affirmatively further fair housing choice; and

BE IT FURTHER RESOLVED, that the HPHA hereby authorizes the Executive Director to do all things necessary and proper to maintain, implement, and enforce such non-discriminatory policies.



David Gierlach
Chairperson

APR 17 2014

Date

For Action:

Director Espero moved,

To Authorize the Executive Director to Administer Rental Assistance Contracts, in Conjunction with the Hawaii Housing Finance and Development Corporation, and the Department of Human Services' Med-QUEST Division, for the Section 811 Project Rental Assistance Demonstration Program, and to Authorize the Executive Director to Take All Actions Necessary to Assist in the Submission of an Application to the U.S. Department of Housing and Urban Development.

Executive Assistant Arashiro reported that Section 811 is a federally assisted, project-based rental assistance program that is funded by the U.S. Department of Housing and Urban Development (HUD). HUD recently issued a Notice of Funds Availability (NOFA) for the Section 811 program. The program serves extremely low-income persons who are non-elderly with disabilities. The Hawaii Housing and Finance Development Corporation (HHFDC) will be the lead applicant because the NOFA requires that a tax credit agency be the lead applicant and they will partner with the Med-Quest agency.

Med-Quest's responsibilities will include screening of clients and referral of those clients to the HPHA for processing of the rental assistance. The HHFDC asked the HPHA to manage the rental assistance payments because the HPHA is the only state agency with experience administering the Performance Based Contract Administration (PBCA) program. This program would operate similar to the Veteran Affairs Supportive Housing (VASH) program, where the HPHA would be responsible for inspecting units and issuing the Housing Assistance Payment (HAP) vouchers. The HHFDC is currently trying to locate units within their affordable housing developments to serve as Section 811 units. She reported that if the HHFDC is unable to find appropriate units, HHFDC may decide not to submit an application to HUD.

The HHFDC is required to enter into a 20 year agreement with HUD, but funds are only guaranteed for 5 years. The HPHA would commit to 5 years and on a year-to-year basis thereafter.

Director Shimizu asked if all the units will be in one project. Executive Assistant Arashiro responded that the HHFDC is currently looking at two projects.

Chairperson Gierlach asked how this would affect staffing. Executive Assistant Arashiro responded that the HPHA is expecting approximately 40 vouchers which is approximately a quarter of a full case load.

The motion was unanimously approved.

Executive Director's Report:

- Executive Assistant Arashiro reported that for the past two weeks Phineas Consulting has been conducting training with the Property Management and Maintenance Services Branch (PMMSB) staff. Executive Assistant Arashiro reported that the HPHA is working with the HUD consultant on a dashboard to measure performance. Executive Assistant Arashiro reported that the software consultants and Phineas are working on fixing technical issues with the production of a dashboard.
- Executive Assistant Arashiro reported that occupancy in public housing has dipped to 96%, which is to be expected. Staff has been focusing on rent collections, establishment of repayment plans, and evictions before the end of the fiscal year.
- Executive Assistant Arashiro reported that the Section 8 voucher program is at 99% and the VASH program is at 80% issuance.
- Chairperson Gierlach asked about the status of the Mayor Wright Homes redevelopment consultant. Executive Assistant Arashiro responded that the consultant has been contracted and will meet with the Board in May. Chairperson Gierlach reminded the Board that the next Board meeting will be May 22, 2014 and will be an all day meeting.
- Director Espero asked whether staff from HPHA attended the 25 Cities conference. Executive Assistant Arashiro confirmed that Executive Director Ouansafi attended the conference. Director Espero requested that Executive Director Ouansafi provide a report at the next meeting.
- Director Shimizu asked what is considered non-rent violations on the Hearing Office report. Executive Assistant Arashiro responded that the non-rent violations include lease violations, with the exception of rent. Some examples of lease violations include fighting or disorderly conduct or drug-related activities.
- Chairperson Gierlach asked whether there is a limit on how many times a repayment plan would be provided for a family in arrears. Executive Assistant Arashiro clarified that the administrative rules do not have a specific number of times that a repayment plan can or should be executed and that the rules broadly state that a tenant could be referred for eviction for chronic, repeated failure to make timely rent payments. Executive Assistant Arashiro explained that a repayment plan is executed on a case-by-case basis depending on the specific tenant's situation.
- Director Espero asked how long it takes to fill a unit once it becomes vacant. Executive Assistant Arashiro responded it depends on the condition of the unit. If the unit is a type A or B unit, it could take a couple of weeks. If there are minor repairs or just janitorial work, then a unit could be turned in about a week. If a vacant unit is categorized as a type C unit requiring major repairs, then usually a contract would need to be issued.

- Director Shimizu asked why on page 41, the general expense variance is so high. Mr. Clarence Allen, Fiscal Officer responded that he would check into it.

For Discussion:

The Hawaii Public Housing Authority's Financial Statements and Single Audit Findings and Management Responses for the Period July 1, 2012 to June 30, 2013.

Executive Assistant Arashiro reported that the single audit was completed in March 2014. She reported that the single audit checks if internal controls are being followed and if programs are being implemented in compliance with the federal rules.

Executive Assistant Arashiro reported that there were six findings in the single audit, which is tremendous progress considering the HPHA had 23 finding in previous years. She thanked Mr. Chong Gu, Chief Financial Management Advisor, Mr. Clarence Allen, Fiscal Officer, Ms. Stephanie Fo, Section 8 Branch Chief and Ms. Kiriko Oishi, Compliance Officer, for working with the staff and the auditors to address the findings. In particular, Mr. Gu's experience and knowledge helped provide the auditors with a certain level of confidence in the HPHA's fiscal office and HPHA's ability to address the remaining findings.

For Discussion:

To Implement Property Specific Utility Allowance Rates Provided by National Facility Consultants for the Fiscal Year July 1, 2014 to June 30, 2015 for the Federal Low Income Public Housing Program to be Effective September 1, 2014.

Executive Assistant Arashiro reported that the HPHA worked with the National Facility Consultants (NFC) to establish the rates by property. Previously, the utility allowance rates were established by island and bedroom size. Next year's utility allowance rates will be based on actual consumption and be specific to each property.

The HPHA is making the change, as allowed under the administrative rules, based on recommendations from the consultant. NFC advised staff that the HPHA is not realizing any of the cost saving from modernized units and upgraded energy star appliances using the old method of calculating utility allowances.

Executive Assistant Arashiro reported that the HPHA can implement the rate change July 1, 2014, but because there may be dramatic changes for some properties the staff will implement the changes on September 1, 2014. The HPHA will also work with community service providers regarding the possible influx in applications because of the rate changes.

Executive Assistant Arashiro also clarified that a family would not pay more than 30% of their adjusted income for rent. The utility allowance is used to “reduce” the rent payment with the understanding that that reduction is to be used by the tenant to pay for their utilities.

Chairperson Gierlach asked whether there will be a big gap on energy bills. Executive Assistant Arashiro reported that the greatest impact will be to the tenant who is not conserving energy. However, since the calculations are based on actual consumption at each property, the tenants should be able to bear the reduction in utility allowance.

Chairperson Gierlach asked whether the new utility rates would be translated into different languages. Executive Assistant Arashiro confirmed that the HPHA intends to have the notices translated into various languages.

Director Shimizu asked what if the tenant cannot pay their utilities. Executive Assistant Arashiro reported the payment is made directly to the utility companies.

Director Shimizu asked whether the HPHA can evict tenants because they do not have utilities. Executive Assistant Arashiro confirmed that a tenant that fails to maintain working utilities could be evicted for health and safety reasons.

Director Shimizu asked what the biggest difference in cost is. Executive Assistant Arashiro responded that there is a comparative chart on page 179 which shows the changes in rates from 2013 to 2014.

Director Oh asked if the utility allowance rates are changed on an annual basis. Executive Assistant Arashiro confirmed that the utility allowance rates are updated annually and are based on actual consumption.

Director Espero asked for an example using zero rent. Executive Assistant Arashiro explained that if a tenant is paying zero rent, then the HPHA cuts checks to the tenant for the utility allowance.

Chairperson Gierlach asked for an update on the implementation of the new utility allowance rates. Executive Assistant Arashiro stated once the rates are in effect in September staff will report back to the Board.

For Information:

Report on the Implementation of State Auditor’s 2011 Recommendations.

Executive Assistant Arashiro reported that in 2009 the Legislators requested that the Office of the Auditor conduct a management audit of the HPHA. The period of the audit was July 1, 2006 to June 30, 2010. The auditor’s report was issued in June 2011. In January 2014, the Office of the Auditor conducted a follow up to see if their recommendations were implemented. There were 12 recommendations total. The

auditor closed seven of the 12 recommendations; four are considered “open, but in progress”; and one was “not applicable”. Three of the open recommendations have operational procedures in place and do not require Board action at this time.

One of the recommendations, however, is the splitting of asset management projects (AMP). The staff will be discussing the splitting of AMP’s in the budget approval process. At this time, AMP 32/33 is currently being operated under one property manager because the reorganization has not been completed. The HPHA is also looking at other large AMPs to determine whether these properties have the financial resources to support a smaller AMP.

Director Shimizu asked where AMP 32/33 is. Executive Assistant Arashiro responded AMP 32/33 includes Mayor Wright Homes, Kaahumanu Homes, and Kamehameha Homes.

Executive Session:

Director Shimizu moved at 9:55 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. Executive Session Minutes of the March 20, 2014 meeting;**
- 2. Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04); and;**

The motion was unanimously approved.

The Board reconvened from Executive Session at 10:20 a.m.

Adjournment:

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

Director Oh moved,

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

The meeting was adjourned at 10:21 a.m.

MINUTES CERTIFICATION

Minutes Prepared by:


Taryn T. Chikamori
Secretary to the Board

MAY 22 2014
Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on May 22, 2014: As Presented [] As Amended


Jason Espero
Director/Board Secretary

MAY 22 2014
Date

FOR ACTION

MOTION: To Ratify All Past Actions of the Hawaii Public Housing Authority Concerning the Future Mixed Finance Redevelopment of Mayor Wright Homes, including the Selection of Mayor Wright Homes for Redevelopment

I. FACTS

- A. A Request For Proposals (RFP) for the hiring of a consultant to assist the HPHA to systematically identify the needs, priorities, potential resources, and constraints for the future mixed finance redevelopment of the Mayor Wright Homes property was issued January 27, 2014.
- B. On March 7, 2014 the RFP was awarded to EJP Consulting Group LLC, which specializes in development advisory services, and uses an integrated approach to create community-level change, strengthen human services infrastructure, and raises resident self-sufficiency and pride of place.

II. DISCUSSION

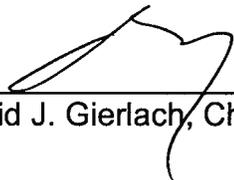
- A. While the HPHA Board of Directors have frequently discussed moving forward with redevelopment of Mayor Wright Homes, the HPHA staff have not requested to have the HPHA Board of Directors formally approve the selection of Mayor Wright Homes for future redevelopment.
- B. The Department of the Attorney General has recommended that the Board of Directors ratify all past actions related to the future redevelopment at Mayor Wright Homes, including but not limited to the selection of Mayor Wright Homes as the next mixed finance redevelopment project for the HPHA.

III. RECOMMENDATION

From January 3, 2012 to Present
To Ratify All Past Actions of the Hawaii Public Housing Authority Concerning the
Future Mixed Finance Redevelopment of Mayor Wright Homes, including the
Selection of Mayor Wright Homes for Redevelopment

Prepared by: Benjamin Park, Housing Planner BP

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



David J. Gierlach, Chairperson

Property Management and Maintenance Services Branch (PMMSB)
Report for the Month of April 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	29	3	
Internal Transfers	8	0	5 -RRA 1 – H&S 2 – Other
Vacancy (tenants who vacated from the program)	23	8	

*Totals are as of April 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

As of April 30, 2014, HPHA has a total of 125 approved RRA statewide (Oahu – 103, Maui – 5, East/West Hawaii – 13 & Kauai – 4). These approved internal RRA tenants are waiting for a transfer to a suitable unit.

B. Rent Collection (April 2014)

The HPHA will aggressively continue its effort in rent collection. The agency reduced its tenant rent receivables from approximately 694 families owing \$413,372 in March 2014, to a total of 535 families owing approximately \$273,163 for April 2014.

C. Program Activities

Striving to reduce the vacated TARS which have an approximate balance owing of \$304,358 for 139 accounts. Ending April 2014, approximately \$17,952 owing were attributed to tenants who were evicted due to non-payment of rent.

D. Planned Activities for May 2014

- Review of annual budgets submitted for FY 2014 – 2015.
- Developing plans for a Resident Association Council Conference.
- Revision/updates to Resolution No. 031, Policy on Official Recognition of a Resident Association.

- PMMSB is collecting comments on the new Utility Allowance Schedule for FY 2014 – 2015 that was published in the major newspapers on April 27, 2014 and included with the May 2014 rent inserts. Notices are being drafted to be translated into the different languages to assist the tenants in understanding these upcoming changes and how it will impact them.

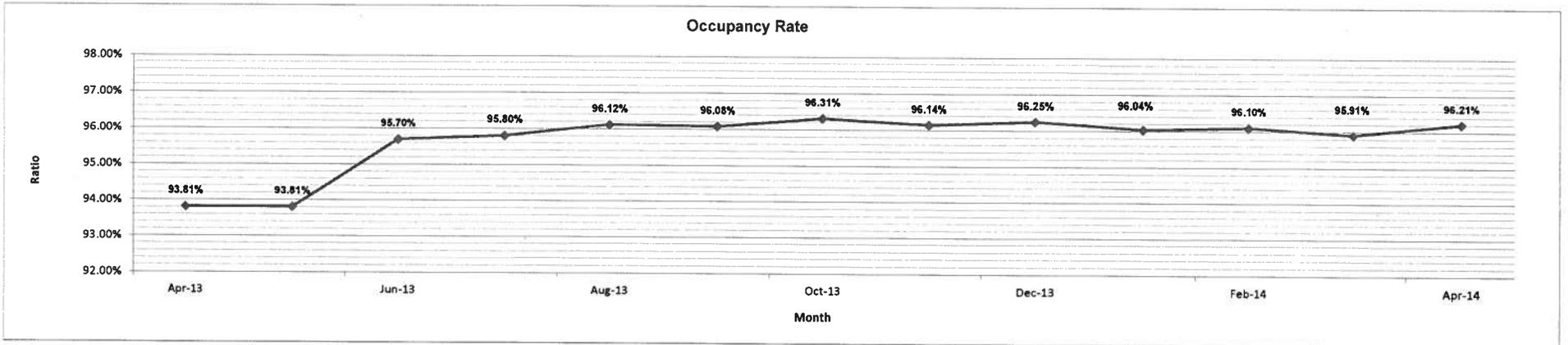
FEDERAL PUBLIC HOUSING

Occupancy from April 2013 to April 2014

	Apr-13			May-13			Jun-13			Jul-13			Aug-13			Sep-13		
	Total Units	Occ Units	Ratio															
Hawaii	627	588	93.78%	627	588	93.78%	627	594	94.74%	627	593	94.58%	627	595	94.90%	627	592	94.42%
Kauai	321	297	92.52%	321	297	92.52%	319	303	94.98%	319	306	95.92%	319	307	96.24%	320	307	95.94%
Mauai	196	158	80.61%	196	158	80.61%	196	177	90.31%	196	171	87.24%	196	172	87.76%	196	171	87.24%
Oahu	3,576	3,385	94.66%	3,576	3,385	94.66%	3,576	3,441	96.22%	3,576	3,450	96.48%	3,576	3,461	96.78%	3,576	3,464	96.87%
Total	4,720	4,428	93.81%	4,720	4,428	93.81%	4,718	4,515	95.70%	4,718	4,520	95.80%	4,718	4,535	96.12%	4,719	4,534	96.08%

Cumulative (12 Months)	
04/13 - 04/14	
Units	61,353
Tenants	58,724
Ratio	95.71%

	Oct-13			Nov-13			Dec-13			Jan-14			Feb-14			Mar-14			Apr-14		
	Total Units	Occ Units	Ratio																		
Hawaii	627	594	94.74%	627	591	94.26%	627	592	94.42%	627	593	94.58%	627	596	95.06%	627	592	94.42%	627	597	95.22%
Kauai	321	308	95.95%	321	306	95.33%	321	307	95.64%	321	307	95.64%	321	306	95.33%	321	304	94.70%	321	311	96.88%
Mauai	196	172	87.76%	196	172	87.76%	196	174	88.78%	196	176	89.80%	196	180	91.84%	196	183	93.37%	196	182	92.86%
Oahu	3,576	3,472	97.09%	3,576	3,469	97.01%	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%
Total	4,720	4,546	96.31%	4,720	4,538	96.14%	4,720	4,543	96.25%	4,720	4,533	96.04%	4,720	4,536	96.10%	4,720	4,527	96.11%	4,720	4,541	96.21%



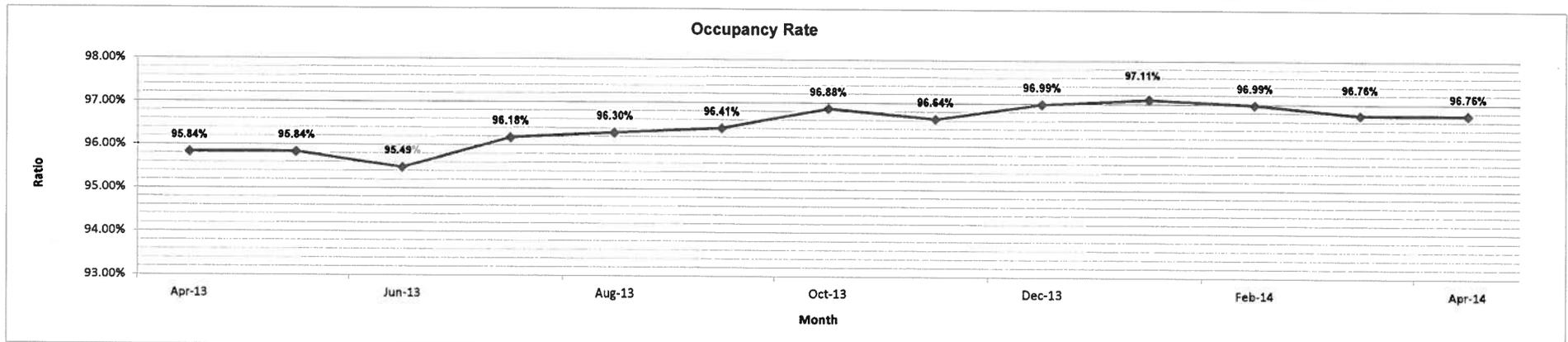
STATE PUBLIC HOUSING

Occupancy from April 2013 to April 2014

	Apr-13			May-13			Jun-13			Jul-13			Aug-13			Sep-13		
	Total Units	Occ Units	Ratio															
Hawaii	56	48	85.71%	56	48	85.71%	56	48	85.71%	56	51	91.07%	56	50	89.29%	56	50	89.29%
Kauai	26	22	84.62%	26	22	84.62%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%
Maui	32	24	75.00%	32	24	75.00%	32	23	71.88%	32	24	75.00%	32	24	75.00%	32	24	75.00%
Oahu	751	735	97.87%	751	735	97.87%	750	730	97.33%	750	732	97.60%	750	734	97.87%	750	735	98.00%
Total	865	829	95.84%	865	829	95.84%	864	825	95.49%	864	831	96.18%	864	832	96.30%	864	833	96.41%

Cumulative (12 Months)	
04/13 - 04/14	
Units	11,234
Tenants	10,838
Ratio	96.47%

	Oct-13			Nov-13			Dec-13			Jan-14			Feb-14			Mar-14			Apr-14		
	Total Units	Occ Units	Ratio																		
Hawaii	56	50	89.29%	56	50	89.29%	56	53	94.64%	56	53	94.64%	56	52	92.86%	56	54	96.43%	56	53	94.64%
Kauai	26	25	96.15%	26	25	96.15%	26	25	96.15%	26	25	96.15%	26	26	100.00%	26	25	96.15%	26	26	100.00%
Maui	32	25	78.13%	32	24	75.00%	32	24	75.00%	32	24	75.00%	32	26	81.25%	32	24	75.00%	32	24	75.00%
Oahu	750	737	98.27%	750	736	98.13%	750	736	98.13%	750	737	98.27%	750	734	97.87%	750	733	97.73%	750	733	97.73%
Total	864	837	96.88%	864	836	96.64%	864	838	96.99%	864	839	97.11%	864	838	96.99%	864	836	96.76%	864	836	96.76%



**Federal LIPH
HPHA Island Overview Report
as of 4/30/2014**

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	597	26	95.22%	8	8	1	2	Average Income	32	0.40%	7.58	3.62
Kauai	321	311	2	96.88%	7	3	2	3	Low Income (80%)	41	0.51%	2.60	1.90
Maui	196	182	6	92.86%	2	4	2	0	Very Low Inc. (50%)	351	4.41%	2.68	1.80
Oahu	3,576	3,451	77	96.50%	20	16	3	10	Extremely Low Inc. (30%)	7,543	94.68%	2.44	1.66
Total	4,720	4,541	111	96.21%	✓ 37	✓ 31	✓ 8	15		7,967	100.00%	2.47	1.67

Island	Non Vacated Delinquencies***				Collection Rate ****		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	29	\$ 5,612.66	29	\$ 5,766.84	\$ 126,402.27	\$ 114,646.17	90.70%
Kauai	53	\$ 11,718.92	46	\$ 40,147.98	\$ 82,499.04	\$ 65,286.79	79.14%
Maui	45	\$ 16,224.89	28	\$ 34,960.00	\$ 63,783.00	\$ 44,324.27	69.49%
Oahu	195	\$ 56,816.21	110	\$ 101,915.25	\$ 951,720.58	\$ 892,530.64	93.78%
Total	322	\$ 90,372.68	213	\$ 182,790.07	\$ 1,224,404.89	\$ 1,116,787.87	91.21%

* 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 4/30/2014**

AMP	Occupancy*							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
30P-Aiea	363	322	7	88.71%	1	6	1	5
31P-KVH	373	367	5	98.39%	3	2	1	1
32P-MWH	364	359	4	98.63%	0	3	0	1
33P-Kam/Kaamanu	373	370	2	99.20%	2	0	0	1
34P-Kalakaua	583	582	1	99.83%	3	0	0	0
35P-Kalanihiua	587	583	4	99.32%	4	3	1	0
37P-Hilo	322	297	24	92.24%	7	5	0	0
38P-Kauai	321	311	2	96.88%	7	3	2	3
39P-Maui	196	182	6	92.86%	2	4	2	0
40P-KPT	170	169	1	99.41%	3	0	0	0
43P-Kona	202	198	2	98.02%	1	3	1	2
44P-Leeward Oahu	260	254	5	97.69%	4	1	0	1
45P-Windward Oahu	235	225	1	95.74%	0	0	0	0
46P-Kamuela	103	102	0	99.03%	0	0	0	0
49P-Central Oahu	150	131	18	87.33%	0	1	0	1
50P-Palolo	118	89	29	75.42%	0	0	0	0
Total	4,720	4,541	111	96.21%	37	31	8	15

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	3	336.00	3	5,168.00	\$ 136,869.60	\$ 135,052.92	98.67%
31P-KVH	33	11,505.64	10	27,143.95	\$ 96,909.67	\$ 92,324.63	95.27%
32P-MWH	9	2,695.68	5	959.64	\$ 99,769.50	\$ 95,499.01	95.72%
33P-Kam/Kaamanu	5	3,507.59	5	1,339.00	\$ 82,342.50	\$ 78,781.50	95.68%
34P-Kalakaua	30	9,335.46	17	32,995.04	\$ 141,202.35	\$ 133,706.49	94.69%
35P-Kalanihiua	10	6,232.00	6	9,544.98	\$ 156,017.29	\$ 150,717.29	96.60%
37P-Hilo	7	1,103.00	7	530.00	\$ 67,660.77	\$ 62,652.77	92.60%
38P-Kauai	53	11,718.92	46	40,147.98	\$ 82,499.04	\$ 65,286.79	79.14%
39P-Maui	45	16,224.89	28	34,960.00	\$ 63,783.00	\$ 44,324.27	69.49%
40P-KPT	9	1,003.63	7	1,433.00	\$ 65,231.22	\$ 62,935.83	96.48%
43P-Kona	18	2,786.36	13	1,370.60	\$ 38,034.50	\$ 33,241.81	87.40%
44P-Leeward Oahu	81	15,398.33	49	21,247.64	\$ 54,582.00	\$ 33,382.29	61.16%
45P-Windward Oahu	2	117.55	1	1,371.00	\$ 58,211.65	\$ 53,976.68	92.72%
46P-Kamuela	4	1,723.30	9	3,866.24	\$ 20,707.00	\$ 18,751.59	90.56%
49P-Central Oahu	9	5,328.00	7	255.00	\$ 38,333.00	\$ 34,489.00	89.97%
50P-Palolo	4	1,356.33	1	458.00	\$ 22,251.80	\$ 21,665.00	97.36%
Total	322	\$ 90,372.68	213	\$ 182,790.07	\$ 1,224,404.89	\$ 1,116,787.87	91.21%

* 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 4/30/2014**

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	53	0	94.64%	0	0	0	1	Average Income	21	0.37%	8.09	3.77
Kauai	26	26	0	100.00%	0	1	0	0	Low Income (80%)	32	0.57%	2.19	1.39
Maui	32	24	8	75.00%	0	2	0	0	Very Low Inc. (50%)	297	5.26%	2.39	1.39
Oahu	750	733	4	97.73%	3	5	0	7	Extremely Low Inc. (30%)	5,298	93.80%	2.28	1.43
Total	864	836	12	96.76%	3	8	0	8		5,648	100.00%	2.31	1.44

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	6	\$ 2,540.00	5	\$ 8,959.00	\$ 19,664.00	\$ 16,795.67	85.41%
Kauai	4	\$ 910.00	2	\$ 396.00	\$ 6,177.00	\$ 5,150.00	83.37%
Maui	4	\$ 656.00	1	\$ 10,708.00	\$ 4,670.00	\$ 3,176.00	68.01%
Oahu	15	\$ 1,807.80	9	\$ 30,096.00	\$ 235,822.52	\$ 228,961.56	97.09%
Total	29	\$ 5,913.80	17	\$ 50,159.00	\$ 266,333.52	\$ 254,083.23	95.40%

* 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 4/30/2014**

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	44	1	95.65%	0	0	0	0
2202-Puahala Homes	128	120	1	93.75%	0	1	0	6
2204-Kawaiaehua	26	26	0	100.00%	0	1	0	0
2205-Kahale Mua	32	24	8	75.00%	0	2	0	0
2206-Lokahi	30	29	0	96.67%	0	0	0	0
2207-Ke Kumu Elua	26	24	0	92.31%	0	0	0	1
2401-Hale Po'ai	206	203	2	98.54%	1	1	0	0
2402-La'iola	108	106	0	98.15%	1	0	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	1	3	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	0
Total	864	836	12	96.76%	3	8	0	8

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	6	\$ 3,537.80	2	\$ 20,189.00	\$ 19,221.00	\$ 17,065.20	88.78%
2202-Puahala Homes	8	\$ (1,730.00)	6	\$ 9,907.00	\$ 45,793.52	\$ 41,361.36	90.32%
2204-Kawaiaehua	4	\$ 910.00	2	\$ 396.00	\$ 6,177.00	\$ 5,150.00	83.37%
2205-Kahale Mua	4	\$ 656.00	1	\$ 10,708.00	\$ 4,670.00	\$ 3,176.00	68.01%
2206-Lokahi	1	\$ 216.00	0	\$ -	\$ 11,965.00	\$ 10,711.00	89.52%
2207-Ke Kumu Elua	5	\$ 2,324.00	5	\$ 8,959.00	\$ 7,699.00	\$ 6,084.67	79.03%
2401-Hale Po'ai	0	\$ -	0	\$ -	\$ 58,934.00	\$ 58,934.00	100.00%
2402-La'iola	0	\$ -	0	\$ -	\$ 35,577.00	\$ 35,486.00	99.74%
2403-Kamalu-Ho'olulu	0	\$ -	0	\$ -	\$ 66,051.00	\$ 65,869.00	99.72%
2404-Halia Hale	0	\$ -	0	\$ -	\$ 10,246.00	\$ 10,246.00	100.00%
Total	28	\$ 5,913.80	16	\$ 50,159.00	\$ 266,333.52	\$ 254,083.23	95.40%

* 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 April 2014**

A. Program Activities

1. Voucher activity for April 2014:
 - HPHA expended \$1,955,606 (98.8% of HUD funds received) in housing assistance payments to private landlords on behalf of 1961 voucher holders. HPHA expended \$35,259 on behalf of 173 families served under the rent supplement program on Oahu.
 - There are 633 applicants on the Oahu Federal Section 8 (Housing Choice Voucher) waitlist. Forty applicants were contacted in March and April for eligibility screening. Approximately 30 responded to the contact letter.
 - There are 2,750 applicants on the Oahu Federal Section 8 (Palolo) (Project Based) waitlist. Approximately 50 applicants were contacted in April of which 10 are being screened for eligibility.
 - There are 793 applicants on Oahu State Rent Supplement Program waitlist.
 - 244 Veteran's Administration Supportive Housing Vouchers are leased as of April 30, 2014.

2. Voucher lease up activity for the reporting period:
 - VASH -Veteran's Administration Supportive Housing Vouchers:
 - 11 leased up in April 2014
 - 12 new referrals from the VA in April 2014
 - 48 VASH voucher holders in housing search as of April 2014
 - Kuhio Park Towers -Project Based Section 8:
 - 149 units occupied. There is one vacancy due to right sizing.
 - Palolo Valley Homes- Project Based Section 8:
 - 4 Vacant Units, PVH management is right sizing families
 - Housing Choice Vouchers:
 - 1 applicant in housing search
 - 20 contact letters sent to applicants in April 2014
 - Port-In (from other agencies)
 - 2 vouchers issued in April 2014
 - 4 families from other states searching for a home on Oahu

3. Inspections update:
 - A total of 157 inspections were performed in April 2014. Of the 157 inspections 69 failed the first time the unit was inspected. The inspections staff also failed 18 rent comparisons in April 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 22 quality control inspections completed in April 2014.

4. Family Self Sufficiency (FSS) Program

- The Family Self Sufficiency (FSS) program assisted 77 Section 8 clients in April 2014. There were 30 active escrow accounts with a total account balance of \$122,399.
- Two VASH FSS participants graduated successfully closing with a total of \$21,882.00 from their escrow accounts and 4 new voucher holders enrolled in the FSS program in April 2014.

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

A. Program Activities

- Eviction cases heard for month of April 2014, there were a total of 4 cases, 4 for rent, and 0 for non-rent. For March 2013 through April 2014, a total of 179 cases were referred with a total of 76 families evicted for this period.
- Monitor 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 assist management and staff with the timely submission of eviction cases to be heard before the eviction boards relating to rent delinquencies and other health and safety violations.
- Continue to seek a qualified person to fill the hearings assistant position.

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

Total # of Cases Heard for the Month of April 2014: 4 Cases Heard

(Oahu & Neighbor Islands)

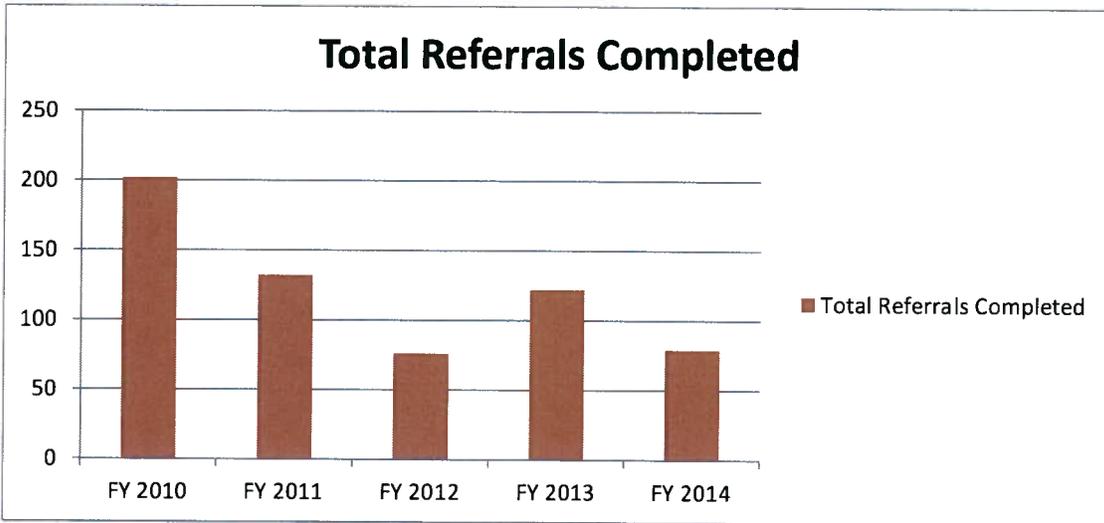
Decisions Rendered:	Rent Violations	Other Violations
Eviction	2	0
Evict w/cond	0	0
10-day cure	0	0
Withdrawn/Dismiss	0	0
Continued	2	0
Total	4	0

Delinquent Balance Total for Cases Heard in April 2014-\$1,348(AMP 32)

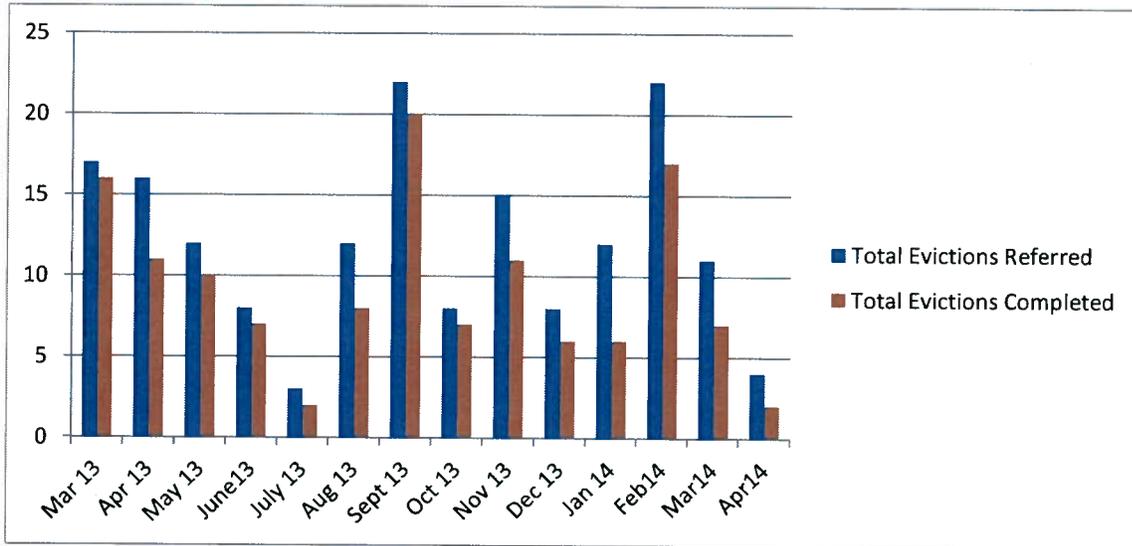
REFERRALS									
REASON FOR REFERRAL				RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	106	84	22	40	32	1	3	30	76
FY 2013	160	119	41	76	37	3	6	38	122
FY 2014	117	94	23	49	31	0	9	28	79

March 2013-April 2014

REFERRALS									
REASON FOR REFERRAL				RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
Mar 13	17	14	3	10	3	2	1	1	16
Apr 13	16	10	6	4	7	0	1	4	11
May 13	12	5	7	7	3	0	2	0	10
June13	8	5	3	6	1	0	0	1	7
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	11
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	17
Mar14	11	9	2	2	3	0	2	4	7
Apr14	4	4	0	2	0	0	0	2	2
TOTALS	179	128	42	76	45	2	13	34	130



March 2013-April 2014



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

**Fiscal Management Office
Report for March 2014**

AGENCY TOTAL – Variance Analysis based on any increases or decrease of 10% or more with the month of March 2014 being the basis for the variances.

INCOME STATEMENT

A. REVENUES:

HUD Operating Subsidies:

Consist of HAP under-disbursed funds payment of \$111,171 in February to Housing Choice Voucher Program and \$433,364 for Section 8 Contract Administration relating to Maunakea Towers retroactive Subsidy adjustment. Also included is a 25% increase in Subsidy to the Projects of \$406,843 due to a increase in the subsidy percentage rate.

CFP Grant Income:

Draw down of all obligated Capital Fund budgeted as required by HUD.

COCC Fee Income:

Primarily Front Line Service Fees not booked in March 2014.

Grant Income:

Increase in the Repair & Maintenance General Fund draw down.

Other Income:

Primarily the CIP administrative and associated costs reimbursements revenue have not been realized as budgeted awaiting approval from Budget and Finance.

B. EXPENSES:

Administrative:

Front Line Service fees budgeted by the AMPs was not billed by the COCC due to billing software being updated also employee positions and benefits budgeted were not filled \$213k.

Housing Assistance Payments:

The increase in Housing Assistance Payment(HAP) relates to an increase of \$82k in expenditure over budget by Housing Choice Voucher Program; the Maunakea Towers retroactive subsidy adjustments \$433k ; State Rent Supplement Program HAP expenditure of \$(40)k decrease from budget.

Tenant Services:

Lower utilization vs budget of utilization of interpreter services and language assistance at the project level.

Protective Services:

Additional protective services for Puuwai Momi, Kalihi Valley Homes and Mayor Wrights.

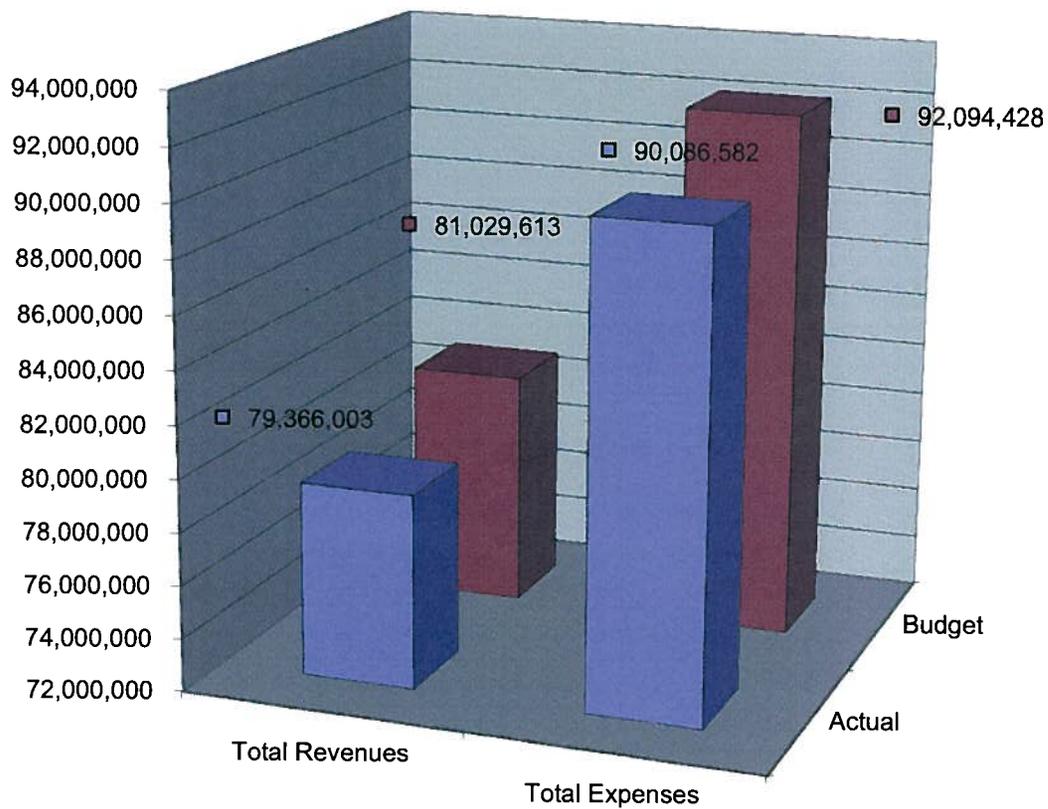
Bad Debt Expense:

Adjustment for tenant credits balances in excess of bad debt write-offs.

OVERVIEW – Current Fiscal Year:

As the Fiscal Year 2013 - 2014 progresses and the Capital Appropriations are approved HPHA will begin to recognize Capital Administrative and Associated Expenses reimbursements which should add approximately \$4.0 Million in revenues for the current Fiscal Year.

HPHA MARCH 31, 2014 Actual VS Budget



	Total Revenues	Total Expenses
Actual	79,366,003	90,086,582
Budget	81,029,613	92,094,428

**HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014				YEAR TO DATE ENDING MARCH 31, 2014							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,317,441	1,388,604	\$ (71,163)	-5%	Dwelling Rental Income	12,051,127	12,499,077	\$ (447,950)	-4%	12,089,137	\$ (38,010)	0%
6,688,405	5,737,027	951,378	17%	HUD Operating Subsidies	54,462,300	52,109,459	2,352,841	5%	51,843,723	2,618,577	5%
1,033,084	604,317	428,767	71%	CFP Grant Income	1,652,546	5,438,837	(3,786,291)	-70%	-	1,652,546	0%
479,142	541,187	(62,045)	-11%	COCC Fee Income	5,004,315	4,866,340	137,975	3%	3,255,963	1,748,352	54%
-	-	-	0%	General Fund	-	-	-	0%	3,774,613	(3,774,613)	-100%
470,424	428,534	41,890	10%	Grant Income	3,893,712	3,856,806	36,906	1%	-	3,893,712	0%
94,625	251,274	(156,649)	-62%	Other Income	2,302,004	2,259,094	42,910	2%	2,428,976	(126,972)	-5%
10,083,122	8,950,943	1,132,179	13%	Total Revenues	79,366,003	81,029,613	(1,663,610)	-2%	73,392,412	5,973,591	8%
				EXPENSES							
1,306,149	1,585,375	279,226	18%	Administrative	9,998,942	12,933,704	2,934,762	23%	9,320,920	(678,022)	-7%
29,477	29,347	(130)	0%	Asset Management Fees	265,293	264,253	(1,040)	0%	122,040	(143,253)	-117%
394,863	413,806	18,943	5%	Management Fees	3,350,750	3,718,975	368,225	10%	2,732,808	(617,942)	-23%
54,802	56,699	1,897	3%	Bookkeeping Fees	462,071	509,697	47,626	9%	475,881	13,810	3%
4,438,924	3,960,758	(478,166)	-12%	Housing Assistance Payments	38,570,035	35,596,822	(2,973,213)	-8%	36,556,215	(2,013,820)	-6%
31,515	45,662	14,147	31%	Tenant Services	278,124	401,431	123,307	31%	706,777	428,653	61%
1,230,777	1,177,586	(53,191)	-5%	Utilities	10,448,008	10,598,477	150,469	1%	9,797,018	(650,990)	-7%
1,403,004	1,542,518	139,515	9%	Maintenance	12,739,195	14,277,233	1,538,038	11%	11,300,466	(1,438,729)	-13%
448,705	175,874	(272,831)	-155%	Protective Services	1,744,671	1,585,172	(159,499)	-10%	1,542,133	(202,538)	-13%
77,917	84,124	6,207	7%	Insurance	739,388	757,791	18,403	2%	744,198	4,810	1%
1,241,428	1,263,840	22,412	2%	General Expenses	11,490,105	11,450,873	(39,232)	0%	11,411,169	(78,936)	-1%
10,657,560	10,335,589	(321,971)	-3%	Total Expenses	90,086,582	92,094,428	2,007,846	2%	84,709,623	(5,376,959)	-6%
\$ (574,438)	\$ (1,384,646)	\$ 810,208	59%	Net Income(Loss)	\$ (10,720,579)	\$ (11,064,815)	\$ 344,236	3%	\$ (11,317,211)	\$ 596,632	5%
				CASH BASIS:							
\$ (574,438)	\$ (1,384,646)	\$ 810,208	59%	Net Income(loss) per Above	(10,720,579)	(11,064,815)	\$ 344,236	3%	(11,317,211)	\$ 596,632	5%
				Add back non cash items:							
1,237,953	1,239,619	(1,666)	0%	Depreciation Expense	11,091,169	11,156,577	(65,408)	-1%	10,735,010	356,159	3%
5,282	10,919	(5,637)	-52%	Bad Debt Expense	(7,104)	145,291	(152,395)	-105%	91,779	(98,883)	-108%
\$ 668,797	\$ (134,108)	\$ 802,905	599%	TOTAL CASH BASIS	363,486	237,053	\$ 126,433	53%	\$ (490,422)	\$ 853,908	174%

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING MARCH 31, 2014
AGENCY TOTAL**

		<u>MARCH</u>	<u>FEBRUARY</u>	<u>Increase (Decrease)</u>
ASSETS:				
Cash		66,920,280	63,609,648	3,310,632
Receivables:				
Accrued Interest	5,303,186		5,303,186	-
Tenant Receivables	1,351,566		1,471,494	(119,928)
Other	4,286,133		4,325,825	(39,692)
Less Allowance for Doubtful Accounts	<u>(5,537,549)</u>	5,403,337	(5,534,178)	(3,370)
Total receivables				
Prepaid Expenses		194,568	487,294	(292,726)
Inventories		(411)	12,888	(13,299)
Interprogram Due From		(1,274,473)	995,963	(2,270,436)
Interprogram Due To		-	-	
Total Current Assets		<u>71,243,300</u>	<u>70,672,120</u>	<u>571,180</u>
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	534,690,791			
Furniture & Equipment	4,352,403			
Motor vehicles	1,250,266			
Construction in Progress	32,947,364			
Less: Accumulated Depreciation	<u>(324,197,070)</u>	270,495,081	271,733,034	(1,237,953)
Notes, Loans & Mortgage Receivable-Non Current		49,099,568	49,099,568	-
Other Long term assets		-	-	
Total Assets		<u>390,837,949</u>	<u>391,504,722</u>	<u>(666,773)</u>

**CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING MARCH 31, 2014
AGENCY TOTAL**

	<u>MARCH</u>	<u>FEBRUARY</u>	<u>Increase (Decrease)</u>
LIABILITIES AND EQUITY:			
Accounts Payable	1,631,488	1,095,500	535,987
Accrued Expenses	934,069	1,258,363	(324,294)
Accrued Salaries & Wages	708,298	708,298	-
Accrued Vacation	669,776	669,776	-
Tenant Security Deposits	854,115	855,456	(1,341)
Other Liabilities & Deferred Income	42,866,709	43,110,261	(243,552)
Interprogram Due To	11,687,963	13,492,215	(1,804,252)
Total Current Liabilities	59,352,418	61,189,870	(1,837,452)
Accrued Pension and OPEB Liability	9,289,299	9,289,299	-
Accrued Liabilities - Long Term	4,411,148	4,411,148	-
Net Assets:			
Restricted Net Assets	2,844,517	2,844,517	-
Unrestricted Net Assets	325,661,146	325,661,146	-
Net Income Year to Date	(10,720,579)	(11,891,258)	1,170,679
Total Equity	317,785,084	316,614,405	1,170,679
Total Liabilities & Equity	390,837,949	391,504,722	(666,773)

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**HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014					YEAR TO DATE ENDING MARCH 31, 2014									
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
					REVENUES									
\$ -	\$ -	\$ -	0%	Dwelling Rental Income	\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%			
2,179,759	2,068,588	111,171	5%	HUD Operating Subsidies	18,469,676	18,617,292	(147,616)	-1%	16,663,671	1,806,005	11%			
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%			
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%			
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%			
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%			
37,290	858	36,432	4246%	Other Income	322,108	7,722	314,386	4071%	1,233,320	(911,213)	-74%			
2,217,049	2,069,446	147,603	7%	Total Revenues	18,791,784	18,625,014	166,770	1%	17,896,991	894,792	5%			
				EXPENSES										
79,304	134,451	55,147	41%	Administrative	682,126	1,046,263	364,137	35%	1,230,820	548,694	45%			
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%			
22,776	23,244	468	2%	Management Fees	206,244	209,196	2,952	1%	207,840	1,596	1%			
14,235	15,000	765	5%	Bookkeeping Fees	128,903	135,000	6,098	5%	129,900	998	1%			
2,007,750	1,926,022	(81,728)	-4%	Housing Assistance Payments	18,015,590	17,334,198	(681,392)	-4%	16,531,906	(1,483,684)	-9%			
15,329	22,869	7,540	33%	Tenant Services	184,919	205,821	20,902	10%	-	(184,919)	0%			
2,573	4,125	1,552	38%	Utilities	26,111	37,125	11,014	30%	24,438	(1,674)	-7%			
981	100	(881)	-881%	Maintenance	6,997	900	(6,097)	-677%	161,280	154,283	96%			
67	95	28	29%	Protective Services	538	855	317	37%	452	(86)	-19%			
221	689	468	68%	Insurance	8,680	6,201	(2,479)	-40%	8,512	(167)	-2%			
6,632	-	(6,632)	0%	General Expenses	80,080	7,326	(72,754)	-993%	36,395	(43,685)	-120%			
2,149,868	2,126,595	(23,273)	-1%	Total Expenses	19,340,187	18,982,885	(357,302)	-2%	18,331,543	(1,008,644)	-6%			
\$ 67,181	\$ (57,149)	\$ 124,330	218%	Net Income(Loss)	\$ (548,403)	\$ (357,871)	\$ (190,532)	-53%	\$ (434,551)	\$ (113,852)	-26%			
				CASH BASIS:										
\$ 67,181	\$ (57,149)	\$ 124,330	218%	Net Income(loss) per Above	\$ (548,403)	\$ (357,871)	\$ (190,532)	-53%	\$ (434,551)	\$ (113,852)	-26%			
-	-	-	0%	Add back non cash items:										
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%			
				Bad Debt Expense	-	-	-	0%	-	-	0%			
\$ 67,181	\$ (57,149)	\$ 124,330	218%	TOTAL CASH BASIS	\$ (548,403)	\$ (357,871)	\$ (190,532)	-53%	\$ (434,551)	\$ (113,852)	-26%			

**HAWAII PUBLIC HOUSING AUTHORITY
REPAIRS & MAINTENANCE GENERAL FUND
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
\$ -	\$ -	\$ -	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
392,680	340,540	52,140	15%
(688,985)	(340,540)	(348,445)	-102%
(296,305)	-	(296,305)	0%
20,163	1,570	(18,593)	-1184%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
(27,066)	-	27,066	0%
(34,062)	-	34,062	0%
-	-	-	0%
-	-	-	0%
(40,965)	1,570	42,535	2709%
\$ (255,340)	\$ (1,570)	\$ (253,770)	-16164%
-	-	-	0%
-	-	-	0%
\$ (255,340)	\$ (1,570)	\$ (253,770)	-16164%

YEAR TO DATE ENDING MARCH 31, 2014						
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES						
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	644,034	(644,034)	-100%
3,123,516	3,064,860	58,656	2%	-	3,123,516	0%
(2,904,849)	(3,064,860)	160,011	5%	-	(2,904,849)	0%
218,667	-	218,667	0%	644,034	(425,367)	-66%
EXPENSES						
23,731	14,130	(9,601)	-68%	25,874	2,143	8%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
5,530	-	(5,530)	0%	-	(5,530)	0%
9,408	-	(9,408)	0%	-	(9,408)	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
38,669	14,130	(24,539)	-174%	25,874	(12,795)	-49%
\$ 179,998	\$ (14,130)	\$ 194,128	1374%	\$ 618,160	\$ (438,162)	0%
CASH BASIS:						
\$ 179,998	\$ (14,130)	\$ 194,128	1374%	\$ 618,160	\$ (438,162)	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 179,998	\$ (14,130)	\$ 194,128	1374%	\$ 618,160	\$ (438,162)	0%

**STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014			
Actual	Budget	Variance Amount	%
\$ -	\$ -	\$ -	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
77,744	87,994	(10,250)	-12%
-	-	-	0%
77,744	87,994	(10,250)	-12%
55	10,632	10,577	99%
-	-	-	0%
549	650	101	16%
344	450	106	24%
35,889	75,824	39,935	53%
-	-	-	0%
387	660	273	41%
-	-	-	0%
-	-	-	0%
18	30	12	39%
-	-	-	0%
37,242	88,246	51,004	58%
\$ 40,502	\$ (252)	\$ 40,754	16172%
\$ 40,502	\$ (252)	\$ 40,754	16172%
-	-	-	0%
-	-	-	0%
\$ 40,502	\$ (252)	\$ 40,754	16172%

YEAR TO DATE ENDING MARCH 31, 2014						
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES						
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	50,358	(50,358)	-100%
770,196	791,946	(21,750)	-3%	709,756	60,440	9%
9,145	-	9,145	0%	-	9,145	0%
779,340	791,946	(12,606)	-2%	760,114	19,227	3%
EXPENSES						
34,381	102,087	67,706	66%	63,005	28,623	45%
-	-	-	0%	-	-	0%
5,211	5,850	639	11%	5,961	750	13%
3,266	4,050	784	19%	3,736	470	13%
348,100	632,416	284,316	45%	397,314	49,214	12%
-	-	-	0%	-	-	0%
5,798	5,940	142	2%	6,161	363	6%
21	-	(21)	0%	-	(21)	0%
-	-	-	0%	-	-	0%
185	270	85	31%	201	16	8%
-	-	-	0%	(997)	(997)	-100%
396,962	750,613	353,651	47%	475,381	78,419	16%
\$ 382,378	\$ 41,333	\$ 341,045	825%	\$ 284,733	\$ 97,646	34%
CASH BASIS:						
\$ 382,378	\$ 41,333	\$ 341,045	825%	\$ 284,733	\$ 97,646	34%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
\$ 382,378	\$ 41,333	\$ 341,045	825%	\$ 284,733	\$ 97,646	34%

**SECTION 8 CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014			
Actual	Budget	Variance Amount	%
\$ -	\$ -	\$ -	0%
2,490,049	2,056,685	433,364	21%
-	-	-	0%
-	-	-	0%
-	-	-	0%
(16,965)	15	(16,980)	-113202%
2,473,084	2,056,700	416,384	20%
6,997	8,184	1,187	15%
-	-	-	0%
70,439	77,808	7,369	9%
-	420	420	100%
2,394,305	1,958,912	(435,393)	-22%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
506	-	(506)	0%
2,472,247	2,045,324	(426,923)	-21%
\$ 837	\$ 11,376	\$ (10,539)	-93%
\$ 837	\$ 11,376	(10,539)	-93%
-	-	-	0%
-	-	-	0%
\$ 837	\$ 11,376	\$ (10,539)	-93%

YEAR TO DATE ENDING MARCH 31, 2014									
Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
REVENUES									
\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%			
21,059,720	18,510,165	2,549,555	14%	18,310,777	2,748,943	15%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
(155,322)	135	(155,457)	-115154%	878,165	(1,033,487)	-118%			
20,904,398	18,510,300	2,394,098	13%	19,188,942	1,715,456	9%			
EXPENSES									
50,444	73,656	23,212	32%	56,712	6,268	11%			
-	-	-	0%	-	-	0%			
657,955	700,272	42,317	6%	-	(657,955)	0%			
-	3,780	3,780	100%	-	-	0%			
20,191,976	17,630,208	(2,561,768)	-15%	18,310,777	(1,881,199)	-10%			
-	-	-	0%	702,421	702,421	100%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
1,857	-	(1,857)	0%	6,104	4,247	70%			
20,902,232	18,407,916	(2,494,316)	-14%	19,076,014	(1,826,218)	-10%			
\$ 2,166	\$ 102,384	\$ (100,218)	-98%	\$ 112,928	\$ (110,762)	-98%			
CASH BASIS:									
\$ 2,166	\$ 102,384	(100,218)	-98%	\$ 112,928	(110,762)	-98%			
-	-	-	0%	-	-	0%			
-	-	-	0%	-	-	0%			
\$ 2,166	\$ 102,384	(100,218)	-98%	\$ 112,928	(110,762)	-98%			

**CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014			
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>
-	-	\$ -	0%
-	-	-	0%
1,033,084	250,000	783,084	313%
409,618	541,187	(131,569)	-24%
-	-	-	0%
-	-	-	0%
24,757	371,375	(346,618)	-93%
1,467,460	1,162,562	304,898	26%
643,407	803,642	160,235	20%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	1,560	1,560	100%
6,089	14,860	8,771	59%
221,045	275,440	54,395	20%
856	936	80	9%
1,308	4,509	3,201	71%
(18,003)	2,346	20,349	867%
854,702	1,103,293	248,591	23%
\$ 612,758	\$ 59,269	\$ 553,489	934%
\$ 612,758	\$ 59,269	\$ 553,489	934%
832	885	(53)	-6%
-	-	-	0%
\$ 613,590	\$ 60,154	\$ 553,436	920%

YEAR TO DATE ENDING MARCH 31, 2014						
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
REVENUES						
-	-	\$ -	0%	-	\$ -	0%
-	-	-	0%	-	-	0%
1,033,084	2,250,000	(1,216,916)	-54%	-	1,033,084	0%
3,618,914	4,866,340	(1,247,426)	-26%	3,208,688	410,225	13%
-	-	-	0%	29,631	(29,631)	-100%
-	-	-	0%	-	-	0%
1,942,544	3,342,375	(1,399,831)	-42%	(56,641)	1,999,185	3530%
6,594,542	10,458,715	(3,864,174)	-37%	3,181,678	3,412,863	107%
EXPENSES						
5,055,268	6,821,115	1,765,847	26%	4,640,168	(415,101)	-9%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%
-	14,310	13,881	97%	276	(153)	-56%
88,101	133,934	45,833	34%	103,578	15,477	15%
1,899,859	2,632,649	732,790	28%	1,529,388	(370,471)	-24%
9,455	8,424	(1,031)	-12%	17,297	7,841	45%
37,157	40,630	3,473	9%	52,813	15,656	30%
161,446	37,339	(124,107)	-332%	230,020	68,573	30%
7,251,716	9,688,401	2,436,685	25%	6,573,539	(678,176)	-10%
\$ (657,174)	\$ 770,314	\$ (1,427,488)	-185%	\$ (3,391,861)	\$ 2,734,687	81%
CASH BASIS:						
\$ (657,174)	\$ 770,314	\$ (1,427,488)	-185%	\$ (3,391,861)	\$ 2,734,687	81%
7,492	7,971	(479)	-6%	7,492	0	0%
-	-	-	0%	-	-	0%
\$ (649,682)	\$ 778,285	\$ (1,427,967)	-183%	\$ (3,384,369)	\$ 2,734,687	81%

**STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014				YEAR TO DATE ENDING MARCH 31, 2014							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
89,882	89,527	\$ 355	0%	REVENUES	785,511	797,750	\$ (12,239)	-2%	687,291	\$ 98,220	14%
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
273,656	115,844	157,812	136%	Grant Income	958,001	1,042,596	(84,595)	-8%	151,709	806,292	531%
				Other Income							
363,539	205,371	158,168	77%	Total Revenues	1,743,513	1,840,346	(96,833)	-5%	839,001	904,512	108%
				EXPENSES							
24,371	39,112	14,741	38%	Administrative	213,158	313,130	99,972	32%	229,469	16,310	7%
248	248	-	0%	Asset Management Fees	2,232	2,232	-	0%	-	(2,232)	0%
16,753	17,524	771	4%	Management Fees	150,274	157,034	6,760	4%	134,699	(15,575)	-12%
2,010	2,120	110	5%	Bookkeeping Fees	18,030	19,006	976	5%	-	(18,030)	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	166	166	100%	Tenant Services	-	2,994	2,994	100%	-	-	0%
66,728	75,897	9,169	12%	Utilities	607,063	683,090	76,027	11%	591,554	(15,510)	-3%
72,167	68,808	(3,359)	-5%	Maintenance	617,299	636,403	19,104	3%	472,811	(144,489)	-31%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
2,580	3,171	591	19%	Insurance	26,872	29,409	2,537	9%	28,067	1,195	4%
70,301	72,782	2,481	3%	General Expenses	627,855	655,032	27,177	4%	627,132	(723)	0%
				Total Expenses	2,262,784	2,498,330	235,546	9%	2,083,731	(179,052)	-9%
\$ 108,381	\$ (74,457)	\$ 133,498	179%	Net Income(Loss)	\$ (519,271)	\$ (657,984)	\$ 138,713	21%	\$ (1,244,731)	\$ 725,460	58%
				CASH BASIS:							
\$ 108,381	\$ (74,457)	\$ 133,498	179%	Net Income(loss) per Above	\$ (519,271)	\$ (657,984)	\$ 138,713	21%	\$ (1,244,731)	\$ 725,460	58%
				Add back non cash items:							
70,301	70,833	(532)	-1%	Depreciation Expense	627,619	637,497	(9,878)	-2%	607,651	19,968	3%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	15,175	(15,175)	-100%
\$ 178,682	\$ (3,624)	\$ 132,967	3669%	TOTAL CASH BASIS	\$ 108,348	\$ (20,487)	\$ 128,835	629%	\$ (621,904)	\$ 730,253	117%

**STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

<u>MONTH OF MARCH, 2014</u>					<u>YEAR TO DATE ENDING MARCH 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>
\$ 167,746	\$ 163,542	\$ 4,204	3%								
-	-	-	0%	REVENUES							
-	-	-	0%	Dwelling Rental Income	\$ 1,517,191	\$ 1,471,878	\$ 45,313	3%	\$ 1,491,220	\$ 25,971	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%
(17,131)	4,650	(21,781)	-468%	Other Income	1,016,621	41,850	974,771	2329%	1,028,701	(12,080)	-1%
150,615	168,192	(17,577)	-10%	Total Revenues	2,533,812	1,513,728	1,020,084	67%	2,519,921	13,891	1%
				EXPENSES							
69,204	43,640	(25,564)	-59%	Administrative	241,170	292,668	51,498	18%	162,936	(78,234)	-48%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
35,506	35,882	376	1%	Management Fees	319,739	322,931	3,192	1%	296,257	(23,482)	-8%
4,260	4,306	46	1%	Bookkeeping Fees	38,363	38,754	392	1%	38,303	(60)	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	385	385	100%	Tenant Services	-	3,465	3,465	100%	-	-	0%
89,786	112,562	22,776	20%	Utilities	985,851	1,013,058	27,207	3%	940,079	(45,772)	-5%
97,625	140,109	42,484	30%	Maintenance	932,763	1,260,981	328,218	26%	787,877	(144,886)	-18%
43	-	(43)	0%	Protective Services	774	-	(774)	0%	2,207	1,433	65%
10,669	10,765	96	1%	Insurance	89,126	96,885	7,759	8%	96,919	7,792	8%
116,994	117,021	27	0%	General Expenses	1,050,657	1,053,189	2,532	0%	1,049,634	(1,023)	0%
424,086	464,670	40,584	9%	Total Expenses	3,658,442	4,081,931	423,490	10%	3,374,211	(284,230)	-8%
\$ (273,472)	\$ (296,478)	\$ 23,006	8%	Net Income(Loss)	\$ (1,124,629)	\$ (2,568,203)	\$ 1,443,574	56%	\$ (854,290)	\$ (270,339)	-32%
				CASH BASIS:							
\$ (273,472)	\$ (296,478)	\$ 23,006	8%	Net Income(loss) per Above	\$ (1,124,629)	\$ (2,568,203)	\$ 1,443,574	56%	\$ (854,290)	\$ (270,339)	-32%
				Add back non cash items:							
116,602	116,604	(2)	0%	Depreciation Expense	1,049,418	1,049,436	(18)	0%	1,049,418	(0)	0%
-	417	(417)	-100%	Bad Debt Expense	-	3,753	(3,753)	-100%	(440)	440	100%
\$ (156,870)	\$ (179,457)	\$ 22,587	13%	TOTAL CASH BASIS	\$ (75,211)	\$ (1,515,014)	\$ 1,439,803	95%	\$ 194,688	\$ (269,899)	-139%

**HAWAII PUBLIC HOUSING AUTHORITY
VETERANS AFFAIRS SUPPORTIVE HOUSING
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014					YEAR TO DATE ENDING MARCH 31, 2014									
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%			
					REVENUES									
\$ -	\$ -	\$ -	0%	Dwelling Rental Income	\$ -	\$ -	\$ -	0%		\$ -	0%			
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	515,117	(515,117)	-100%			
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%			
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%			
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%			
-	-	-	0%	Other Income	-	-	-	0%	138,798	(138,798)	-100%			
-	-	-	0%	Total Revenues	-	-	-	0%	653,915	(653,915)	-100%			
					EXPENSES									
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%			
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%			
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%			
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%			
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	1,316,217	1,316,217	100%			
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%			
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%			
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%			
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%			
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%			
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%			
-	-	-	0%	Total Expenses	-	-	-	0%	1,316,217	1,316,217	100%			
\$ -	\$ -	\$ -	0%	Net Income(Loss)	\$ -	\$ -	\$ -	0%	\$ (662,302)	\$ 662,302	100%			
					CASH BASIS:									
\$ -	\$ -	\$ -	0%	Net Income(loss) per Above	\$ -	\$ -	\$ -	0%	\$ (662,302)	\$ 662,302	100%			
-	-	-	0%	Add back non cash items:										
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%			
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%			
\$ -	\$ -	\$ -	0%	TOTAL CASH BASIS	\$ -	\$ -	\$ -	0%	\$ (662,302)	\$ 662,302	100%			

**FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

MONTH OF MARCH, 2014					YEAR TO DATE ENDING MARCH 31, 2014						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
REVENUES					REVENUES						
\$ 1,059,813	\$ 1,135,535	\$ (75,722)	-7%	Dwelling Rental Income	\$ 9,748,424	\$ 10,229,449	\$ (481,025)	-5%	9,918,394	\$ (169,970)	-2%
2,018,597	1,611,754	406,843	25%	HUD Operating Subsidies	14,932,903	14,982,002	(49,099)	0%	16,354,157	(1,421,254)	-9%
-	354,317	(354,317)	-100%	CFP Grant Income	619,462	3,188,837	(2,569,375)	-81%	-	619,462	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	1,211,304	(1,211,304)	-100%
482,003	99,072	382,931	387%	Other Income	1,113,757	889,276	224,481	25%	223,959	889,798	397%
3,560,413	3,200,678	359,735	11%	Total Revenues	26,414,546	29,289,564	(2,875,018)	-10%	27,707,815	(1,293,269)	-5%
EXPENSES					EXPENSES						
451,747	544,144	92,397	17%	Administrative	3,687,762	4,270,655	582,893	14%	2,930,961	(756,801)	-26%
29,229	29,099	(130)	0%	Asset Management Fees	263,061	262,021	(1,040)	0%	-	(263,061)	0%
248,840	258,698	9,858	4%	Management Fees	2,260,168	2,323,692	63,524	3%	2,088,050	(172,117)	-8%
33,953	34,403	450	1%	Bookkeeping Fees	307,463	309,107	1,644	1%	284,918	(22,546)	-8%
981	-	(981)	0%	Housing Assistance Payments	14,369	-	(14,369)	0%	-	(14,369)	0%
16,185	20,682	4,497	22%	Tenant Services	92,777	174,841	82,064	47%	4,080	(88,697)	-2174%
1,065,214	969,482	(95,732)	-10%	Utilities	8,735,083	8,725,330	(9,753)	0%	8,092,820	(642,263)	-8%
1,038,252	1,058,061	19,809	2%	Maintenance	9,276,727	9,746,300	469,573	5%	8,349,111	(927,616)	-11%
481,801	174,843	(306,958)	-176%	Protective Services	1,724,496	1,575,893	(148,603)	-9%	1,522,178	(202,318)	-13%
63,121	64,960	1,839	3%	Insurance	577,368	584,396	7,028	1%	564,685	(12,683)	-2%
1,064,997	1,071,691	6,694	1%	General Expenses	9,568,210	9,697,987	129,777	1%	9,460,921	(107,288)	-1%
4,494,320	4,226,063	(268,257)	-6%	Total Expenses	36,507,483	37,670,222	1,162,739	3%	33,297,724	(3,209,759)	-10%
\$ (933,907)	\$ (1,025,385)	\$ 91,478	9%	Net Income(Loss)	\$ (10,092,937)	\$ (8,380,658)	\$ (1,712,280)	-20%	\$ (5,589,909)	\$ (4,503,029)	-81%
CASH BASIS:					CASH BASIS:						
\$ (933,907)	\$ (1,025,385)	\$ 91,478	9%	Net Income(loss) per Above	\$ (10,092,937)	\$ (8,380,658)	\$ (1,712,280)	-20%	\$ (5,589,909)	\$ (4,503,029)	-81%
1,050,217	1,051,297	(1,080)	0%	Add back non cash items:							
5,282	10,503	(5,221)	-50%	Depreciation Expense	9,406,681	9,461,673	(54,992)	-1%	9,070,449	336,233	4%
				Bad Debt Expense	(7,104)	141,538	(148,642)	-105%	77,044	(84,148)	-109%
\$ 121,592	\$ 36,415	\$ 85,177	234%	TOTAL CASH BASIS	\$ (693,360)	\$ 1,222,553	\$ (1,915,913)	-157%	\$ 3,557,584	\$ (4,250,944)	-119%

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPs
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014
(Amounts in Full Dollars)**

<u>MONTH OF MARCH, 2014</u>				<u>YEAR TO DATE ENDING MARCH 31, 2014</u>								
		<u>Variance</u>		<u>ACCRUAL BASIS</u>				<u>Variance</u>				
<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>%</u>		<u>Actual</u>	<u>Budget</u>	<u>Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Amount</u>	<u>%</u>	
REVENUES												
\$ 407,338	\$ 338,004	\$ 69,334	21%	Asset Management Project - 30	\$ 2,889,941	\$ 2,997,308	\$ (107,367)	-4%	2,591,593	\$ 298,349	12%	
398,234	238,933	159,301	67%	Asset Management Project - 31	2,328,370	2,103,021	225,349	11%	2,453,425	(125,055)	-5%	
438,249	260,402	177,847	68%	Asset Management Project - 32	2,592,399	2,531,132	61,267	2%	2,883,101	(290,702)	-10%	
249,164	222,641	26,523	12%	Asset Management Project - 33	1,938,551	1,968,961	(30,410)	-2%	2,073,472	(134,921)	-7%	
376,577	343,810	32,767	10%	Asset Management Project - 34	3,068,708	3,670,306	(601,598)	-16%	3,096,819	(28,111)	-1%	
448,928	356,240	92,688	26%	Asset Management Project - 35	3,232,059	3,150,558	81,501	3%	3,390,760	(158,701)	-5%	
156,704	196,474	(39,770)	-20%	Asset Management Project - 37	1,270,953	1,738,393	(467,440)	-27%	1,253,844	17,108	1%	
171,981	207,017	(35,036)	-17%	Asset Management Project - 38	1,573,281	1,841,738	(268,457)	-15%	1,561,687	11,595	1%	
134,225	207,006	(72,781)	-35%	Asset Management Project - 39	1,095,446	1,833,864	(738,418)	-40%	1,071,740	23,706	2%	
137,663	160,993	(23,330)	-14%	Asset Management Project - 40	1,245,452	1,416,664	(171,212)	-12%	1,630,517	(385,065)	-24%	
115,365	141,614	(26,249)	-19%	Asset Management Project - 43	991,895	1,249,268	(257,373)	-21%	1,034,149	(42,254)	-4%	
159,257	176,631	(17,374)	-10%	Asset Management Project - 44	1,292,373	1,625,093	(332,720)	-20%	1,473,224	(180,851)	-12%	
102,460	129,513	(27,053)	-21%	Asset Management Project - 45	958,051	1,139,877	(181,826)	-16%	1,189,901	(231,850)	-19%	
61,355	58,534	2,821	5%	Asset Management Project - 46	462,881	517,862	(54,981)	-11%	493,966	(31,085)	-6%	
110,247	93,755	16,492	18%	Asset Management Project - 49	788,370	827,027	(38,657)	-5%	754,821	33,549	4%	
92,665	69,108	23,557	34%	Asset Management Project - 50	685,817	678,492	7,325	1%	754,798	(68,981)	-9%	
\$ 3,560,414	\$ 3,200,675	\$ 359,739	11%	Total Revenues	\$ 26,414,546	\$ 29,289,564	\$ (2,875,018)	-10%	\$ 27,707,815	\$ (1,293,268)	-5%	
NET INCOME(LOSS)												
\$ (78,242)	\$ (103,041)	\$ 24,799	24%	Asset Management Project - 30	(943,083)	(1,001,580)	\$ 58,497	6%	(953,759)	\$ 10,676	1%	
(109,958)	(164,480)	54,522	33%	Asset Management Project - 31	(1,318,047)	(1,471,036)	152,989	10%	(908,536)	(409,510)	-45%	
51,913	(34,324)	86,237	251%	Asset Management Project - 32	(319,933)	(131,692)	(188,241)	-143%	147,419	(467,353)	-317%	
(44,563)	(76,911)	32,348	42%	Asset Management Project - 33	(663,552)	(630,676)	(32,876)	-5%	(233,332)	(430,221)	-184%	
15,851	(36,887)	52,738	143%	Asset Management Project - 34	(69,501)	229,718	(299,219)	-130%	218,200	(287,701)	-132%	
3,628	(76,870)	80,498	105%	Asset Management Project - 35	(283,963)	(661,066)	377,103	57%	20,006	(303,969)	-1519%	
(176,813)	(156,121)	(20,692)	-13%	Asset Management Project - 37	(1,665,538)	(1,393,092)	(272,446)	-20%	(1,510,947)	(154,591)	-10%	
(44,532)	(51,593)	7,061	14%	Asset Management Project - 38	(363,491)	(466,733)	103,242	22%	(65,059)	(298,432)	-459%	
(54,378)	(5,619)	(48,759)	-868%	Asset Management Project - 39	(607,204)	(145,269)	(461,935)	-318%	(550,994)	(56,210)	-10%	
(61,317)	(129)	(61,188)	-47432%	Asset Management Project - 40	(379,412)	(14,427)	(364,985)	-2530%	76,626	(456,038)	-595%	
(89,704)	(74,050)	(15,654)	-21%	Asset Management Project - 43	(858,028)	(661,196)	(196,832)	-30%	(604,781)	(253,247)	-42%	
(150,760)	(100,614)	(50,146)	-50%	Asset Management Project - 44	(1,014,555)	(766,867)	(247,688)	-32%	(392,378)	(622,177)	-159%	
(109,296)	(55,412)	(53,884)	-97%	Asset Management Project - 45	(720,544)	(540,655)	(179,889)	-33%	(361,646)	(358,898)	-99%	
(42,344)	(39,546)	(2,798)	-7%	Asset Management Project - 46	(442,732)	(359,157)	(83,575)	-23%	(322,449)	(120,283)	-37%	
(33,893)	(42,189)	8,296	20%	Asset Management Project - 49	(516,403)	(372,825)	(143,578)	-39%	(350,345)	(166,058)	-47%	
(9,501)	(7,599)	(1,902)	-25%	Asset Management Project - 50	73,049	5,895	67,154	1139%	202,067	(129,017)	-64%	
\$ (933,907)	\$ (1,025,385)	\$ 91,478	9%	Total Net Income(Loss)	\$ (10,092,937)	\$ (8,380,658)	\$ (1,712,280)	-20%	\$ (5,589,909)	\$ (4,503,029)	-81%	

**HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE NINE MONTHS ENDING MARCH 31, 2014**

MONTH OF MARCH, 2014				(Amounts in Full Dollars)				YEAR TO DATE ENDING MARCH 31, 2014			
		Variance		CASH BASIS				Variance		Variance	
Actual	Budget	Amount	%	Actual	Budget	Amount	%	Prior Year	Amount	%	
REVENUES											
\$ 407,338	\$ 338,004	\$ 69,334	21%	Asset Management Project - 30	\$ 2,889,941	\$ 2,997,308	\$ (107,367)	-4%	\$ 2,591,593	\$ 298,349	12%
398,234	238,933	159,301	67%	Asset Management Project - 31	2,328,370	2,103,021	225,349	11%	2,453,425	(125,055)	-5%
438,249	260,402	177,847	68%	Asset Management Project - 32	2,592,399	2,531,132	61,267	2%	2,883,101	(290,702)	-10%
249,164	222,641	26,523	12%	Asset Management Project - 33	1,938,551	1,968,961	(30,410)	-2%	2,073,472	(134,921)	-7%
376,577	343,810	32,767	10%	Asset Management Project - 34	3,068,708	3,670,306	(601,598)	-16%	3,096,819	(28,111)	-1%
448,928	356,240	92,688	26%	Asset Management Project - 35	3,232,059	3,150,558	81,501	3%	3,390,760	(158,701)	-5%
156,704	196,474	(39,770)	-20%	Asset Management Project - 37	1,270,953	1,738,393	(467,440)	-27%	1,253,844	17,108	1%
171,981	207,017	(35,036)	-17%	Asset Management Project - 38	1,573,281	1,841,738	(268,457)	-15%	1,561,687	11,595	1%
134,225	207,006	(72,781)	-35%	Asset Management Project - 39	1,095,446	1,833,864	(738,418)	-40%	1,071,740	23,706	2%
137,663	160,993	(23,330)	-14%	Asset Management Project - 40	1,245,452	1,416,664	(171,212)	-12%	1,630,517	(385,065)	-24%
115,365	141,614	(26,249)	-19%	Asset Management Project - 43	991,895	1,249,268	(257,373)	-21%	1,034,149	(42,254)	-4%
159,257	176,631	(17,374)	-10%	Asset Management Project - 44	1,292,373	1,625,093	(332,720)	-20%	1,473,224	(180,851)	-12%
102,460	129,513	(27,053)	-21%	Asset Management Project - 45	958,051	1,139,877	(181,826)	-16%	1,189,901	(231,850)	-19%
61,355	58,534	2,821	5%	Asset Management Project - 46	462,881	517,862	(54,981)	-11%	493,966	(31,085)	-6%
110,247	93,755	16,492	18%	Asset Management Project - 49	788,370	827,027	(38,657)	-5%	754,821	33,549	4%
92,665	69,108	23,557	34%	Asset Management Project - 50	685,817	678,492	7,325	1%	754,798	(68,981)	-9%
\$ 3,560,414	\$ 3,200,675	\$ 359,739	11%	Total Revenues	\$ 26,414,546	\$ 29,289,564	\$ (2,875,018)	-10%	\$ 27,707,815	\$ (1,293,268)	-5%
NET INCOME(LOSS)											
22,581	(2,218)	\$ 24,799	1118%	Asset Management Project - 30	(36,455)	(47,173)	\$ 10,718	23%	(30,285)	\$ (6,170)	-20%
53,225	(2,913)	56,138	1927%	Asset Management Project - 31	141,794	(16,933)	158,727	937%	536,463	(394,669)	-74%
71,196	(6,200)	77,396	1248%	Asset Management Project - 32	(137,352)	121,424	(258,776)	-213%	311,976	(449,328)	-144%
17,381	(13,633)	31,014	227%	Asset Management Project - 33	(106,005)	(61,174)	(44,831)	-73%	335,927	(441,932)	-132%
63,261	3,008	60,253	2003%	Asset Management Project - 34	341,562	588,773	(247,211)	-42%	574,551	(232,989)	-41%
74,588	(5,657)	80,245	1419%	Asset Management Project - 35	348,709	(20,149)	368,858	1831%	658,968	(310,260)	-47%
(5,436)	30,099	(35,535)	-118%	Asset Management Project - 37	(157,572)	282,888	(440,460)	-156%	(25,056)	(132,516)	-529%
(1,569)	(4,860)	3,291	68%	Asset Management Project - 38	29,539	(46,111)	75,650	164%	253,195	(223,656)	-88%
3,264	51,543	(48,279)	-94%	Asset Management Project - 39	(90,721)	369,189	(459,910)	-125%	(44,134)	(46,587)	-106%
(59,210)	371	(59,581)	-16059%	Asset Management Project - 40	(364,661)	(9,927)	(354,734)	-3573%	76,723	(441,385)	-575%
(16,772)	(1,543)	(15,229)	-987%	Asset Management Project - 43	(203,657)	(8,633)	(195,024)	-2259%	47,268	(250,925)	-531%
(62,014)	(13,088)	(48,926)	-374%	Asset Management Project - 44	(232,054)	20,867	(252,921)	-1212%	392,760	(624,814)	-159%
(44,916)	9,302	(54,218)	-583%	Asset Management Project - 45	(141,125)	41,775	(182,900)	-438%	216,221	(357,346)	-165%
(2,473)	(356)	(2,117)	-595%	Asset Management Project - 46	(88,687)	(6,447)	(82,240)	-1276%	23,684	(112,371)	-474%
16,482	(1,250)	17,732	1419%	Asset Management Project - 49	(82,566)	(4,374)	(78,192)	-1788%	16,353	(98,919)	-605%
(7,997)	(6,192)	(1,805)	-29%	Asset Management Project - 50	85,892	18,558	67,334	363%	212,969	(127,077)	-60%
\$ 121,592	\$ 36,413	\$ 85,179	234%	Total Net Income(Loss)	\$ (693,360)	\$ 1,222,553	\$ (1,915,913)	-157%	\$ 3,557,583	\$ (4,250,944)	-119%

Construction Management Branch Report for the Month of April 2014

A. Program Activities and Major Projects

- Design and Construction Solicitations and Contracts (Please refer to the Contract and Procurement Office Monthly Report)
- Lanakila Homes
 - a. Design nearly 60% completed for the new construction of four (4) fourplex townhouse structures, infrastructure and site improvements. This project will go out to bid in May 2014. The consultant has submitted a fee proposal for the additional design services for the new construction work.
 - b. The demolition of Phase IIIb & IV is awaiting approval of the demolition and NPDES permits before commencing. Additional unforeseen work due to the removal, disposal and replacement of lead-contaminated soil will be required.
 - c. HPHA has requested that HUD rescind an earlier request to un-demo 6 units. HUD is requiring the submittal of a demolition application. Construction Management is working on procuring a consultant to assist HPHA prepare the demolition application to HUD.
- Palolo Valley Homes
 - a. The project involves the renovation of Buildings 14-20 as well as site and ADA improvements.
 - b. Building 16, 17 and 20 were completed and accepted on December 3, 2013. However in order for HPHA to be allowed to occupy the units, a 24 hr monitored fire sprinkler alarm system is required per the Fire Marshall. HPHA is unable to find a monitoring company that does not have an indemnity agreement in the monitoring contract which the HRS prevents the State from signing.
 - c. HPHA is currently pursuing multiple options to get the units released and able to be occupied:
 1. having our building permit be re-submitted under the new IEBC code which will allow the existing building condition be grandfathered if the total renovation cost is less than 50% of the total new construction cost to replace and adhering to all other new code requirements (the construction costs are close, we will need our consultant to prepare a cost estimate using a professional cost estimating firm to present to the Building Dept to evaluate),
 2. having the alarm company increase their insurance so that they do not need to be indemnified,

- 3. having a third party managing agent be the 24/7 fire alarm monitoring office required by the Fire Marshall
 - d. Starting August 1st 2014, construction will start on Buildings 18 and 19. However until the fire alarm issue can be resolved, these buildings too will also remain unable to be occupied upon completion.
- Elevator Modernization Projects
 - a. 14 Federal Elevator Modernization and Repairs (Okada Trucking)- Contractor:
 - 1. Okada Trucking is working on modernization work to elevator #2 at Pumehana, and elevator #2 at Punchbowl Homes.
 - 2. Maintenance service to all other elevators is on schedule.
 - b. Modernization of Salt Lake Apartments Phase I:
 - Punchlist for remaining site items performed on March 28, 2014, contractor is working on the punchlist items.
- 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 coordinating with the DLNR to get the Kaunakakai (EO 2365 and 3364) and Wakiu (EO 3333) cottage projects' EO transfer requests.
- Vacant Units
 - a. Type C Units Completed
 - Kalaheo, Kaua'i (1 unit)
 - b. Vacant Units Type C Status
 - 1. PHA Wide Type C Vacant Units
 - 1) Total Vacant Type C Units: 201
 - a) Federal: 193 units
 - b) State: 8 units
 - 2) Total in design or about to get into design: 62
 - 3) Total in construction: 79
 - 4) Total approved for Demolition by HUD: 60
 - 5) Total approved for HUD Subsidy: 109
 - 2. Status by County:
 - 1) O`ahu
 - a) 92 units total
 - b) 4 units approved for demo
 - c) 76 currently in construction contracts
 - d) 12 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) 4 units total
 - b) 3 units currently in construction contracts
 - c) 1 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)

- CMB is on track and working to meet all State CIP and Federal CFP deadlines.
- U.S. Department of Housing and Urban Development has granted a 12-month extension of the obligation end date for Capital Fund Grant HI08E00150112 (\$250,000 Safety & Security Grant) due to a bid protest that was deemed an event beyond the control of the housing authority. However prior to receiving the approved extension, HPHA was able to obligate the grant one day before the obligation deadline.

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

Solicitation(s) Issued in April 2014:

Solicitation No.	Title	Due Date
IFB CMS 2014-21	Sewer Improvements and Electrical Upgrades to the Kapaa Housing Project HPHA Job No. 12-013-118-S	April 25, 2014
IFB CMS 2014-07	Hale Laulima Site & Dwelling Improvements HPHA Job No. 12-034-127-S	May 12, 2014
IFB CMS-2013-19	ADA Accessibility Compliance for Four (4) Federal Projects on Kauai; HPHA Job #09-045-120 (Eleele Homes); HPHA Job #09-045-155 (Hale Hoonanea); HPHA Job #09-045-123-164 (Home Nani & Kekaha Haaheo)	June 4, 2014
IFB CMS-2014-13	Kalihi Valley Homes Site & Dwelling Improvements, Phase 4B HPHA Job No. 12-022-105-Z	June 5, 2014
IFB PMB-2014-14	Furnish Refuse Collection Services at Various State and Federal Low Income Public Housing Properties Statewide	May 2, 2014
IFB PMB-2014-05	Security Services at Kalakaua Homes, Makua Alii, and Paoakalani under Asset Management Project 34 on the island of Oahu	May 21, 2014
RFP SPB-2014-20	Issue Section 8 Veterans Affairs Supportive Housing Project Based Vouchers to a Qualified Firm or Organization Statewide	April 24, 2014

Protest(s) Received in April 2014:

Solicitation No./Title	Protester	Status
IFB CMS-2013-32 Upgrade Electrical Distribution Systems at Hauiki; HPHA Job No. 10-009-301-S	Commercial Electric, Inc.	Decision pending completion of review of facts

Contract(s) Executed in April 2014:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-14	<p>Constructors Hawaii, Inc. Provide Labor, Materials, and Equipment for Demolition and Removal of Lanakila Homes, Phase IIIB & IV (AMP 37) on the Island of Hawaii Completion Date: 90 Calendar Days from Notice to Proceed</p>		\$1,682,000.00
CMS 13-23-SC02	<p>Architects Hawaii, Ltd. Provide Additional Design and Consultant Services for Accessibility and Site Improvements at Koolau Village, Hookipa Kahaluu, and Kauhale Ohana (AMP 45) on the Island of Oahu Completion Date: April 27, 2016</p>	\$38,392.51	\$1,615,196.95
CMS 13-16-SC05	<p>Artistic Builders Corporation Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements at Kalaheo Homes (AMP 38) on the Island of Kauai and Extension of Time of 14 Calendar Days End Date: June 27, 2014</p>	\$23,222.21	\$1,553,817.61
CMS 13-16-SC03	<p>Artistic Builders Corporation Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements at Hale Nana Kai O Kea (AMP 38) on the Island of Kauai and Extension of Time of 43 Calendar Days End Date: July 12, 2014</p>	\$161,513.61	\$2,478,884.50
CMS 10-13-SC03	<p>Okada Trucking, Co., Ltd. Provide Additional Labor, Materials, and Equipment for Modernization of 16 Elevators at Kalanihulia (AMP 35), Pumehana (AMP 35), Punchbowl Homes (AMP 35), Makamae (AMP 35), Makua Alii (AMP 34), Paoakalani (AMP 34), Kalakaua Homes (AMP 34) and Remove Regular Maintenance Services on the Island of Oahu and Extension of Time of 180 Calendar Days End Date: November 30, 2014</p>	(120,081.28)	\$4,134,974.05

Contract No.	Contractor & Description	Supp. Amount	Total Amount
PMB 11-03-SC03	Hawaii Affordable Properties, Inc. Furnish Property Management, Maintenance and Resident Services for Ka Hale Kahaluu, Hale Hookipa, Kaimalino, Kealakehe, Nani Olu under AMP 46 on the Island of Hawaii for an Additional 12-Month Period End Date: April 30, 2015	\$566,437.00	\$2,259,434.00

Planned Solicitation/Contract Activities for May/June 2014

Solicitation(s):

- Issue Invitation-for-Bids for Provision of Professional Legal Services for the Hawaii Public Housing Authority.
- Issue Invitation-for-Bids for Professional Appraisal Services for the HPHA's Inventory of Properties Statewide.

Contract(s)

- Execute Contract(s) for Refuse Collection Services for Various Public Housing Properties Statewide.
- Execute Contract for Security Services at Kalakaua Homes, Makua Alii and Paoakalani under AMP 34.
- Execute Contract for Laundry Services for AMP 43 and AMP 46 on the Island of Hawaii.
- Execute Supplemental Contract to Continue to Provide Security Services at Puuwai Momi under AMP 30, Kamehameha Homes and Kaahumanu Homes under AMP 33.
- Execute Supplemental Contract to Continue to Provide Property Management, Maintenance, and Resident Services for AMP 46 on the Island of Hawaii.
- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for Ke Kumu Ekahi on the Island of Hawaii.
- Execute Supplemental Contract to Continue to Provide Refrigerators for Various State and Federal Public Housing Properties Statewide.
- Execute Supplemental Contract to Continue to Administer and Implement the Section 8 Family Self-Sufficiency Program, the Section 8 Homeownership Option Program and the Low Income Public Housing Family Self-Sufficiency Program.

**Contract and Procurement Office
Report for April 2014**

A. Accomplishments

- Solicitation(s) Issued:
 - a. See Board of Directors Monthly Status Report.
- Contract(s) Executed:
 - a. See Board of Directors Monthly Status Report.
- Protest(s):
 - a. See Board of Directors Monthly Status Report
- Central Stores Requisitions/Purchase Orders/pCards Processed:

Type	Apr	Mar	% change	FYTD
Central Stores Requisitions	28	24	17%	223
Purchase Orders	112	214	-48%	1,450
pCard (Total)	14	24	-42%	315
pCard (under \$2,000)	7	16	-56%	270
pCard (over \$2,000)	7	8	-13%	45

B. Planned Activities

- Solicitation(s):
 - a. Issue Invitation-for-Bids for Provision of Professional Legal Services for the Hawaii Public Housing Authority.
 - b. Issue Invitation-for-Bids for Professional Appraisal Services for the HPHA's Inventory of Properties Statewide.
- Contract(s)
 - a. Execute Contract(s) for Refuse Collection Services for Various Public Housing Properties Statewide.
 - b. Execute Contract for Security Services for Kalakaua Homes, Makua Alii and Paoakalani under AMP 34.
 - c. Execute Contract for Laundry Services for AMP 43 and AMP 46 on the Island of Hawaii.
 - d. Execute Supplemental Contract to Continue to Provide Security Services at Puuwai Momi under AMP 30, Kamehameha Homes and Kaahumanu Homes under AMP 33.

- e. Execute Supplemental Contract to Continue to Provide Property Management, Maintenance, and Resident Services for Asset Management Project 46 on the Island of Hawaii.
- f. Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for Ke Kumu Ekahi on the Island of Hawaii.
- g. Execute Supplemental Contract to Continue to Provide Refrigerators for Various State and Federal Public Housing Properties Statewide.

C. Activities for May/June

- Solicitation(s):
 - a. Solicitations issued under the Construction Management Branch are anticipated to decrease as the need to encumber/obligate the funds under the Capital Improvement Program and Capital Fund Program has been met.
 - b. Solicitations issued under the Property Management and Maintenance Services Branch are anticipated to decrease as there are no recurring services to be procured.
- Contract(s):
 - a. Contracts to be executed under the Construction Management Branch are anticipated to increase due to the effort to encumber/obligate the funds under the State Capital Improvement Program and the Federal Capital Fund Program.
 - b. Contracts to be executed under the Property Management and Maintenance Services Branch are anticipated to increase as a few recurring services such as security and refuse collection are to be continued.
- Purchase Orders/pCards/Central Stores Requisitions:
 - a. The number of pCard documents processed is anticipated to increase by the AMPs and Central Office Cost Centers due to the upcoming suspension of purchases to occur in May due to the closing of the fiscal year.
 - b. The number of purchase orders processed is anticipated to increase by the AMPs and Central Office Cost Centers due to the upcoming suspension of purchases to occur in May due to the closing of the fiscal year.
 - c. The number of Central Stores requisitions processed is anticipated to increase by the AMPs and Central Office Cost Centers due to the

upcoming suspension of purchases to occur in May due to the closing of the fiscal year.

- d. Continue auditing pCard purchases under \$2,000 for procurement compliance as the AMP managers/Branch chiefs are delegated as Procurement Officers and approve these purchases.

D. Issues

- Staffing
 - a. Continue recruitment for the vacant construction contract specialist position.
 - b. Continue to train staff on State and Federal procurement subject matter and on contract subject matter.
 - c. Continue to evaluate staff performance on a quarterly basis.

E. Potential Risks

- Contract(s):
 - a. Failure to execute timely supplemental contract for property management, maintenance and resident services for AMP 46 on the Island of Hawaii may result in an interruption of services and create a health and safety issue for the residents.
 - b. Failure to execute timely supplemental contract for property management and maintenance services for Ke Kumu Ekahi on the Island of Hawaii may result in an interruption of services and create a health and safety issue for the residents.

COMPLIANCE OFFICE
Report for Month of April 2014

A. Program Activities for April

- Approximately 42 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 (5);
 - b. Transfer of unit for other reasons (5);
 - c. Installation of air conditioning (4); and
 - d. Service animal (3).
- Conducted Fair Housing Month activities, including:
 - a. Disseminating Fair Housing posters and the HPHA Resolution No. 65 Statement of Non-discrimination Policy to the properties;
 - b. Outreach to the Resident Advisory Board regarding availability of language access and the obligation of all state and federal agencies to provide language access to access their programs and benefits; and
 - c. Fair Housing Training for the managers;
- Coordinated additional budget training for HPHA property managers, property management staff, and accounting staff provided through technical assistance consultant, Phineas Consulting, LLC; and
- Submitted Release of Declarations of Trust forms for 9 federally-assisted public housing properties to the United States Department of Housing and Urban Development for execution.

B. Planned activities for May/June

- Coordinate the translation of various vital documents, including updated pre-application form for the public housing program;
- Record executed releases and declarations of trust forms for the federally-assisted public housing properties;

- Assist 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;
 - b. Assisting with the preparation and review of relocation plans for each upcoming construction project; and
 - c. Providing additional relocation training to property managers;
- 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 and the Rental Agreement for the Federally Assisted Low-income Public Housing Program to implement the proposed changes to the Hawaii Administrative Rules.

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

A. Choice Neighborhood Initiative Grant

- The draft Transformation Plan was submitted to the U.S. Department of Housing and Urban Development on April 10, 2014. You can view it on the Hawaii Public Housing Authority's website at the following link: <http://hpha.hawaii.gov/cni/planning.html>
- On April 30, 2014, the first of three charettes that have been scheduled with the Master Planner Architect WRNS Studios was held at the Community Hall located behind Tower A at the Kuhio Park property. The Kuhio Park residents were updated about the role of the Master Planner Architect WRNS Studio, the process, timeline, milestones, and the goals and possible housing alternatives. The participants then broke into small groups to visit stations to provide input on distinct topics to previous needs and concerns, and then shared the recorded input from all of the stations.

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

- Chapter 17-2020 and Chapter 17-2028 Hawaii Administrative Rules were signed by Governor Neal Abercrombie, and will be filed with Lieutenant Governor Shan Tsutsui's office on May 14, 2014. They will be in effect on May 24, 2014.

C. Information Office Activities (Media Inquiries)

- On April 28, 2014, Governor Neil Abercrombie announced the release of \$45 Million for Capital Improvement Project funding to the Hawaii Public Housing Authority. This lump sum amount will go toward design, equipment and construction funds to develop, upgrade or renovate public housing facilities, including ground and site improvements, infrastructure, equipment, appurtenances and all related or associated project costs for Hawaii Public Housing Authority properties across the state. You can view this press release at this link: <http://governor.hawaii.gov/blog/governor-releases-52-4-million-to-improve-public-housing-facilities-and-modernize-technology-infrastructure/>
- On April 29, 2014, Mr. Thomas LaVenture of the Garden Island Newspaper on Kauai inquired about the termite tenting project at the Kapaa housing property. Mr. Laventure was informed about the completed and ongoing efforts to accommodate the many elderly and

disabled tenants in regards to their hotel rooms, per diem meal allowance, transportation arrangements, personal aides, the type of gas (Vikane) used to fumigate the units, and overtime of Hawaii Public Housing Authority and the contractor's (Artistic Builders Corporation).

D. Legislative

- The Legislative Session adjourned on May 1, 2014, and the following report details the results of the 2014 Legislative Session for the Hawaii Public Housing Authority in regards to bills and the budget.

SENATE BILLS THAT PASSED

SB 651 SD2, HD2, CD1 – Prohibits smoking in and around public housing projects and state low-income housing projects under the jurisdiction of the Hawaii Public Housing Authority and in and around elder or elderly households.

Effective Upon Approval

HPHA POSITION – COMMENTS

CD 1 – transmitted to the Governor

HOUSE BILLS THAT PASSED

HB 1539 HD1, SD2, CD1 – Requires the return of a housing choice voucher to the Hawaii Public Housing Authority upon the death or removal from assistance of the last original household member or upon the youngest minor of the family reaching the age of twenty-one or twenty-three if the minor is a full-time student. Prohibits adding legal guardians to the household unless the legal guardian is also eligible for participation in the program.

Effective July 1, 2014

HPHA POSITION – SUPPORT

CD 1 – transmitted to the Governor

HB 1700 HD1, SD1, CD1 – Adjusts appropriations for fiscal biennium 2013-2015 operating and capital budgets of executive branch agencies and programs.

HPHA Content:

- \$26 Million for Capital Improvement Projects
- 4 CPA Positions
- 8 Public Housing Specialist Positions
- 2 Temporary Construction Inspector Positions

- 1 Personnel Management Specialist
- 3 Temporary Resident Services Coordinator Positions

Effective Upon Approval

HPHA POSITION – COMMENTS

CD 1 – transmitted to the Governor

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

A. Program Activities

- Continued working remotely with Phineas Consulting's technical staff on HPHA's "dashboard" indicator system. Completed the occupancy portion, but still working on waiting list and financial reports.
- Successfully tested video conferencing between Honolulu (Hearings Office) and AMPs at Kona, Hilo, and Maui using large screen TVs with network capable TV cams.
- Submitted HPHA's updated business registration on the System for Award Management (SAM.gov) website on 4/28/14. HPHA is now eligible for contracts, assistance awards, and to do business with the federal government through 4/28/15.
- Worked with a consultant from Emphasys who was on site from April 15-17 to review issues that were reported by HPHA staff about the Elite software. Will continue to work with the vendor to resolve these issues.
- Coordinated a special mail out of island specific notices, regarding new utility allowance rates, that had to be sent along with all Federal tenant rent bills for the month of May.

PERSONNEL OFFICE

Report for the Months of April/May 2014

A. Summary of HPHA Staffing:

Filled positions (FTE):	285
Vacant positions:	86
Total:	371

Tenant Aides (19 Hrs):	15
New Hires	7
Termination	1
Retired	2
89day hires:	2

Critical positions to fill	30
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B. Program Activities:

- Attended job fair at Schofield Barracks, and recommended possible candidates from applicants received.
- Attended Internship Program job fair at UH Manoa.
- Advertised vacancies on television through Real Jobs Hawaii.
- Workers Compensation: 1 injury report

C. Planned Activities:

- Career Fair May 16, 2014 at Joint Base Pearl Harbor Hickam.
- Invitation to attend the Employer Forum at Joint Base Pearl Harbor Hickam on May 29, 2014. Topic "What employer looks for in a candidate"?
- Meeting with DHS/Management Service Office to discuss Central Office final draft on Reorganization.
- Scheduled meetings with AMP managers on staff documentation and performance goals and expectations.
- Develop a structured recruitment plan for upcoming fiscal year.
- Leave record audit for fiscal year ending.

FOR DISCUSSION

SUBJECT: *Kolio, et al. v. State of Hawaii, Hawaii Public Housing Authority (Civil No. 11-1-0795-04)*

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.)

May 22, 2014

FOR DISCUSSION

SUBJECT: Discussion with EJP Consulting Group, LLC Regarding the Future Mixed Finance Redevelopment of Mayor Wright Homes.

I. FACTS

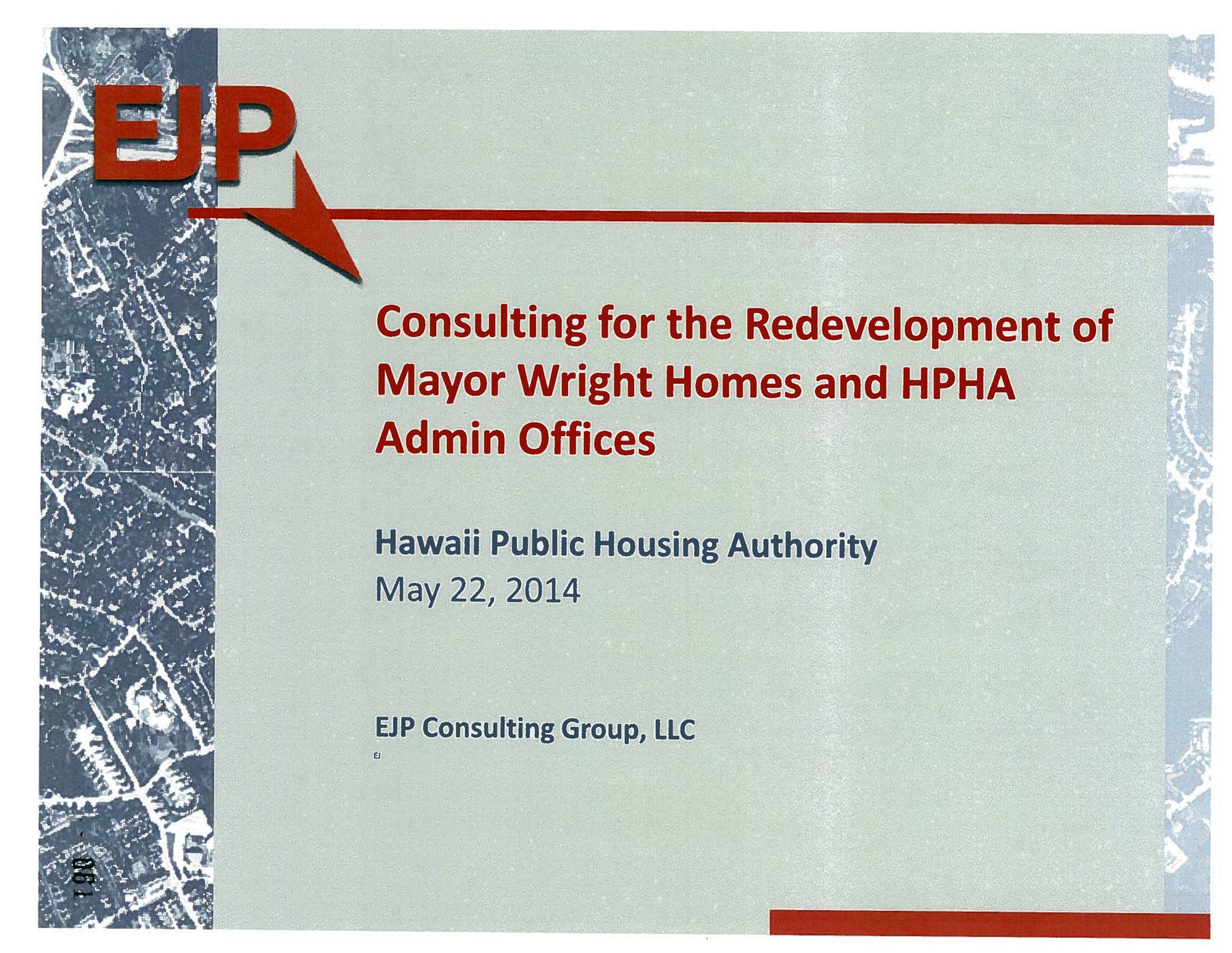
- A. A Request For Proposals (RFP) for the hiring of a consultant to assist the HPHA to systematically identify the needs, priorities, potential resources, and constraints for the future mixed finance redevelopment of the Mayor Wright Homes property was issued January 27, 2014.
- B. On March 7, 2014, the RFP was awarded to EJP Consulting Group LLC, which specializes in development advisory services, and uses an integrated approach to create community-level change, strengthen human services infrastructure, and raises resident self-sufficiency and pride of place.

II. DISCUSSION

- A. Prior to the solicitation for a master developer for Mayor Wright Homes, EJP Consulting Group, LLC will meet with the HPHA Board of Directors to discuss their vision for the redevelopment of the Mayor Wright Homes.

Prepared by: Benjamin Park, Housing Planner 

Attachment: EJP Consulting Group background and experience



EJP

Consulting for the Redevelopment of Mayor Wright Homes and HPHA Admin Offices

Hawaii Public Housing Authority
May 22, 2014

EJP Consulting Group, LLC

EJ

EJP Consulting Group



- Extensive public housing redevelopment, program management and implementation experience
- Partners have been involved with development of over 6,500 rental units and 1,400 for-sale homes
- Services range from strategic planning and feasibility assessments to project financing, development, relocation/reoccupancy, supportive services, and sustainable operations
- Provided technical services to HUD re: mixed-finance development and HOPE VI technical assistance
- Secured funding for and served as Program Manager to over 40 HOPE VI efforts plus 8 CNI Planning Grants and 2 Implementation Grants
- Build capacity of staff and Boards to engage in mixed-finance of public housing

Examples of EJP's Mixed-Finance Efforts

PHA	# Units	Outcomes
Baltimore, MD	10,000+	Used existing PNA to develop investment strategies for portfolio 'tranches'; recommended disposition of scattered sites; used as basis for identifying sites for RAD conversion
Richmond, VA	4,138	Used existing PNA to develop investment strategy and identify development opportunities; master planned two sites – one has been redeveloped and one is subject of RAD application
Southern Nevada Regional HA	3,743	Reviewed existing capital, operations and market data to identify 5 strategies for preservation and replacement; Landsman Gardens is 1 st RAD deal to close with FHA financing; currently working on a 2 nd preservation strategy per EJP recommendations
St. Louis, MO	2,941	Prepared two 10-year Plans; prepared PNA; SLHA followed plan and 2 nd 10-year Plan attainable due to good condition + well maintained
Sacramento, CA	1,831	Worked on portfolio strategy; two developments targeted for successful Choice Neighborhoods planning efforts
Springfield, OH	882	Prepared portfolio strategy based on physical needs, neighborhood conditions and need/demand; identified HOPE VI site, prepared winning application, served as program manager (completed)
Anchorage, AL	568	Explored 6 strategies for maintaining and increasing affordable portfolio; most distressed property redeveloped as mixed-income; AHFC now working to expand portfolio based on EJP plan
Berkeley, CA	61	Developed strategy, procured developer, and closed transaction project-basing all scattered site units

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	\$8,618,508	\$2,477,847	\$249,788	\$1,238,924	\$0	\$11,900,542	96.06%	\$488,693	7/14/12	Fully Obligated. LOCCS created 06-23-10
CFP 721	\$10,301,898	\$6,771,796	\$2,060,380	\$107,988	\$1,030,190	\$331,545	\$9,615,584	93.34%	\$686,314	8/2/13	Fully Obligated. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$6,687,702	\$1,431,147	\$150,000	\$945,440	\$240,609	\$8,963,379	94.81%	\$491,018	3/11/14	Fully Obligated. LOCCS created 03-12-12
CFP 723	\$9,066,970	\$7,645,855	\$193,418	\$150,000	\$906,697	\$146,000	\$170,324	1.88%	\$8,896,646	9/8/15	LOCCS created 08-09-13
CFP Budget Totals	\$57,285,440	\$39,245,158	\$10,908,607	\$1,027,311	\$5,728,543	\$718,154	\$55,619,415	97%	\$1,666,025		

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	\$7,153,852	\$2,477,847	\$188,768	\$1,238,924	\$0	\$11,057,389	89.25%	\$1,331,846	7/14/14	LOCCS created 06-23-10
CFP 721	\$10,301,898	\$5,021,768	\$2,060,380	\$35,805	\$1,030,190	\$0	\$8,148,143	79.09%	\$2,153,755	8/2/15	LOCCS created 07-13-11
CFP 722	\$9,454,397	\$256,253	\$1,431,147	\$1,483	\$945,440	\$0	\$2,634,322	27.86%	\$6,820,075	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 Expenditure Totals	\$57,285,440	\$29,599,024	\$10,908,606	\$743,590	\$5,728,543	\$0	\$46,978,763	82.01%	\$10,305,677		

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	4,182,768	91.09%	\$408,929	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	14,560,458	81.76%	\$3,248,822	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	3,517,735	82.52%	\$745,314	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	2,435,286	72.16%	\$939,420	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	7,313,213	92.59%	\$585,358	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	2,665,030	60.78%	\$1,719,769	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	\$11,964,232	5,298,097	17.02%	\$25,821,903	6/30/14	Allotment Granted	ACT 164/2011 as amended by ACT 106/2012
FY 12-13 CIP Totals	\$60,222,000	\$60,222,000	\$17,124,417	9,609,504	15.96%	\$50,612,496	6/30/14	Allotment Granted	ACT 164/2011 as amended by ACT 106/2012
FY 13-14 Lump Sum CIP	\$45,643,000	\$45,643,000	\$2,685,423	55,636	0.12%	\$45,587,364	6/30/16	Allotment Granted	ACT 134/2013 as amended by ACT
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
STATE CIP TOTALS	\$145,014,503	\$133,664,102	\$69,272,928	\$49,582,092	37.09%	\$84,082,011			

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.