

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

**November 20, 2014
9:00 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting Minutes, October 28, 2014 (**Pages 1 – 13**)
- B. Executive Session Minutes, October 28, 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. FOR ACTION

- A. Motion: To Authorize the Executive Director to Accept and Pay for the Investment Grade Energy Audit from Ameresco in the Amount of \$151,436 (**Pages 14 - 15**)

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

- B. Motion: To Approve the Increase in Payment Standard From 90% to 95% of the Fair Market Rents for the Section 8 Housing Choice Voucher Program and to Authorize the Executive Director to Take All Necessary Steps to Implement the New Payment Standards Effective January 1, 2015 (**Pages 16 – 19**)

- C. Motion: To Approve the Selection of a Master Developer for the Redevelopment of Mayor Wright Homes and to Authorize the Executive Director to Begin Negotiations to Enter into A Master Development Agreement with the Selected Master Developer
- D. Motion: To Approve Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective January 1, 2014 Provided that the Executive Director's Salary Shall Not Exceed the Governor's Salary Pursuant to §356D-2, Hawaii Revised Statutes (**Page 20**)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4, 92-5(a)(2) 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 Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective January 1, 2014 Provided that the Executive Director's Salary Shall Not Exceed the Governor's Salary Pursuant to §356D-2, Hawaii Revised Statutes.

V. TASK FORCE REPORT

- A. Finance Task Force Report
- B. Personnel Task Force Report

VI. REPORTS

- A. Executive Director's Report Highlights: (**Pages 21 – 65**)
 - Property Management and Maintenance Services Branch Occupancy and Rent Collection Status
 - Section 8 Lease up Status and Program Activity
 - Hawaii Public Housing Authority's Section 8 Management Assessment Program (SEMAP) Score of 97 and High Performer Rating for the Fiscal Year July 1, 2013 to June 30, 2014
 - Design and Construction Project Updates
 - Contracts Executed During October 2014

VII. FOR DISCUSSION/INFORMATION

- A. For Information: *Kolio v. State of Hawaii, Hawaii Public Housing Authority; Case No. 13-000785* Eviction Appeal and Oral Arguments Before the Supreme Court (**Page 66**)

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 v. State of Hawaii, Hawaii Public Housing Authority; Case No. 13-000785*)

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 on any item listed above. 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.

FOR ACTION

MOTION: To Authorize the Executive Director to Accept and Pay for the Investment Grade Energy Audit from Ameresco in the Amount of \$151,436

I. FACTS

- A. The Hawaii Public Housing Authority (HPHA) issued a Request for Proposal for an energy performance contract for 67 federally subsidized low-income housing projects in February 2008.
- B. HPHA executed a contract with Ameresco/Pacific Energy JV (“Ameresco”) on November 21, 2008, to will perform an investment grade energy audit of all of the HPHA’s federally subsidized low-income housing projects statewide.
- C. The Ameresco Team has conducted a survey of all federally subsidized low-income housing projects statewide (February 17 to February 27, 2009).
- D. On April 16, 2009, the Ameresco Team presented to the HPHA Board their progress to date, a review of the interim audit results, preliminary measures matrix, preliminary project costs and savings, overview of financing scenarios and prioritization of measures.
- E. On October 19, 2009 the HPHA Board accepted the Investment Grade Audit and Proposed Energy Conservation Measures from Ameresco, Inc. and authorized the Executive Director to negotiate the scope of work and the terms of an Energy Services Agreement with Ameresco, Inc. the execution of which would be subject to Board Approval.
- F. The HPHA received a “draft” Energy Service Agreement from Ameresco on March 31, 2010.
- G. The Energy Service Agreement was sent to the State’s consultant Mr. David Birr, on June 21, 2010 for his review and comment.
- H. HPHA subsequently held meetings with various stakeholders including, the Department of Budget and Finance, the U.S. Department of Housing and Urban Development, Department of Accounting and General Services and the Department of the Attorney General to discuss the proposed energy services agreement and means of financing.

II. DISCUSSION

- A. The current contract between the HPHA and Ameresco covers the investment-grade energy audit only. Pursuant to the existing agreement, Ameresco will be compensated in an amount not to exceed \$151,436.00 for the completion of an investment grade energy audit.

If the HPHA decides to accept the investment grade audit and not pursue any energy conservation measures under an energy services agreement with Ameresco, the contract requires that HPHA pay the contract amount of \$151,436.00.

III. RECOMMENDATION

That the Board of Directors authorize the Executive Director to accept and pay for the investment grade energy audit from Ameresco in the amount of \$151,436.00.

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

David J. Gierlach, Chairperson

FOR ACTION

MOTION: To Approve the Increase in Payment Standard From 90% to 95% of the Fair Market Rents for the Section 8 Housing Choice Voucher Program and to Authorize the Executive Director to Take All Necessary Steps to Implement the New Payment Standards Effective January 1, 2015

I. FACTS

- A. The Hawaii Public Housing Authority operates the Section 8 Housing Choice Voucher (Section 8) Program on Oahu. Under the Section 8 program, a very low-income family is determined to be eligible, issued a voucher and is allowed to select housing in the private rental market.
- B. The housing voucher issued to a family is based on the eligible family's size and composition.
- C. Under the Section 8 program, the payment standard is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and is used to calculate the amount of housing assistance a family will receive.
- D. When issuing a voucher, the HPHA calculates the maximum amount of Section 8 housing assistance allowable which is generally the lesser of: 1) the payment standard minus 30% of the family's monthly adjusted income; or 2) the gross rent for the unit minus 30% of monthly adjusted income.
- E. The payment standard does not limit the amount of rent a landlord may charge or the family may pay. A family which receives a housing voucher can select a unit with a rent that is below or above the payment standard. The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent.
- F. Under the HUD rules, the range of possible payment standard amounts is based on HUD's published fair market rent (FMR) schedule for the FMR area in which the HPHA has jurisdiction. The HPHA may set its payment

standard amounts from 90 percent to 110 percent of the published FMRs, and may set them higher or lower with HUD approval. The HPHA is required to establish payment standard amounts for each unit size in an FMR area.

- G. The level at which the payment standard amount is set directly affects the amount of subsidy a family will receive, and the amount of rent paid by program participants. If the family leases a unit with a gross rent at or below the payment standard for the family, the family's share of the rent will be its total tenant payment (TTP). If the rent for the unit is higher than the payment standard, the family's share will be higher than the TTP.
- H. The payment standard amount for a family is the *lower of*:
 - Payment standard amount for the family unit size, or
 - Payment standard amount for the size of the unit leased by the family.

II. DISCUSSION

- A. The table below lists the FMR and payment standard for 2014 and the proposed amounts for 2015.

Unit Size Bedrooms	0	1	2	3	4	5	6
2014 FMR	\$1,267	\$1,382	\$1,820	\$2,682	\$3,078	\$3,345	\$3,781
2015 FMR	\$1,260	\$1,374	\$1,810	\$2,667	\$3,061	\$3,520	\$4,048
Current 90% payment standard for 2014	\$1,140	\$1,244	\$1,638	\$2,414	\$2,770	\$3,186	\$3,601
90% Payment Standard for 2015	\$1,134	\$1,236	\$1,629	\$2,400	\$2,754	\$3,168	\$3,643
Proposed 95% Payment Standard for 2015	\$1,197	\$1,305	\$1,720	\$2,534	\$2,908	\$3,344	\$3,846

- B. The HPHA established the payment standard amounts on the payment standard schedule at 90 percent of the published FMR in 2014. The HPHA is requesting to increase the payment standard to 95% of the FMR published for 2015. The current Section 8 Administrative Plan indicates that the HPHA will establish a payment standard between 90% and 110%.

- C. Like HUD's FMR, the payment standard schedule is established by bedroom size category. The payment standard schedule applies to all voucher units administered by the HPHA regardless of the source of funding (e.g., formula allocation, or vouchers targeted to specific groups of recipients) or the date on which the vouchers were awarded by HUD.
- D. If the payment standard amount is too *low*:
- Families may need to pay more than they can afford; or
 - Families may have a hard time finding acceptable units or units in more desirable areas;
 - Housing choices will be narrowed and the PHA's efforts to affirmatively further fair housing will be undermined.

If the payment standard amount is too *high*, owners may be encouraged to ask for higher than reasonable rents.

- E. Payment standard amounts should be high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods in the HPHA's jurisdiction.
- F. According to rentjungle.com the rent trend data in Honolulu, Hawaii and Honolulu Average Rent are as follows:
- As of October, 2014, average apartment rent within 10 miles of Honolulu, HI is \$1936. One bedroom apartments in Honolulu rent for \$1613 a month on average and two bedroom apartment rents average \$2169.
 - The average apartment rent over the prior 6 months in Honolulu has increased by \$98.50 (5%). One bedroom units have increased by \$93.50 (6%) and two bedroom apartments have increased by \$29 (1%).
- G. If rents decrease below the 2014 rents all voucher holders could be affected. In cases where the landlord asks for a rent increase the tenant could be forced to move. The agency would not be able to increase any rents to landlords and would have to negotiate with the landlord to decrease the rent from the current amount if the current rent does not meet the reasonable test.
- H. The increase in the payment standard will benefit the existing voucher holders by keeping their portion of the rental payments close to 30% of their adjusted income. Also, by minimizing the impact on the amount of section 8 housing assistance to be paid, there is minimal impact on the number of families that could be served from the HPHA's waitlist.

FOR ACTION

Motion: To Approve Compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director Effective January 1, 2014 Provided that the Executive Director's Salary Shall Not Exceed the Governor's Salary Pursuant to §356D-2, Hawaii Revised Statutes

I. FACTS

- A. On October 16, 2014, the Board of Directors approved the Executive Director's salary at 95% of the Governor's salary pursuant to §356D, Hawaii Revised Statutes.

II. DISCUSSION

- A. Upon processing of the personnel action, it was determined that the October motion, which was posted on the agenda as "effective January 1, 2014", was inadvertently announced during the meeting as "effective July 1, 2014".
- B. After clarifying the issue with the Board Chair, staff were instructed to bring this item back to the Board for correction.

III. RECOMMENDATION

That the Board of Directors approve compensation for the Hawaii Public Housing Authority's (HPHA) Executive Director effective January 1, 2014 at 95% of the Governor's annual salary.

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

David Gierlach
Chairperson

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

A. Occupancy (Goal 98%)

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

	Federal Public Housing	State Public Housing
New Move-ins from the Waitlist	17	6
Internal Transfers	12	4
Vacancy (tenants who vacated from the program)	33	6

**RRA – Request for Reasonable Accommodation

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

B. Formal Grievance Hearings

Island	Federal Public Housing	Type of Grievance Hearing Request
Oahu	6	Armed robbery arrest, open beer container, noise, unauthorized guests, unauthorized dog that attacked a tenant’s child and breach of rent repayment.

The formal grievance process continues to be essential in affording tenants an opportunity for a hearing when the tenant disputes any Authority action or failure to act, involving the tenant’s rental agreement with the Authority, or Authority’s regulations which adversely affects the individual tenant’s rights, duties, welfare or status.

Property Management received a total of eight (8) grievance hearing requests: six (6) has been scheduled for November and two (2) were cancelled due to resolution of the grievance.

C. Rent Collection

- PMMSB will continue to focus on rent collection as one of our top priorities.
- For FY 2014, our collection ratio decreased from 89.28% in July to 88.76% in October. PMMSB is working diligently with the three (3) AMPs with the

highest rent delinquency to address problems with staffing, training and providing directions utilizing the HPHA Rent Collection Policy.

D. Program Activities

- Continuous planning and coordination with various AMPs to right-size tenants and assisting to finalize the AMPs relocation plan for upcoming modernization on their property.
- Finalized drafts for the revised Public Housing Applications and the Certification for Rental Assistance Benefits – LIPH (formerly the Family Annual Update application).

E. Planned Activities for November 2014

- PMMSB has continued to work with the AMPs and the Hawaii Correctional Industries to procure landscaping work on the properties in preparation for REAC.
- PMMSB conducting site walk-thru in preparation of the 2014 REAC inspection and implementing a resolution to address the problem(s).
- HPHA is working towards achieving a better score during the upcoming REAC inspection. REAC inspection scheduled for the month of November 2014:
 - ❖ AMP 37 East Hawaii (Hilo) – November 3 to 5, 2014
 - ❖ AMP 46 North Hawaii (Waimea) – November 6 and 7, 2014
 - ❖ AMP 50 Palolo Valley Homes – November 10, 2014
 - ❖ AMP 45 Koolau Village – November 12 and 13, 2014
 - ❖ AMP 49 Kauhale Nani (Wahiawa) – November 14 and 17, 2014 (a.m.)
 - ❖ AMP 33 Kamehameha Homes/Kaahumanu – November 17 and 18, 2014
 - ❖ AMP 32 Mayor Wright Homes – November 20 and 21, 2014
 - ❖ AMP 35 Kalanihuia – November 25 and 26, 2014
- PMMSB staff conducting tenant file reviews.
- Training scheduled on November 6, 2014 for the Work Order and Materials Inventory module in Elite.

**VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS
Month: October 2014**

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units	(4) Total Move-Ins	(5) Units Rent Ready and Not Occupied in Month	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Completed a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
30 Puuwai Momi	363	38	0	5	2	all avail units	0	0	3	0	28	(5) the 5 rent ready units are on hold for reloc w/AppIs
31 KVH	373	17	3	6	0	all avail units	0	0	11	0	0	Relocation and rightsizing. One unit to be repaired by Special Team.
32 MWH	364	8	1	1	1	all avail units	0	0	5	0	0	(8)Hotel unit for 25E, to move residents between units while bathrooms are redone
33 Kamehameha	373	12	1	6	2	all avail units	0	0	3	0	0	
34 Kalakaua	583	16	2	5	3	all avail units	0	0	6	0	0	
35 Kalanihuia	587	15	6	4	0	0	0	0	5	0	0	(4) on hold for right sizing
37 Hilo	384	97	1	0	4	0	0	62	3	0	27	
38 Kauai	321	17	0	1	4	all avail units	0	0	3	0	9	10L, 7R, B3 to be used in relocation. 4A and H106 AMP repair to be filled
39 Maui	196	24	11	0	0	0	0	0	2	0	11	
40 KH	174	6	0	1	1	0	0	4	0	0	0	
43 Kona	202	6	0	1	2	0	0	0	3	0	0	
44 Leeward	260	18	1	0	3	0	0	0	14	0	0	
45 Windward	226	5	0	1	1	0	0	0	1	0	2	
46 North HI	103	6	0	1	3	0	0	0	2	0	0	
49 Wahiawa	150	21	1	1	1	0	0	0	1	0	17	
50 Palolo	118	33	2	0	4	0	3	0	0	0	24	The 3 units in column (8) are due to holds for HPHA relocations/right sizing.
TOTAL	4,777	339	29	33	31	0	3	66	62	0	118	

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

**VACANT UNIT INFORMATION REPORT
STATE PROJECTS**

Month: October 2014

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units	(4) Total Move-Ins for the entire month	(5) Units Rent Ready and Not Occupied	(6) Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Submitted a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
31 Puahala & Hauiki	174	31	4	6	2	8	0	0	11	0	0	Relocaiton and rightsizing
37 Hilo	30	2	0	0	1	0	0	0	1	0	0	
38 Kauai	26	0	0	0	0	0	0	0	0	0	0	No vacancies at 2204
39 Maui	32	11	0	0	0	0	0	0	0	0	11	
42 Hale Poai	576	13	6	0	4	2	0	0	1	0	0	(6) 4-resident manager units (7)2-construction units
46 North HI	26	4	0	2	1	0	0	0	1	0	0	(6)Mgr Unit
TOTAL	864	61	10	8	8	10	0	0	14	0	11	

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

FEDERAL PUBLIC HOUSING

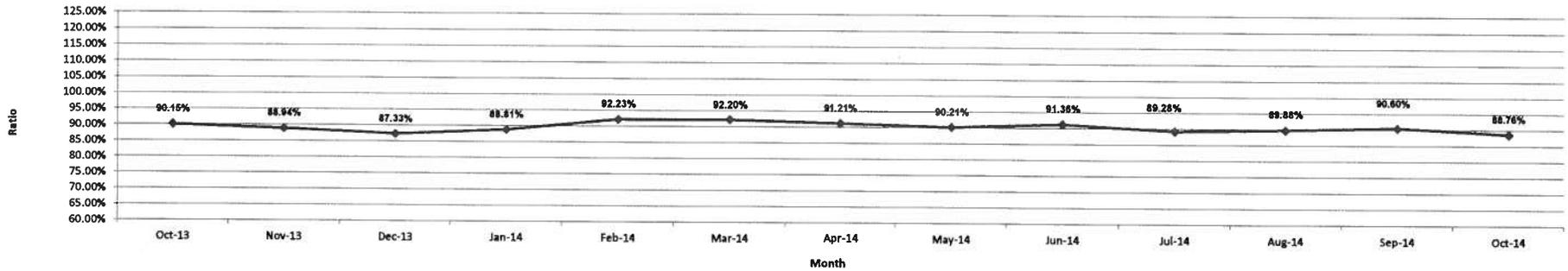
Rent Collection from October 2013 to October 2014

	Oct-13			Nov-13			Dec-13			Jan-14			Feb-14			Mar-14		
	Charges	Collected	Ratio															
Hawaii	\$122,679.48	\$114,190.86	93.08%	\$122,173.88	\$109,997.00	90.03%	\$123,001.53	\$107,607.92	87.49%	\$124,762.30	\$111,982.08	89.76%	\$120,346.67	\$112,670.00	93.62%	\$121,142.69	\$112,049.36	92.49%
Kauai	\$83,909.42	\$64,935.50	77.39%	\$82,669.75	\$61,890.59	74.86%	\$82,572.16	\$60,032.50	72.70%	\$84,495.74	\$61,580.48	72.88%	\$83,715.94	\$68,062.54	81.30%	\$82,798.00	\$69,041.26	83.39%
Mauai	\$61,213.00	\$50,791.28	82.97%	\$63,451.00	\$48,933.62	77.12%	\$63,413.00	\$45,284.72	71.41%	\$65,289.00	\$51,064.29	78.21%	\$62,132.00	\$49,630.52	79.88%	\$66,952.00	\$53,389.24	79.74%
Oahu	\$939,433.15	\$858,448.09	91.38%	\$930,137.00	\$845,017.73	90.85%	\$946,962.61	\$848,987.00	89.65%	\$941,361.98	\$855,162.30	90.84%	\$936,898.59	\$879,250.43	93.85%	\$943,099.97	\$884,761.02	93.81%
Total	\$ 1,207,235.05	\$ 1,088,396.73	90.15%	\$ 1,198,431.63	\$ 1,065,838.94	88.94%	\$ 1,215,940.30	\$ 1,061,912.14	87.33%	\$ 1,215,969.02	\$ 1,079,788.15	88.81%	\$ 1,203,093.20	\$ 1,109,813.49	92.23%	\$ 1,213,992.66	\$ 1,119,240.88	92.20%

Cumulative (12 Months)	
10/13 - 10/14	
Charges	\$ 16,058,676.71
Collections	\$ 14,464,104.15
Total	\$ (1,594,572.56)
Ratio	90.07%

	Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14			Oct-14		
	Charges	Collected	Ratio																		
Hawaii	\$126,402.27	\$114,646.17	90.70%	\$123,475.00	\$113,584.98	91.99%	\$123,583.00	\$113,942.72	92.20%	\$129,330.00	\$112,127.37	86.70%	\$125,430.00	\$112,928.59	90.03%	\$139,552.03	\$127,616.75	91.45%	\$134,474.00	\$117,897.37	87.67%
Kauai	\$82,499.04	\$65,286.79	79.14%	\$84,630.00	\$65,839.42	77.80%	\$85,270.00	\$68,708.92	80.58%	\$85,123.00	\$66,101.50	77.65%	\$83,519.00	\$63,160.34	75.62%	\$84,212.00	\$69,361.09	73.62%	\$93,714.00	\$63,739.90	68.02%
Mauai	\$63,783.00	\$44,324.27	69.49%	\$62,753.00	\$44,190.61	70.42%	\$63,046.00	\$46,749.36	74.15%	\$59,328.00	\$44,071.25	74.28%	\$62,696.00	\$46,735.61	74.39%	\$64,138.00	\$51,426.39	80.18%	\$63,934.00	\$49,541.25	77.49%
Oahu	\$951,720.58	\$852,530.64	89.78%	\$946,606.00	\$874,695.01	92.40%	\$981,873.27	\$916,106.50	93.30%	\$947,295.09	\$867,890.14	91.62%	\$963,934.24	\$885,733.35	91.89%	\$1,021,859.86	\$947,244.42	92.70%	\$1,039,885.47	\$951,162.11	91.47%
Total	\$ 1,224,404.89	\$ 1,116,787.87	91.21%	\$ 1,217,464.00	\$ 1,088,310.02	89.21%	\$ 1,253,772.27	\$ 1,145,907.50	91.39%	\$ 1,221,076.00	\$ 1,080,190.26	88.28%	\$ 1,236,579.24	\$ 1,110,557.80	89.88%	\$ 1,319,761.80	\$ 1,195,648.65	90.80%	\$ 1,332,007.47	\$ 1,182,340.63	88.79%

Rent Collection Rate



STATE PUBLIC HOUSING

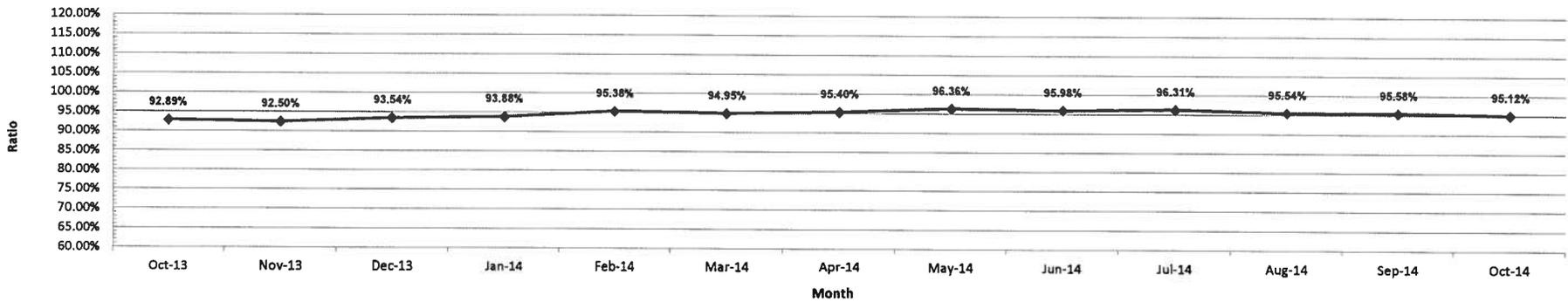
Rent Collection from October 2013 to October 2014

	Oct-13			Nov-13			Dec-13			Jan-14			Feb-14			Mar-14		
	Charges	Collected	Ratio															
Hawaii	\$ 17,858.00	\$ 14,252.00	80.71%	\$ 18,239.00	\$ 14,824.00	81.28%	\$ 18,263.00	\$ 15,249.00	83.50%	\$ 18,954.00	\$ 15,114.85	79.74%	\$ 19,709.00	\$ 16,180.67	82.10%	\$ 18,859.00	\$ 15,267.00	80.95%
Kauai	\$ 5,134.00	\$ 4,631.00	90.20%	\$ 5,868.00	\$ 5,345.00	91.09%	\$ 5,516.00	\$ 4,893.00	88.71%	\$ 5,481.00	\$ 4,903.00	89.45%	\$ 5,761.00	\$ 5,138.00	89.19%	\$ 6,094.00	\$ 5,039.00	82.89%
Maui	\$ 4,678.00	\$ 3,468.00	74.13%	\$ 4,119.00	\$ 2,923.00	70.96%	\$ 3,990.00	\$ 2,930.00	73.43%	\$ 4,795.00	\$ 3,828.00	79.83%	\$ 4,560.00	\$ 3,284.00	72.02%	\$ 4,536.00	\$ 3,662.00	80.73%
Oahu	\$ 250,488.34	\$ 235,849.18	94.16%	\$ 242,473.05	\$ 227,317.05	93.75%	\$ 241,326.79	\$ 228,638.23	94.74%	\$ 240,217.28	\$ 229,104.44	95.37%	\$ 242,957.16	\$ 235,769.08	97.04%	\$ 241,846.56	\$ 233,660.50	96.62%
Total	\$ 277,958.34	\$ 258,200.18	92.89%	\$ 270,899.05	\$ 250,409.05	92.50%	\$ 269,095.79	\$ 251,710.23	93.54%	\$ 269,447.28	\$ 252,950.29	93.88%	\$ 272,987.16	\$ 260,371.75	95.36%	\$ 271,335.86	\$ 257,628.50	94.95%

Cumulative (12 Months)	
10/13 - 10/14	
Charges	\$ 3,489,334.78
Collections	\$ 3,310,279.60
Total	\$ (179,055.18)
Ratio	94.87%

	Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14			Oct-14		
	Charges	Collected	Ratio																		
Hawaii	\$ 19,664.00	\$ 16,795.67	85.41%	\$ 19,543.00	\$ 17,733.75	90.74%	\$ 19,536.00	\$ 17,436.00	89.25%	\$ 19,647.00	\$ 17,020.25	86.63%	\$ 19,459.00	\$ 16,465.77	84.62%	\$ 20,062.00	\$ 16,085.77	80.18%	\$ 19,403.00	\$ 15,632.71	80.57%
Kauai	\$ 6,177.00	\$ 5,150.00	83.37%	\$ 6,054.00	\$ 5,329.00	88.02%	\$ 6,016.00	\$ 4,455.00	74.05%	\$ 6,130.00	\$ 3,962.00	64.63%	\$ 6,130.00	\$ 3,973.00	64.81%	\$ 6,130.00	\$ 4,942.00	80.62%	\$ 6,775.00	\$ 5,515.00	81.40%
Maui	\$ 4,670.00	\$ 3,176.00	68.01%	\$ 4,370.00	\$ 3,054.00	69.89%	\$ 3,793.00	\$ 2,707.00	71.37%	\$ 3,796.00	\$ 2,943.00	77.53%	\$ 3,707.00	\$ 2,749.00	74.16%	\$ 3,736.00	\$ 2,784.00	74.52%	\$ 3,608.00	\$ 2,212.00	61.31%
Oahu	\$ 235,822.52	\$ 228,961.56	97.09%	\$ 233,115.00	\$ 227,394.30	97.55%	\$ 250,959.24	\$ 244,448.24	97.41%	\$ 235,217.24	\$ 231,082.58	98.24%	\$ 230,552.00	\$ 225,075.87	97.62%	\$ 232,453.50	\$ 226,959.66	97.64%	\$ 231,286.00	\$ 224,966.47	97.27%
Total	\$ 268,333.52	\$ 254,083.23	95.40%	\$ 263,082.00	\$ 253,511.05	96.36%	\$ 280,304.24	\$ 269,046.24	95.98%	\$ 264,790.24	\$ 255,007.83	96.31%	\$ 259,848.00	\$ 248,263.64	95.54%	\$ 262,381.50	\$ 250,771.43	95.58%	\$ 261,072.00	\$ 248,326.18	95.12%

Rent Collection Rate



FEDERAL PUBLIC HOUSING

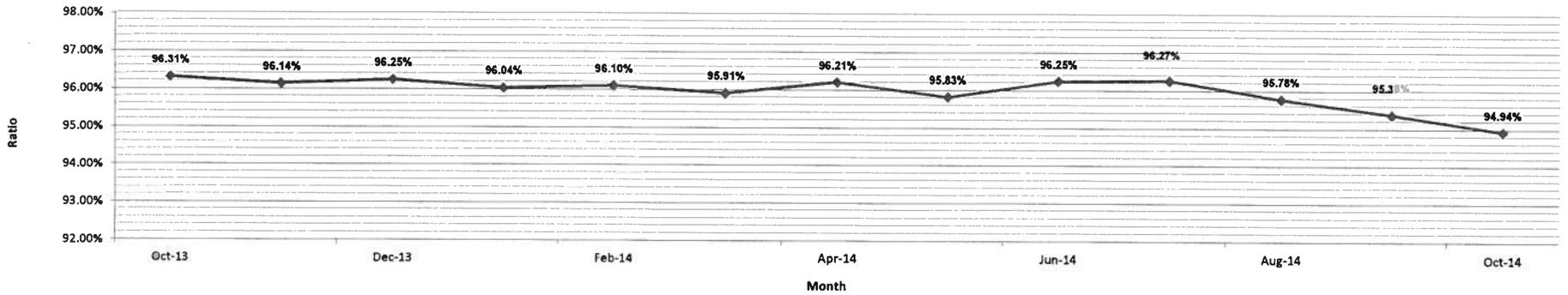
Occupancy from October 2013 to October 2014

	Oct-13			Nov-13			Dec-13			Jan-14			Feb-14			Mar-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%
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%
Maui	196	172	87.76%	196	172	87.76%	196	174	88.78%	196	176	89.80%	196	180	91.84%	196	183	93.37%
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%
Total	4,720	4,548	96.31%	4,720	4,536	96.14%	4,720	4,543	96.25%	4,720	4,533	96.04%	4,720	4,536	96.10%	4,720	4,527	95.91%

Cumulative (12 Months)	
10/13 - 10/14	
Units	61,359
Tenants	58,877
Ratio	95.95%

	Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14			Oct-14		
	Total Units	Occ Units	Ratio																		
Hawaii	627	597	95.22%	627	595	94.90%	627	598	95.37%	627	597	95.22%	627	595	94.90%	627	596	95.06%	627	587	93.62%
Kauai	321	311	96.88%	321	312	97.20%	321	314	97.82%	321	310	96.57%	321	312	97.20%	321	311	96.88%	321	303	94.38%
Maui	196	182	92.86%	196	175	89.29%	196	181	92.35%	196	181	92.35%	196	178	90.82%	196	176	89.80%	196	183	93.37%
Oahu	3,576	3,451	96.50%	3,576	3,441	96.22%	3,576	3,450	96.48%	3,576	3,456	96.64%	3,576	3,436	96.09%	3,576	3,419	95.61%	3,575	3,407	95.30%
Total	4,720	4,541	96.21%	4,720	4,523	95.83%	4,720	4,543	96.25%	4,720	4,544	96.27%	4,720	4,521	95.78%	4,720	4,502	95.38%	4,719	4,480	94.94%

Occupancy Rate



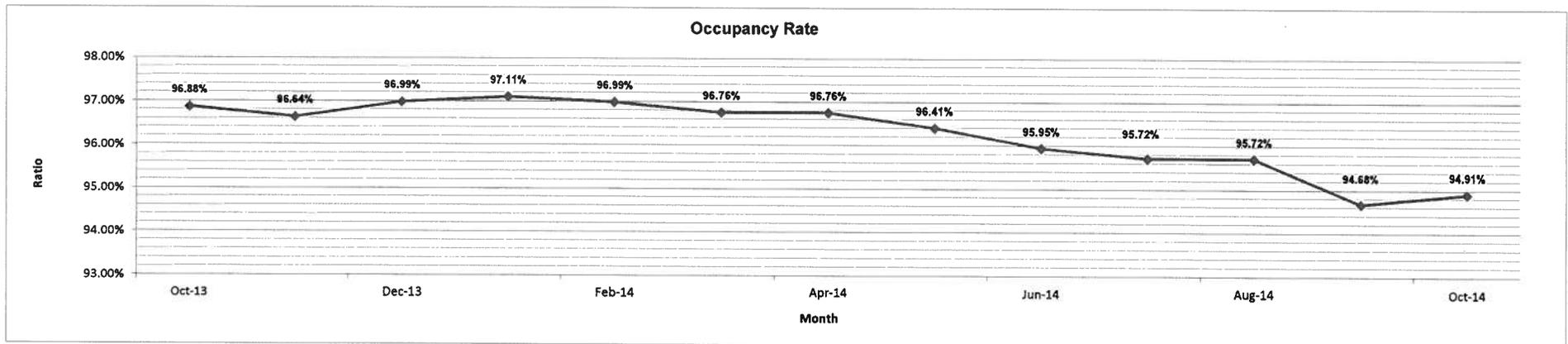
STATE PUBLIC HOUSING

Occupancy from October 2013 to October 2014

	Oct-13			Nov-13			Dec-13			Jan-14			Feb-14			Mar-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%
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%
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%
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%
Total	864	837	96.88%	864	835	96.64%	864	836	96.99%	864	839	97.11%	864	838	96.99%	864	836	96.76%

Cumulative (12 Months)	
10/13 - 10/14	
Units	11,232
Tenants	10,813
Ratio	96.27%

	Apr-14			May-14			Jun-14			Jul-14			Aug-14			Sep-14			Oct-14		
	Total Units	Occ Units	Ratio																		
Hawaii	56	53	94.64%	56	53	94.64%	56	52	92.86%	56	52	92.86%	56	52	92.86%	56	50	89.29%	56	50	89.29%
Kauai	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%	26	26	100.00%
Maui	32	24	75.00%	32	23	71.88%	32	23	71.88%	32	23	71.88%	32	22	68.75%	32	21	65.63%	32	21	65.63%
Oahu	750	733	97.73%	750	731	97.47%	750	728	97.07%	750	726	96.80%	750	727	96.93%	750	721	96.13%	750	723	96.40%
Total	864	836	96.78%	864	833	96.41%	864	829	95.95%	864	827	95.72%	864	827	95.72%	864	818	94.68%	864	820	94.91%



**Federal LIPH
HPHA Island Overview Report
as of 10/31/2014**

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	587	18	93.62%	1	11	2	3	Average Income	30	0.35%	6.76	3.38
Kauai	321	303	8	94.39%	0	5	0	0	Low Income (80%)	49	0.57%	2.91	1.79
Maui	196	183	5	93.37%	11	0	0	0	Very Low Inc. (50%)	361	4.17%	2.64	1.80
Oahu	3,575	3,407	78	95.30%	17	29	10	24	Extrmly Low Inc. (30%)	8,210	94.91%	2.43	1.66
Total	4,719	4,480	109	94.94%	29	45	12	27		8,650	100.00%	2.46	1.67

Island	Non Vacated Delinquencies***				Collection Rate ****		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	100	\$ 30,720.94	22	\$ 9,301.24	\$ 134,474.00	\$ 117,897.37	87.67%
Kauai	102	\$ 53,734.03	58	\$ 51,708.15	\$ 93,714.00	\$ 63,739.90	68.02%
Maui	70	\$ 35,674.76	29	\$ 37,613.00	\$ 63,934.00	\$ 49,541.25	77.49%
Oahu	468	\$ 165,646.89	208	\$ 89,134.64	\$ 1,039,885.47	\$ 951,162.11	91.47%
Total	740	\$ 285,776.62	317	\$ 187,757.03	\$ 1,332,007.47	\$ 1,182,340.63	88.76%

* 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, Cash Receipts, and Payment Agreements (Bill Code 0001 and 0006).

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

**Federal LIPH
HPHA Project Overview Report
as of 10/31/2014**

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	326	3	89.81%	0	2	0	5
31P-KVH	373	356	10	95.44%	3	9	4	7
32P-MWH	364	358	6	98.35%	1	1	1	0
33P-Kam/Kaamanu	373	364	9	97.59%	1	1	1	0
34P-Kalakaua	583	572	5	98.11%	2	3	1	6
35P-Kalanihiua	587	578	5	98.47%	6	6	0	4
37P-Hilo	322	291	12	90.37%	1	3	0	1
38P-Kauai	321	303	8	94.39%	0	5	0	0
39P-Maui	196	183	5	93.37%	11	0	0	0
40P-KPT	170	167	2	98.24%	0	0	0	1
43P-Kona	202	197	3	97.52%	0	6	1	2
44P-Leeward Oahu	260	243	17	93.46%	1	4	2	0
45P-Windward Oahu	235	221	3	94.04%	0	1	0	0
46P-Kamuela	103	99	3	96.12%	0	2	1	0
49P-Central Oahu	149	131	2	87.92%	1	2	1	1
50P-Palolo	118	91	16	77.12%	2	0	0	0
Total	4,719	4,480	109	94.94%	29	45	12	27

AMP	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	9	4,085.00	3	6,161.00	\$ 140,088.00	\$ 136,596.00	97.51%
31P-KVH	96	11,105.44	87	5,033.85	\$ 120,719.25	\$ 113,132.75	93.72%
32P-MWH	52	22,884.85	10	8,783.32	\$ 115,228.00	\$ 101,202.00	87.83%
33P-Kam/Kaamanu	37	16,370.01	10	6,669.00	\$ 97,930.50	\$ 87,258.34	89.10%
34P-Kalakaua	25	6,900.58	18	24,470.50	\$ 143,497.00	\$ 138,361.00	96.42%
35P-Kalanihiua	10	2,444.40	5	5,246.00	\$ 152,942.00	\$ 151,191.00	98.86%
37P-Hilo	27	5,848.00	7	1,156.00	\$ 70,478.00	\$ 66,953.00	95.00%
38P-Kauai	102	53,734.03	58	51,708.15	\$ 93,714.00	\$ 63,739.90	68.02%
39P-Maui	70	35,674.76	29	37,613.00	\$ 63,934.00	\$ 49,541.25	77.49%
40P-KPT	44	20,108.35	6	4,668.65	\$ 70,047.00	\$ 61,276.60	87.48%
43P-Kona	57	19,600.52	7	3,902.00	\$ 41,103.00	\$ 31,722.34	77.18%
44P-Leeward Oahu	139	52,234.93	54	23,468.77	\$ 64,143.00	\$ 40,190.92	62.66%
45P-Windward Oahu	25	12,748.50	4	1,978.55	\$ 65,867.72	\$ 59,612.22	90.50%
46P-Kamuela	16	5,272.42	8	4,243.24	\$ 22,893.00	\$ 19,222.03	83.96%
49P-Central Oahu	16	6,799.00	7	1,885.00	\$ 39,977.00	\$ 37,441.00	93.66%
50P-Palolo	15	9,965.83	4	770.00	\$ 29,446.00	\$ 24,900.28	84.56%
Total	739	\$ 285,776.62	317	\$ 187,757.03	\$ 1,332,007.47	\$ 1,182,340.63	88.76%

* Occupancy also counts Scheduled for Modernization Units.

** Occupancy reflects removal of KPT Units.

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

**State LIPH
HPHA Island Overview Report
as of 10/31/2014**

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	50	2	89.29%	0	0	0	2	Average Income	18	0.30%	7.15	3.70
Kauai	26	26	0	100.00%	0	0	0	0	Low Income (80%)	38	0.64%	2.27	1.36
Maui	32	21	11	65.63%	0	0	0	0	Very Low Inc. (50%)	306	5.15%	2.41	1.42
Oahu	750	723	14	96.40%	10	10	4	7	Extremely Low Inc. (30%)	5,577	93.90%	2.25	1.42
Total	864	820	27	94.91%	10	10	4	9		5,939	100.00%	2.27	1.43

Island	Non Vacated Delinquencies***				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	15	\$ 7,734.00	4	\$ 2,031.00	\$ 19,403.00	\$ 15,632.71	80.57%
Kauai	6	\$ 2,443.00	6	\$ 2,530.00	\$ 6,775.00	\$ 5,515.00	81.40%
Maui	10	\$ 2,304.00	4	\$ 13,658.00	\$ 3,608.00	\$ 2,212.00	61.31%
Oahu	21	\$ 10,110.00	5	\$ 3,767.00	\$ 231,286.00	\$ 224,966.47	97.27%
Total	52	\$ 22,591.00	19	\$ 21,986.00	\$ 261,072.00	\$ 248,326.18	95.12%

* 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 10/31/2014**

Project	Occupancy *							
	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
2201-Hauiki	46	41	3	89.13%	1	0	0	1
2202-Puahala Homes	128	114	8	89.06%	3	5	4	5
2204-Kawailehua	26	26	0	100.00%	0	0	0	0
2205-Kahale Mua	32	21	11	65.63%	0	0	0	0
2206-Lokahi	30	28	1	93.33%	0	0	0	0
2207-Ke Kumu Elua	26	22	1	84.62%	0	0	0	2
2401-Hale Po'ai	206	203	2	98.54%	4	3	0	0
2402-La'iola	108	105	1	97.22%	1	1	0	1
2403-Kamalu-Ho'olulu	221	220	0	99.55%	1	1	0	0
2404-Halia Hale	41	40	0	97.56%	0	0	0	0
Total	864	820	27	94.91%	10	10	4	9

Project	Non Vacated Delinquencies**				Collection Rate		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	4	\$ 1,847.00	1	\$ 378.00	\$ 18,525.00	\$ 17,262.00	93.18%
2202-Puahala Homes	8	\$ 5,362.00	4	\$ 3,389.00	\$ 41,872.00	\$ 38,651.47	92.31%
2204-Kawailehua	6	\$ 2,443.00	6	\$ 2,530.00	\$ 6,775.00	\$ 5,515.00	81.40%
2205-Kahale Mua	10	\$ 2,304.00	4	\$ 13,658.00	\$ 3,608.00	\$ 2,212.00	61.31%
2206-Lokahi	7	\$ 4,322.00	1	\$ 850.00	\$ 11,572.00	\$ 9,408.00	81.30%
2207-Ke Kumu Elua	8	\$ 3,412.00	3	\$ 1,181.00	\$ 7,831.00	\$ 6,224.71	79.49%
2401-Hale Po'ai	0	-	0	-	\$ 60,276.00	\$ 60,276.00	100.00%
2402-La'iola	6	\$ 1,936.00	0	-	\$ 35,395.00	\$ 34,034.00	96.15%
2403-Kamalu-Ho'olulu	3	\$ 965.00	0	-	\$ 65,254.00	\$ 64,779.00	99.27%
2404-Halia Hale	0	-	0	-	\$ 9,964.00	\$ 9,964.00	100.00%
Total	52	\$ 22,591.00	19	\$ 21,986.00	\$ 261,072.00	\$ 248,326.18	95.12%

* 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 October 2014**

A. Program Activities

1. Voucher activity for October 2014:

- HPHA expended \$2,010,373 (99.1% of HUD funds received) in housing assistance payments to private landlords on behalf of 1941 voucher holders in October 2014.
- HPHA expended \$34,083 on behalf of 167 families served under the rent supplement program on Oahu.
- As of October 31, 2014, 276 veterans were assisted with Veteran's Administration Supportive Housing Vouchers (VASH). Total monetary assistance was \$210,273.

Waiting List	# of applicants October 2014	Status
Housing Choice Voucher	414	Wait list closed
Kuhio Park Towers	157	Wait list closed
Palolo Homes Project Based Section 8	3523	Wait list closed
Rent Supplement Program	793	Wait list closed, Purge contract out for bid

2. Voucher lease up activity for October 2014:

Voucher Type	October 2014		
	# leased	# of vacancies	# in housing search
Housing Choice Vouchers	5		25
VASH	5		29
Kuhio Park Towers	0	3	
Palolo Homes Project Based Section 8	1	2	
Port-In (from other agencies)	3		6

3. Inspections update:

- A total of 127 inspections were performed in October 2014. Of the 127 inspections 27 failed the first time the unit was inspected. The inspections also failed 32 rent comparisons in October 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.
- A total of 32 Housing Quality Standards Quality Control inspections were performed in October 2014.

4. Family Self Sufficiency (FSS) Program

- The Family Self Sufficiency (FSS) program assisted 95 Section 8 clients in October 2014. There were 39 active escrow accounts with a total deposit of \$3656 in October 2014. An FSS client (VASH voucher holder) returned his voucher after successfully completing the program. He bought a house on his own without going through the homeownership program.



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HAWAII PUBLIC
HOUSING AUTHORITY

U.S. Department of Housing and Urban
Development

Hawaii State Office
1132 Bishop Street, Suite 1400
Honolulu, Hawaii 96813
<http://www.hud.gov>

October 28, 2014

Mr. Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority
P.O. Box 17907
1002 N. School St.
Honolulu, HI 96817

Dear Mr. Ouansafi:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for fiscal year end June 30, 2014, for the Hawaii Public Housing Authority. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The HPHA's final SEMAP score for fiscal year ended 6/30/2014 is 97. The following are your scores on each indicator:

Indicators

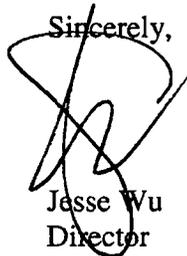
1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
4	Utility Allowance Schedule (24 CFR 982.517)	5
5	HQS Quality Control (24 CFR 982.405(b))	5
6	HQS Enforcement (24 CFR 982.404)	10
7	Expanding Housing Opportunities	5
8	Payment Standards (24 CFR 982.503)	5
9	Timely Annual Reexaminations (24 CFR 5.617)	10
10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
12	Annual HQS Inspections (24 CFR 982.405(a))	10
13	Lease-Up	20
14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	5
15	Deconcentration Bonus	0

Your overall performance rating is High Performer.

If you disagree with any of the scores, you may submit a letter of appeal to our office within 30 days upon receipt of this letter.

Thank you for your cooperation with the SEMAP process. If you have any questions, you may contact Jun Chung at (808) 457-4669.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jesse Wu', written over the printed name.

Jesse Wu
Director
Office of Public Housing

**Hearings Office
Report for the Month of October 2014**

A. Program Activities

- Eviction cases heard for month of October 2014, there were a total of 17 cases, 12 for rent, and 5 for non-rent. For September 2013 through October 2014, a total of 247 cases were referred with a total of 96 families evicted for this period.
- Monitor Statewide AMP rent delinquencies and submit monitoring report to Office of the Executive Director and Property Management Branch.

B. Planned Activities

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

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-October 2014

Total # of Cases Heard for the Month of October= 17 cases

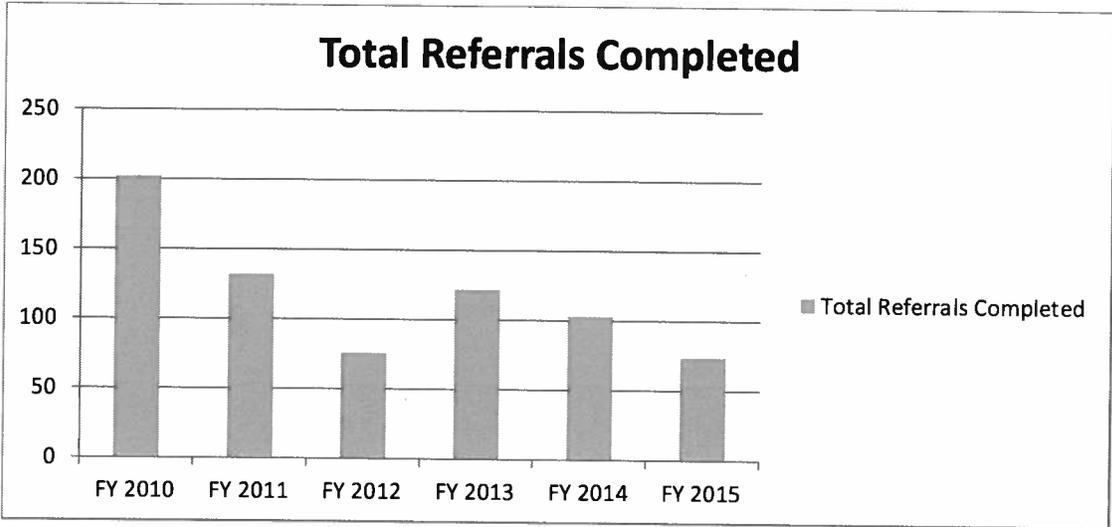
(Oahu & Neighbor Islands)

Decisions Rendered:	Rent Violations	Other Violations
Eviction	2	4
Evict w/cond	4	1
10-day cure	1	0
Withdrawn/Dismiss	1	2
Continued	4	5
Totals	<u>12</u>	<u>5</u>

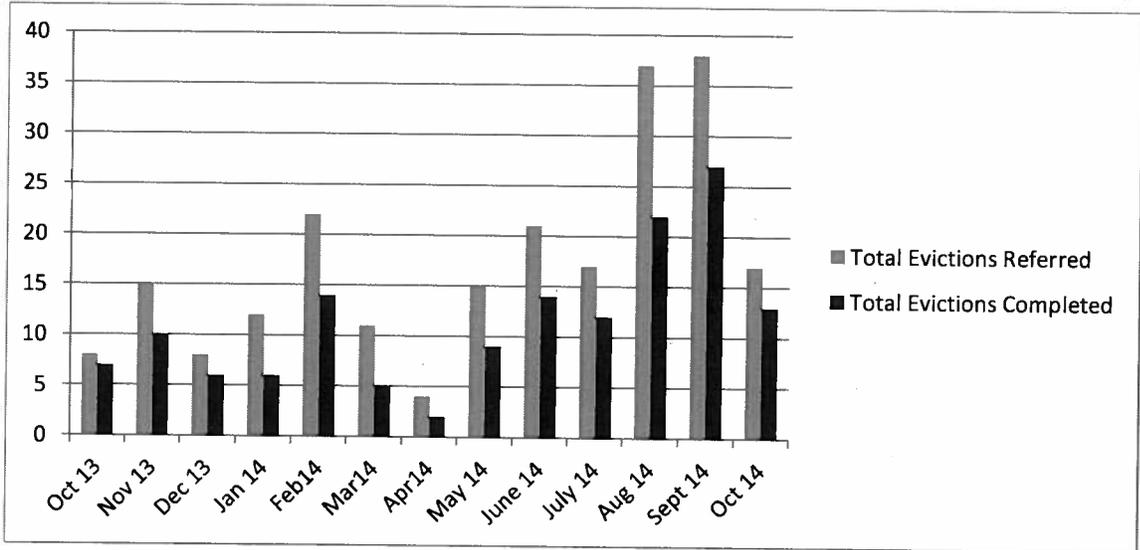
REFERRALS									
REASON FOR REFERRAL				RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	106	84	22	40	32	1	3	30	76
FY 2013	160	119	41	76	37	3	6	38	122
FY 2014	153	121	32	62	41	0	13	37	103
FY 2015	109	81	28	40	25	2	7	35	74

September 2013 - October 2014

REFERRALS									
REASON FOR REFERRAL				RESULT OF EVICTION REFERRAL					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
Sept 13	22	18	4	13	7	0	0	2	20
Oct 13	8	7	1	5	2	0	0	1	7
Nov 13	15	8	7	5	5	0	1	4	10
Dec 13	8	6	2	4	2	0	1	1	6
Jan 14	12	12	0	3	3	0	0	6	6
Feb14	22	16	6	9	5	0	3	5	14
Mar14	11	9	2	2	3	0	2	4	5
Apr14	4	4	0	2	0	0	0	2	2
May 14	15	9	6	4	5	0	2	4	9
June 14	21	18	3	9	5	0	2	5	14
July 14	17	13	4	10	1	1	0	5	12
Aug 14	37	30	7	11	8	0	3	15	22
Sept 14	38	26	12	13	11	0	3	11	27
Oct 14	17	12	5	6	5	1	1	4	13
TOTALS	247	188	59	96	62	3	18	69	167



June 2013-September 2014



Prepared and Reviewed by Renee Blondin-Nip on October 31, 2014

Fiscal Management Office
Variance report for September 2014

Revenue – September

CFP Grant Income \$133,227 or 100% less than budget

In budget, the estimated CFP Grant Income is spread out among the 12 months. There was no actual draw on CFP Grant in September.

State CIP Fund \$255,311 or 100% less than budget

For FY15, costs of unit turnarounds are budgeted to be funded by State Capital Improvement Fund (State CIP). As for the 2014 Legislative Session Budget Act, State CIP appropriation of \$26.0 million is still in the process of being released, the actual cost was charged against this appropriation.

Other Income \$183,352 or 46% more than budget

The main reason is \$148,012 more income than budget in COCC. The amount represents the difference between work orders actually charged to beneficiary AMPs and State housing projects and the budgeted amounts.

Revenue – YTD

CFP Grant Income \$396,694 or 100% less than budget

In budget, the estimated CFP Grant Income is spread out among the 12 months. There has been no actual draw on CFP Grant Income this fiscal year.

State CIP Fund \$759,932 or 100% less than budget

For FY15, costs of unit turnarounds are budgeted to be funded by State CIP. As for the 2014 Legislative Session Budget Act, State CIP appropriation of \$26.0 million is still in the process of being released, the actual cost has not been charged against this appropriation.

Grant Income \$174,965 or 14% less than budget

The Grant Income is recognized when State general fund for repair and maintenance is used to pay for protective services and repair and maintenance contracts for federal and state housing units. Actual payments of such contracts are lower than budgeted for fiscal year-to-date.

Other Income \$519,720 or 33% less than budget

The main reason is \$566,831 less income than budget in COCC. The amount represents the difference between work orders actually charged to beneficiary AMPs and State housing projects and the budgeted amounts, and the federal capital fund Administration portion that has not been drawn yet.

Expenses - September

Administrative \$251,347 or 18% less than budget, a favorable variance

The noticeable favorable variances include budget savings of Office Expense of \$95,187, mainly contributed by AMPs' \$42,039 budget saving and COCC's \$42,145 budget savings; Legal Expense in COCC of \$42,337, and Administrative – Other budget saving of \$128,127.

Housing Assistance Payments \$570,340 or 15% greater than budget

Mainly due to \$636,840 more payment than budget for Section 8 Contract Administration program, related to \$445,350 more HUD subsidy received than budget.

Tenant Services \$25,730 or 42% less than budget, a favorable variance

It consists of offsetting variances: \$6,077 budget savings of AMPs, \$20,850 budget overrun for Section 8 Choice Voucher Program, and \$39,030 budget savings for State Rent Supplemental program.

Bad Debt Expense \$22,586 or 93% less than budget

Mainly because actual write-offs are \$17,706 less than budgets for AMPs, and \$4,880 less than budget for State Housing programs.

General Expenses \$41,492 or 335% greater than budget

This related to the fact that clearing account balance of \$27,954 was not fully allocated to expense categories in September for FY15, and \$15,500 budget overrun of Motor Pool Vehicle Rental.

Expenses – YTD

Housing Assistance Payments \$1,726,623 or 15% greater than budget

Mainly due to \$1,750,620 more payment made than budget for Section 8 Contract Administration program, related to \$1,367,640 more HUD subsidy received than budget.

Tenant Services \$124,909 or 73% greater than budget

The variance consists of \$206,995 relocation cost more than budget for Kalihi Valley Homes, and \$117,090 less than budget for State Rent Supplemental program.

Maintenance \$1,189,171 or 22% less than budget, a favorable variance

It consists of following major variances: main budget saving are \$977,878 for Maintenance Material and \$280,842 for Contract Cost, offset by budget overruns of \$142,740 for Building Material and \$107,804 of Maintenance Equipment.

Protective Services \$71,394 or 12% less than budget, a favorable variance

The main contributor is \$45,896 budget saving of Protective Services Salaries and Benefits for privately-managed AMPs.

Bad Debt Expense \$14,251 or 19% greater than budget

Mainly because actual write-offs are \$28,891 more than budgets for AMPs, and \$14,640 less than budget for Sate Housing programs.

General Expenses \$214,472 or 385% greater than budget

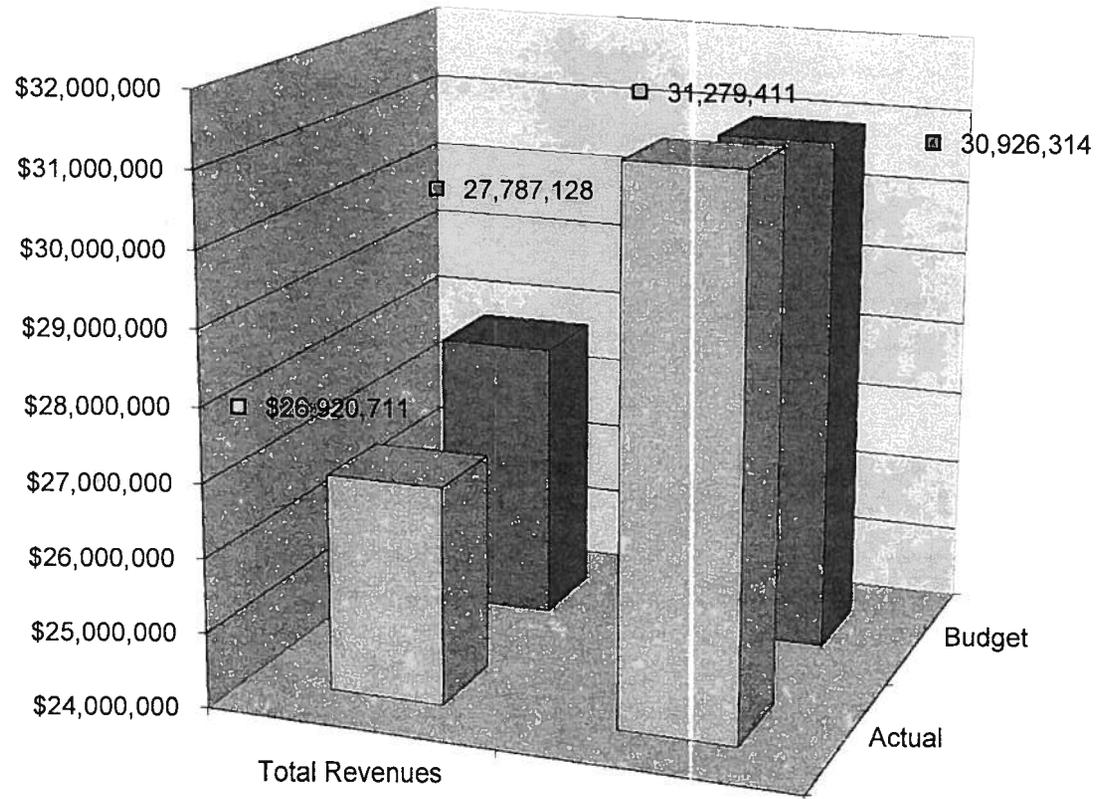
The variance consists of clearing account of \$79,991 for AMPs and \$131,953 for COCC, not yet allocated to cost categories for this fiscal year.

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

<u>Month of September 2014</u>				<u>Year to Date ended September 30, 2014</u>							
<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>		<u>Actual</u>	<u>Budget</u>	<u>Variance Amount</u>	<u>%</u>	<u>Prior Year</u>	<u>Variance Amount</u>	<u>%</u>
					REVENUES						
1,483,075	1,407,568	75,507	5%	Dwelling Rental Income	4,193,468	4,223,094	(29,626)	-1%	5,410,974	(1,217,505)	-23%
6,454,942	6,128,174	326,768	5%	HUD Operating Subsidies	19,427,960	18,384,522	1,043,438	6%	20,802,641	(1,374,681)	-7%
-	133,227	(133,227)	-100%	CFP Grant Income	-	396,694	(396,694)	-100%	-	-	0%
377,757	388,780	(11,023)	-3%	COCC Fee Income	1,137,422	1,166,340	(28,918)	-2%	1,155,092	(17,670)	-2%
-	255,311	(255,311)	-100%	State CIP Fund	-	759,932	(759,932)	-100%	-	-	0%
395,197	431,287	(36,090)	-8%	Grant Income	1,119,762	1,294,727	(174,965)	-14%	1,300,265	(180,503)	-14%
584,433	401,081	183,352	46%	Other Income	1,042,099	1,561,819	(519,720)	-33%	578,666	463,434	80%
\$ 9,295,403	9,145,428	149,975	2%	Total Revenues	\$ 26,920,711	27,787,128	(866,417)	-3%	29,247,637	(2,326,927)	-8%
					EXPENSES						
1,142,279	1,393,626	251,347	18%	Administrative	3,664,217	4,038,614	374,397	9%	3,182,408	(481,809)	-15%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
395,126	405,099	9,973	2%	Management Fees	1,191,653	1,215,435	23,782	2%	1,223,241	31,589	3%
54,631	56,444	1,813	3%	Bookkeeping Fees	164,067	169,312	5,245	3%	166,505	2,438	1%
4,431,710	3,861,370	(570,340)	-15%	Housing Assistance Payments	13,310,733	11,584,110	(1,726,623)	-15%	16,223,424	2,912,691	18%
35,955	61,685	25,730	42%	Tenant Services	296,854	171,945	(124,909)	-73%	77,421	(219,433)	-283%
1,294,465	1,189,580	(104,885)	-9%	Utilities	3,429,023	3,568,740	139,717	4%	3,492,394	63,370	2%
1,656,930	1,771,273	114,343	6%	Maintenance	4,239,519	5,428,690	1,189,171	22%	3,978,831	(260,688)	-7%
208,749	194,591	(14,158)	-7%	Protective Services	499,973	571,367	71,394	12%	414,990	(84,984)	-20%
72,006	71,581	(425)	-1%	Insurance	218,104	214,687	(3,417)	-2%	234,584	16,481	7%
1,302,546	1,302,546	-	0%	Depreciation Expense	3,907,638	3,907,638	-	0%	3,663,492	(244,146)	-7%
1,791	24,377	22,586	93%	Bad Debt Expense	87,382	73,131	(14,251)	-19%	(8,202)	(95,584)	-1165%
53,892	12,400	(41,492)	-335%	General Expenses	270,248	55,776	(214,472)	-385%	326,022	55,774	17%
10,650,080	10,344,572	(305,508)	-3%	Total Expenses	31,279,411	30,999,445	(279,966)	1%	32,975,110	1,695,698	5%
(1,354,677)	(1,199,144)	(155,533)	-13%	Net Income(Loss)	\$ (4,358,701)	\$ (3,212,317)	(1,146,384)	-36%	(3,727,472)	(631,228)	-17%
					CASH BASIS:						
(1,354,677)	(1,199,144)	(155,533)	-13%	Net Income(loss) per Above	(4,358,701)	(3,212,317)	(1,146,384)	-36%	(3,727,472)	631,228	-17%
				Add back non cash items:							
1,302,546	1,302,546	-	0%	Depreciation Expense	3,907,638	3,907,638	-	0%	3,663,492	244,146	7%
1,791	24,377	(22,586)	93%	Bad Debt Expense	87,382	48,754	38,628	-79%	(8,202)	95,584	1165%
(50,340)	127,779	(178,119)	-139%	TOTAL CASH BASIS	\$ (363,681)	744,075	(1,107,756)	-149%	(72,182)	970,958	-404%

870,043

HPHA September 30, 2014 Actual vs Budget



	Total Revenues	
Actual	\$26,920,711	31,279,411
Budget	27,787,128	30,926,314

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

	As of September 30 2014	As of August 31 2014	Increase (Decrease)
ASSETS:			
Cash	60,524,838	61,030,033	(505,195)
Receivables:			
Tenant Receivables	3,841,541	3,926,106	(84,566)
Other	1,001,181	987,283	13,897
Less Allowance for Doubtful Accounts	(3,133,774)	(3,133,774)	-
Total receivables	1,708,948	1,779,616	(70,668)
Accrued Interest	2,040,488	2,040,488	-
Prepaid Expenses	45,739	50,953	(5,214)
Inventories	561,637	561,713	(77)
Interprogram Due From	1,518,534	1,061,576	456,958
Total Current Assets	66,400,183	66,524,380	(124,197)
Property, Plant & Equipment:			
Land	21,451,327	21,451,327	-
Buildings	565,842,067	565,842,067	-
Furniture & Equipment	5,244,940	5,244,940	-
Motor vehicles	528,661	528,661	-
Construction in Progress	32,015,414	32,015,414	-
Less: Accumulated Depreciation	(332,551,311)	(331,248,765)	(1,302,546)
Notes, Loans & Mortgage Receivable-Non Current	8,716,630	8,716,630	-
Other Long term assets	-	-	-
Total Assets	\$ 367,647,910	369,074,653	(1,426,743)
LIABILITIES AND NET ASSETS			
Accounts Payable	1,718,895	934,810	784,085
Accrued Expenses	-	-	-
Accrued Salaries & Wages	763,001	763,001	-
Accrued Vacation	1,401,500	1,401,500	-
Tenant Security Deposits	784,892	786,264	(1,372)
Other Liabilities & Deferred Income	2,429,997	2,763,586	(333,589)
Interprogram Due To	-	-	-
Total Current Liabilities	7,098,285	6,649,161	449,124
Accrued Pension and OPEB Liability	12,414,722	12,414,722	-
Accrued Liabilities - Long Term	69,583	69,583	-
Net Assets			
Investment in capital assets	292,531,098	293,833,644	(1,302,546)
Restricted Net Assets	3,322,654	3,322,654	-
Unrestricted Net Assets	56,570,269	55,788,913	781,356
Net Income Year to Date	(4,358,701)	(3,004,023)	(1,354,677)
Total Net Assets	348,065,320	349,941,187	(1,875,867)
Total Liabilities & Net Assets	\$ 367,647,910	369,074,653	(1,426,743)

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

Month of September 2014				Year to Date ended September 30, 2014							
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,227,992	1,163,503	64,489	6%	Dwelling Rental Income	3,436,520	3,490,899	(54,379)	-2%	4,400,166	(963,646)	-22%
1,811,512	1,921,519	(110,008)	-6%	HUD Operating Subsidies	5,424,332	5,764,557	(340,225)	-6%	4,615,448	808,884	18%
-	133,227	(133,227)	-100%	CFP Grant Income	-	396,694	(396,694)	-100%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	255,311	(255,311)	-100%	State CIP Fund	-	759,932	(759,932)	-100%	-	-	0%
156,094	183,349	(27,255)	-15%	Grant Income	527,113	500,047	27,066	5%	-	527,113	100%
38,431	37,357	1,074	3%	Other Income	106,050	112,680	(6,630)	-6%	313,556	(207,506)	-66%
\$ 3,234,029	3,694,266	(460,237)	-12%	Total Revenues	\$ 9,494,014	11,024,809	(1,530,795)	-14%	9,329,170	164,844	2%
				EXPENSES							
408,057	462,235	54,178	12%	Administrative	1,192,169	1,343,991	151,822	11%	1,199,482	7,314	1%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
248,425	254,101	5,676	2%	Management Fees	748,795	762,441	13,646	2%	761,426	12,631	2%
33,765	34,790	1,025	3%	Bookkeeping Fees	101,753	104,350	2,598	2%	103,290	1,538	1%
-	-	-	0%	Housing Assistance Payments	3,789	-	(3,789)	-100%	5,093	1,304	26%
14,952	21,029	6,077	29%	Tenant Services	234,200	49,977	(184,223)	-369%	24,571	(209,629)	-853%
1,025,750	1,025,376	(374)	0%	Utilities	2,860,343	3,076,128	215,785	7%	3,000,848	140,505	5%
1,224,540	1,267,535	42,995	3%	Maintenance	3,098,756	3,859,427	760,671	20%	2,853,310	(245,446)	-9%
192,954	193,492	538	0%	Protective Services	482,674	568,070	85,396	15%	417,091	(65,584)	-16%
60,377	57,262	(3,115)	-5%	Insurance	178,609	171,730	(6,879)	-4%	189,029	10,420	6%
1,105,722	1,105,722	-	0%	Depreciation Expense	3,317,166	3,317,166	-	0%	3,105,379	(211,787)	-7%
1,791	19,497	17,706	91%	Bad Debt Expense	87,382	58,491	(28,891)	-49%	(8,202)	(95,584)	-1165%
(21,643)	7,341	28,984	395%	General Expenses	86,583	22,023	(64,560)	-293%	171,521	84,939	50%
4,294,690	4,448,380	153,690	3%	Total Expenses	12,392,219	13,333,794	941,575	7%	11,822,838	(569,381)	-5%
\$ (1,060,661)	(754,114)	(306,547)	-41%	Net Income(Loss)	\$ (2,898,205)	(2,308,985)	(589,220)	-26%	(2,493,668)	(404,537)	-16%
				CASH BASIS:							
(1,060,661)	(754,114)	(306,547)	-41%	Net Income(loss) per Above	(2,898,205)	(2,308,985)	(589,220)	-26%	(2,493,668)	(404,537)	-16%
1,105,722	1,105,722	-	0%	Add back non cash items:							
1,791	19,497	(17,706)	91%	Depreciation Expense	3,317,166	3,317,166	-	0%	3,105,379	211,787	7%
				Bad Debt Expense	87,382	58,491	28,891	-49%	(8,202)	95,584	1165%
\$ 46,852	371,105	(324,253)	-87%	TOTAL CASH BASIS	\$ 506,343	1,066,672	(560,329)	-53%	603,509	(97,165)	-16%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

Month of September 2014				Year to Date ended September 30, 2014								
Actual	Budget	Variance		ACCRUAL BASIS	Actual	Budget	Variance		Prior Year	Variance		
		Amount	%				Amount	%		Amount	%	
REVENUES												
323,902	395,554	(71,652)	-18%	Asset Management Project - 30	971,457	1,185,632	(214,175)	-18%	1,022,394	(50,937)	-5%	
296,110	339,830	(43,720)	-13%	Asset Management Project - 31	875,276	1,019,490	(144,214)	-14%	764,478	110,798	14%	
328,582	403,390	(74,808)	-19%	Asset Management Project - 32	937,616	1,210,170	(272,554)	-23%	832,615	105,001	13%	
247,866	270,358	(22,492)	-8%	Asset Management Project - 33	674,752	811,074	(136,322)	-17%	678,137	(3,385)	0%	
365,422	384,188	(18,766)	-5%	Asset Management Project - 34	1,067,078	1,152,564	(85,486)	-7%	1,099,643	(32,566)	-3%	
388,121	415,831	(27,710)	-7%	Asset Management Project - 35	1,166,052	1,247,493	(81,441)	-7%	1,138,647	27,405	2%	
162,297	181,041	(18,744)	-10%	Asset Management Project - 37	465,751	543,123	(77,372)	-14%	465,299	452	0%	
186,070	220,097	(34,027)	-15%	Asset Management Project - 38	551,416	660,298	(108,882)	-16%	605,479	(54,063)	-9%	
139,153	165,842	(26,689)	-16%	Asset Management Project - 39	402,436	497,646	(95,210)	-19%	388,361	14,075	4%	
138,929	175,638	(36,709)	-21%	Asset Management Project - 40	400,066	466,914	(66,848)	-14%	466,630	(66,564)	-14%	
120,945	139,314	(18,369)	-13%	Asset Management Project - 43	358,502	437,942	(79,440)	-18%	347,701	10,801	3%	
181,916	203,781	(21,865)	-11%	Asset Management Project - 44	509,424	610,267	(100,843)	-17%	457,335	52,089	11%	
113,921	152,572	(38,651)	-25%	Asset Management Project - 45	405,568	438,730	(33,162)	-8%	389,257	16,311	4%	
54,532	57,157	(2,625)	-5%	Asset Management Project - 46	161,316	171,561	(10,245)	-6%	163,176	(1,860)	-1%	
98,295	104,752	(6,457)	-6%	Asset Management Project - 49	288,241	314,256	(26,015)	-8%	279,204	9,038	3%	
87,968	84,921	3,047	4%	Asset Management Project - 50	259,063	257,649	1,414	1%	230,814	28,249	12%	
\$ 3,234,029	3,694,266	(460,237)	-12%	Total Revenues	\$ 9,494,014	11,024,809	(1,530,795)	-14%	9,329,170	164,844	2%	
NET INCOME(LOSS)												
(100,215)	(61,461)	(38,754)	-63%	Asset Management Project - 30	(272,763)	(167,203)	(105,560)	-63%	(316,935)	44,172	14%	
(168,945)	(89,629)	(79,316)	-88%	Asset Management Project - 31	(532,059)	(280,513)	(251,546)	-90%	(355,908)	(176,151)	-49%	
(76,381)	76,780	(153,161)	-199%	Asset Management Project - 32	(252,340)	207,290	(459,630)	-222%	(137,091)	(115,249)	-84%	
(111,806)	(48,404)	(63,402)	-131%	Asset Management Project - 33	(211,509)	(204,409)	(7,100)	-3%	(137,997)	(73,512)	-53%	
11,089	(7,165)	18,254	255%	Asset Management Project - 34	35,585	(897)	36,482	4067%	107,858	(72,273)	-67%	
(15,862)	(12,647)	(3,215)	-25%	Asset Management Project - 35	(59,535)	(59,400)	(135)	0%	22,876	(82,411)	-360%	
(152,667)	(151,370)	(1,297)	-1%	Asset Management Project - 37	(430,149)	(458,616)	28,467	6%	(490,699)	60,551	12%	
(47,992)	(72,327)	24,335	34%	Asset Management Project - 38	(120,631)	(206,186)	85,555	41%	(51,087)	(69,544)	-136%	
(51,737)	(62,861)	11,124	18%	Asset Management Project - 39	(164,093)	(176,237)	12,144	7%	(185,082)	20,988	11%	
(62,458)	(2,426)	(60,032)	-2475%	Asset Management Project - 40	(86,297)	(53,414)	(32,883)	-62%	(34,060)	(52,237)	-153%	
(71,115)	(113,610)	42,495	37%	Asset Management Project - 43	(206,835)	(282,700)	75,865	27%	(198,842)	(7,993)	-4%	
(73,429)	(82,446)	9,017	11%	Asset Management Project - 44	(248,140)	(232,027)	(16,113)	-7%	(305,776)	57,636	19%	
(72,421)	(37,955)	(34,466)	-91%	Asset Management Project - 45	(136,697)	(116,926)	(19,771)	-17%	(178,337)	41,640	23%	
(53,994)	(51,241)	(2,753)	-5%	Asset Management Project - 46	(147,899)	(156,762)	8,863	6%	(143,348)	(4,551)	-3%	
(50,517)	(48,857)	(1,660)	-3%	Asset Management Project - 49	(140,951)	(146,570)	5,619	4%	(121,578)	(19,373)	-16%	
37,790	11,505	26,285	228%	Asset Management Project - 50	76,109	25,585	50,524	197%	32,338	43,772	135%	
\$ (1,060,661)	(754,114)	(306,547)	-41%	Total Net Income(Loss)	\$ (2,898,205)	(2,308,985)	(589,220)	-26%	(2,493,668)	(404,537)	-16%	

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

<u>Month of September 2014</u>			
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
		<u>Amount</u>	<u>%</u>
86,188	75,383	10,805	14%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
6,033	31,962	(25,929)	-81%
16,751	2,311	14,440	625%
\$ 108,972	109,656	(684)	-1%
22,128	66,278	44,150	67%
-	-	-	0%
15,815	17,941	2,126	12%
1,898	2,153	256	12%
-	-	-	0%
-	406	406	100%
63,058	30,666	(32,392)	-106%
68,063	75,517	7,454	10%
-	-	-	0%
2,968	2,774	(194)	-7%
76,879	76,879	-	0%
-	1,507	1,507	100%
-	749	749	100%
250,808	274,870	24,062	9%
\$ (141,836)	(165,214)	(24,746)	14%
(141,836)	(165,214)	(24,746)	14%
76,879	76,879	-	0%
-	1,507	(1,507)	100%
\$ (64,957)	(86,828)	(26,253)	25%

<u>Year to Date ended September 30, 2014</u>									
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>Prior Year</u>	<u>Variance</u>				
		<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>			
REVENUES									
Dwelling Rental Income	249,746	226,149	\$ 23,597	10%	337,581	\$ (87,835)	-26%		
HUD Operating Subsidies	-	-	-	0%	-	-	0%		
CFP Grant Income	-	-	-	0%	-	-	0%		
COCC Fee Income	-	-	-	0%	-	-	0%		
General Fund	-	-	-	0%	-	-	0%		
Grant Income	19,811	146,752	(126,941)	-87%	-	19,811	100%		
Other Income	3,554	4,622	(1,068)	-23%	33,702	(30,148)	-89%		
Total Revenues	\$ 273,111	377,523	(104,412)	-28%	371,282	(98,172)	-26%		
EXPENSES									
Administrative	65,674	116,770	51,096	44%	82,807	17,133	21%		
Asset Management Fees	-	-	-	0%	-	-	0%		
Management Fees	48,195	53,823	5,628	10%	49,320	1,125	2%		
Bookkeeping Fees	5,783	6,459	677	10%	5,918	135	2%		
Housing Assistance Payments	-	-	-	0%	-	-	0%		
Tenant Services	-	1,218	1,218	100%	-	-	0%		
Utilities	171,165	91,998	(79,167)	-86%	178,987	7,822	4%		
Maintenance	168,190	234,968	66,778	28%	170,667	2,477	1%		
Protective Services	241	-	(241)	-100%	-	(241)	-100%		
Insurance	8,155	8,322	167	2%	7,840	(315)	-4%		
Depreciation Expense	230,637	230,637	-	0%	205,810	(24,827)	-12%		
Bad Debt Expense	-	4,521	4,521	100%	-	-	0%		
General Expenses	-	2,247	2,247	100%	-	-	0%		
Total Expenses	698,038	750,963	52,925	7%	701,349	3,311	0%		
Net Income(Loss)	\$ (424,928)	(373,440)	(51,488)	-14%	(330,067)	(94,861)	-29%		
CASH BASIS:									
Net Income(loss) per Above	(424,928)	(373,440)	(51,488)	-14%	(330,067)	(94,861)	-29%		
Add back non cash items:									
Depreciation Expense	230,637	230,637	-	0%	205,810	24,827	12%		
Bad Debt Expense	-	4,521	(4,521)	100%	-	-	0%		
TOTAL CASH BASIS	\$ (194,291)	(138,282)	(56,009)	-41%	(124,257)	(70,034)	-56%		

670

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

Month of September 2014			
Actual	Budget	Variance	
		Amount	%
168,894	168,682	212	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
30,041	133,000	(102,959)	-77%
14,929	4,357	10,572	243%
\$ 213,864	306,039	(92,175)	-30%

18,573	26,177	7,604	29%
-	-	-	0%
35,318	36,006	688	2%
4,238	4,321	84	2%
-	-	-	0%
-	385	385	100%
189,557	115,543	(74,014)	-64%
109,036	147,966	38,930	26%
-	200	200	100%
7,877	7,093	(784)	-11%
118,314	118,314	-	0%
-	3,373	3,373	100%
-	-	-	0%
482,912	459,378	(23,534)	-5%
\$ (269,048)	(153,339)	(115,709)	-75%

(269,048)	(153,339)	(115,709)	-75%
118,314	118,314	-	0%
-	3,373	(3,373)	100%
\$ (150,734)	(31,652)	(119,082)	-376%

Year to Date ended September 30, 2014									
	Actual	Budget	Variance		Prior Year	Variance			
			Amount	%		Amount	%		
REVENUES									
Dwelling Rental Income	507,203	506,046	\$ 1,157	0%	673,227	(166,024)	-25%		
HUD Operating Subsidies	-	-	-	0%	-	-	0%		
CFP Grant Income	-	-	-	0%	-	-	0%		
COCC Fee Income	-	-	-	0%	-	-	0%		
General Fund	-	-	-	0%	-	-	0%		
Grant Income	59,440	399,000	(339,560)	-85%	-	59,440	100%		
Other Income	30,070	13,071	16,999	130%	336,367	(306,298)	-91%		
Total Revenues	\$ 596,713	918,117	(321,404)	-35%	1,009,594	(412,881)	-41%		

EXPENSES									
Administrative	57,252	78,531	21,279	27%	61,247	3,995	7%		
Asset Management Fees	-	-	-	0%	-	-	0%		
Management Fees	106,330	108,018	1,688	2%	106,642	313	0%		
Bookkeeping Fees	12,758	12,963	206	2%	12,795	38	0%		
Housing Assistance Payments	-	-	-	0%	-	-	0%		
Tenant Services	-	1,155	1,155	100%	-	-	0%		
Utilities	350,487	346,629	(3,858)	-1%	265,342	(85,145)	-32%		
Maintenance	284,189	443,898	159,709	36%	319,759	35,570	11%		
Protective Services	86	600	514	86%	559	473	85%		
Insurance	27,286	21,279	(6,007)	-28%	28,602	1,317	5%		
Depreciation Expense	354,942	354,942	-	0%	349,806	(5,136)	-1%		
Bad Debt Expense	-	10,119	10,119	100%	-	-	0%		
General Expenses	-	-	-	0%	-	-	0%		
Total Expenses	1,193,329	1,378,134	184,805	13%	1,144,752	(48,576)	-4%		
Net Income(Loss)	\$ (596,616)	(460,017)	(136,599)	-30%	(135,158)	(461,457)	-341%		

CASH BASIS:									
Net Income(loss) per Above	(596,616)	(460,017)	(136,599)	-30%	(135,158)	(461,457)	-341%		
Add back non cash items:									
Depreciation Expense	354,942	354,942	-	0%	349,806	5,136	1%		
Bad Debt Expense	-	10,119	10,119	100%	-	-	0%		
TOTAL CASH BASIS	\$ (241,674)	(94,956)	(126,480)	-155%	214,648	(456,321)	-213%		

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

Month of September 2014			
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
		<u>Amount</u>	<u>%</u>
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
79,195	82,976	(3,781)	-5%
-	-	-	0%
\$ 79,195	82,976	(3,781)	-5%
7,495	7,834	339	4%
-	-	-	0%
480	561	81	14%
301	352	51	15%
31,976	-	(31,976)	-100%
-	39,030	39,030	100%
674	680	6	1%
357	-	(357)	-100%
-	-	-	0%
(36)	18	54	302%
-	-	-	0%
41,246	48,475	7,229	15%
\$ 37,948	34,501	3,447	10%
37,948	\$ 34,501	\$ 3,447	10%
-	-	-	0%
-	-	-	0%
\$ 37,948	34,501	3,447	10%

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

Total Revenues

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

Total Expenses

Net Income(Loss)

CASH BASIS:

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

TOTAL CASH BASIS

Year to Date ended September 30, 2014									
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>Prior Year</u>	<u>Variance</u>				
		<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>			
-	-	-	0%	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%	-	-	0%
-	-	-	0%	-	-	0%	-	-	0%
237,584	248,928	(11,344)	-5%	263,981	(26,397)	-10%	-	-	-
-	-	-	0%	9,145	(9,145)	-100%	-	-	-
\$ 237,584	248,928	(11,344)	-5%	273,126	(35,542)	-13%	-	-	-
20,064	23,502	3,438	15%	21,446	1,382	6%	-	-	-
-	-	-	0%	-	-	0%	-	-	-
1,491	1,683	192	11%	1,815	324	18%	-	-	-
934	1,056	122	12%	1,137	203	18%	-	-	-
100,562	-	(100,562)	-100%	160,696	60,134	37%	-	-	-
-	117,090	117,090	100%	-	-	0%	-	-	-
2,007	2,040	33	2%	2,435	427	18%	-	-	-
525	-	(525)	-100%	-	(525)	-100%	-	-	-
-	-	-	0%	-	-	0%	-	-	-
-	54	54	100%	67	67	100%	-	-	-
-	-	-	0%	-	-	0%	-	-	-
125,584	145,425	19,841	14%	187,596	62,012	33%	-	-	-
\$ 112,000	103,503	8,497	8%	85,530	26,470	31%	-	-	-
112,000	\$ 103,503	\$ 8,497	8%	85,530	\$ 26,470	31%	-	-	-
-	-	-	0%	-	-	0%	-	-	-
-	-	-	0%	-	-	0%	-	-	-
\$ 112,000	103,503	8,497	8%	85,530	26,470	31%	-	-	-

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

<u>Month of September 2014</u>			
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
		<u>Amount</u>	<u>%</u>
-	-	-	0%
2,500,007	2,054,657	445,350	22%
-	-	-	0%
-	-	-	0%
-	-	-	0%
(6,615)	-	(6,615)	-100%
15	-	15	100%
\$ 2,493,408	2,054,657	438,751	21%
9,245	4,797	(4,448)	-93%
-	-	-	0%
72,000	72,766	766	1%
-	-	-	0%
2,500,007	1,863,167	(636,840)	-34%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
578	-	(578)	-100%
2,581,831	1,940,730	(641,101)	-33%
\$ (88,423)	113,927	(202,350)	-178%
(88,423)	\$ 113,927	\$ (202,350)	-178%
-	-	-	0%
-	-	-	0%
\$ (88,423)	113,927	(202,350)	-178%

<u>Year to Date ended September 30, 2014</u>										
<u>Actual</u>	<u>Budget</u>	<u>Variance</u>		<u>Prior Year</u>	<u>Variance</u>					
		<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>				
REVENUES										
-	-	-	0%	-	-	0%				
7,531,611	6,163,971	1,367,640	22%	8,409,767	(878,156)	-10%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
(33,360)	-	(33,360)	-100%	-	(33,360)	-100%				
50	-	50	100%	48	2	4%				
\$ 7,498,300	6,163,971	1,334,329	22%	8,409,815	(911,514)	-11%				
EXPENSES										
29,710	14,391	(15,319)	-106%	5,616	(24,094)	-429%				
-	-	-	0%	-	-	0%				
218,298	218,298	0	0%	234,654	16,356	7%				
-	-	-	0%	-	-	0%				
7,340,121	5,589,501	(1,750,620)	-31%	8,116,469	776,348	10%				
-	-	-	0%	(7,821)	(7,821)	-100%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
1,156	-	(1,156)	-100%	1,428	272	19%				
7,589,285	5,822,190	(1,767,095)	-30%	8,350,346	761,060	9%				
\$ (90,985)	341,781	(432,766)	-127%	59,469	(150,454)	-253%				
CASH BASIS:										
(90,985)	\$ 341,781	\$ (432,766)	-127%	59,469	\$ (150,454)	-253%				
-	-	-	0%	-	-	0%				
-	-	-	0%	-	-	0%				
\$ (90,985)	341,781	(432,766)	-127%	59,469	(150,454)	-253%				

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget Comparison
For the Month of September 2014, and the 3 Months ended September 30, 2014
(Amounts in Full Dollars)

Month of September 2014			
Actual	Budget	Variance	
		Amount	%
-	-	-	0%
-	-	-	0%
-	-	-	0%
377,757	388,780	(11,023)	-3%
-	-	-	0%
19,738	-	19,738	100%
504,146	356,134	148,012	42%
\$ 901,642	744,914	156,728	21%
589,769	720,236	130,467	18%
-	-	-	0%
-	-	-	0%
-	-	-	0%
-	-	-	0%
3	685	682	100%
10,835	14,367	3,532	25%
252,751	279,906	27,155	10%
798	854	56	7%
785	3,963	3,178	80%
1,631	1,631	-	0%
61,148	1,983	(59,165)	-2984%
917,719	1,023,625	105,906	10%
\$ (16,078)	(278,711)	262,633	94%
(16,078)	(278,711)	262,633	94%
1,631	1,631	-	0%
-	-	-	0%
\$ (14,447)	(277,080)	262,633	95%

Year to Date ended September 30, 2014								
	Actual	Budget	Variance		Prior Year	Variance		
			Amount	%		Amount	%	
REVENUES								
Dwelling Rental Income	-	-	-	0%	-	-	-	0%
HUD Operating Subsidies	-	-	-	0%	-	-	-	0%
CFP Grant Income	-	-	-	0%	-	-	-	0%
COCC Fee Income	1,137,422	1,166,340	(28,918)	-2%	1,155,092	(17,670)	-2%	
General Fund	-	-	-	0%	-	-	-	0%
Grant Income	58,876	-	58,876	100%	-	58,876	100%	
Other Income	859,538	1,426,369	(566,831)	-40%	175,939	683,599	389%	
Total Revenues	\$ 2,055,836	2,592,709	(536,873)	-21%	1,331,031	724,805	54%	
EXPENSES								
Administrative	1,994,852	2,144,322	149,470	7%	1,583,065	(411,788)	-26%	
Asset Management Fees	-	-	-	0%	-	-	0%	
Management Fees	-	-	-	0%	-	-	0%	
Bookkeeping Fees	-	-	-	0%	-	-	0%	
Housing Assistance Payments	-	-	-	0%	-	-	0%	
Tenant Services	337	2,055	1,718	84%	294	(42)	-14%	
Utilities	31,344	43,101	11,757	27%	35,052	3,708	11%	
Maintenance	683,792	889,450	205,658	23%	633,508	(50,285)	-8%	
Protective Services	1,908	2,562	654	26%	1,910	2	0%	
Insurance	3,586	11,889	8,303	70%	6,233	2,647	42%	
Depreciation Expense	4,893	4,893	-	0%	2,497	(2,396)	-96%	
General Expenses	149,459	24,525	(124,934)	-509%	104,744	(44,715)	-43%	
Total Expenses	2,870,172	3,122,797	252,625	8%	2,367,304	(502,868)	-21%	
Net Income(Loss)	\$ (814,336)	(530,088)	(284,248)	-54%	(1,036,273)	221,937	21%	
CASH BASIS:								
Net Income(loss) per Above	(814,336)	(530,088)	(284,248)	-54%	(1,036,273)	\$ 221,937	21%	
Add back non cash items:								
Depreciation Expense	4,893	4,893	-	0%	2,497	2,396	96%	
Bad Debt Expense	-	-	-	0%	-	-	0%	
TOTAL CASH BASIS	\$ (809,443)	(525,195)	(284,248)	-54%	(1,033,776)	224,333	22%	

**Construction Management Branch
Report for the Month of October 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. Physical Improvements at Lanakila Public Housing – Demolition of Phase IIIb & IV (HA 1004). On October 31, 2014 the Hazard Evaluation and Emergency Response (HEER) Office of the Department of Health (DOH) visited and inspected the site of the intended demolition. HEER expressed their concern over the arsenic levels detected in the soil testing that was performed and will be reviewing the soil mitigation plan. HEER has requested a meeting to give recommendations for the soil mitigation plan on 11/07/14. HPHA will be evaluating the cost of the mitigation and alternative solutions.
- Palolo Valley Homes
 - a. Residents are moved into buildings 16, 17 and 20 with the exception of a few units.
 - b. Selection of a new consultant has been made. Negotiations are in progress.
 - c. Future Phases: the remaining Buildings 1 - 13 will be procured upon completion of Buildings 14-20 (Phases 1 and 2 described above) and funding availability.
- 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, there is no new update: The HPHA sent Update Requests to the DLNR on September 12, 2014 regarding the Kaunakakai (EO 2365 and 3364) and on September 5, 2014 regarding the Wakiu (EO 3333) cottage projects' EO transfer requests to be addressed at the Board level.
- Vacant Units
 - a. Type C Units Completed
 - Kalihi Valley Homes, Honolulu, Oahu (3 units)
 - Palolo Valley Homes, Honolulu, Oahu (4 units)
 - b. Vacant Units Type C Status
 - 1. PHA Wide Type C Vacant Units
 - 1) Total Vacant Type C Units: 195
 - a) Federal: 184 units

- b) State: 11 units
- 2) Total in design or about to get into design: 51
- 3) Total in construction: 84
- 4) Total approved for Demolition by HUD: 60
- 5) Total approved for HUD Subsidy: 105

2. Status by County:

1) O`ahu

- a) 75 units total
- b) 4 units approved for demo
- c) 61 currently in construction contracts
- d) 10 in design or about to be in design

2) Hawai`i

- a) 89 units total
- b) 56 units approved for demo
- c) 14 currently in construction contracts
- d) 19 in design or about to be in design

3) Kaua`i

- a) 9 units total
- b) 9 unit currently in construction contracts

4) Maui County

- a) Maui
 - 1) 5 units in design or about to be in design
- b) Molokai:
 - 1) 17 units total
 - 2) 6 units in the Federal project and 11 units in the State project are in design.

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

- CMB is on track to meeting all State CIP and Federal CFP encumbrance, obligation and expenditure deadlines.
- CMB is in the process of identifying capital improvement projects statewide in preparation for the new biennium request.

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

Solicitation(s) Issued in October 2014:

Solicitation No.	Title	Due Date
IFB CMB-2014-32	Operational and Preventive Maintenance Services for 16 Elevators at Various Oahu Locations, HPHA Job No. 14-015-000	10/30/2014
IFB CMB-2014-04	Repair to Trash Chute at Makua Alii, HA 1012, HPHA Job No. 13-012-112-F/S	11/6/2014
n/a	Notice to Providers of Professional Services for State Capital Improvement Program & Federal Capital Fund Program Projects	12/1/2014

Protest(s) Received in October 2014:

- None

Protest(s) Resolved in October 2014:

Solicitation No./Title	Protester	Status
IFB CMS-2014-07 Hale Laulima Site & Dwelling Improvements HPHA Job No. 12-034-127-S	All Maintenance and Repair, LLC	HPHA Denied Protest

Contract(s) Executed in October 2014:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-26	Doonwood Engineering, Inc. Provide Labor, Materials, and Equipment for Replacement of Sewage Lift Station at Kauhale Ohana (AMP 45) on the Island of Oahu Completion Date: 30 Calendar Days from Notice to Proceed		\$72,272.22

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 14-11-CO01	Haron Construction, Inc. Provide Additional Labor, Materials, and Equipment for Repaving and ADA Compliance at Kalakaua Homes, Makua Alii, and Paoakalani (AMP 34) on the Island of Oahu Completion Date: November 10, 2014	\$48,734.77	\$794,234.77
CMS 14-05-CO01	Tomko Corp. Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements at Hui O Hanamaulu (AMP 38) on the Island of Kauai Completion Date: May 17, 2015	\$1,579.84	\$3,719,461.84
CMS 13-14-CO08	Artistic Builders Corp. No-Cost Extension of Time of 30 Calendar Days to Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements to Hale Nana Kai O Kea (AMP 38) on the Island of Kauai Completion Date: November 2, 2014	n/a	\$2,524,598.36
CMS 08-20-SC04	Elevator Consulting Services, Inc. No-Cost Extension of Time to Continue to Provide Design and Consulting Services for Modernization of 16 Elevators at Kalakaua Homes, Makua Alii, Paoakalani (AMP 34), Kalanihulia, Punchbowl Homes Pumehana, Makamae (AMP 35) and Salt Lake (AMP 30) on the Island of Oahu End Date: January 30, 2017	n/a	\$447,212.55
OED 14-02	Goldfarb and Lipman LLP Provision of Legal Services related to HUD Programs to Include Redevelopment of Kuhio Park Terrace and Mayor Wright Homes, Resolve Issues Related to Section 9(g)(3) of the U.S. Housing Act of 1937, and Establishment of a Non-Profit to the HPHA End Date: November 4, 2017		\$251,250.00

Contract No.	Contractor & Description	Supp. Amount	Total Amount
PMB 12-09-SC03	Universal Protection Service, LP Continue to Provide Security Services at Kalihi Valley Homes (AMP 31), Mayor Wright Homes (AMP 32), and Punchbowl Homes, Makamae, Kalanihuia (AMP 35) on the Island of Oahu End Date: November 30, 2014	\$251,296.77	\$3,069,993.37
PMB 12-09-SC03	Alii Security Systems, Inc. Continue to Provide Security Services at Puuwai Momi (AMP 30), and Kamehameha Homes, and Kaahumanu Homes (AMP 33), on the Island of Oahu End Date: October 31, 2015	\$413,175.00	\$1,240,407.00

Planned Solicitation/Contract Activities for November/December 2014

Solicitation(s):

- Issue Invitation for Bids for Tenant Annual Re-Certification Services for the Island of Oahu.
- Issue Request for Information for Temporary Lodging Services for Tenant Relocation Statewide.

Contract(s)

- Execute Supplemental Contract to Continue to Provide Property Management, Maintenance and Resident Services for AMP 40 on the Island of Oahu.
- Execute Supplemental Contract to Continue to Provide Property Management, Maintenance and Resident Services for AMP 45 on the Island of Oahu.
- Execute Supplemental Contract to Continue to Provide Property Management, Maintenance and Resident Services for AMP 50 on the Island of Oahu.
- Execute Supplemental Contract to Continue to Provide Property Management and Maintenance Services for the Ka Hale Kamehaikana Community Resource Center on the Island of Oahu.
- Execute Supplemental Contract to Continue to Provide Security Services at Kalihi Valley Homes (AMP 31), Mayor Wright Homes (AMP 32), and Punchbowl Homes, Makamae, Kalanihuia (AMP 35) on the Island of Oahu.
- Execute Supplemental Contracts to Continue to Provide Refuse Collection Services for AMP 46 on the Island of Hawaii.

- Execute Supplemental Contract to Continue to Provide Custodial Services for the Hawaii Public Housing Authority's Central Offices on the Island of Oahu.

COMPLIANCE OFFICE
Report for Month of October 2014

A. Program Activities for October

- Approximately 59 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 (2);
 - b. Transfer of unit for other reasons (3); and
 - c. Installation of air conditioning (9).
- Recorded executed releases and declarations of trust forms for four of the federally-assisted public housing properties;
- Coordinated attendance of new employees and private management staff at upcoming fair housing training provided by the Hawaii Civil Rights Commission;
- Coordinated the translation of various vital documents; and
- Attended the federal Language Access Compliance Workshop.

B. Planned activities for November/December

- Record executed releases and declarations of trust forms for additional federally-assisted public housing properties;
- Continue to administer contract with National Center for Housing Management for HPHA Self-evaluation and Transition Plan, including conducting site visits to review construction plans, confirm deficiencies and site conditions, and meeting with staff to finalize draft transition plans; and
- Continue to discuss and draft revisions to the Admissions and Continued Occupancy Policy for the Federally Assisted Low-income Public Housing Program for the Federally Assisted Low-income Public Housing Program to implement the approved changes to the Hawaii Administrative Rules.

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

A. PHA Plan Development

- On October 10, 2014, the Planning and Evaluation Office presented proposed amendments to the annual PHA Plan to RAB members for their review at their monthly meeting. The Planning and Evaluation Office will integrate any comments made by RAB members into the draft annual PHA Plan, which will then be reviewed by the Office of the Executive Director.

B. Choice Neighborhoods Grant for Kuhio Park Terrace

- On October 10, 2014, the Transformation Plan under the Choice Neighborhoods Grant was completed and submitted to the U.S. Department of Housing and Urban Development (HUD). The next steps include the implementation of the Transformation Plan as directed by the main leads, which includes the Michaels Development Group, the Hawaii Public Housing Authority and the City and County of Honolulu.

C. Housing Directors' Meeting

- On October 24, 2014, Executive Director Hakim Ouansafi and the Planning and Evaluation Office attended the monthly Housing Directors' Meeting. Attendees included representatives from HUD, State Representative Mark Hashem, the Kauai and Hawaii County Housing Directors, the Department of Hawaiian Home Lands, USDA RD, and the Hawaii Housing and Finance Development Corporation. Discussion items included proposed legislation affecting affordable housing development and financing, the City Department of Planning and Permitting and the Land Use Research Foundation's upcoming (December 2014) Housing Summit, and reports on upcoming projects and ongoing issues in affordable housing by the various Directors.

D. Legislative

- The Planning and Evaluation Office has submitted proposed legislation for the upcoming legislative session for review by the Department of Human Services and the Department of the Attorney General. The 2015 legislative session kicks off on January 21, 2015.
- Executive Director Hakim Ouansafi met with multiple lawmakers, regarding the upcoming legislative session.

E. HPHA Updates

- The Planning and Evaluation Office will present what the HPHA does, who we are, who we serve, the challenges we face and our accomplishments to legislators and other housing service providers at a Legislative Info Briefing on Housing / Homelessness hosted by Senator Susie Chun Oakland and Representative Mark Hashem on November 12, 2014, at the State Capitol.

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

A. Program Activities

- Continued to work with vendor Emphasys to resolve issues with their Elite software.
 - Reviewed the status of open issues in a teleconference with Emphasys consultants and HPHA staff on 10/7/14.
 - Coordinated a remote session on Elite Batch Correspondence on 10/15/14 to check system settings and begin setting up an initial letter with programming to provide different results depending upon each tenant's situation.
 - Coordinated a follow up remote session on Elite Batch Correspondence on 10/22/14 to finish setting up the initial letter and test it.

- Updated a flow chart for an interactive phone menu system to direct callers from the public to the appropriate HPHA office that can answer their questions regarding housing related services and issues. When completed, this system will have different language options to choose from.

- Continued working on a new HPHA website in WordPress with enhanced features and a more user friendly design.

- Recertified more than 30 users for continued access to HUD's EIV system for another 6 month cycle.

PERSONNEL OFFICE

Report for the Months of October/November 2014

A. Summary of HPHA Staffing:

Filled positions (FTE):	295
Vacant positions:	78
Total:	373

Tenant Aides (19 Hrs):	10
New Hires:	2
Termination:	3
Retired:	1
89day hires:	2

B. Program Activities:

- Attended Job Fair at UH Manoa Career Center
- Potential Applicants in review: PMMSB Chief, Contract Administrator and Development Specialist.
- HPHA 2014 Service Excellence Awards was held on October 29, 2014. The following awards have been recognized: Ha'aheo- Pride in Public Service, Behind the-Scenes, Most Improved Public Housing Operations, Rookie All-Stars, Sustained Superior Performance, Team of the Year, Chief of the Year, Director's, Chairman's, People's Choice, and Special Service Excellence Award.

Ha'aheo – Pride in Public Service

Aldeen Cabral, Asset Management Unit 9

Behind-the-Scenes Award

Deidra Ahakuelo-Kepa, Office of the Executive Director

Alagafa Talaeai, Personnel Office

Marisa Pirtle, Hearings Office

Sahar Ibrahim, Construction Management Branch

Rebeca Pascual, Fiscal Management Office

Beverly Vallesteros, Section 8 Subsidy Programs Branch

Most Improved Public Housing Operations

Mary Jane Hall-Ramiro, Asset Management Unit 30

Rookie All-Stars

Chong Gu, Fiscal Management Office

Sam Liu, Property Management and Maintenance Services Branch

2014 Sustained Superior Performance Award

Betty Lee-Mara, Central Maintenance Section (Exempt Team)

DHS 2014 Team of the Year: HPHA's Special Teams, Central Maintenance Section (Exempt Team)

Loreto Ader, Randy Albano, Wendell Alipio, Warren Burchett, Marc Cook, Gregory Cuadra, Robert Dadis, Gerome Garcia, Gregory Kemp, Clinton Kusuda, Nelson Lagadon, William Lau, Betty Lee-Mara, Christopher Maglaya, Earl Malano, Jhoel Mallana, Cirilo Martin, Garison Quisano, Elmore Renken Jr., Kenneth Sasaki, Jewel Sonoda-Apana, Cesar Tabula, Wayne Torres, Renante Valiente, and Rico Vasquez.

2014 HPHA Chief of the Year

Rick Sogawa, Procurement Office

2014 Director's Award

Barbara Arashiro, Executive Assistant, Office of The Executive Director

2014 Chairman's Award

Gregory Cuadra, Central Maintenance Section (Exempt Team)

2014 People's Choice Award

Iris Koshimizu, DHS Personnel Office
Senator Suzanne Chun Oakland
Representative Mark Hashem

Special Service Excellence Award

Governor Neil Abercrombie

- Completed leave records audit for fiscal year ending June 30, 2014.
- Effective October 1, 2014, under the Affirmative Action, it is required to provide the Informational Sheet for State of Hawaii non-service employment to each individual applicant. This information is to determine whether applicant meets public employment requirements and job requirements, and the State of Hawaii is an equal opportunity employer.
- Held an internal complaint meeting with UPW agent to resolve misconduct in the workplace.
- Workers Compensation: 3 injuries reported and no lost time and 2 reported as 'records only'.

C. Planned Activities:

- Update Policies and Procedures for Drug Free and Alcohol Free Workplace Policy.

- Training on employee leave records relating to “First 42 Days Rule” and the Maximum 90 Days” for vacation accrual. Targeted audience will be support staff responsible for record keeping.
- Train managers on recruitment and interview techniques.
- Upcoming State Safety and Health Council Meeting in November with the major topics on Accident Reduction Initiative and Safety Compliance & the Voluntary Consultation Program.

FOR DISCUSSION

SUBJECT: *Kolio v. State of Hawaii, Hawaii Public Housing Authority; Case No. 13-000785*) Eviction Appeal and Oral Arguments Before the Supreme Court

Hawaii Public Housing Authority
Summary of Capital Projects
Report As Of 10/31/14

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

	Total CFP Appropriation	Budget Construction Activities (BLI 1411-1501)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Obligated	% Obligated	Balance	Obligation Deadline	Notes
CFP 718	\$12,613,733	\$8,393,748	\$2,522,747	\$435,865	\$1,261,373	\$0	\$12,613,733	100.00%	\$0	6/12/10	Fully Expended
CFP 719	\$12,526,177	\$8,773,404	\$2,416,486	\$83,670	\$1,252,617	\$0	\$12,526,177	100.00%	\$0	4/14/12	Fully Expended
CFP 720	\$12,389,235	\$8,485,698	\$2,477,847	\$186,766	\$1,238,924	\$0	\$12,389,235	100.00%	\$0	4/17/14	Fully Expended
CFP 721	\$10,301,898	\$6,799,408	\$2,060,380	\$107,988	\$1,030,190	\$303,933	\$9,822,633	95.35%	\$479,265	4/17/14	Fully Obligated. LOCCS created 07-13-11
CFP 722	\$9,454,397	\$6,514,807	\$1,844,150	\$150,000	\$945,440	\$0	\$9,015,499	95.36%	\$438,898	4/17/14	Fully Obligated. LOCCS created 03-12-12
CFP 723	\$9,066,970	\$6,191,576	\$1,813,394	\$150,000	\$906,697	\$5,303	\$1,639,184	18.08%	\$7,427,786	9/8/15	LOCCS created 08-09-13
CFP 724	\$9,140,603	\$7,249,084	\$977,459	\$0	\$914,060	\$0	\$2,259,812	24.72%	\$6,880,791	5/12/16	LOCCS created 05-13-14
CFP Budget Totals	\$50,353,103	\$36,240,572	\$9,173,229	\$694,754	\$5,035,310	\$309,236	\$35,126,363	69.76%	\$15,226,740		TOTALS FOR ALL ACTIVE CFP GRANTS

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 721	\$10,301,898	\$5,268,533	\$2,060,380	\$41,640	\$1,030,190	\$0	\$8,400,742	81.55%	\$1,901,156	4/17/18	LOCCS created 07-13-11
CFP 722	\$9,454,397	\$667,480	\$1,431,147	\$1,483	\$945,440	\$0	\$3,045,550	32.21%	\$6,408,847	4/17/16	LOCCS created 03-12-12
CFP 723	\$9,066,970	\$714,174	\$0	\$0	\$0	\$0	\$714,174	7.88%	\$8,352,796	9/8/17	LOCCS created 08-09-13
CFP 724	\$9,140,603	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$9,140,603	5/12/18	LOCCS created 05-13-14
CFP Expenditure Totals	\$50,353,103	\$15,135,886	\$5,969,374	\$229,889	\$3,214,553	\$0	\$24,549,701	48.76%	\$25,803,402		TOTALS FOR ALL ACTIVE CFP GRANTS

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Budget	HPHA Encumbered	HPHA Expended	% 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	4,208,770	91.66%	\$382,927	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	14,667,234	82.36%	\$3,142,046	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	\$4,142,967	\$4,142,967	4,015,728	96.93%	\$127,239	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	2,760,207	81.79%	\$614,499	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	7,360,352	93.19%	\$538,219	6/30/12	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 162/2009 as amended by ACT 180/2010
FY 10-11 Lump Sum CIP	\$4,500,000	\$4,384,799	\$4,270,030	3,678,675	83.90%	\$706,124	6/30/12	Allotment Granted - Blanket Encumbrance (1) & (2) & (3)	ACT 162/2009 as amended by ACT 180/2010
FY 11-12 CIP Totals	\$31,120,000	\$31,120,000	\$31,120,000	6,542,868	21.02%	\$24,577,132	6/30/14	Allotment Granted - Blanket Encumbrance (1)	ACT 164/2011 as amended by ACT 106/2012
FY 12-13 CIP Totals	\$60,222,000	\$60,222,000	\$60,222,000	11,691,612	19.41%	\$48,530,388	6/30/14	Allotment Granted - Blanket Encumbrance (1)	ACT 164/2011 as amended by ACT 106/2012
FY 13-14 Lump Sum CIP	\$45,643,000	\$45,643,000	\$2,685,423	309,156	0.68%	\$45,333,844	6/30/16	Allotment Granted	ACT 134/2013 as amended by ACT 122/2014
FY 14-15 Lump Sum CIP	\$26,000,000	\$26,000,000	\$0	0	0.00%	\$26,000,000	6/30/16	Allotment Granted	ACT 134/2013 as amended by ACT 122/2014
STATE CIP TOTALS	\$216,657,603	\$206,167,020	\$134,091,619	\$55,234,601	26.92%	\$149,952,419			TOTAL ACTIVE STATE CIP APPROPRIATIONS

**K
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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.