HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
ANNUAL BOARD OF DIRECTORS MEETING
August 20, 2015
9:00 a.m.
1002 N. School Street, Bldg. A Boardroom
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PUBLIC TESTIMONY

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

III. ELECTION OF BOARD OFFICERS

A. Election of the Chair

B. Election of the Vice-Chair

C. Election of the Secretary

IV. FOR ACTION

A. Motion: To Appoint No Less Than Three (3) and No More than Seven (7) of the Hawaii Public Housing Authority's (HPHA) Directors to the HHA Wilikina Apartments Project, Inc's Board of Directors, With Appointments Not To Exceed an Individual's Term on the Hawaii Public Housing Authority's Board of Directors ***(Pages 1 – 18)***

(Appointees to the HHA Wilikina Apartments Project, Inc. Board of Directors shall be eligible to be nominated as officers and selected at the HHA Wilikina Apartments Project, Inc. meeting.)

V. ADJOURNMENT

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 832-4694 by close of business two days prior to meeting date.

Approved by the Executive Director
August 20, 2015

FOR ACTION

MOTION: To Appoint No Less Than Three (3) and No More than Seven (7) of the Hawaii Public Housing Authority's (HPHA) Directors to the HHA Wilikina Apartments Project, Inc's Board of Directors, With Appointments Not To Exceed an Individual's Term on the Hawaii Public Housing Authority's Board of Directors

I. FACTS

A. The Hawaii Public Housing Authority designated as its corporate agent, the HHA Wilikina Apartments Project, Inc a nonprofit corporation, to operate and manage the Wilikina Apartments Project. The primary purpose is to provide and maintain the project as affordable for low income families with housing facilities and services at the HPHA's Wilikina Apartments.

B. The Wilikina Apartment Project sale was an arm's length transaction between HPHA's corporate agent, HHA Wilikina Aparments Project, Inc. (Seller-Lessor) and VB Wilikina Limited Partnership (Buyer-Lessee). On May 23, 2012, the Wilikina Apartments sale closed Escrow, by Purchase and Sale Agreement, as amended January 25, 2012, 65 year Ground Lease, dated May 22, 2012, and Quitclaim Deed, dated May 22, 2012.

C. Although there is no current official program business being conducted, HHA Wilikina Apartments Project, Inc., as HPHA's corporate agent, holds the fee simple title to the land under the 65 year ground lease to the leasehold property owner, VB Wilikina Limited partnership.

D. The HHA Wilikina Apartments Project, Inc's By-laws indicate that the Board of Directors shall consist of no less than three (3) and no more than eight (8) directors. Quorum for the HHA Wilikina Apartments Project, Inc. is four (4). HPHA's Vice Chair Jason Espero is currently the only remaining member and Chair of the HHA Wilikina Board of Directors.

II. DISCUSSION

A. The HPHA must submit annual filings of the HHA Wilikina Apartments Project, Inc. to the Department of Commerce and Consumer Affairs' Business Registration Division to maintain its nonprofit status.

B. Proceeds from the sale of the HHA Wilikina Apartments were transferred to the HPHA to pay for all outstanding invoices and to be utilized to provide affordable and low income housing. No other business is being conducted by the HHA Wilikina Apartments Projects, Inc. at this time.

C. A copy of the HHA Wilikina Apartments Project, Inc. By-laws is attached for informational purposes.

III. RECOMMENDATION

Management recommends that the Board appoint no less than three (3) and no more than seven (7) of the HPHA's Directors to the HHA Wilikina Apartments Project, Inc's Board of Directors, with appointments not to exceed an individual's term on the Hawaii Public Housing Authority's Board of Directors.

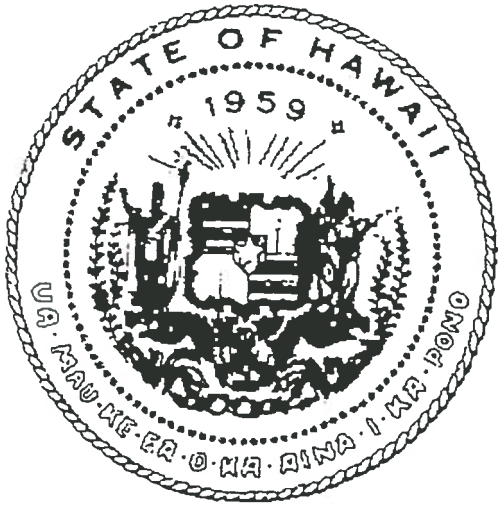
Attached: By-Laws of the HHA Wilikina Project, Inc.

Prepared by: Dawn Takeuchi Apuna, Chief Planner DTA

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

_____

By:
Its Chairperson



BY-LAWS OF THE HHA WILIKINA PROJECT, INC.

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B Y - L A W S

OF

HHA WILIKINA APARTMENTS PROJECT, INC.

ARTICLE I

Section 1. Name and Objects. The name of this Corporation shall be:

HHA WILIKINA APARTMENTS PROJECT, INC.

a Hawaii non-profit corporation. The primary purpose for which the Corporation is formed, and the business and objects to be carried on and promoted by the Corporation, is to provide elderly persons and persons and families of low income with housing facilities and services as set forth in the Corporation's Articles of Incorporation and as the Board of Directors shall from time to time determine.

ARTICLE II

Section 1. Principal Office. The principal office of the Corporation shall be maintained at:

1002 North School Street
Honolulu, Hawaii 96817

or at such other place in the State of Hawaii as the Board of Directors shall determine.

Section 2. Place of Meetings. All meetings of the Board of Directors shall be held at the principal office of the Corporation, unless some other place is stated in the call.

Section 3. No Seal. The Corporation shall not have a corporate seal.

ARTICLE III

NO MEMBERS

Section 1. No Members. The Corporation shall not have any members.

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ARTICLE IV

BOARD OF DIRECTORS

Section 1. Number, Qualifications and Election. There shall be a Board of Directors of the Corporation consistent with Article IV of the Articles of Incorporation. There shall be no less than three and no less than eight (8) directors. Subject to the provisions of these By-Laws, each director shall hold office until such director's successor is duly elected or appointed and qualified, being subject, however, to removal by the commission of the Hawaii Housing Authority. There is no limitation upon the number of terms that a person may be elected to serve as a director on the Board of Directors.

The directors of the Corporation shall at all times, be limited to individuals who are members of the commission of the Hawaii Housing Authority or persons who have the approval of the commission of the Hawaii Housing Authority. In the event that a director of the Corporation ceases to be a member of the Hawaii Housing Authority or, if the aforesaid approval is withdrawn, then, in either event, such shall constitute automatic resignation as a director of the Corporation.

Section 2. Annual Meeting. The annual meeting shall be held on a day and time immediately following the annual meeting of the Hawaii Housing Authority.

Section 3. Regular Meetings. The Board of Directors may provide, by resolution, the time and place, either within or without the State of Hawaii, for the holding of regular meetings of the Board of Directors of the Corporation without other notice than such resolution.

Section 4. Special Meetings. Special meetings of the Board of Directors may be held at the call of the president or any two members of the Board of Directors. The secretary shall mail notices of special meetings to all directors on the Board of Directors at least three (3) days before the date of the meeting. The notice shall contain the purposes of the special meeting.

Section 5. Notice of Meetings. Reasonable notice of each meeting of the Board of Directors of the Corporation, stating whether it is an annual, regular or special meeting, the authority for the call of the meeting and the place, day and hour thereof, shall be given to each director by the secretary or by the person or persons calling the meeting at least three (3) days before the date set for such meeting in any of the following ways:

(a) by leaving the same with such director personally, or

(b) by leaving the same at the residence or usual place of business of such director, or

(c) by mailing it, postage prepaid, addressed to such director at such director's address as it appears on the books of the Corporation, or

(d) by publishing such notice in any newspaper of general circulation in the county in which the principal office of the Corporation is located, such notice to be published not less than two times, on successive days, the first publication thereof to be not less than three (3) days nor more than ten (10) days prior to the day assigned for the meeting; or

(e) by telephone; or

(f) by telecommunications (e.g. FAX).

If notice is given pursuant to the provisions of this section, the failure of any director to receive actual notice of meeting shall in no way invalidate the meeting or any proceedings thereat. If mailed, such notices should be declared delivered at which a quorum is present when deposited in the United States mail. Any director may, prior to, at the meeting, or subsequent thereto, waive notice of any meeting in writing, signed by such director.

Section 6. Quorum. Subject to applicable laws or these By-Laws, four directors of the Board of Directors shall constitute a quorum, whose affirmative vote shall be necessary for all actions by the Corporation and to transact business at any meeting. A vacancy or vacancies in the directorship on the Board shall not affect the validity of any action of the Board, provided there is present at the meeting a quorum of all the directors at which the Board has been fixed.

Section 7. Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or by these By-Laws.

Section 8. Vacancies. Any vacancy occurring in the Board of Directors, for any reason, and any directorship to be filled by reason of an increase in the number of directors shall be filled by the Board of Directors. A person who is elected to fill a vacancy shall be elected for the unexpired term of such person's predecessor.

Section 9. No Compensation or Loans. The directors shall serve without compensation but shall be entitled to the necessary expenses, including traveling expenses, incurred in the performance of their duties. The Corporation shall not make any loans to its directors.

Section 10. Removal of Directors. Any director may be removed from office, with or without cause, at any time by the commission of the Hawaii Housing Authority.

Section 11. Adjournment. In the absence of a quorum at the date, time and place of a meeting duly called, and at any meeting duly called and held, the presiding officer may adjourn the meeting from time to time without further notice and may convene or reconvene the meeting when a quorum shall be present.

Section 12. Notice Unnecessary. If at any meeting of the Board of Directors, however called or wherever held, all of the directors shall be present or shall waive notice of such meeting by a writing filed with the records of the Board of Directors, or after any such meeting shall express consent to the holding of the meeting and all actions taken thereat by a writing on or filed with the records of the Board of Directors, then all actions taken at such meeting shall be legal and validly taken.

Section 13. Action of Directors Without a Meeting. Any action required or permitted to be taken at any meeting of the directors or of a committee may be taken without a meeting if all of the directors or all of the members of the committee, as the case may be, sign written consent setting forth the action taken or to be taken at any time before or after the intended effective date of such action. Such consent shall be filed with the minutes of the Board of Directors or committee meetings, as the case may be, and shall have the same effect as a unanimous vote.

Section 14. Powers. All officers and agents of the Corporation, as between themselves and the Corporation, shall have such authority and perform such duties in the management of the Corporation as may be determined by the Board of Directors not inconsistent with these By-Laws.

Section 15. Management Agent. Notwithstanding any provision to the contrary in these By Laws or the Articles of Incorporation, the officers, directors and agents or any committee of the Corporation shall not have any authority to enter into any management contract for the management of any of the Corporation's assets or to terminate any management contract which has been previously approved by the commission of the Hawaii Housing Authority without the express written approval of the commission of the Hawaii Housing Authority.

ARTICLE V

COMMITTEES

Section 1. Committees of Directors. The Board of Directors, by resolution adopted by a majority of the directors in office, may designate one or more committees, including an executive committee, each of which shall consist of two or more directors, which committees, to the extent provided in said resolution, shall have and exercise the authority of the Board of Directors in the management of the Corporation; but the designation of such committees and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual director, of any responsibility imposed on the Board of Directors or such director by law.

Section 2. Other Committees. Other committees not having and exercising the authority of the Board of Directors in the management of the Corporation may be designated by a resolution adopted by the Board of Directors with the express written approval of the commission of the Hawaii Housing Authority.

Section 3. Term of Appointment. Each member of a committee shall continue as such until such member's term on the committee expires or is terminated or unless such member be removed from such committee or unless such member shall cease to qualify as a member thereof.

Section 4. Chairperson. One member of each committee shall be appointed chairperson by the person or persons authorized to appoint the members thereof.

Section 5. Vacancies. Vacancies in the membership of any committee may be filled by appointment made in the same manner as provided in the case of the original appointments.

Section 6. Quorum. Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

Section 7. Rules. Each committee may adopt rules for its own government not inconsistent with these By-Laws or with rules adopted by the Board of Directors.

Section 8. Non-Members. The Board of Directors or president may appoint persons who are not directors on the Board of Directors to serve on a committee in an advisory capacity only, but at least two (2) persons shall always be directors on the Board of Directors.

Section 9. Duties. All committees shall have only such powers as are of a deliberate and advisory nature and shall not act except as they are specially empowered by the Board of Directors and as otherwise provided herein or in the Articles of Incorporation.

ARTICLE VI

OFFICERS

Section 1. Appointment and Term. The officers of the Corporation shall be a president, a vice-president, a treasurer, and a secretary. Each of the officers shall be elected annually by the Board of Directors at the annual meeting of the Board of Directors and shall hold office at the pleasure of the Board of Directors until the next annual meeting of the Board of Directors. The Corporation shall have not less than two persons as officers. The secretary and treasurer may be one and the same person. All officers must be directors of the Corporation. The auditor, if any, shall not be a member of the Board of Directors but shall be employed at the Board's discretion.

Section 2. Other Officers and Agents. The Board of Directors may appoint or employ such other officers, including assistant treasurers and assistant secretaries, technical experts and officers, agents, and employees, permanent and temporary, as required, who shall have such powers and duties as may be assigned to them by the Board of Directors. The authority to employ agents and employees and fix their powers and duties may be delegated by the Board of Directors. Any officer of the Corporation may also be a subordinate officer, agent or employee. Officers of the Corporation shall serve without compensation, except that they shall be allowed and paid their actual and necessary expenses.

Section 3. Removal. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever, in its judgment, the best interests of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5. No Compensation or Loans. The officers shall serve without compensation. The Corporation shall not make any loans to its officers.

ARTICLE VII

PRESIDENT

The president when present shall preside at all meetings of the Board of Directors. The president may also be referred to as "chair". Subject to the control of the Board of Directors, the president shall be the chief executive officer of the Corporation, and shall exercise general supervision and direction over the management and conduct of the business and affairs of the Corporation. The president shall also have such other powers and duties as are given to him elsewhere by law or in these By-Laws and as may be assigned to the president from time to time by the Board of Directors. The president shall be an ex-officio member of all committees.

ARTICLE VIII

VICE-PRESIDENT

The vice-president shall assume and perform the duties of the president in the absence, disability, inability of refusal to act of the president or whenever the office of president is vacant. The vice-president may also be referred to as "vice chair". The vice-president shall have such other powers and duties as may be given to the vice-president by law or in these By-Laws and as may be assigned to the vice-president from time to time by the Board of Directors or by the president.

ARTICLE IX

TREASURER

The treasurer shall keep or superintend the keeping of all the financial books and accounts of the Corporation in a thorough and proper manner, and render statements of the same in such form and as often as required by the Board of Directors. The treasurer shall, subject to the control of the Board of Directors, have the custody of all funds and securities of the Corporation. The treasurer shall perform all other duties usually pertaining to the office of treasurer of a corporation and such duties as may be assigned to the treasurer by the Board of Directors or by the president or required to be exercised by him under the provisions of these By-Laws. In the absence or disability of the treasurer, the treasurer's duties shall be performed by the secretary or by an assistant treasurer. If the Board of Directors requires, the treasurer shall give a bond for the faithful discharge of the treasurer's duties in such sum and with such surety or sureties as the Board of Directors shall determine.

ARTICLE X

SECRETARY

Section 1. Powers and Duties. The secretary (1) shall attend and keep the minutes of all meetings of the members, Board of Directors and of any committee in books provided for that purpose; (2) shall have charge and custody of such other records of the Corporation; (3) shall give all notices as provided by these By-Laws or the Board of Directors and (4) shall have such other powers and duties as may be incidental to the office of secretary or elsewhere given to him by law or in these By-Laws and as may be assigned to the secretary from time to time by the Board of Directors or by the president. In the absence or disability of the secretary, the secretary's duties shall be performed by the treasurer or by an assistant secretary.

Section 2. Secretary Pro Tem. If the secretary shall not be present at any meeting, the presiding officer shall appoint a secretary pro tempore who shall keep the minutes of such meeting and record them in the books provided for that purpose.

ARTICLE XI

AUDITOR

Section 1. Election. The members of the Board of Directors may at any annual meeting, or at any special meeting called for that purpose, appoint some person, firm or Corporation engaged in the business of auditing to act as the auditor of the Corporation.

Section 2. Disqualification. No director or officer shall be eligible to serve as auditor of the Corporation.

Section 3. Duties. The auditor shall, at least once in each fiscal year and more often if required by the Board of Directors, examine the books and papers of the Corporation and compare the statements of the treasurer with the books and vouchers of the Corporation, and otherwise make a complete audit of the books of the Corporation, and thereafter make appropriate reports to the members of the Board of Directors.

ARTICLE XII

POWERS AND RELATIONSHIP TO HAWAII HOUSING AUTHORITY

Section 1. Exercise of Powers Conferred by Law. The Corporation may exercise any or all of the powers conferred upon the Hawaii Housing Authority, as a public body and a body corporate and politic of the State of Hawaii, by law but solely in connection with the development or acquisition, ownership and management of a specific housing project. The Corporation shall at all times be a "corporate agent" (strictly in the context of Hawaii Revised Statutes Sec. 356-14) of the Hawaii Housing Authority.

Section 2. Executive Director. The Executive Director of the Hawaii Housing Authority shall be the executive director of the Corporation. The executive director shall be the chief operations officer of the Corporation and shall be authorized to exercise all powers and authority that are afforded the Executive Director of the Hawaii Authority.

Section 3. Conflict. If there is any conflict between any of the provisions of the Corporation's organizational documents comprised of the Articles of Incorporation and these By Laws and any Hawaii laws, regulations or rules governing the Hawaii Housing Authority and applicable to the Corporation, such applicable Hawaii laws, regulations and rules shall be controlling.

ARTICLE XIII

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The officers of the Corporation are authorized to enter into any contract or to execute and deliver any instrument in the name of and on behalf of the Corporation. All contracts and instruments must be executed by at least two officers of the Corporation or their duly authorized agents. The Board of Directors may authorize such other agent or agents to enter into any contract or to execute and deliver any instrument in the name of and on behalf of the Corporation by resolution and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, or Orders of Payment. All checks, drafts, or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation, shall be signed by at least two officers or agents of the Corporation, and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the treasurer or an assistant treasurer and countersigned by the president or a vice-president of the Corporation.

Section 3. Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies, or other depositaries as the Board of Directors may select.

Section 4. Gifts. The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest or devise for the general purposes or for any special purposes of the Corporation.

ARTICLE XIV

MISCELLANEOUS

Section 1. Books and Records. The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of the Board of Directors, and shall keep, at the registered or principal office, a record giving the names and addresses of the directors. All books and records of the Corporation may be inspected by any director.

Section 2. Fiscal Year. The fiscal year of the Corporation shall be such fiscal year as may from time to time be established by the Board of Directors.

ARTICLE XV

AMENDMENTS TO BY-LAWS

The By-Laws of the Corporation may from time to time be repealed, amended or altered, or new By-Laws may be adopted, subject to repeal or change by action of the Board of Directors.

ARTICLE XVI

FEDERAL REQUIREMENTS

Notwithstanding any provision in these By-Laws to the contrary, for as long as there is a mortgage on any asset of the Corporation, which is held or insured by or given to any Federal agency or department, including the U.S. Department of Housing and Urban Development, any mortgage covering the property of the Corporation shall be receiving the benefits of financing and other assistance from such an agency or department, the Corporation shall observe the following requirements:

(a) The Corporation shall have the authority to develop and construct or acquire and rehabilitate and to own, operate and manage a housing facility in accordance with the requirements of such federal agency or department, including an Regulatory Agreement or other instrument with such agency or department;

(b) The Corporation shall have the authority to enter into all agreements, including a Regulatory Agreement, to amend or otherwise modify such agreements and to make such certifications as such agency or department may require in order for the Corporation to qualify and be eligible for and to receive such financial and other assistance from such agency or department;

(c) If required to do so by such federal agency or department, the Corporation shall not make any addition to, amendment or repeal of all or any part of these By Laws or the Articles or Incorporation without the prior written consent of such federal agency or department; and

(d) The Corporation, by its Board of Directors, shall have the power and authority to convey all or any part of the Corporation's property to such federal agency or department or its designee.

ADOPTION OF BY-LAWS

We, the undersigned, on this _____ day of _____, 1993, do hereby, pursuant to the laws of the State of Hawaii, adopt the foregoing provisions as the By-Laws of said Corporation.

Katsugo Miho
President/Director

Sharon R. Yamada
Vice President/Director

Richard M. Iga
Secretary-Treasurer/
Director

Janet Y. Buen
Director

Hideo Murakami
Director

Winona E. Rubin
Director

Robert L.P. Tong
Director

HHA WILIKINA APARTMENTS PROJECT, INC.
NOTICE OF MEETING
ANNUAL BOARD OF DIRECTORS MEETING
August 20, 2015
9:15 a.m. **
1002 N. School Street, Building A Boardroom
Honolulu, Hawaii 96817

AGENDA

I. CALL TO ORDER / ROLL CALL

II. PUBLIC TESTIMONY

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

III. ELECTION OF BOARD OFFICERS

A. Election of the Chair

B. Election of the Vice-Chair

C. Election of the Secretary

IV. ADJOURNMENT

****The meeting time is an approximation and will start immediately after the conclusion of the Hawaii Public Housing Authority's Annual Board of Directors Meeting which starts at 9:00 am.**

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 832-4694 by close of business two days prior to meeting date.

HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
1002 North School Street, Building A Boardroom
Honolulu, Hawaii 96817
August 20, 2015
9:25 a.m.**

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting Minutes, June 18, 2015 ***(Pages 19 – 36)***
B. Executive Session Minutes, June 18, 2015

III. PUBLIC TESTIMONY

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

IV. FOR ACTION

A. Motion: To Adopt Resolution No. 15-80 Approving the Section 8 Management Assessment Program (SEMAP) Certification For Fiscal Year July 1, 2014 to June 30, 2015 and to Authorize the Executive Director to Undertake All Actions Necessary to Submit the SEMAP Certification to the U.S. Department of Housing and Urban Development ***(Pages 37-46)***

V. REPORTS

A. Executive Director's Report Highlights: ***(Pages 47 – 96)***
- Property Management and Maintenance Services Branch Occupancy and Rent Collection Status
- Mixed finance private public partnership developments
- Section 8 Lease up Status and Program Activity
- Design and Construction Project Updates
- Contracts Executed During June - July 2015

VI. FOR DISCUSSION

A. Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03) ***(Page97)***

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 Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03)

B. Fetu Kolio v. Hawaii Public Housing Authority (CAAP-13-0000785; Civil No. 12-1-2339-09 ***(Page 98)***

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 Fetu Kolio v. Hawaii Public Housing Authority (CAAP-13-0000785; Civil No. 12-1-2339-09

C. For Discussion: Adoption of Temporary Admissions Preference for Homeless Families with Children in the State of Hawaii for the Federally Assisted Public Housing Program and State-Aided Family Public Housing Program ***(Pages 99 – 100)***

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 Adoption of Temporary Admissions Preference for Homeless Families with Children in the State of Hawaii for the Federally Assisted Public Housing Program and State-Aided Family Public Housing Program

D. For Information: Orientation and Training for the HPHA's Board of Directors, including a broad overview of the HPHA as follows: ***(Page 101)***

- Purpose, Mission, Structure, and History of HPHA
- Roles of the Board & Executive Director
- Overview of the State and Federal Public Housing Program
  - The Annual Contributions Contract
  - Understanding the Public Housing Assessment System
  - The HPHA's housing inventory

- Redevelopment, Construction, Modernization, Repair and Maintenance Issues
- Overview of the Housing Choice Voucher Section 8
  - Understanding the Section 8 Management Assessment Program
- Overview of Construction Activities at HPHA
- Overview of Program Management
- Overview of Financial Management of HPHA's programs
- Procurement and Contracting Requirements
- Ethics and Standards of Conduct for the Board and Staff
- Ongoing Programs & Projects
- Applicable Statutes, Rules, and Administrative Policies
- Previously Adopted Board Policies
- HPHA's Statement of Procurement Policy
- HPHA's Five Year and Annual Public Housing Agency Plan
- Organization Charts and Functional Statement
- Goals and Objectives
- Annual Reports

****The meeting time is an approximation and will start immediately after the conclusion of the HHA Wilikina Apartments Project, Inc. Annual Board of Directors Meeting which starts at 9:15 am.**

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) 832-4694 by close of business two days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.

HAWAII PUBLIC HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
HELD AT 1002 NORTH SCHOOL STREET, BUILDING A
HONOLULU, HAWAII 96817
ON THURSDAY, JUNE 18, 2015
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority (HPHA) held a Regular Board Meeting at 1002 North School Street, on Thursday, June 18, 2015 at 9:00 a.m. Chairperson Gierlach called the meeting to order. Those present were as follows:

PRESENT:
Director David Gierlach, Chairperson
Director Jason Espero, Vice Chairperson
Director Lisa Darcy
Director Gilbert De Motta
Director Elizabeth Kim
Director Alena Medeiros
Director Myoung Oh, Secretary
Director Rachael Wong

Deputy Attorney General, John Wong
Deputy Attorney General, Jennifer Sugita

EXCUSED: NONE

STAFF PRESENT:
Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Rick Sogawa, Procurement Officer
Becky Choi, State Housing Development Administrator
Gary Nakatsu, Data Processing Supervisor
Renee Blondin-Nip, Hearing Officer
Dean Sakata, Development Specialist
Sam Liu, Property Management Specialist
Didi Ahakuelo-Kepa, Secretary to the Executive Director

OTHERS PRESENT (and signing in as):
Robert Arakaki, private resident
Gloria Castro, Mayor Wright Homes resident
Rebecca Charlton, Catholic Charities
Adrian Contrares, Catholic Charities
Augafa Ene, Mayor Wright Homes resident
Tim Garry, private resident
Uilani Goods, Medical-Legal Partnership for Children in Hawaii

Catherine Graham, Faith Action Community for Equity
Julia Kaiwi, Kalakaua Homes resident
Colin Kippen, Department of Human Services
Fetu Kolio, private resident
Fio Kong Kee, United Public Workers Union
Alisha Leisek, Senator Suzanne Chun Oakland's Office
Geraldine Mendez, Paoakalani resident
Connie Mitchell, Institute for Human Services
Gayle Nakama, private resident
Roy Nakamura, Kalakaua Homes resident
Dayton Nakanelua, United Public Workers Union
Bob Nakata, Faith Action Community for Equity
Andrew Nakoa Sr., Mayor Wright Homes resident
Takashi Ohno, State Representative
Erin Rutherford, Catholic Charities
Ray Sasaki, Kalakaua Homes resident
Robert Stubbs, Neighborhood Board 14 Chair
June Talia, Kuhio Park Terrace Lowrise resident
Jenny Takenouchi, Representative Takashi Ohno
Lenda Tameniko, Kuhio Park Terrace Lowrise resident
Nisa Tauaa, Kuhio Park Terrace Lowrise resident
Sai Tupua, Kuhio Park Terrace Lowrise resident
James Tuquero, Kalakaua Homes resident
Amporn Wells, Paoakalani resident
Dale White, Neighborhood Board 14 member
Jesse Wu, U.S. Department of Housing and Urban Development

Proceedings:

Chairperson Gierlach declared a quorum present.

Chairperson Gierlach asked that the Board members introduce themselves.

Approval of Minutes:

Director Kim moved,

To approve the Regular Meeting Minutes of May 21, 2015.

The minutes were unanimously approved.

Public Testimony:

Colin Kippen, Department of Human Services (Governor's Special Assistant on Homelessness), stated that he supports the School Street redevelopment and the increase of affordable housing in the State. He commended the staff on drafting a proposal that has creative facets which include financing, design, and public private partnerships.

Connie Mitchell, Executive Director of the Institute for Human Services, voiced her support for the redevelopment of the School Street property. She stated that the redevelopment will create affordable housing for working individuals and seniors. She stated that her family lived in affordable housing and that both of her parents worked two full time jobs to support their family. She stated she is sharing that information to illustrate how important having an affordable home is. She stated that the redevelopment will close the gap and allow hard working families affordable housing.

Lenda Tameniko, Kuhio Park Terrace Lowrise resident, stated that she supports the School Street redevelopment because more affordable housing is needed. She stated that there needs to be more compassion. She stated that the unit she lives in is need of repairs and that she informed the private management company, but no one comes to fix the problem. She stated her family is trying to move out of housing, but can't save money because she pays $1,900. She doesn't understand why her rent is so high.

Nisa Tauaa, Kuhio Park Terrace Lowrise resident, testified that she is involved with the resident association, so she can help the community. She stated that the inside of the units need repairs.

June Talia, Kuhio Park Terrace Lowrise, stated that Lenda will be running for president and she will be running for vice president of the resident association. She thanked Executive Director Ouansafi for making time to meet with resident leaders to discuss issues at their property.

Augafa Ene, Mayor Wright Homes resident, voiced his concern that the tenants have to walk off the property to smoke, but contractors are smoking on the property. He wanted to know who is responsible to inform the workers that smoking is not allowed on the property.

Sai Tupua, Kuhio Park Terrace Lowrise, stated that his management is terrible. He stated that disabled people are having a hard time getting around because the sidewalks are cracking. He stated that they have asked management for help, but do not receive any help. He stated that KPT is the only housing with a school on it and it is becoming over populated.

Roy Nakamura, Kalakaua Homes resident, testified in support of a designated smoking area at Kalakaua Homes. He stated he has a petition with 62 signatures from residents of Kalakaua Homes. He commented that the Capitol has a designated smoking area

and questioned why is it that his property could not have one too near the old barbeque area.

Takashi Ohno, State Representative, thanked Benjamin Park (HPHA Planner) for attending the neighborhood board meeting. He stated that the redevelopment has been discussed at the last 3 meetings. He stated that he understands the difference between a Request for Qualifications (RFQ) and Request for Proposal (RFP) and that this is the very early stages of the redevelopment and that there is no information to report to the community. He commented that the community is interested in meeting with the Executive Director as he is the person who will be lead HPHA's negotiations. He stated that the community has pointed out that the neighborhood is already overcrowded, has limited street parking, traffic congestion, and in need of street maintenance. He asked if the project continues can the Executive Director assure the community that these issues will not be exacerbated.

Robert Stubbs, Neighborhood Board 14 Chair, stated he wrote a letter to Chairperson Gierlach objecting to the redevelopment at School Street. He felt that the area's infrastructure cannot support the size of the project. He asked that if the redevelopment continues that the neighborhood board be included in the plans.

Fetu Kolio, private resident, stated that he did not have a fair hearing from the HPHA's eviction Board and voiced his objection to reappointment of the eviction Board members that participated in his eviction hearing. He stated that he will be seeking the rights to his former unit and millions of dollars in damages.

Gayle Nakama, private resident, stated that she is opposed to the redevelopment of the School Street property. She stated that the Executive Director was at the May neighborhood meeting and he promised to listen to the community's concerns and he sent Mr. Park instead. She stated that many people were at the May neighborhood meeting and all were opposed to the redevelopment of the School Street property. The community is opposed because the area's infrastructure cannot support the redevelopment. She stated that this area has the most public housing projects and feels that the Hawaii Public Housing Authority (HPHA) is dumping housing in the area. She asked for a park for the children. She stated that the housing projects cause rubbish, gangs, and theft. She stated that human feces are being thrown in her yard daily from the HPHA residents.

Gloria Castro, Mayor Wright Homes resident, stated that she has a petition asking that Mr. Fetu Kolio not be reinstated back into the community because he stole $1,400 in federal funds from the community. He did not apologize for the theft of funds and even if he does apologize the community does not want him back. She informed the Board that the unit that Mr. Kolio is requesting was not originally his unit; he married into the unit.

Tim Garry, private resident, proposed that the HPHA rescind its RFQ and issue a new RFQ which includes the redevelopment of Puahala Homes into senior housing. He

stated he proposed senior housing 7 years ago to Senator Chun Oakland. He stated that he spoke with all the housing committee Senators and they all support his idea. He stated that he would like the redevelopment to be a private-public partnership.

Ray Sasaki, Kalakaua Homes resident, stated that this is his third time testifying and requesting a designated smoking area for Kalakaua Homes. Currently, the tenants have to go to the street to smoke and have to breathe the car and bus fumes.

Chairperson Gierlach informed Mr. Sasaki that at the last meeting he asked the tenants to stay for the Executive Director report because he will report on his concerns. Mr. Sasaki explained that he can't stay because the Handi-van picks him up. Executive Director Ouansafi stated that the HPHA will send the manager to his unit to give him the information.

Catherine Graham, Faith Action Community for Equity, stated that she is representing the Faith Action Community for Equity (FACE) as the co-chair for the housing task force and that she is a resident from this community. She stated that she supports the redevelopment of the School Street property because more affordable housing is needed. She stated that because there are bus stops right along the street she does not see how this would affect the infrastructure. She stated that this is not just another public housing project, it is mixed income project. She reiterated that she is from this area and supports potential development of additional senior housing.

Bob Nakata, Faith Action Community for Equity, stated that he supports the redevelopment of the School Street property. He stated that the waiting list for housing is long and there is a need for affordable housing as thousands of families cannot find affordable housing. He stated that the Legislature needs to provide HPHA more funds for affordable housing. He suggested that complaints about the lack of affordable housing be voiced to the City Council and to the Governor.

Robert Arakaki, private resident, stated that he opposes the School Street redevelopment. He feels that this area has provided enough affordable housing. He stated that the bigger issue that needs to be looked into is what is causing homelessness.

Andrew Nakoa Sr., Mayor Wright Homes resident, stated that Mayor Wright Homes (MWH) has issues with cats, roosters, and the security. He stated he witnessed security guards sleeping around 12:30 in the afternoon. He stated that no one was in the guard shack because the security guard was sleeping on the side of the building and it was around 5 p.m. He stated that there is a no smoking sign posted and security informs tenants that they need to smoke off the property. However, the security personnel have been seen smoking inside the gate. He stated that he lived at MWH for 31 years and security does what they want and that there is favoritism.

Tim Gary, private resident, stated that he spoke to Ms. Barbara Arashiro to have an item on the agenda to redevelop the School Street offices and all of Puahala Homes.

He also commented that Mr. Park told him that his motion was going to be on the agenda. He stated he objects to the motion on the agenda for the redevelopment of the School Street parcel.

Chairperson Gierlach read the written testimony from Representative Mark Hashem and Gary Nakata from the City and County of Honolulu which both support the School Street redevelopment.

Chairperson Gierlach called for a recess at 9:47 a.m. and reconvened at 9:55 a.m.

For Action:

Director Wong moved,

To Adopt Board Resolution No. 15-77 Expressing Appreciation to Director Gilbert De Motta.

Chairperson Gierlach thanked Director De Motta for his service.

The motion was unanimously approved.

RESOLUTION NO. 15-78
HAWAII PUBLIC HOUSING AUTHORITY

EXPRESSING APPRECIATION TO CHAIR DAVID GIERLACH

WHEREAS, Director David Gierlach is a member and current Chair of the Hawaii Public Housing Authority's (HPHA) Board of Directors; and

WHEREAS, as the at-large representative from Oahu, Director Gierlach brought with him a wealth of experience which was reflected in his thoughtful inquiries, discussions and decisions at the Board level; and

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

WHEREAS, Director Gierlach was able to share his experience and expertise in legal matters and was a constant advocate for the most needy populations while serving on various Board task forces; and

WHEREAS, in his role as a Board member, Director Gierlach was particularly interested in proper Board oversight; and

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

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 15-78 Expressing Appreciation to Director David Gierlach on this 18th day of June 2015 for his dedicated service;

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

Jason Espero, Vice Chair

Myoung Oh, Secretary

Lisa Darcy, Director

Gilbert DeMotta, Director

Alena Medeiros, Director

Rachael Wong, Director

Elizabeth Kim, Director

For Action:

Director Wong moved,

To Adopt Board Resolution No. 15-78 Expressing Appreciation to Director David Gierlach.

Vice Chairperson Espero thanked Chairperson Gierlach for his service. Director Wong also thanked Chairperson for his expertise.

Executive Director Ouansafi also thanked Chairperson Gierlach for his continued support and service on the Board.

Chairperson thanked the staff and the new Board members for their willingness to serve.

The motion was unanimously approved.

RESOLUTION NO. 15-77
HAWAII PUBLIC HOUSING AUTHORITY

EXPRESSING APPRECIATION TO DIRECTOR GILBERT DEMOTTA

WHEREAS, Director Gilbert DeMotta is a member of the Hawaii Public Housing Authority's (HPHA) Board of Directors; and

WHEREAS, as the at-large representative from the Big Island, Director DeMotta brought with him a wealth of experience working in the County of Hawaii which was reflected in his thoughtful inquiries, discussions and decisions at the Board level; and

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

WHEREAS, Director DeMotta was able to share his housing background, community experience, and "lessons learned" with the HPHA staff and Board; and

WHEREAS, in his role as a Board member, Director DeMotta was particularly interested in issues affecting properties on the island of Hawaii; and

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

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 15-77 Expressing Appreciation to Director Gilbert DeMotta on this 18th day of June 2015 for his dedicated service;

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

David Gierlach, Chair

Jason Espero, Vice Chair

Myoung Oh, Secretary

Lisa Darcy, Director

Elizabeth Kim, Director

Alena Medeiros, Director

Rachael Wong, Director

For Action:

Director Espero moved,

To Reappoint the Following Individuals for an Additional Two-Year Term:

1. Radiant Chase to the Oahu Eviction Board whose term expires in July 2015;
2. Ross Oue to the Kona Eviction Board whose term expires in July 2015;
3. Fay Rapoza to the Kauai Eviction Board whose term expires in October 2015;
4. Mary Hoffman to the Kona Eviction Board whose term expires in October 2015

Executive Director Ouansafi requested that the Board reappoint Radiant Chase, Ross Oue, Fay Rapoza and Mary Hoffman to the HPHA's eviction Boards. He reported that the each eviction board is required to have at least one and no more than 3 members and one member needs to be a resident member. He stated that Radiant Chase served for 13 years, Ross Oue is the Kona Chairperson who served for 23 years and is a certified public accountant; Fay Razopa has served for 2 years and retired from the County of Kauai; and Mary Hoffman is a public housing resident Board member. Executive Director Ouansafi reported that all members are interested in continuing to serve.

The motion was unanimously approved.

Chairperson Gierlach deferred the action item to approve the selection of a master developer for the mixed income, mixed use redevelopment of the Hawaii Public Housing Authority's (HPHA) administrative offices located at 1002 North School Street and the development of low income public housing units on the island of Oahu and to authorize the executive director to begin negotiations to enter into an exclusive negotiating rights agreement and a master development agreement ~~to~~ later in the meeting.

For Action:

Director Espero moved,

To Adopt Administrative Policy, Programs No. 2, Relating to the Hawaii Public Housing Authority's Violence Against Women Act (VAWA) Policy, Subject to Revisions by the Department of the Attorney General.

Executive Director Ouansafi stated that the HPHA would like to adopt the VAWA policy for public housing and Section 8. He stated that the amendment is to include the survivors of sexual assault and to add "intimate partner" in the definition section of the policy. Once approved, the HPHA will work on incorporating the approved changes in

the Hawaii Administrative Rules and the Admissions and Continued Occupancy Policy (ACOP).

Director Wong asked if it is okay to approve the motion before the Attorney General's (AG) office reviewed the policy. Executive Director Ouansafi responded that the HPHA received the non-substantive comments from the AG's office. He also clarified that the proposed policy is subject to rrevisions by the Department of the Attorney General so any major changes will be brought back to the Board for approval.

The motion was unanimously approved.

For Action:

Director Oh moved,

To Adopt Resolution No.15-79 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2015 – 2016 and to Authorize the Executive Director to Take All Actions Necessary to Implement and Submit Budget Certifications to the U.S. Department of Housing and Urban Development (HUD-Form 52574)

Executive Director Ouansafi reported that staff was ready to present the budget last month after meeting with the Finance Task Force. However, due to the failure of the Legislature to extend Act 159, the staff had to rework the budget. Executive Director Ouansafi reported that the HPHA worked on a special teams pilot program and sent it to the Union for comments and will be meeting with the Union next week. The budget presented is with the pilot program in place. Without the specialized team, it is likely that HPHA's occupancy will go down and the HPHA will see a decrease in operating subsidy and rent revenue. He stated that only 1.5 positions are State subsidized and the remaining positions are subsidized through occupied units. Executive Director Ouansafi reported that staff met with the Finance Task Force and discussed their questions on the budget.

Director Espero stated that he would like to present the Finance Task Force report. The task force comprised of himself and Director Oh.

Finance Task Force Report:

- The budget is broken down by program and/or funding source. Every column represents several individual spreadsheets, so management essentially prepared almost 100 budgets which are consolidated into this budget as presented. He stated that they reviewed the budget and that there are many little budgets combined into one budget totaling $129 million and 90% is funded by the federal government. On page 1, starting on the far left, the budget for each Asset Management Project (AMP) is presented as required. Under HUD's Asset

Management mandate, each asset (or property grouping) must prepare its own budget. As such the Board must approve the budget for each AMP, which can be accomplished under one resolution.

- He stated that there are 17 AMP's and each AMP needs to create their own budget. He reported that AMP's 30-39 are managed by the HPHA and AMP's 40-52 are managed by private management companies. The total operating expense is approximately $43 million and the HPHA should be in the positive of $21,000.

- On page 2, there is a budget for the KPT Resource Center. The Resource Center is not funded by HUD and must operate on rent revenues. The KPT resource center will be operating approximately $7,000 in the positive. Executive Director Ouansafi stated that the KPT resource center was built in KPT to service the tenants, but now it also services other community residents. The HPHA rents the space to the Department of Human Services (DHS) and other service providers.

- On page 2, in yellow are the State Family and State Elderly/Disabled programs. Director Espero stated that the State public housing has approximately 864 units and the operating costs are approximately $6 million. He stated that the HPHA is not receiving enough fund from rents so the HPHA is frequently operating in the deficit. For the upcoming year the HPHA made some cuts which include security. It would cost approximately $21 million to have security on all properties. The State currently is funding $1.8 million. He stated the minimum rent for the State unit is $250. He stated that there needs to be creative ways to generate revenue for the State units.

- On page 2, immediately following the State housing programs are the programs of the Section 8 Subsidy Programs Branch: including the Housing Choice Voucher Program (HCVP), Performance Based Contract Administration (PBCA) program, and the State Rent Supplement Program. He stated Section 8 and Performance Based Contract Administration (PBCA) is operating in $127,000 deficit.

- Executive Director Ouansafi reported that Section 8 and PBCA is running at a deficit so the HPHA can serve more people and because the U.S. Department of Housing and Urban Development (HUD) subsidizes on usage, so the HPHA will receive the funds the following year. Also the HPHA has reserves to cover the deficit. He also reported that the HPHA teams up with a subcontractor who manages the PBCA on behalf of the HPHA and the HPHA receives fees.

- On page 2, second to the last column in gray is the Central Office Cost Center (COCC) which houses administrative support office (Executive Director, Personnel, IT, Procurement, Planning, Hearings, Construction Management, Fiscal Office, etc.)

Director Espero reported that the Central Office Cost Center (COCC) receives fees from each AMP based on occupied units and helps pay for the administrative support for the agency. He stated that overall the HPHA will be running in the positive of approximately $58,000.

Chairperson Gierlach asked what the task force recommendation is. Director Espero reported that the task force recommends approval of the budget.

Director Kim stated she appreciates the task force review and recommendation, but she is not comfortable voting because she did not get to review the entire budget.

Director Wong commented that this was the Special Team that received the Department of Human Services' Team of the Year Award last year. She stated she is aware of what Act 159 means to the HPHA, but would like to know more about the HPHA's plans. Executive Director Ouansafi stated that Act 159 allowed the HPHA to have a skilled team that was located at the central office who were deployed to fix vacant units. The AMP receives subsidy on occupied units. He reported that 3 years ago the HPHA was not earning millions in operating subsidy and rent revenue due to vacant units. If an AMP is operating in the positive, then the central office can charge for the repairs done by the Special Teams. If not, then the COCC must cover the cost of the centralized services. Executive Director Ouansafi reported that HUD-contractor, Phineas Consulting Service reviewed the HPHA's organizational charts and found that the AMP's are overstaffed. He stated that the union leadership had positive things to say about the pilot program, so he is hopeful that the HPHA and the union can work together. If the union and the HPHA are unable to come up with an agreement, then staff will need to call a special Board meeting to approve a revised budget. Executive Director Ouansafi reported that the budget is due to HUD no later than June 30, 2015.

Director Medeiros asked if the HPHA has a comparison for the past 5 years. Executive Director Ouansafi stated that the HPHA can provide it to the Board.

Director Wong asked with the sunset of Act 159 what the broader effect is. Executive Director Ouansafi stated that there has been a big impact; the Special Teams has already lost 8 staff and resignations from other departments.

Director Espero asked without the Special Teams how long will it take to turnover a unit. Executive Director Ouansafi responded that the HPHA could have approximately 5%-7% more vacancies. Executive Director Ouansafi reported it now takes 7 days to turnaround a unit, previously it took 260 days.

Director Medeiros left at 10:30 a.m.

Chairperson Gierlach thanked the staff for working with the Union.

Ayes: Director Gierlach

Director Espero
Director Darcy
Director De Motta
Director Oh
Director Wong

Abstain: Director Kim

The motion was approved.

For Action:

Director Espero moved,

To Adopt Proposed Changes to the Hawaii Public Housing Authority's Admissions and Continued Occupancy Policy for Federally Assisted Low Income Public Housing Regarding its Transfers Policy, subject to the Department of the Attorney General's Review.

Executive Director Ouansafi reported that this action is to approve the guidelines on relocation. Executive Director Ouansafi reported most of the items are housekeeping items. All the changes being made are consistent with State and federal laws related to relocation.

Director Wong asked why the change for reasonable reimbursement cost was deleted. Executive Director Ouansafi stated that the section on reimbursements was moved to page 63.

Executive Director Ouansafi reported that once this is approved it will be subject to public comments.

Deputy Attorney Wong clarified that the Board is approving the Admissions and Continued Occupancy Policy (ACOP), but advised that the policy should not be implemented without changes to the Hawaii Administrative Rules.

The motion was unanimously approved.

For Action:

Director Espero moved,

To Adopt the Hawaii Public Housing Authority's Administrative Memorandum, Personnel No. 2, Drug-Free and Alcohol-Free Workplace Policy.

Executive Director Ouansafi reported that the policy is to ensure that staff is free of alcohol and drugs.

Executive Director Ouansafi stated that the policy has been reviewed and approved by the Department of the Attorney General. The policy has also been reviewed without concerns by the Hawaii Government Employees Association (HGEA). The comment period closed without comments from the United Public Workers (UPW), but the HPHA will continue to work with UPW to get feedback.

The motion was unanimously approved.

Director Oh moved at 10:38 a.m.,

To go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to:

1. **Executive Session Minutes for May 21, 2015;**
2. **Personnel Matters as regards to Act 159**
3. **Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03)**
4. **To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement.**

Director Wong left at 11:34 a.m.

The motion was unanimously approved.

The Board reconvened from Executive Session at 11:37 a.m.

Chairperson Gierlach stated that he wanted to clear up Mr. Garry's comments about having his item on the agenda. He reported that that Mr. Garry told Executive Assistant Barbara Arashiro that Chairperson Gierlach said to put his item on the agenda. In turn, Executive Assistant Arashiro sent Chairperson Gierlach an email to confirm whether to include an agenda item as requested by Mr. Gary. Chairperson Gierlach response was

that he never had a discussion with Mr. Garry about putting an item on the agenda, but he did invite Mr. Garry to testify at the public testimony portion of the Board meeting. He also indicated that he would allow him a little extra time to testify on his proposal to the Board.

Chairperson Gierlach also reported that Director Wong stated that she is concerned that the community is not being informed about the redevelopment and asked that these concerns be addressed.

Chairperson Gierlach stated the Board approved the Executive Session Minutes for May 21, 2015 and discussed the motion to approve the selection of a master developer for the mixed income, mixed use redevelopment of the Hawaii Public Housing Authority's (HPHA) administrative offices located at 1002 North School Street and the development of low income public housing units on the island of Oahu and to authorize the Executive Director to begin negotiations to enter into an exclusive negotiating rights agreement and a master development agreement.

He also stated that no report was given on the other matters.

For Action:

Director Espero moved,

> To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement.
>
> The motion was unanimously approved.

Deputy Attorney General Wong asked if the Board was going to disclose to the public which developer was chosen.

Director Espero moved at 11:40 a.m.,

> **To go into Executive Session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to disclosing the developer chosen for the School Street Redevelopment.**
>
> The motion was unanimously approved.

The Board reconvened from Executive Session at 12:11 p.m.

For Action:

Director Oh moved to amend,

> To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement to, To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement **and Postpone the Announcement of the Specific Selection up to June 22nd to Enable the Developer to Agree to the Selection.**
>
> The motion was unanimously approved.

For Action:

Director Espero moved,

> To Approve the Selection of a Master Developer for the Mixed Income, Mixed Use Redevelopment of the Hawaii Public Housing Authority's (HPHA) Administrative Offices Located at 1002 North School Street and the Development of Low Income Public Housing Units on the Island of Oahu and to Authorize the Executive Director to Begin Negotiations to Enter into an Exclusive Negotiating Rights Agreement and a Master Development Agreement and Postpone the Announcement of the Specific Selection up to June 22nd to Enable the Developer to Agree to the Selection.

The motion as amended was unanimously approved.

Executive Director's Report:

- Executive Director Ouansafi reported that staff has been busy working on the budget that was approved.

- Executive Director Ouansafi reported that Real Estate Assessment Center (REAC) scores have been going up.

- Executive Director Ouansafi reported that Section 8 voucher holders are still having issues finding places to rent. The HPHA is working with non-profit agencies to ensure landlords if problems arises it will be dealt with.

- Executive Director Ouansafi reported that HUD had issued the HPHA an environmental finding. The HPHA has responded to the HUD report, submitted required documents, and the findings were cleared by HUD.

Adjournment:

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

Director Oh moved,

To adjourn the Regular Hawaii Public Housing Authority Board meeting.

The motion was unanimously approved.

The meeting was adjourned 12:16 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:

Taryn T. Chikamori — AUG 20 2015

Taryn T. Chikamori
Secretary to the Board

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on August 20, 2015: [✓] As Presented [ ] As Amended

AUG 20 2015

Jason Espero
Director/Board Secretary

Date

Approved by the Executive Director
August 20, 2015

FOR ACTION

MOTION: To Adopt Resolution No. 15-80 Approving the Section Eight (8) Management Assessment Program (SEMAP) Certification For Fiscal Year July 1, 2014 to June 30, 2015 and to Authorize the Executive Director to Undertake All Actions Necessary to Submit the SEMAP Certification to the U.S. Department of Housing and Urban Development

I. FACTS

A. SEMAP is a federally-mandated management assessment system that the U.S. Department of Housing and Urban Development (HUD) uses annually to measure the performance of the public housing agencies (PHAs) that administer the Section 8 tenant-based rental assistance program.

B. SEMAP sets forth the following fourteen (14) indicators to measure program performance. SEMAP enables HUD to ensure program integrity and accountability by identifying PHA management capabilities and deficiencies and by improving risk assessment to effectively target monitoring and program assistance. Public housing agencies can use the SEMAP performance analysis to assess their own program operations on an annual basis. A new scoring tool was implemented in 2015 to more accurately determine the SEMAP score.

C. After a public housing agency submits its SEMAP certification to HUD, the HUD office will review and certify the score.

D. The SEMAP score and overall performance rating identifies housing agencies as high performer, standard or troubled and identifies and requires corrective actions for SEMAP deficiencies, and imposes sanctions for troubled performers.

High Performer	90+% rating
Standard Performer	60%-89% rating
Troubled	< 60% rating

II. DISCUSSION

A. For the fiscal period ended June 30, 3015, the HPHA anticipates a score of 143 out of 145 (98%) which would designate the HPHA's Section 8 program as a "**High Performer**" under the federal management assessment program.

The score breakdown for the fiscal year July 1, 2014 to June 30, 2015 and for the last two years are as follows:

Indicator	Maximum Points	**HPHA Projected Points for FY 14-15**	HPHA Actual Points for FY 13-14	HPHA Actual Points for FY 12-13
#1: Selection from the Wait List	15	**15**	15	15
#2: Reasonable Rent	20	**20**	20	20
#3: Determination of Adjusted Income	20	**20**	20	20
#4: Utility Allowance Schedule	5	**5**	5	5
#5: Housing Quality Standard (HQS) Quality Control Inspections	5	**5**	0	5
#6: HQS Enforcement	10	**10**	10	10
#7: Expanding Housing Opportunities	5	**5**	5	5
#8: Fair Market Rent (FMR) Limit and Payment Standards	5	**5**	5	5
#9: Annual Reexaminations	10	**10**	10	10
#10: Correct Tenant Rent Calculations	5	**5**	5	5
#11: Pre-Contract HQS Inspections	5	**5**	5	5
#12: Annual HQS Inspections	10	**10**	10	10
#13: Lease-Up	20	**20**	20	20
#14: Family Self-Sufficiency (FSS) Enrollment and Escrow Account	10	**8**	8	10
Total Score	145	**143**	138	145
#15: Deconcentration Bonus Optional points)	5	**0**	0	0

B. Indicator 1. Selection from the Waiting List 15 of 15 points

The Hawaii Public Housing Authority (HPHA) has written policies in its administrative plan for selecting applicants from the waiting list as required. The quality control review showed that all applicants were selected in the correct order in compliance with the HPHA's policies.

C. Indicator 2. Reasonable Rent 20 of 20 points

The HPHA has and implements a reasonable written method to determine and document for each unit leased that the rent charged by the owner is reasonable based on current rents for comparable unassisted units. The quality control review on 350 out of 350 files documented that the rent for leased units were reasonable and in compliance with the HPHA's policies.

D. Indicator 3. Determination of Adjusted Income. 20 of 20 points

The HPHA verified and correctly determined adjusted annual income for each assisted family at the time of admission and annually thereafter as required. Where the family is responsible for utilities under the lease, the HPHA used the appropriate updated utility allowance schedule for the unit leased in determining the gross rent. The quality control review on 349 of 350 files indicated that HPHA correctly determined the adjusted annual income.

E. Indicator 4. Utility Allowance Schedule 5 of 5 points

The HPHA maintains an up-to-date utility allowance schedule which was last updated in April 1, 2015.

F. Indicator 5. Housing Quality Standards (HQS) Quality Control Inspections 5 of 5 points

The HPHA's supervisor reinspects a sample of units under contract during HA fiscal year, under HUD's Quality Control sample guidelines. The quality control review of 343 of 2092 (16%) indicated that the units were re-inspected by a Supervisor.

G. Indicator 6. HQS Enforcement 10 of 10 points

Following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life-threatening HQS deficiencies are corrected within 24 hours from the inspection and all other cited HQS deficiencies are corrected within no more than 30 calendar days from the inspection or any HPHA-approved extension. The quality control review of 342 of 343 files (99%) indicated that HPHA took prompt action to enforce the family obligations.

H. Indicator 7. Expanding Housing Opportunities 5 of 5 points

The HPHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration, informs rental voucher and certificate holders of the full range of areas where they may lease units both inside and outside the HPHA's jurisdiction, and supplies a list of landlords or other parties who are willing to lease units or help families finds units, including units outside areas of poverty or minority concentration. The Section 8 Branch Chief and Supervisor participate in outreach efforts to encourage participation in the Section 8 Program.

I. Indicator 8. Fair Market Rent (FMR) Limit and Payment Standards 5 of 5 points

The HPHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and has payment standards which do not exceed 110 percent of current applicable FMR and which are not less than 90 percent of the current FMR.

J. Indicator 9. Annual Reexaminations 10 of 10 points

The HPHA completes a reexamination for each participating family at least every 12 months.

K. Indicator 10. Correct Tenant Rent Calculations 5 of 5 points

The HPHA correctly calculates tenant rent in: a) the rental certificate program, and, b) the family's share of the rent to owner in the rental voucher program. During the quality control review 3 of 350 files showed errors that affected the family's share of rent which is 0%. All errors have been corrected. Due to the percent of errors being less than 2% the HPHA gets five points for this category.

L. Indicator 11. Pre-Contract HQS Inspections 5 of 5 points

The HPHA requires that newly leased units pass HQS inspection on or before the beginning date of the assisted lease and Housing Assistance Payment (HAP) contract.

M. Indicator 12. Annual HQS Inspections 10 of 10 points

The HPHA inspects each unit under contract at least annually as required.

N. Indicator 13. Lease-Up 20 of 20 points

The HPHA enters HAP contracts for the number of units under budget for at least one year as required.

O. Indicator 14. Family Self-Sufficiency (FSS) Enrollment and Escrow Accounts 8 of 10 points

The FSS Program had 64% of maximum enrollment resulting in a 2 point reduction in the score from last year. In order to receive the maximum 10 points, the FSS Program needed to fill 80% of the maximum enrollment. 30% or more of FSS Families have escrow account balances. We will continue to encourage voucher holders to participate in the FSS program, currently we cover the program at all voucher issuance meetings, we also send flyers with the recertification packets and we talk about it to voucher holders while they are in our waiting area.

III. RECOMMENDATION

That the Board of Directors of the Hawaii Public Housing Authority Adopt Resolution No.15-80, Approving the Section 8 Management Assessment Program Certification For Fiscal Year July 1, 2014 to June 30, 2015 and Authorize the Executive Director to Undertake All Actions Necessary to Submit Such Certification to the U.S. Department of Housing and Urban Development

Prepared by: Stephanie Fo, Acting Section 8 Subsidy Programs Branch Chief

Attachment: Board Resolution No. 15-80
SEMAP Certification form HUD-52648

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

Its, Chair

RESOLUTION NO. 15-80

HAWAII PUBLIC HOUSING AUTHORITY
STATE OF HAWAII

RESOLUTION APPROVING THE SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION
AUGUST 20, 2015

WHEREAS, the Board of Directors of the Hawaii Public Housing Authority, in compliance with the U.S. Department of Housing and Urban Development (HUD) management performance requirements for Fiscal Year July 1, 2014 to June 30, 2015, has reviewed the Section 8 Management Assessment Program (SEMAP) Certification (form HUD-52648, exp 11/30/2016) as attached hereto; and

WHEREAS, SEMAP provides policies and procedures for HUD's use in identifying Public Housing agency management capabilities and deficiencies; and

WHEREAS, HUD will utilize the SEMAP to practice accountability, monitoring, and risk management.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Hawaii Public Housing Authority hereby approves the SEMAP Certification for the fiscal period July 1, 2014 to June 30, 2015.

The **UNDERSIGNED**, hereby certifies that the foregoing Resolution No. 15-80 was duly adopted by the Directors of the Hawaii Public Housing Authority on August 20, 2015.

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

By:
Its: Chairperson

Section 8 Management Assessment Program (SEMAP) Certification

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

OMB Approval No. 2577-0215
(exp. 11/30/2016)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Hawaii Public Housing Authority	06/30/2015	08/21/2015

Check here if the PHA expends less than $300,000 a year in Federal awards ☐
Indicators 1 - 7 will not be rated if the PHA expends less than $300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than $300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response **Yes** ✓ **No** ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response **Yes** ✓ **No** ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response **Yes** ✓ **No** ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ✓ **At least 98% of units sampled** ☐ **80 to 97% of units sampled** ☐ **Less than 80% of units sampled**

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ✓ **At least 90% of files sampled** ☐ **80 to 89% of files sampled** ☐ **Less than 80% of files sampled**

4. Utility Allowance Schedule. (24 CFR 982.517)
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.
PHA Response **Yes** ✓ **No** ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response **Yes** ✓ **No** ☐

6. HQS Enforcement. (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):
PHA Response ✓ **At least 98% of cases sampled** ☐ **Less than 98% of cases sampled**

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.
PHA Response **Yes** ✓ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
PHA Response **Yes** ✓ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
PHA Response **Yes** ✓ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.
PHA Response **Yes** ✓ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
PHA Response **Yes** ✓ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
PHA Response **Yes** ✓ **No** ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response **Yes** ✓ **No** ☐

Enter current FMRs and payment standards (PS)

0-BR FMR 1260	1-BR FMR 1374	2-BR FMR 1810	3-BR FMR 2667	4-BR FMR 3061
PS 1197	PS 1305	PS 1720	PS 2534	PS 2908

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response **Yes** ✓ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response **Yes** ✓ **No** ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response **Yes** ✓ **No** ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response **Yes** ✓ **No** ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response **Yes** ✓ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program.
Check here if not applicable ☐
PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.) **52**

or, Number of mandatory FSS slots under HUD-approved exception **0**

b. Number of FSS families currently enrolled | 61

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA | 0

Percent of FSS slots filled (b + c divided by a) | 117.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ☐

PHA Response **Yes** ☑ **No** ☐ | 64%

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** ☐ **No** ☐ **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature _____

Date (mm/dd/yyyy) _____

Chairperson, Board of Commissioners, signature _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.

_____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.

_____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? **Yes** ☐ **No** ☐

2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.

_____ c. Number of Section 8 families with children who moved during the last completed PHA FY.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.

_____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.

_____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.

_____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☐ **No** ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

Hawaii Public Housing Authority
Report for the Months of June and July 2015

I. Planning

A. Wellness & Public Health

Hawaii Public Housing Authority (HPHA) met with representatives from the Public Health Nursing Branch and Tobacco Prevention and Education Program of the Department of Health (DOH), and Hawaii Public Health Institute (HPHI) (*collectively* the "Wellness Team") to discuss and formulate approaches to address public health concerns in public housing, including stress management, tobacco use, domestic violence, diabetes, etc. throughout HPHA properties, including HPHA worksite wellness workshops. At the July 7th HPHA Managers Meeting, the Wellness Team provided a Wellness Workshop for managers, which included identifying stressors in the workplace and mechanisms for dealing with stressors. The Wellness Team looks forward to further identify and assess the needs of managers and tenants to provide tool kits and other mechanisms to deal with public health concerns.

HPHA participated with the State Council on Mental Health meeting.

B. Redevelopment Activities

HPHA held multiple meetings with Hunt Development Group with reports to the master developer agreement and related contracts for the redevelopment of Mayor Wright Homes.

HPHA staff continues to provide due diligence on all aspects of the proposed redevelopment in consultation with the legal team from the Department of the Attorney General and Goldfarb & Lipman.

HPHA participant attended the Waipahu TOD Subcommittee meeting.

HPHA participated with the State TOD Task Force meeting.

C. Landlord Summit

HPHA attended the Landlord Summit meeting, which included representatives from the City Housing Office and housing/homeless nonprofit organizations.

D. No Smoking Policy
HPHA met with residents, staff and a DOH representative at Kalakaua Homes to discuss potential designated smoking areas throughout the property.

E. Media and Press

On July 13, 2015, Civil Beat Honolulu published an article on HPHA vacancies, titled "Why Are 175 Public Housing Units Sitting Vacant While Honolulu Struggles to Find Housing for the Homeless?" by Anita Hofschneider, found here: http://www.civilbeat.com/2015/07/why-are-hundreds-of-public-housing-units-sitting-vacant-while-honolulu-struggles-to-find-housing-for-the-homeless/

On July 29, 2015, Civil Beat Honolulu published a follow up article on HPHA vacancies, titled "What Will It Take to Make Hawaii's Vacant Public Housing Units Habitable?" by Anita Hofschneider, found here: http://www.civilbeat.com/2015/07/what-will-it-take-to-make-hawaiis-vacant-public-housing-units-habitable/

On July 16, 2015, Hawaii News Now aired a story on HPHA unit repairs, titled "Housing Authority facing repair slowdown," by Jim Mendoza, found here: http://www.hawaiinewsnow.com/story/29569431/housing-authority-facing-repair-slowdown

On July 22, 2015, KHON2 News aired a story on HPHA inventory, titled "Is public housing being maximized in Hawaii's homeless crisis?" by Gina Mangieri, found here: http://khon2.com/2015/07/22/is-public-housing-being-maximized-in-hawaiis-homeless-crisis/

II. Fiscal Management

A. Variance Report for June 2015

1. Revenues for the Month of June 2015

HUD Operating Subsidies $1,213,396 or greater than budget
The favorable variance consists of $730,460 more HUD subsidies received for Section 8 Contract Administration program, $52,290 more for Federal Low Rent program, and $2,881 more for Section 8 Voucher programs for the month of June.

In addition, $427,765 was received in June for COCC. The fee is in pursuant to an agreement with Michael Development who acquired

Kuhio Park Terrace Towers in 2011. The agreement stipulates that HPHA contains 5% of HUD subsidies for Kuhio Park Terrace Towers. The $427,765 received in June includes June fee of $14,270 and fees retroactively applicable from 2011 to January 2015.

CFP Grant Income $975,134 or 790% greater than budget
CFP grant income is recognized when i) CFP drawing on soft cost (BLI numbers 1406, 1408 and 1410) is made; ii) CFP drawing on hard cost (BLI number larger than 1410) that for a contract which does not meet HPHA capitalization threshold, or the contract is of general repair and maintenance in nature instead of capital improvement.

The reported $1,098,551 on this line consists of $950,000 CFP drawing on soft cost (BLI number 1406) that meets definition (i); and $148,551 that meets definition (ii) for repair and maintenance, out of CFP drawing on hard cost of $1,178,023 in June.

COCC Fee Income $132,062
The variance mainly due to $117,359 less than budget for Asset Management Fee. HPHA is in the process of annual reconciliation and Asset Management Fee income may be adjusted after certification of federal low rent program unit and leased unit accounts is complete.

State CIP Fund $350,164 less than budget
State CIP Fund income is recognized when appropriated and released State CIP fund pays i) contract of general repair and maintenance; ii) unit turnarounds and work orders. Similar to CFP Grant Income, budgeted income is spread out among the 12 months, but the actual payment varies based on contract performance and processing.

The -$114,582 shown as June revenue is a combination of recognized revenue of $176,580 out of the actual CIP expenditures in June of $7,177,441, offset by about -$291,335 adjustment as result of FY15 year-end construction in progress reconciliation.

Grant Income $285,552 greater than budget
The Grant Income is recognized when State general funds are released for State Rent Supplemental program, and for payment of protective services and repair and maintenance contracts for federal and state housing units. Actual released fund for state rent supplement program is $285,552 greater than budget in June.

Other Income $886,918 less than budget
The variance consists of $974,167 less income than budget in COCC, because anticipated amount from State Budget & Finance did not come. The ED was working with Director of Finance on that issue. The unfavorable variance is offset by $72,938 and $8,954 more incomes than budget for Section 8 Voucher program and Federal Low Rent program, respectively, for June.

2. **Revenues – YTD**

CFP Grant Income $778,384 less than budget
By HUD rule, Capital Fund Program (CFP) grant is drawn down per Budget Line Item (BLI). BLI numbers 1406, 1408 and 1410 represent 'soft' cost, whereas BLI numbers greater than 1410 represents 'hard" cost.

CFP Grant income is recognized when i) CFP drawing on soft cost is made; ii) CFP drawing on hard cost that finances a construction contract either does not meet HPHA capitalization threshold, or the contract is of general repair and maintenance in nature instead of capital improvement.

CFP drawings of $11,122,958 in FY15 consists of $1,150,000 on BLI Number 1406, out of which $950,000 is included in this line, $200,000 was in transition as of 6/30/2015. Out of the $9,972,958 draws on hard cost, only $210,904 is for repair and maintenance, therefore recognized as revenue for this line item.

State CIP Fund $2,773,129 less than budget
State CIP Fund income is recognized when appropriated and released State CIP fund pays i) contract of general repair and maintenance; ii) unit turnarounds and work orders. Similar to CFP Grant Income, budgeted income is spread out among the 12 months, but the actual payment varies based on contract performance and processing.

Out of the FY15 State CIP expenditure of $13,665,535, $975,485 with adjustment mentioned for June variance for this revenue line, meets the recognition criteria of this line item.

Other Income $5,788,838 less than budget
The variance consists of $6,705,430 less income than budget in COCC, which indicates less income from work orders / front line services actually charged to beneficiary AMPs and State housing program; the unfavorable variance is partially offset by more

income than budget of $649,998 for Section 8 Voucher program and $164,751 for State Elder Housing program.

3. **Expenses for the Month of June 2015**

Asset Management Fees $117,359 less than budget, a favorable variance

Asset Management Fee is booked once in a fiscal year (normally in June) after audited FDS submission is accepted by HUD. HPHA is in the process of annual reconciliation and Asset Management Fee income may be adjusted after certification of federal low rent program unit and leased unit accounts is complete.

Housing Assistance Payments $922,104 greater than budget

Mainly due to $729,221 more payments than budget for Section 8 Contract Administration program and due to leasing more vouchers, related to $730,460 more HUD subsidy received than budget, and $126,632 more payments for Section 8 Voucher program, related to $2,881 more HUD money received than budget. HPHA has been making efforts to increase active vouchers.

Tenant Services $88,270 less than budget, a favorable variance

It is mainly because of $56,601 budget savings of Relocation Cost for Federal Low Rent program, $39,030 of Other Tenant Services for State Supplement program, offset by $12,843 budget overrun of Other Tenant Services for Section 8 Voucher program.

Maintenance $423,091 greater than budget
It is mainly because of $225,524 budget overrun for maintenance supplies, $83,013 budget overrun for salaries and fringe benefits of privately-management AMPs, and $63,418 budget overrun of tree trimming services.

Depreciation Expense $282,398 greater than budget
As shown on Consolidated Balance Sheet, HPHA has completed and put into use of $16,521,480 capital projects in FY15. Completed capital projects were reclassified from Construction in Progress to Fixed Asset. Depreciation started based on the time completed project put into use and estimated useful economic life. The variance mainly due to the fact that budgeted depreciation was based on then existed fixed assets.

Bad Debt Expense $252,513 less than budget

The variance is results of FY15 year-end tenant receivable aging and allowance analysis. Under the gross method, bad debt allowance is adjusted based on estimated collectability of each category of delinquency (current, 30 days, 60 day, 90+ days, etc.), and the difference between current and previous analysis is booked as bad debt expenses.

General Expenses $211,642 more than budget
The -$167,945 expense shown on this line reflects the facts that past Pcard expenditure in the clearing account has been allocated to proper expense accounts for entire FY15.

4. **Expenses – YTD**

Administrative $2,503,114 less than budget, a favorable variance
The noticeable favorable variances consists budget savings of Salary and Benefit of $639,297 and $1,591,649 for HPHA-managed AMPs and COCC, respectively; Administrative – Other of $579,447, Legal Expense of $219,302; these budget savings are partially offset by Salary and Benefit of $77,369 for privately-managed AMPS.and also due to unsuccessful recruitment attempts we were making.

Asset Management Fees $117,359 less than budget, a favorable variance

Asset Management Fee is booked once in a fiscal year (normally in June) after audited FDS submission is accepted by HUD. HPHA is in the process of annual reconciliation and Asset Management Fee income may be adjusted after federal low rent program unit and leased unit accounts are certified.

Housing Assistance Payments $8,797,254 greater than budget

The variance is mainly due to $7,758,930 more payment made than budget for Section 8 Contract Administration program, related to $6,615,561 more HUD subsidy received than budget. Section 8 Voucher program also experiences $620,299 more payment than budget for FY15. Due to HPHA providing more Section 8 vouchers to those in need.

Insurance $84,751 greater than budget
The variance is mainly a result of reconciliation and adjustment of all types of insurance expenses.

Bad Debt Expense $220,215 greater than budget

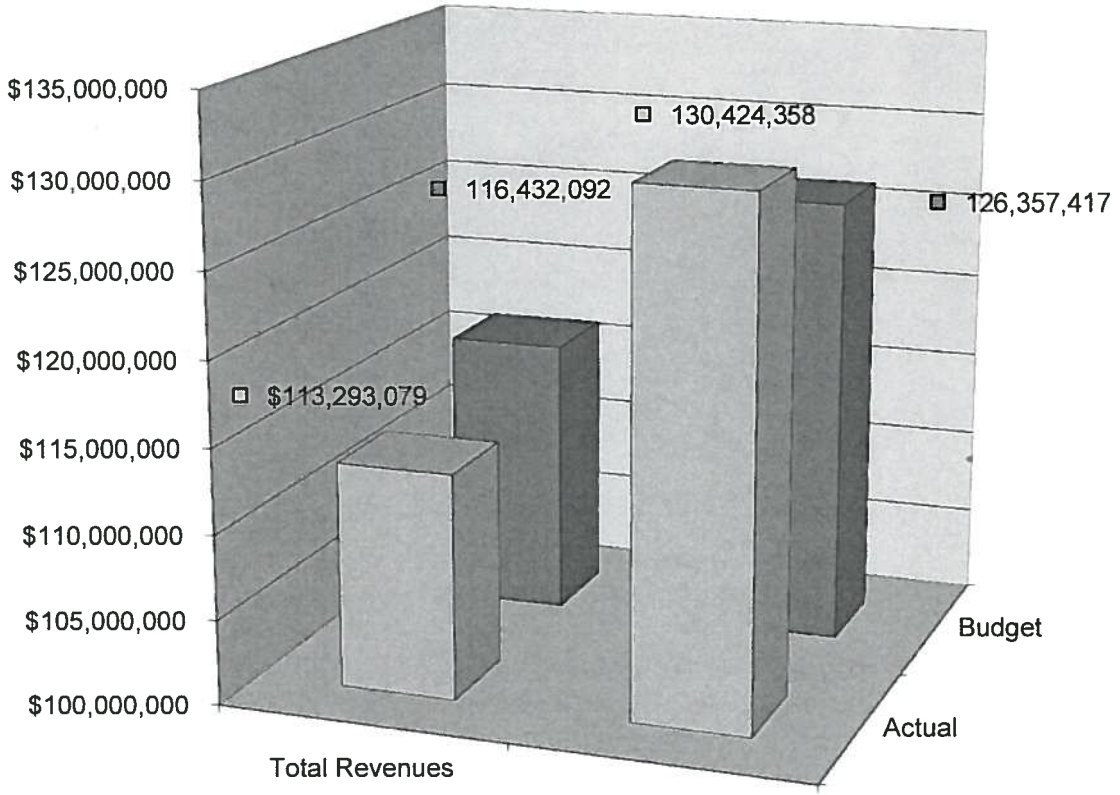
The variance is results of FY15 year-end tenant receivable aging and allowance analysis. Under the gross method, bad debt allowance is adjusted based on estimated collectability of each category of delinquency (current, 30 days, 60 day, 90+ days, etc.), and the difference between current and previous analysis is booked as bad debt expenses.

General Expenses $135,959 less than budget, a favorable variance
The favorable variance is because FY15 Pcard expenditure in the clearing account has been allocated to proper expense accounts.

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,513,563	1,426,285	87,278	6%	Dwelling Rental Income	17,527,524	17,002,610	524,914	3%	16,046,231	1,481,292	9%
7,341,570	6,128,174	1,213,396	20%	HUD Operating Subsidies	79,721,035	73,538,090	6,182,945	8%	72,520,178	7,200,857	10%
1,098,551	123,417	975,134	790%	CFP Grant Income	1,160,904	1,939,288	(778,384)	-40%	7,951,460	(6,790,556)	-85%
901,238	1,033,300	(132,062)	-13%	COCC Fee Income	5,028,030	5,309,880	(281,850)	-5%	4,891,263	136,766	3%
(114,582)	235,582	(350,164)	-149%	State CIP Fund	975,485	3,748,614	(2,773,129)	-74%	-	975,485	100%
716,840	431,288	285,552	66%	Grant Income	4,801,641	5,026,311	(224,670)	-4%	5,359,352	(557,711)	-10%
311,350	1,198,268	(886,918)	-74%	Other Income	4,078,461	9,867,299	(5,788,838)	-59%	4,422,665	(344,205)	-8%
$ 11,768,530	**10,576,314**	**1,192,216**	**11%**	**Total Revenues**	**$ 113,293,079**	**116,432,092**	**(3,139,013)**	**-3%**	**111,191,151**	**2,101,929**	**2%**
				EXPENSES							
1,539,442	1,507,183	(32,259)	-2%	Administrative	15,385,432	17,888,546	2,503,114	14%	11,551,872	(3,833,560)	-33%
527,160	644,519	117,359	18%	Asset Management Fees	527,160	644,519	117,359	18%	315,480	(211,680)	-67%
392,489	405,399	12,910	3%	Management Fees	4,724,154	4,861,340	137,186	3%	4,791,045	66,891	1%
54,824	56,483	1,659	3%	Bookkeeping Fees	653,966	677,331	23,365	3%	660,225	6,259	1%
4,783,474	3,861,370	(922,104)	-24%	Housing Assistance Payments	55,133,694	46,336,440	(8,797,254)	-19%	52,151,443	(2,982,252)	-6%
29,810	118,080	88,270	75%	Tenant Services	493,602	960,741	467,139	49%	327,602	(165,999)	-51%
1,099,825	1,132,474	32,649	3%	Utilities	13,208,892	13,881,402	672,510	5%	14,148,934	940,042	7%
2,227,917	1,804,826	(423,091)	-23%	Maintenance	20,301,698	21,777,838	1,476,140	7%	19,888,155	(413,543)	-2%
112,930	194,461	81,531	42%	Protective Services	2,103,673	2,323,293	219,620	9%	2,258,461	154,788	7%
73,756	71,493	(2,263)	-3%	Insurance	944,483	859,732	(84,751)	-10%	963,587	19,104	2%
1,584,944	1,302,546	(282,398)	-22%	Depreciation Expense	16,516,178	15,630,552	(885,626)	-6%	15,616,771	(899,406)	-6%
(227,931)	24,582	252,513	1027%	Bad Debt Expense	72,514	292,729	220,215	75%	276,140	203,626	74%
(167,945)	43,697	211,642	484%	General Expenses	358,913	222,954	(135,959)	-61%	703,165	344,252	49%
12,030,695	**11,167,113**	**(863,582)**	**-8%**	**Total Expenses**	**130,424,358**	**126,357,417**	**(4,066,941)**	**3%**	**123,652,879**	**(6,771,479)**	**-5%**
(262,165)	**(590,799)**	**328,634**	**56%**	**Net Income(Loss)**	**$ (17,131,279)**	**$ (9,925,325)**	**(7,205,954)**	**-73%**	**(12,461,729)**	**(4,669,550)**	**-37%**
				CASH BASIS:							
(262,165)	**(590,799)**	**328,634**	**56%**	Net Income(loss) per Above	**(17,131,279)**	**(9,925,325)**	**(7,205,954)**	**-73%**	**(12,461,729)**	**(4,669,550)**	**-37%**
				Add back non cash items:							
1,584,944	1,302,546	282,398	22%	Depreciation Expense	16,516,178	15,630,552	885,626	-6%	15,616,771	899,406	6%
(227,931)	24,582	(252,513)	1027%	Bad Debt Expense	72,514	292,729	(220,215)	75%	276,140	(203,626)	-74%
$ 1,094,848	**736,329**	**358,519**	**49%**	**TOTAL CASH BASIS**	**$ (542,587)**	**5,997,956**	**(6,540,543)**	**-109%**	**3,431,182**	**(3,973,770)**	**-116%**

HPHA June 30, 2015 Actual vs Budget



	Total Revenues	
Actual	$113,293,079	130,424,358
Budget	116,432,092	126,357,417

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HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet
Agency Total (Funds 130 To 150, 007, 020, 024, 181, 265, 318 & 337)
As of June 30, 2015 and May 31, 2015

	As of June 30 2015	As of May 31 2015	Increase (Decrease)
ASSETS:			
Cash	62,701,103	62,832,355	(131,251)
Receivables:			
Tenant Receivables	1,012,985	1,348,807	(335,822)
Other	983,977	1,054,023	(70,046)
Less Allowance for Doubtful Accounts	(878,730)	(1,173,520)	294,790
Total receivables	1,118,232	1,229,310	(111,078)
Accrued Interest	2,971	2,713	258
Prepaid Expenses	2,294,270	2,276,351	17,919
Inventories	535,190	573,941	(38,751)
Interprogram Due From	5,911,615	5,472,185	439,431
Total Current Assets	**72,563,382**	**72,386,854**	**176,528**
Property, Plant & Equipment:			
Land	23,824,737	23,824,737	-
Buildings	590,727,745	587,385,046	3,342,698
Furniture & Equipment	5,563,716	5,563,716	-
Motor vehicles	1,691,849	1,691,849	-
Construction in Progress	35,469,535	28,939,389	6,530,146
Less: Accumulated Depreciation	(360,704,041)	(358,911,923)	(1,792,118)
Notes, Loans & Mortgage Receivable-Non Current	8,716,630	8,716,630	-
Other Long term assets	-	-	
Total Assets	**$ 377,853,553**	**369,596,299**	**8,257,254**
LIABILITIES AND NET ASSETS			
Accounts Payable	2,196,741	3,134,100	(937,359)
Accrued Expenses	-	-	-
Accrued Salaries & Wages	806,694	766,061	40,632
Accrued Vacation	1,466,093	1,466,093	-
Tenant Security Deposits	772,110	772,716	(606)
Other Liabilities & Deferred Income	2,488,394	2,533,582	(45,188)
Interprogram Due To	-	-	-
Total Current Liabilities	**7,730,031**	**8,672,551**	**(942,521)**
Accrued Pension and OPEB Liability	17,323,690	17,323,690	-
Accrued Liabilities - Long Term	106,051	103,113	2,939
Net Assets			
Investment in capital assets	296,573,541	288,492,815	8,080,726
Restricted Net Assets	2,439,593	2,439,593	-
Unrestricted Net Assets	70,811,925	69,433,650	1,378,275
Net Income Year to Date	(17,131,279)	(16,869,114)	(262,165)
Total Net Assets	**352,693,781**	**343,496,944**	**9,196,836**
Total Liabilities & Net Assets	**$ 377,853,553**	**369,596,299**	**8,257,254**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,250,200	1,182,220	67,980	6%	Dwelling Rental Income	14,442,082	14,073,830	368,252	3%	12,972,435	1,469,648	11%
1,973,809	1,921,519	52,290	3%	HUD Operating Subsidies	22,536,389	23,058,230	(521,842)	-2%	20,358,083	2,178,306	11%
1,098,551	123,417	975,134	790%	CFP Grant Income	1,160,904	1,939,288	(778,384)	-40%	7,951,460	(6,790,556)	-85%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
(135,527)	235,582	(371,109)	-158%	State CIP Fund	872,091	3,748,614	(2,876,523)	-77%	-	872,091	100%
(38,312)	183,350	(221,662)	-121%	Grant Income	1,534,787	2,000,189	(465,402)	-23%	-	1,534,787	100%
46,688	37,734	8,954	24%	Other Income	511,203	450,490	60,712	13%	2,314,098	(1,802,896)	-78%
$ 4,195,409	**3,683,822**	**511,587**	**14%**	**Total Revenues**	**$ 41,057,455**	**45,270,641**	**(4,213,186)**	**-9%**	**43,596,075**	**(2,538,620)**	**-6%**
				EXPENSES							
282,757	483,891	201,134	42%	Administrative	5,365,497	5,584,704	219,207	4%	5,171,643	(193,854)	-4%
527,160	540,979	13,819	3%	Asset Management Fees	527,160	540,979	13,819	3%	315,480	(211,680)	-67%
185,599	254,402	68,803	27%	Management Fees	2,889,113	3,049,493	160,380	5%	3,008,431	119,318	4%
26,286	34,829	8,543	25%	Bookkeeping Fees	394,611	417,499	22,888	5%	409,515	14,904	4%
9,397	-	(9,397)	-100%	Housing Assistance Payments	13,186	-	(13,186)	-100%	16,809	3,623	22%
16,716	77,224	60,508	78%	Tenant Services	336,940	421,799	84,859	20%	98,298	(238,642)	-243%
931,811	968,693	36,882	4%	Utilities	10,951,470	11,906,577	955,107	8%	11,734,889	783,418	7%
1,691,764	1,226,759	(465,005)	-38%	Maintenance	15,291,447	15,191,998	(99,449)	-1%	15,200,988	(90,459)	-1%
111,826	193,430	81,604	42%	Protective Services	2,091,281	2,309,436	218,155	9%	2,244,178	152,896	7%
54,889	57,258	2,369	4%	Insurance	759,405	687,073	(72,332)	-11%	755,700	(3,706)	0%
1,384,399	1,105,722	(278,677)	-25%	Depreciation Expense	14,146,804	13,268,664	(878,140)	-7%	13,305,796	(841,008)	-6%
(261,781)	19,702	281,483	1429%	Bad Debt Expense	38,663	234,169	195,506	83%	223,252	184,588	83%
(40,562)	7,802	48,364	620%	General Expenses	128,124	88,553	(39,571)	-45%	426,955	298,831	70%
4,920,261	**4,970,691**	**50,430**	**1%**	**Total Expenses**	**52,933,702**	**53,700,944**	**767,242**	**1%**	**52,911,932**	**(21,770)**	**0%**
$ (724,852)	**(1,286,869)**	**562,017**	**44%**	**Net Income(Loss)**	**$ (11,876,247)**	**(8,430,303)**	**(3,445,944)**	**-41%**	**(9,315,857)**	**(2,560,390)**	**-27%**
				CASH BASIS:							
(724,852)	**(1,286,869)**	**562,017**	**44%**	Net Income(loss) per Above	**(11,876,247)**	**(8,430,303)**	**(3,445,944)**	**-41%**	**(9,315,857)**	**(2,560,390)**	**-27%**
				Add back non cash items:							
1,384,399	1,105,722	278,677	25%	Depreciation Expense	14,146,804	13,268,664	878,140	7%	13,305,796	841,008	6%
(261,781)	19,702	(281,483)	1429%	Bad Debt Expense	38,663	234,169	(195,506)	83%	223,252	(184,588)	-83%
$ 397,766	**(161,445)**	**559,211**	**346%**	**TOTAL CASH BASIS**	**$ 2,309,221**	**5,072,530**	**(2,763,309)**	**-54%**	**4,213,191**	**(1,903,970)**	**-45%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015				ACCRUAL BASIS	Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
280,341	403,441	(123,100)	-31%	Asset Management Project - 30	3,712,145	4,773,261	(1,061,116)	-22%	4,999,943	(1,287,798)	-26%
736,948	339,830	397,118	117%	Asset Management Project - 31	4,023,876	4,077,960	(54,084)	-1%	3,458,203	565,673	16%
314,175	419,585	(105,410)	-25%	Asset Management Project - 32	4,053,962	4,986,939	(932,977)	-19%	3,789,930	264,033	7%
305,399	270,355	35,044	13%	Asset Management Project - 33	3,021,012	3,244,293	(223,281)	-7%	2,816,296	204,716	7%
392,741	384,184	8,557	2%	Asset Management Project - 34	4,494,356	4,610,252	(115,896)	-3%	4,435,546	58,810	1%
450,643	415,834	34,809	8%	Asset Management Project - 35	4,990,201	4,989,981	220	0%	4,814,327	175,874	4%
248,563	181,051	67,512	37%	Asset Management Project - 37	2,114,150	2,316,901	(202,751)	-9%	2,715,157	(601,007)	-22%
36,823	220,090	(183,267)	-83%	Asset Management Project - 38	2,204,109	2,999,559	(795,450)	-27%	2,308,070	(103,962)	-5%
341,747	165,883	175,864	106%	Asset Management Project - 39	1,886,970	1,990,535	(103,565)	-5%	2,886,414	(999,444)	-35%
367,720	145,645	222,075	152%	Asset Management Project - 40	2,314,740	2,125,874	188,866	9%	2,536,162	(221,422)	-9%
123,981	149,315	(25,334)	-17%	Asset Management Project - 43	1,474,449	1,978,188	(503,739)	-25%	2,072,277	(597,829)	-29%
199,621	201,916	(2,295)	-1%	Asset Management Project - 44	2,111,961	2,432,135	(320,174)	-13%	1,972,126	139,835	7%
35,844	141,695	(105,851)	-75%	Asset Management Project - 45	1,562,735	1,727,112	(164,377)	-10%	1,416,551	146,184	10%
134,237	57,157	77,080	135%	Asset Management Project - 46	787,789	723,713	64,076	9%	1,184,567	(396,778)	-33%
140,159	104,757	35,402	34%	Asset Management Project - 49	1,237,652	1,273,837	(36,185)	-3%	1,169,459	68,192	6%
86,468	83,084	3,384	4%	Asset Management Project - 50	1,067,349	1,020,101	47,248	5%	1,021,046	46,303	5%
$ 4,195,409	**3,683,822**	**511,587**	**14%**	**Total Revenues**	**$ 41,057,455**	**45,270,641**	**(4,213,186)**	**-9%**	**43,596,075**	**(2,538,620)**	**-6%**
				NET INCOME(LOSS)							
(33,707)	(49,362)	15,655	32%	Asset Management Project - 30	(886,348)	(460,489)	(425,859)	-92%	(332,616)	(553,732)	-166%
127,256	(152,228)	279,484	184%	Asset Management Project - 31	(1,929,334)	(1,266,367)	(662,967)	-52%	(1,846,155)	(83,179)	-5%
(66,344)	42,453	(108,797)	-256%	Asset Management Project - 32	(525,668)	952,281	(1,477,949)	-155%	(1,079,737)	554,069	51%
(103,409)	(87,144)	(16,265)	-19%	Asset Management Project - 33	(707,675)	(611,612)	(96,063)	-16%	(962,137)	254,461	26%
(214,152)	(75,621)	(138,531)	-183%	Asset Management Project - 34	(350,291)	(213,297)	(136,994)	-64%	(29,593)	(320,698)	-1084%
(82,675)	(99,886)	17,211	17%	Asset Management Project - 35	(299,037)	(420,506)	121,469	29%	(130,386)	(168,651)	-129%
(98,725)	(193,208)	94,483	49%	Asset Management Project - 37	(1,838,493)	(1,761,322)	(77,171)	-4%	(1,280,770)	(557,723)	-44%
1,888	(120,518)	122,406	102%	Asset Management Project - 38	(646,444)	(664,216)	17,773	3%	(606,137)	(40,306)	-7%
60,511	(56,199)	116,710	208%	Asset Management Project - 39	(648,010)	(616,737)	(31,273)	-5%	521,377	(1,169,387)	-224%
205,685	(52,199)	257,884	494%	Asset Management Project - 40	7,330	(16,810)	24,140	144%	(18,947)	26,277	139%
(114,217)	(108,970)	(5,247)	-5%	Asset Management Project - 43	(974,869)	(878,667)	(96,202)	-11%	(552,824)	(422,045)	-76%
(53,046)	(130,845)	77,799	59%	Asset Management Project - 44	(948,175)	(876,932)	(71,243)	-8%	(1,344,718)	396,543	29%
(186,587)	(64,611)	(121,976)	-189%	Asset Management Project - 45	(798,030)	(522,956)	(275,074)	-53%	(1,012,580)	214,550	21%
(42,997)	(62,922)	19,925	32%	Asset Management Project - 46	(674,915)	(589,751)	(85,164)	-14%	(123,016)	(551,899)	-449%
(63,247)	(64,857)	1,610	2%	Asset Management Project - 49	(640,470)	(588,795)	(51,675)	-9%	(666,882)	26,412	4%
(61,087)	(10,752)	(50,335)	-468%	Asset Management Project - 50	(15,817)	105,873	(121,690)	-115%	149,264	(165,081)	-111%
$ (724,852)	**(1,286,869)**	**562,017**	**44%**	**Total Net Income(Loss)**	**$ (11,876,247)**	**(8,430,303)**	**(3,445,944)**	**-41%**	**(9,315,857)**	**(2,560,390)**	**-27%**

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015				CASH BASIS	Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
280,341	403,441	(123,100)	-31%	Asset Management Project - 30	3,712,145	4,773,261	(1,061,116)	-22%	4,999,943	(1,287,798)	-26%
736,948	339,830	397,118	117%	Asset Management Project - 31	4,023,876	4,077,960	(54,084)	-1%	3,458,203	565,673	16%
314,175	419,585	(105,410)	-25%	Asset Management Project - 32	4,053,962	4,986,939	(932,977)	-19%	3,789,930	264,033	7%
305,399	270,355	35,044	13%	Asset Management Project - 33	3,021,012	3,244,293	(223,281)	-7%	2,816,296	204,716	7%
392,741	384,184	8,557	2%	Asset Management Project - 34	4,494,356	4,610,252	(115,896)	-3%	4,435,546	58,810	1%
450,643	415,834	34,809	8%	Asset Management Project - 35	4,990,201	4,989,981	220	0%	4,814,327	175,874	4%
248,563	181,051	67,512	37%	Asset Management Project - 37	2,114,150	2,316,901	(202,751)	-9%	2,715,157	(601,007)	-22%
36,823	220,090	(183,267)	-83%	Asset Management Project - 38	2,204,109	2,999,559	(795,450)	-27%	2,308,070	(103,962)	-5%
341,747	165,883	175,864	106%	Asset Management Project - 39	1,886,970	1,990,535	(103,565)	-5%	2,886,414	(999,444)	-35%
367,720	145,645	222,075	152%	Asset Management Project - 40	2,314,740	2,125,874	188,866	9%	2,536,162	(221,422)	-9%
123,981	149,315	(25,334)	-17%	Asset Management Project - 43	1,474,449	1,978,188	(503,739)	-25%	2,072,277	(597,829)	-29%
199,621	201,916	(2,295)	-1%	Asset Management Project - 44	2,111,961	2,432,135	(320,174)	-13%	1,972,126	139,835	7%
35,844	141,695	(105,851)	-75%	Asset Management Project - 45	1,562,735	1,727,112	(164,377)	-10%	1,416,551	146,184	10%
134,237	57,157	77,080	135%	Asset Management Project - 46	787,789	723,713	64,076	9%	1,184,567	(396,778)	-33%
140,159	104,757	35,402	34%	Asset Management Project - 49	1,237,652	1,273,837	(36,185)	-3%	1,169,459	68,192	6%
86,468	83,084	3,384	4%	Asset Management Project - 50	1,067,349	1,020,101	47,248	5%	1,021,046	46,303	5%
$ 4,195,409	**3,683,822**	**511,587**	**14%**	**Total Revenues**	**$ 41,057,455**	**45,270,641**	**(4,213,186)**	**-9%**	**43,596,075**	**(2,538,620)**	**-6%**
				NET INCOME(LOSS)							
3,376	50,628	(47,252)	-93%	Asset Management Project - 30	336,421	737,070	(400,649)	-54%	759,109	(422,688)	-56%
336,284	27,616	308,668	1118%	Asset Management Project - 31	312,016	891,761	(579,745)	-65%	319,866	(7,851)	-2%
(46,361)	67,849	(114,210)	-168%	Asset Management Project - 32	(218,290)	1,257,033	(1,475,323)	-117%	(783,211)	564,921	72%
(41,723)	(22,142)	(19,581)	-88%	Asset Management Project - 33	51,806	168,489	(116,683)	-69%	(259,663)	311,469	120%
(67,174)	(13,419)	(53,755)	-401%	Asset Management Project - 34	528,009	533,127	(5,118)	-1%	703,001	(174,991)	-25%
(35,291)	(15,384)	(19,907)	-129%	Asset Management Project - 35	671,765	593,518	78,247	13%	822,199	(150,433)	-18%
107,934	(44,455)	152,389	343%	Asset Management Project - 37	203,524	23,714	179,810	758%	755,483	(551,959)	-73%
51,366	(62,396)	113,762	182%	Asset Management Project - 38	125,074	33,237	91,837	276%	(17,482)	142,556	815%
154,384	2,858	151,526	5302%	Asset Management Project - 39	83,499	91,947	(8,448)	-9%	1,225,418	(1,141,920)	-93%
135,336	(48,778)	184,114	377%	Asset Management Project - 40	(62,980)	24,242	(87,222)	-360%	272,120	(335,100)	-123%
(52,489)	(34,400)	(18,089)	-53%	Asset Management Project - 43	(72,907)	16,173	(89,080)	-551%	349,330	(422,237)	-121%
(85)	(35,658)	35,573	100%	Asset Management Project - 44	188,772	265,312	(76,540)	-29%	(203,554)	392,326	193%
(118,627)	797	(119,424)	-14984%	Asset Management Project - 45	(10,255)	261,940	(272,195)	-104%	(233,804)	223,549	96%
(9,203)	(13,281)	4,078	31%	Asset Management Project - 46	(79,326)	5,941	(85,267)	-1435%	396,636	(475,962)	-120%
(8,947)	(13,577)	4,630	34%	Asset Management Project - 49	4,372	26,565	(22,193)	-84%	(73,139)	77,510	106%
(11,014)	(7,703)	(3,311)	-43%	Asset Management Project - 50	247,720	142,461	105,259	74%	180,883	66,837	37%
$ 397,766	**(161,445)**	**559,211**	**346%**	**Total Net Income(Loss)**	**$ 2,309,221**	**5,072,530**	**(2,763,309)**	**-54%**	**4,213,191**	**(1,903,970)**	**-45%**

HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,154,879	2,151,998	2,881	0%	HUD Operating Subsidies	25,414,843	25,823,976	(409,133)	-2%	23,361,461	2,053,382	9%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
73,860	922	72,938	7911%	Other Income	661,062	11,064	649,998	5875%	499,590	161,472	32%
$ 2,228,739	2,152,920	75,819	4%	**Total Revenues**	$ 26,075,905	25,835,040	240,865	1%	23,861,051	2,214,854	9%
				EXPENSES							
(171,691)	119,433	291,124	244%	Administrative	809,568	1,349,413	539,845	40%	565,056	(244,512)	-43%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
24,336	23,724	(612)	-3%	Management Fees	280,452	284,688	4,236	1%	274,092	(6,360)	-2%
15,210	14,828	(382)	-3%	Bookkeeping Fees	175,283	177,936	2,654	1%	171,308	(3,975)	-2%
2,124,835	1,998,203	(126,632)	-6%	Housing Assistance Payments	24,598,735	23,978,436	(620,299)	-3%	24,032,597	(566,138)	-2%
12,993	150	(12,843)	-8562%	Tenant Services	155,259	1,800	(153,459)	-8525%	142,782	(12,477)	-9%
(9,992)	2,948	12,940	439%	Utilities	29,637	35,376	5,739	16%	28,381	(1,256)	-4%
(1,780)	349	2,129	610%	Maintenance	10,746	3,788	(6,958)	-184%	21,621	10,874	50%
(86)	45	131	290%	Protective Services	587	540	(47)	-9%	437	(150)	-34%
(180)	471	651	138%	Insurance	2,695	5,652	2,957	52%	5,728	3,033	53%
(20,472)	2,327	22,799	980%	General Expenses	63,513	44,330	(19,183)	-43%	75,609	12,097	16%
1,973,173	2,162,478	189,305	9%	**Total Expenses**	26,126,474	25,881,959	(244,515)	-1%	25,317,611	(808,863)	-3%
$ 255,566	(9,558)	265,124	2774%	**Net Income(Loss)**	$ (50,569)	(46,919)	(3,650)	-8%	(1,456,560)	1,405,991	97%
				CASH BASIS:							
255,566	(9,558)	265,124	2774%	Net Income(loss) per Above	(50,569)	(46,919)	(3,650)	-8%	(1,456,560) $	1,405,991	97%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 255,566	(9,558)	265,124	2774%	**TOTAL CASH BASIS**	$ (50,569)	(46,919)	(3,650)	-8%	(1,456,560)	1,405,991	97%

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
93,698	75,383	18,315	24%	Dwelling Rental Income	1,048,608	904,596	$ 144,012	16%	1,048,466	$ 142	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
4,491	-	4,491	100%	State CIP Fund	48,511	-	48,511	100%	-	48,511	100%
771,363	31,962	739,401	2313%	Grant Income	1,620,526	434,410	1,186,116	273%	-	1,620,526	100%
4,683	2,311	2,372	103%	Other Income	3,554	4,622	(1,068)	-23%	33,702	(30,148)	-89%
$ 874,235	**109,656**	**764,579**	**697%**	**Total Revenues**	**$ 2,721,199**	**1,343,628**	**1,377,571**	**103%**	**1,082,167**	**1,639,032**	**151%**
				EXPENSES							
24,826	31,397	6,571	21%	Administrative	286,439	356,498	70,059	20%	329,591	43,152	13%
-	34,420	34,420	100%	Asset Management Fees	-	34,420	34,420	100%	-	-	0%
15,438	17,940	2,502	14%	Management Fees	188,278	215,163	26,885	12%	200,032	11,754	6%
1,853	2,153	301	14%	Bookkeeping Fees	22,590	25,820	3,230	13%	24,000	1,410	6%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	406	406	100%	Tenant Services	137	53,542	53,405	100%	-	(137)	-100%
76,959	30,666	(46,293)	-151%	Utilities	798,752	367,992	(430,760)	-117%	842,883	44,130	5%
86,824	77,028	(9,796)	-13%	Maintenance	714,307	936,880	222,573	24%	787,086	72,779	9%
-	-	-	0%	Protective Services	241	-	(241)	-100%	-	(241)	-100%
3,232	2,773	(459)	-17%	Insurance	38,525	33,285	(5,240)	-16%	35,130	(3,396)	-10%
76,891	76,879	(12)	0%	Depreciation Expense	922,617	922,548	(69)	0%	869,693	(52,924)	-6%
-	1,507	1,507	100%	Bad Debt Expense	-	18,084	18,084	100%	51,264	51,264	100%
-	749	749	100%	General Expenses	-	8,988	8,988	100%	17,476	17,476	100%
286,023	**275,918**	**(10,105)**	**-4%**	**Total Expenses**	**2,971,887**	**2,973,220**	**1,333**	**0%**	**3,157,154**	**185,267**	**6%**
$ 588,212	**(166,262)**	**774,684**	**454%**	**Net Income(Loss)**	**$ (250,687)**	**(1,629,592)**	**1,378,905**	**85%**	**(2,074,987)**	**1,824,299**	**88%**
				CASH BASIS:							
588,212	**(166,262)**	**774,684**	454%	Net Income(loss) per Above	**(250,687)**	**(1,629,592)**	**1,378,905**	85%	**(2,074,987)**	**1,824,299**	88%
				Add back non cash items:							
76,891	76,879	12	0%	Depreciation Expense	922,617	922,548	69	0%	869,693	52,924	6%
-	1,507	(1,507)	100%	Bad Debt Expense	-	18,084	(18,084)	100%	51,264	(51,264)	-100%
$ 665,104	**(87,876)**	**773,190**	**857%**	**TOTAL CASH BASIS**	**$ 671,930**	**(688,960)**	**1,360,890**	**198%**	**(1,154,029)**	**1,825,959**	**158%**

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
169,665	168,682	983	1%	Dwelling Rental Income	2,036,834	2,024,184	$ 12,650	1%	2,025,331	11,503	1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
3,474	-	3,474	100%	State CIP Fund	31,436	-	31,436	100%	-	31,436	100%
2,562	133,000	(130,438)	-98%	Grant Income	414,529	1,596,000	(1,181,471)	-74%	-	414,529	100%
7,326	4,357	2,969	68%	Other Income	217,035	52,284	164,751	315%	1,691,520	(1,474,485)	-87%
$ 183,028	**306,039**	**(123,011)**	**-40%**	**Total Revenues**	**$ 2,699,835**	**3,672,468**	**(972,633)**	**-26%**	**3,716,852**	**(1,017,017)**	**-27%**
				EXPENSES							
73,962	26,410	(47,552)	-180%	Administrative	371,963	313,023	(58,940)	-19%	282,566	(89,397)	-32%
-	69,120	69,120	100%	Asset Management Fees	-	69,120	69,120	100%	-	-	0%
35,443	36,006	563	2%	Management Fees	425,506	432,072	6,566	2%	426,193	688	0%
4,253	4,321	69	2%	Bookkeeping Fees	51,053	51,852	800	2%	51,135	83	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	585	585	100%	Tenant Services	298	7,020	6,722	96%	-	(298)	-100%
80,396	115,543	35,147	30%	Utilities	1,309,231	1,386,516	77,285	6%	1,407,433	98,202	7%
116,734	150,841	34,107	23%	Maintenance	1,091,638	1,784,217	692,579	39%	1,225,298	133,660	11%
-	200	200	100%	Protective Services	516	2,400	1,884	79%	516	-	0%
8,639	7,093	(1,546)	-22%	Insurance	98,547	85,116	(13,431)	-16%	125,445	26,898	21%
118,308	118,314	6	0%	Depreciation Expense	1,419,756	1,419,768	12	0%	1,419,756	(0)	0%
-	3,373	3,373	100%	Bad Debt Expense	-	40,476	40,476	100%	1,624	1,624	100%
-	-	-	0%	General Expenses	-	-	-	0%	17,220	17,220	100%
437,736	**531,806**	**94,070**	**18%**	**Total Expenses**	**4,768,507**	**5,591,580**	**823,073**	**15%**	**4,957,185**	**188,678**	**4%**
$ (254,708)	**(225,767)**	**(28,941)**	**-13%**	**Net Income(Loss)**	**$ (2,068,672)**	**(1,919,112)**	**(149,560)**	**-8%**	**(1,240,333)**	**(828,339)**	**-67%**
				CASH BASIS:							
(254,708)	**(225,767)**	**(28,941)**	-13%	Net Income(loss) per Above	**(2,068,672)**	**(1,919,112)**	**(149,560)**	-8%	**(1,240,333)**	**(828,339)**	-67%
				Add back non cash items:							
118,308	118,314	(6)	0%	Depreciation Expense	1,419,756	1,419,768	12	0%	1,419,756	0	0%
-	3,373	(3,373)	100%	Bad Debt Expense	-	40,476	40,476	100%	1,624	(1,624)	-100%
$ (136,400)	**(104,080)**	**(32,320)**	**-31%**	**TOTAL CASH BASIS**	**$ (648,916)**	**(458,868)**	**(109,073)**	**-41%**	**181,047**	**(829,962)**	**-458%**

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	82,976	(82,976)	-100%	Grant Income	945,627	995,712	(50,085)	-5%	1,057,797	(112,170)	-11%
-	-	-	0%	Other Income	-	-	-	0%	9,139	(9,139)	-100%
$ -	82,976	(82,976)	-100%	**Total Revenues**	$ 945,627	995,712	(50,085)	-5%	1,066,936	(121,309)	-11%
				EXPENSES							
456,598	7,834	(448,764)	-5728%	Administrative	522,329	97,008	(425,321)	-438%	430,482	(91,847)	-21%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
58,435	561	(57,874)	-10316%	Management Fees	63,553	6,732	(56,821)	-844%	6,810	(56,743)	-833%
7,222	352	(6,870)	-1952%	Bookkeeping Fees	10,430	4,224	(6,206)	-147%	4,268	(6,162)	-144%
56,854	-	(56,854)	-100%	Housing Assistance Payments	404,839	-	(404,839)	-100%	456,380	51,541	11%
-	39,030	39,030	100%	Tenant Services	-	468,360	468,360	100%	85,498	85,498	100%
13,406	680	(12,726)	-1872%	Utilities	19,222	8,160	(11,062)	-136%	21,195	1,973	9%
4,245	-	(4,245)	-100%	Maintenance	9,057	-	(9,057)	-100%	11,335	2,278	20%
220	-	(220)	-100%	Protective Services	220	-	(220)	-100%	235	15	6%
941	18	(923)	-5127%	Insurance	941	216	(725)	-336%	3,303	2,362	72%
26,262	-	(26,262)	-100%	General Expenses	26,262	-	(26,262)	-100%	35,875	9,612	27%
624,184	48,475	(575,709)	-1188%	**Total Expenses**	1,056,854	584,700	(472,154)	-81%	1,055,381	(1,473)	0%
$ (624,184)	34,501	(658,685)	-1909%	**Net Income(Loss)**	$ (111,226)	411,012	(522,238)	-127%	11,555	(122,782)	-1063%
				CASH BASIS:							
(624,184) $	34,501 $	(658,685)	-1909%	Net Income(loss) per Above	(111,226) $	411,012 $	(522,238)	-127%	11,555 $	(122,782)	-1063%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (624,184)	34,501	(658,685)	-1909%	**TOTAL CASH BASIS**	$ (111,226)	411,012	(522,238)	-127%	11,555	(122,782)	-1063%

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,785,117	2,054,657	730,460	36%	HUD Operating Subsidies	31,271,445	24,655,884	6,615,561	27%	28,800,635	2,470,810	9%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	(187,034)	-	(187,034)	-100%	-	(187,034)	-100%
15	-	15	100%	Other Income	192	-	192	100%	(209,420)	209,612	100%
$ 2,785,132	**2,054,657**	**730,475**	**36%**	**Total Revenues**	**$ 31,084,603**	**24,655,884**	**6,428,719**	**26%**	**28,591,215**	**2,493,388**	**9%**
				EXPENSES							
3,139	4,793	1,654	35%	Administrative	101,610	69,620	(31,990)	-46%	108,688	7,078	7%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
73,237	72,766	(471)	-1%	Management Fees	877,252	873,192	(4,060)	0%	875,487	(1,765)	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
2,592,388	1,863,167	(729,221)	-39%	Housing Assistance Payments	30,116,934	22,358,004	(7,758,930)	-35%	27,645,657	(2,471,278)	-9%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
(5,261)	-	5,261	100%	General Expenses	-	-	-	0%	2,554	2,554	100%
2,663,502	**1,940,726**	**(722,776)**	**-37%**	**Total Expenses**	**31,095,796**	**23,300,816**	**(7,794,980)**	**-33%**	**28,632,385**	**(2,463,411)**	**-9%**
$ 121,630	**113,931**	**7,699**	**7%**	**Net Income(Loss)**	**$ (11,193)**	**1,355,068**	**(1,366,261)**	**-101%**	**(41,170)**	**29,977**	**73%**
				CASH BASIS:							
121,630	**$ 113,931**	**$ 7,699**	7%	Net Income(loss) per Above	**(11,193)**	**$ 1,355,068**	**$ (1,366,261)**	-101%	**(41,170)**	**$ 29,977**	73%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 121,630	**113,931**	**7,699**	**7%**	**TOTAL CASH BASIS**	**$ (11,193)**	**1,355,068**	**(1,366,261)**	**-101%**	**(41,170)**	**29,977**	**73%**

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget Comparison
For the Month of June 2015, and the 12 Months ended June 30, 2015
(Amounts in Full Dollars)

Month of June 2015					Year to Date ended June 30, 2015						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
427,765	-	427,765	100%	Ongoing Admin Fee Earned	498,359	-	498,359	100%	-	498,359	100%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
901,238	1,033,300	(132,062)	-13%	COCC Fee Income	5,028,030	5,309,880	(281,850)	-5%	4,891,263	136,766	3%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
196,431	-	196,431	100%	Grant Income	178,207	-	178,207	100%	-	178,207	100%
178,777	1,152,944	(974,167)	-84%	Other Income	2,620,299	9,325,729	(6,705,430)	-72%	3,369,278	(748,980)	-22%
$ 1,704,211	**2,186,244**	**(482,033)**	**-22%**	**Total Revenues**	**$ 8,324,894**	**14,635,609**	**(6,310,715)**	**-43%**	**8,260,542**	**64,352**	**1%**
				EXPENSES							
669,357	833,425	164,068	20%	Administrative	7,661,609	10,118,280	2,456,671	24%	4,358,865	(3,302,744)	-76%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
102	685	583	85%	Tenant Services	968	8,220	7,252	88%	1,025	56	5%
7,244	13,944	6,700	48%	Utilities	100,579	176,781	76,202	43%	114,154	13,574	12%
330,131	349,849	19,718	6%	Maintenance	3,184,503	3,860,955	676,452	18%	2,641,827	(542,675)	-21%
970	786	(184)	-23%	Protective Services	10,828	10,917	89	1%	13,095	2,267	17%
6,235	3,880	(2,355)	-61%	Insurance	44,369	48,390	4,021	8%	38,282	(6,087)	-16%
5,344	1,631	(3,713)	-228%	Depreciation Expense	26,999	19,572	(7,427)	-38%	21,526	(5,474)	-25%
(127,912)	32,819	160,731	490%	General Expenses	141,014	81,083	(59,931)	-74%	127,477	(13,537)	-11%
891,471	**1,237,019**	**345,548**	**28%**	**Total Expenses**	**11,170,870**	**14,324,198**	**3,153,328**	**22%**	**7,316,251**	**(3,854,619)**	**-53%**
$ 812,740	**949,225**	**(136,485)**	**-14%**	**Net Income(Loss)**	**$ (2,845,975)**	**311,411**	**(3,157,386)**	**-1014%**	**944,291**	**(3,790,267)**	**-401%**
				CASH BASIS:							
812,740	**949,225**	**(136,485)**	-14%	Net Income(loss) per Above	**(2,845,975)**	**311,411**	**(3,157,386)**	-1014%	**944,291**	**$ (3,790,267)**	-401%
				Add back non cash items:							
5,344	1,631	3,713	228%	Depreciation Expense	26,999	19,572	7,427	38%	21,526	5,474	25%
33,850	-	33,850	100%	Bad Debt Expense	33,850	-	33,850	100%	-	33,850	100%
$ 851,935	**950,856**	**(98,921)**	**-10%**	**TOTAL CASH BASIS**	**$ (2,785,126)**	**330,983**	**(3,116,109)**	**-941%**	**965,817**	**(3,750,943)**	**-388%**

III. Contract & Procurement Office

A. Solicitation(s) Issued in June/July 2015:

Solicitation No.	Title	Due Date
RFI-ITO-2015-15	Request for Information – Specifications for Planned Solicitation for Website Development Services	July 7, 2015
RFI-PMB-2015-14	Request for Information – Specifications for Planned Solicitation to Procure Services to Establish Site-Specific Utility Allowances for State Low Income Public Housing Properties Statewide	July 8, 2015
IFB-PMB-2015-19	Invitation for Bids to Furnish Refuse Collection Services at Kahale Mua – State and Kahale Mua – Federal on the Island of Molokai	July 21, 2015
RFQ Q15001290	Request for Quotes for Modification to Unit #15L at Kapaa on the Island of Kauai, HPHA Job No. 15-004-118	July 29, 2015

B. Protest(s) Resolved in June/July 2015:

Solicitation No./Title	**Protester**	**Status**
IFB CMS-2014-29 Improvements to Major Systems at Various State and Federal Projects – Phase I; HPHA Job No. 12-034-127-S	Starcom Builders, Inc.	No Action Taken; Solicitation Cancelled by HPHA

C. Contract(s) Executed in June/July 2015:

Contract No.	Contractor & Description	Amount
CMS 15-13	**All Maintenance & Repair, LLC** Provide Labor, Materials, and Equipment for Accessibility and Site Improvements at Hookipa Kahaluu (AMP 45) on the Island of Oahu Completion Date: 270 Calendar Days from Notice To Proceed	Total Amount: $4,685,190.00
CMS 15-12	**Kaikor Construction Company Inc dba Kaikor Construction Company, Inc.** Provide Labor, Materials, and Equipment for Site and Roadway Improvements at Kuhio Park Terrace (AMP 40) on the Island of Oahu Completion Date: 180 Calendar Days from Notice To Proceed	Total Amount: $4,498,054.00
CMS 15-11	**Miroslav Neskovic dba Sterling Pacific Construction** Provide Labor, Materials, and Equipment for Electrical Repairs to Building B at Hookipa Kahaluu (AMP 45) on the Island of Oahu Completion Date: 15 Calendar Days from Notice To Proceed	Total Amount: $49,809.00
CMS 15-10	**Wade A. Thode dba O & M Enterprises** Provide Preventive Maintenance Services for Sewage Treatment Plant at Kupuna Home O Waialua (AMP 49) on the Island of Oahu End Date: June 30, 2016	Total Amount: $47,400.00
CMS 15-09	**Wade A. Thode dba O & M Enterprises** Provide Preventive Maintenance Services for Sewage Lift Pump Station at Wahiawa Terrace (AMP 49) on the Island of Oahu End Date: July 15, 2016	Total Amount: $8,548.80

C. Contract(s) Executed in June/July 2015 (cont.):

CMS 15-08	**Daniel P. Kilgore dba Kilgore Power Solutions, LLC** Provide Preventive Maintenance Services to Emergency Generators at Various State and Federal Public Housing Sites on the Island of Oahu End Date: June 30, 2016	Total Amount: $21,875.79
CMS 15-01-CO01	**Allied Pacific Builders, Inc.** Provide Additional Labor, Materials, and Equipment for Site and Dwelling Improvements at Hale Laulima (AMP 30) on the Island of Oahu Completion Date: September 23, 2016	Suppl Amount: $189,841.00 Total Amount: $8,244,283.00
CMS 14-27-CO02	**T. Iida Contracting, Ltd.** No-Cost Extension of Time of 168 Calendar Days to Provide Labor, Materials, and Equipment for Accessibility and Site Improvements at Koolau Village (AMP 45) on the Island of Oahu Completion Date: April 21, 2016	Suppl Amount: n/a Total Amount: $5,732,124.48
CMS 14-22-SC02	**Mocon Corporation** Provide Additional Labor, Materials, and Equipment and Extension of Time of 95 Calendar Days for Sewer Improvements and Electrical Upgrades at Kapaa (AMP 38) on the Island of Kauai Completion Date: August 20, 2015	Suppl Amount: $46,735.37 Total Amount: $1,789,517.13
CMS 14-21-SC01	**Isemoto Contracting Company, Ltd.** Provide Additional Labor, Materials, and Equipment for Installation of Solar Hot Water Heating Systems at Lokahi (AMP 37) on the Island of Hawaii Completion Date: July 10, 2015	Suppl Amount: $1,997.00 Total Amount: $655,597.00

C. Contract(s) Executed in June/July 2015 (cont.):

CMS 14-17-SC01	**Coastal Construction Co., Inc.** Provide Additional Labor, Materials, and Equipment for Replacement of Water Lines and Installation of Solar Hot Water Heating System at Noelani I and Noelani II (AMP 46) on the Island of Hawaii Completion Date: April 16, 2016	Suppl Amount: $55,819.76 Total Amount: $2,912,257.76
CMS 14-14-SC02	**Constructors Hawaii, Inc.** Provide Additional Labor, Materials, and Equipment and Extension of Time of 60 Calendar Days for Physical Improvements to Lanakila Homes – Demolition of Phase IIB & IV (AMP 37) on the Island of Hawaii Completion Date: August 21, 2015	Suppl Amount: $417,002.00 Total Amount: $2,099,002.00
CMS 14-05-CO03	**Tomco Corp.** No-Cost Extension of Time of 94 Calendar Days to Provide Labor, Materials, and Equipment for Site and Dwelling Improvements at Hui O Hanamaulu (AMP 38) on the Island of Kauai Completion Date: September 1, 2015	Suppl Amount: n/a Total Amount: $3,772,756.13
CMS 14-04-SC02	**Hako Plumbing, Inc. dba Hako Construction** Provide Additional Labor, Materials, and Equipment and Extension of Time of 36 Calendar Days for Modernization of Salt Lake Apartments, Phase II (AMP 30) on the Island of Oahu Completion Date: October 18, 2015	Suppl Amount: $61,810.80 Total Amount: $3,905,021.84
CMS 13-32-SC01	**AECOM Technical Services, Inc.** Provide Additional Design and Consultant Services and Extension of Time of 636 Calendar Days for Drainage and Site Improvements at Nanakuli Homes (AMP 44) on the Island of Oahu Completion Date: November 30, 2017	Suppl Amount: $25,126.00 Total Amount: $142,571.00

C. Contract(s) Executed in June/July 2015 (cont.):

CMS 13-22-SC03	**GYA Architects, Inc.** Provide Additional Design and Consultant Services for Site and Dwelling Improvements to David Malo Circle (AMP 39) on the Island of Maui End Date: August 21, 2016	Suppl Amount: $15,118.54 Total Amount: $397,178.62
CMS 12-12-SC04	**Mechanical Enterprises, Inc.** No-Cost Extension of Time of Performance of 645 Days for Design and Consultant Services for Replacement of Water Lines and Installation of Solar Hot Water Heating System at Noelani I and Noelani II (AMP 46) on the Island of Hawaii End Date: February 10, 2017	Suppl Amount: n/a Total Amount: $214,894.00
PMB 15-01	**Realty Laua LLC** Provide Property Management and Maintenance Services for the Ka Hale O Kamehaikana Community Resource Center on the Island of Oahu End Date: March 31, 2016	Total Amount: $413,472.00
PMB 14-12-SC01	**Roll-Offs Hawaii** Continue to Furnish Refuse Collection Services for Puuwai Momi, Hale Laulima, Salt Lake Apts, Waipahu I, Waipahu II (AMP 30), and Waimaha-Sunflower, Kauiokalani, Maili I, Maili II, Nanakuli Homes (AMP 44) on the Island of Oahu End Date: June 30, 2016	Suppl Amount: $174,585.78 Total Amount: $344,990.52
PMB 14-11-SCO1	**Maximum Event Security, LLC** Continue to Furnish Security Services at Kalakaua Homes, Paoakalani, Makua Alii (AMP 34) on Island of Oahu End Date: June 30, 2016	Suppl Amount: $96,994.92 Total Amount: $190,024.68

C. Contract(s) Executed in June/July 2015 (cont.):

PMB 14-10-SC01	**Pacific Waste, Inc.** Continue to Furnish Refuse Collection Services for Lanakila Homes, Hale Aloha O Puna, Hale Olaloa, Kauhale O Hanakahi, Pahala, Pomaikai Homes, Punahele Homes, Lokahi (AMP 37), and Hale Hookipa, Nani Olu, Kaimalino, Ka Hale Kahaluu, Kealakehe (AMP 43) on the Island of Hawaii End Date: December 31, 2015	Suppl Amount: $85,225.58 Total Amount: $255,740.38
PMB 14-09-SC01	**Aloha Waste Systems, Inc.** Continue to Furnish Refuse Collection Services for Kahekili Terrace, David Malo Circle, Makani Kai Hale, Piilani Homes (AMP 39) on the Island of Maui End Date: June 30, 2016	Suppl Amount: $43,313.32 Total Amount: $83,353.32
PMB 14-08-SC01	**Honolulu Disposal Service, Inc.** Continue to Furnish Refuse Collection Services for Kaahumanu Homes and Kamehameha Homes (AMP 33) on the Island of Oahu End Date: June 30, 2016	Suppl Amount: $104,524.32 Total Amount: $208,382.88

C. Contract(s) Executed in June/July 2015 (cont.):

PMB 14-07-SC03	**West Oahu Aggregate Co., Inc.** Furnish Refuse Collection Services for Kalihi Valley Homes, Hauiki Homes, Puahala Homes (AMP 31), Mayor Wright Homes (AMP 32), Kalakaua Homes, Paoakalani, Makua Alii (AMP 34), Punchbowl Homes, Pumehana, Spencer House, Makamae Kalanihuia (AMP 35), Kuhio Park Terrace –Low Rise, Kuhio Homes (AMP 40), Kuhio Park Terrace Community Resource Center, Koolau Village, Hookipa Kahaluu, Kaneohe Apts, Waimanalo Homes, Kauhale Ohana (AMP 44), Wahiawa Terrace, Kupuna Home O Waialua, Kauhale Nani (AMP 49) , Palolo Valley Homes (AMP 50), Hale Poai, Halia Hale, Kamalu, Hoolulu, Laiola (MU 42) on the Island of Oahu End Date: June 30, 2016	Suppl Amount: $638,831.55 Total Amount: $1,271,941.35
PMB 14-07-SC02	**Support Services Group, LLC** To Recognize the Change of Name from Support Services Group, LLC to West Oahu Aggregate Co, Inc. End Date: June 30, 2015	Suppl Amount: n/a Total Amount: $633,109.80
PMB 14-05-SC02	**Transportation Concepts, Inc. dba Pacific Appliance Group, Inc.** Continue to Furnish Gas and Electric Ranges for Various Federal and State Public Housing Properties Statewide End Date: June 30, 2016	Suppl Amount: $447,437.48 Total Amount: $921,671.20
PMB 14-05-SC01	**Transportation Concepts, Inc. dba Pacific Appliance Group, Inc.** Amend Scope of Services to Reflect Acceptance of the Manufacturer's Replacement Model of the 30" Free Standing Electric Range End Date: June 30, 2015	Suppl Amount: n/a Total Amount: $474,233.72

C. Contract(s) Executed in June/July 2015 (cont.):

PMB 14-01-SC04	**Realty Laua LLC** Temporary Increase of Maintenance Staff to Provide Property Management, Maintenance and Resident Services at AMP 44 on the Island of Oahu End Date: January 15, 2016	Suppl Amount: $45,729.00 Total Amount: $1,161,981.00
PMB 14-01-SC03	**Realty Laua LLC** Continue to Furnish Property Management, Maintenance and Resident Services for Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Kauhale Ohana and Waimanalo Homes under AMP 45 on the Island of Oahu End Date: January 15, 2016	Suppl Amount: $281,411.00 Total Amount: $1,116,252.00
PMB 14-01-SC02	**Realty Laua LLC** Continue to Furnish Property Management, Maintenance and Resident Services for Koolau Village, Hookipa Kahaluu, Kaneohe Apartments, Kauhale Ohana and Waimanalo Homes under AMP 45 on the Island of Oahu End Date: July 15, 2016	Suppl Amount: $140,705.50 Total Amount: $834,841.00
PMB 13-05-SC02	**Garden Isle Disposal, Inc.** Increase the Compensation and Payment Schedule to Reflect the Increase in Kauai County Landfill Fees End Date: August 31, 2015	Suppl Amount: $2,947.67 Total Amount: $40,2131.43
PMB 13-04-SC02	**City and County of Honolulu, Department of Community Services** Continue to Administer and Implement the Section 8 Family Self Sufficiency Program, Section 8 Homeownership Option Program and Low Income Public housing Family Self Sufficiency Program End Date: June 30, 2016	Suppl Amount: $229,858.00 Total Amount: $792,258.00

C. Contract(s) Executed in June/July 2015 (cont.):

PMB 13-03-SC02	**Transportation Concepts, Inc. dba Pacific Appliance Group, Inc.** Continue to Furnish Refrigerators for Various Federal and State Low Income Public Housing Properties Statewide End Date: June 30, 2016	Suppl Amount: $653,119.86 Total Amount: $2,124,741.97
PMB 12-12-SC03	**Lions' Cleaning & Maintenance, Inc.** Continue to Furnish Custodial Services to the HPHA's Central Offices End Date: December 31, 2015	Suppl Amount: $33,937.15 Total Amount: $203,622.90
PMB 12-09-SC05	**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: September 30, 2015	Suppl Amount: $458,090.91 Total Amount: $4,228,490.66
PMB 12-07-SC06	**Realty Laua LLC** Continue to Furnish Property Management, Maintenance and Resident Services for Waimaha-Sunflower, Kauiokalani, Maili I, Maili II, and Nanakuli Homes under AMP 44 on the Island of Oahu End Date: February 29, 2016	Suppl Amount: $357,536.00 Total Amount: $2,797,497.00
PMB 12-07-SC05	**Realty Laua LLC** Temporary Increase of Maintenance Staff to Provide Property Management, Maintenance and Resident Services at AMP 44 on the Island of Oahu End Date: August 31, 2015	Suppl Amount: $91,458.00 Total Amount: $2,439,961.00
PMB 12-06-SC04	**Realty Laua LLC** Temporary Increase of Maintenance Staff to Provide Property Management, Maintenance and Resident Services at AMP 40 on the Island of Oahu End Date: August 31, 2015	Suppl Amount: $60,570.00 Total Amount: $2,684,350.00

C. Contract(s) Executed in June/July 2015 (cont.):

PMB 11-04-SC04	**Hawaii Affordable Properties, Inc.** Continue to Furnish Property Management, Maintenance and Resident Services for Noelani I, Noelani II, Ke Kumu Ekolu and Ke Kumu Elua under AMP 43 on the Island of Hawaii End Date: May 31, 2016	Suppl Amount: $439,895.00 Total Amount: $2,187,760.00

D. Planned Solicitation/Contract Activities for August/September 2015

Solicitation(s):

- Issue Invitation-for-Bids for Laundry Services for AMP 35 on the Island of Oahu.

- Issue Invitation-for-Bids for Security Services for AMP 30, 31, 32, 33 and AMP 35 on the Island of Oahu.

Contract(s)

- Execute Contract to Provide Tenant Re-Certification Services under the Federal Low Income Public Housing Program on the Island of Oahu.

- Execute Contract to Provide Laundry Services for AMP 37 on the Island of Hawaii and AMP 39 on the Islands of Maui and Molokai.

- Execute Supplemental Contract to Continue to Provide Property Management, Maintenance and Resident Services for AMP 40, 49 and AMP 50 on the Island of Oahu and AMP 43 on the Island of Hawaii.

- Execute Supplemental Contract to Continue to Provide Printing and Mailing Services for the Monthly Tenant Rent Bills Statewide.

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

IV. Property Management and Maintenance Services

A.

Total Move Ins for June:	39 units
Vacancies:	36 units
Net gain/loss:	3 units

Total Move Ins for July:	45 units
Vacancies:	48 units
Net gain/loss:	- 3 units

B. Formal Grievance Hearings

Island	Federal Public Housing (number of cases heard)		Type of Grievance Hearing Request
Oahu	June	July	Discrepancy in calculation of rent, consumption of alcohol, smoking on property, noise disturbance and unauthorized persons in the unit, lack of utilities, physical violence and criminal activity.
	5	3	

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

HPHA did not receive any grievance hearing requests in the month of July 2015.

C. Hearings/Evictions

1. Eviction cases heard for the month of July 2015, there were a total of 15 cases, 11 for rent, and 4 for non-rent. For February 2014 through July 2015, a total of 363 cases were referred with a total of 116 families evicted for this period.

2. Monitor Statewide Federal Public Housing Project rent delinquencies and provide monitoring report to the Office of the Executive Director and Property Management and Maintenance Services Branch.

3. Provide legal and administrative services to the Property Management and Maintenance Services Branch for the successful prosecution of cases referred for eviction.

4. Continue to Solicit Eviction Board Members and Resident Board Members.

D. Rent Collection

HPHA continues to focus on rent collection as one of our priorities and is working diligently with the AMPs to monitor current and vacated tenants account receivables (TAR) to reduce the overall delinquency. The average collection ratio over the last 12 months has been at 89.78%. PMMSB will strive to improve the overall average above 90%.

E. Program Activities

1. Continuing to focus on filling our vacant units to reach our goal of 99% occupancy. Strategic planning is continuously being done to minimize the loss of make-ready days by the AMP staff in turning over a vacant unit.
2. Continuing to audit tenant files for accuracy on rent calculations and program compliance. PMMSB's goal is to be 100% compliant with the program rules.
3. Continuing to finalize the ACC unit counts for the Capital Fund IMS/PIC Certification for 2016 Capital Fund Formula Awards.
4. Providing continuous technical support to AMP managers and residents to implement a resident association at each of the properties.
5. PMMSB staff will continue to submit a Request for Technical Review (TR) or a Data Base Adjustment (DBA) of completed REAC inspections to regain possible physical points lost during the inspection.

F. Planned Activities for August 2015

1. Continuing to relocate families due to modernization at AMPs 31 and 33.
2. PMMSB continues to focus on improving the REAC scores for the remaining eight AMPS being inspected in August. Property Management Specialists have been diligently working with the AMP staff by providing guidance and technical support to minimize point deductions.

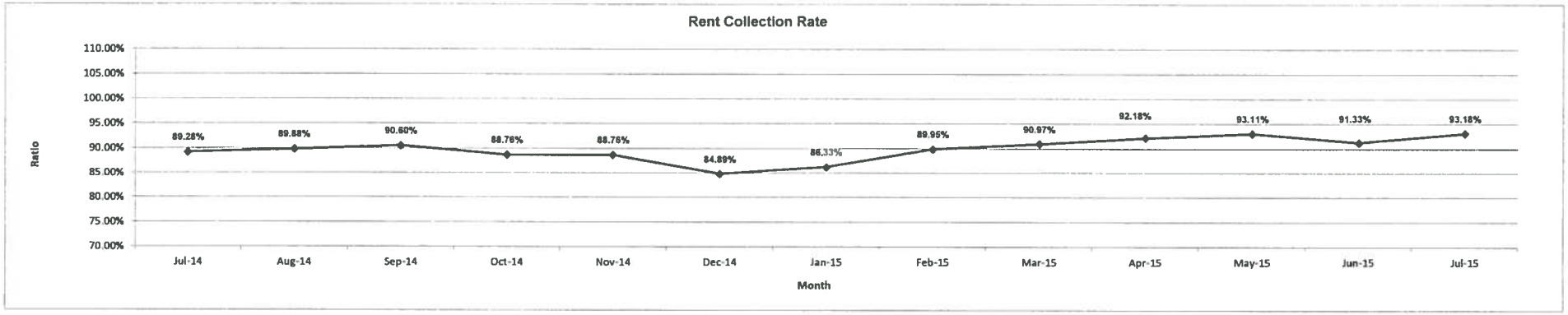
FEDERAL PUBLIC HOUSING

Rent Collection from July 2014 to July 2015

	Jul-14			Aug-14			Sep-14			Oct-14			Nov-14			Dec-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$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%	$131,524.00	$114,722.43	87.67%	$131,498.00	$110,539.92	84.06%
Kauai	$85,123.00	$66,101.50	77.65%	$83,519.00	$63,160.34	75.62%	$94,212.00	$69,361.09	73.62%	$93,714.00	$63,739.90	68.02%	$91,637.00	$63,801.44	68.02%	$90,786.00	$60,950.89	67.14%
Maui	$59,328.00	$44,071.25	74.28%	$62,696.00	$48,735.61	77.73%	$64,138.00	$51,426.39	80.18%	$63,934.00	$49,541.25	77.49%	$69,263.00	$52,954.61	77.49%	$69,940.52	$57,718.89	82.53%
Oahu	$947,295.09	$867,890.14	91.62%	$963,934.24	$885,733.35	91.89%	$1,021,858.86	$947,244.42	92.70%	$1,039,885.47	$951,162.11	91.47%	$1,039,407.76	$917,671.98	91.47%	$1,000,645.99	$868,347.12	86.78%
Total	$ 1,221,076.09	$ 1,090,190.26	89.28%	$ 1,235,579.24	$ 1,110,557.89	89.88%	$ 1,319,761.89	$ 1,195,648.65	90.60%	$ 1,332,007.47	$ 1,182,340.63	88.76%	$ 1,032,673.79	$ 883,006.95	88.76%	$ 1,292,870.51	$ 1,097,556.82	84.89%

Cumulative (12 Months) 07/14 - 07/15		
Charges	$	16,624,977.28
Collections	$	14,925,634.96
Total	$	(1,699,342.32)
Ratio		89.78%

	Jan-15			Feb-15			Mar-15			Apr-15			May-15			Jun-15			Jul-15		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$133,851.00	$111,628.52	83.40%	$135,429.00	$119,713.42	88.40%	$137,279.00	$119,386.47	86.97%	$134,378.00	$122,368.65	91.06%	$137,360.00	$127,981.15	93.17%	$140,463.00	$126,430.95	90.01%	$146,249.00	$130,914.99	89.52%
Kauai	$90,149.20	$60,702.62	67.34%	$90,571.00	$69,392.83	76.62%	$93,946.71	$75,608.34	80.48%	$90,196.00	$79,806.85	88.48%	$93,407.00	$82,867.00	88.72%	$91,562.00	$76,865.70	83.95%	$94,353.00	$86,057.64	91.21%
Maui	$63,305.00	$50,885.37	80.38%	$64,495.00	$54,483.61	84.48%	$63,398.00	$56,091.61	88.48%	$63,200.00	$59,775.00	94.58%	$66,508.00	$61,988.00	93.20%	$63,992.00	$59,294.00	92.68%	$64,988.00	$60,094.00	92.47%
Oahu	$996,338.72	$884,931.59	88.82%	$997,480.07	$914,961.62	91.73%	$997,875.01	$924,656.80	92.66%	$1,001,825.00	$926,743.13	92.51%	$1,018,358.62	$952,209.50	93.50%	$1,098,056.70	$1,010,552.87	92.03%	$1,021,994.26	$950,939.53	93.93%
Total	$ 1,283,643.92	$ 1,108,148.10	86.33%	$ 1,287,975.07	$ 1,158,551.48	89.95%	$ 1,292,498.72	$ 1,175,745.22	90.97%	$ 1,289,599.00	$ 1,188,693.63	92.18%	$ 1,315,633.62	$ 1,225,045.65	93.11%	$ 1,394,073.70	$ 1,273,143.52	91.33%	$ 1,327,584.26	$ 1,237,006.16	93.18%



Federal LIPH
HPHA Island Overview Report
as of 07/31/2015

	Non Vacated Delinquencies*				Collection Rate			LIPH and Elderly Waiting List**				
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	77	$ 25,834.02	20	$ 11,517.42	$ 146,249.00	$ 130,914.99	89.52%	Average Income	41	0.41%	7.80	3.85
Kauai	74	$ 32,864.96	14	$ 8,100.94	$ 94,353.00	$ 86,057.64	91.21%	Low Income (80%)	64	0.63%	2.59	1.75
Maui	34	$ 14,051.50	8	$ 2,750.00	$ 64,988.00	$ 60,094.00	92.47%	Very Low Inc. (50%)	370	3.66%	2.51	1.70
Oahu	314	$ 167,944.46	68	$ 60,313.12	$ 1,021,994.26	$ 959,939.53	93.93%	Extrmly Low Inc. (30%)	9,639	95.30%	2.42	1.64
Total	**499**	**$ 240,694.94**	**110**	**$ 82,681.48**	**$ 1,327,584.26**	**$ 1,237,006.16**	**93.18%**		**10,114**	**100.00%**	**2.45**	**1.65**

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

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

Federal LIPH
HPHA Project Overview Report
as of 07/31/2015

	Non Vacated Delinquencies**				Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	4	2,039.00	1	5,054.00	$ 94,612.00	$ 93,192.00	98.50%
31P-KVH	22	11,937.56	3	974.48	$ 116,208.09	$ 113,769.00	97.90%
32P-MWH	59	34,954.83	13	12,028.49	$ 124,380.00	$ 108,264.25	87.04%
33P-Kam/Kaamanu	35	16,323.00	9	3,759.61	$ 103,698.00	$ 100,721.00	97.13%
34P-Kalakaua	60	20,706.00	11	13,208.50	$ 151,821.00	$ 143,876.00	94.77%
35P-Kalanihuia	10	4,340.00	5	2,841.00	$ 157,743.00	$ 155,574.73	98.63%
37P-Hilo	40	10,436.00	14	7,568.00	$ 78,411.00	$ 67,933.00	86.64%
38P-Kauai	74	32,864.96	14	8,100.94	$ 94,353.00	$ 86,057.64	91.21%
39P-Maui	34	14,051.50	8	2,750.00	$ 64,988.00	$ 60,094.00	92.47%
40P-KPT	33	29,430.07	6	8,333.71	$ 74,183.17	$ 65,145.05	87.82%
43P-Kona	21	8,152.00	1	106.00	$ 44,608.00	$ 43,459.99	97.43%
44P-Leeward Oahu	41	17,253.00	10	5,414.33	$ 63,848.00	$ 56,444.00	88.40%
45P-Windward Oahu	24	13,250.00	6	5,949.00	$ 66,731.00	$ 60,086.50	90.04%
46P-Kamuela	16	7,246.02	5	3,843.42	$ 23,230.00	$ 19,522.00	84.04%
49P-Central Oahu	17	10,703.00	2	0.00	$ 41,977.00	$ 37,135.00	88.47%
50P-Palolo	11	7,008.00	3	2,750.00	$ 26,793.00	$ 25,732.00	96.04%
Total	499	$ 240,694.94	110	$ 82,681.48	$ 1,327,584.26	$ 1,237,006.16	93.18%

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

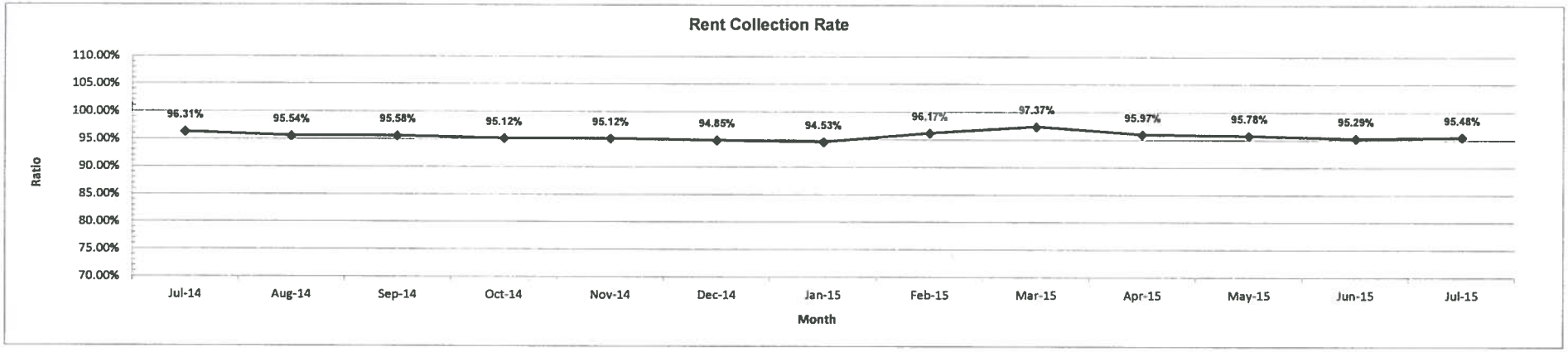
STATE PUBLIC HOUSING

Rent Collection from July 2014 to July 2015

	Jul-14			Aug-14			Sep-14			Oct-14			Nov-14			Dec-14		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 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%	$18,997.00	$14,733.71	80.57%	$19,213.00	$14,146.56	73.63%
Kauai	$ 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%	$6,760.00	$4,955.00	81.40%	$6,278.00	$4,253.00	67.74%
Maui	$ 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%	$3,587.00	$2,568.00	61.31%	$3,762.00	$2,526.00	67.15%
Oahu	$ 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%	$231,753.86	$223,517.45	97.27%	$231,494.48	$226,403.53	97.80%
Total	$ 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%	$ 235,580.36	$ 222,834.54	95.12%	$ 260,747.48	$ 247,329.09	94.85%

Cumulative (12 Months) 07/14 - 07/15	
Charges	$ 3,399,107.58
Collections	$ 3,249,314.51
Total	$ (149,793.07)
Ratio	95.59%

	Jan-15			Feb-15			Mar-15			Apr-15			May-15			Jun-15			Jul-15		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$19,298.00	$12,716.56	73.63%	$19,270.00	$14,133.00	73.34%	$18,765.00	$17,346.00	92.44%	$18,605.00	$16,003.09	86.01%	$20,280.00	$17,704.00	87.30%	$21,068.00	$17,563.35	83.37%	$21,523.00	$17,117.35	79.53%
Kauai	$6,832.00	$5,370.00	67.74%	$7,052.00	$6,260.00	88.77%	$7,666.00	$6,413.50	83.66%	$7,666.00	$5,650.00	73.70%	$7,741.00	$6,052.00	78.18%	$7,481.00	$5,177.00	69.20%	$7,481.00	$5,257.00	70.27%
Maui	$3,231.00	$2,108.00	67.15%	$3,231.00	$2,538.00	78.55%	$3,151.00	$2,220.00	70.45%	$3,151.00	$2,696.00	85.56%	$3,013.00	$2,310.00	76.67%	$2,885.00	$1,801.00	62.43%	$2,614.00	$1,944.00	74.37%
Oahu	$231,097.00	$226,023.95	97.80%	$232,708.00	$229,283.00	98.53%	$233,737.00	$230,425.00	98.58%	$235,377.00	$229,788.00	97.63%	$236,927.00	$230,577.00	97.32%	$236,585.00	$230,847.00	97.57%	$236,253.00	$231,458.00	97.97%
Total	$ 260,458.00	$ 246,218.51	94.53%	$ 262,261.00	$ 252,214.00	96.17%	$ 263,319.00	$ 256,404.50	97.37%	$ 264,799.00	$ 254,137.09	95.97%	$ 267,961.00	$ 256,843.00	95.78%	$ 268,019.00	$ 255,388.35	95.29%	$ 267,871.00	$ 255,776.35	95.48%



State LIPH
HPHA Island Overview Report
as of 07/31/2015

	Non Vacated Delinquencies*				Collection Rate			LIPH and Elderly Waiting List**				
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	23	$ 7,767.00	12	$ 2,928.00	$ 21,523.00	$ 17,117.35	79.53%	Average Income	26	0.37%	7.41	3.85
Kauai	9	$ 4,416.00	3	$ 4,888.30	$ 7,481.00	$ 5,257.00	70.27%	Low Income (80%)	40	0.57%	2.07	1.26
Maui	4	$ 1,340.00	3	$ 14,201.00	$ 2,614.00	$ 1,944.00	74.37%	Very Low Inc. (50%)	326	4.68%	2.34	1.39
Oahu	17	$ 9,064.00	2	$ 3,832.00	$ 236,253.00	$ 231,458.00	97.97%	Extrmly Low Inc. (30%)	6,577	94.38%	2.29	1.45
Total	**53**	**$ 22,587.00**	**20**	**$ 25,849.30**	**$ 267,871.00**	**$ 255,776.35**	**95.48%**		**6,969**	**100.00%**	**2.31**	**1.45**

* Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).
** Please notice WL Income Limits assumes 2010 HUD Family Income Limit for Hawaii.

State LIPH
HPHA Project Overview Report
as of 07/31/2015

	Non Vacated Delinquencies*				Collection Rate		
Project	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	3	$ 1,962.00	0	$ -	$ 23,407.00	$ 22,881.00	97.75%
2202-Puahala Homes	7	$ 4,872.00	2	$ 3,832.00	$ 42,304.00	$ 39,366.00	93.06%
2204-Kawailehua	9	$ 4,416.00	3	$ 4,888.30	$ 7,481.00	$ 5,257.00	70.27%
2205-Kahale Mua	4	$ 1,340.00	3	$ 14,201.00	$ 2,614.00	$ 1,944.00	74.37%
2206-Lokahi	12	$ 4,623.00	5	$ 663.00	$ 12,876.00	$ 10,362.00	80.48%
2207-Ke Kumu Elua	11	$ 3,144.00	7	$ 2,265.00	$ 8,647.00	$ 6,755.35	78.12%
2401-Hale Po'ai	1	$ 368.00	0	$ -	$ 59,754.00	$ 59,586.00	99.72%
2402-La'iola	2	$ 602.00	0	$ -	$ 35,335.00	$ 34,978.00	98.99%
2403-Kamalu-Ho'olulu	4	$ 1,260.00	0	$ -	$ 65,157.00	$ 64,351.00	98.76%
2404-Halia Hale	0	$ -	0	$ -	$ 10,296.00	$ 10,296.00	100.00%
Total	**53**	**$ 22,587.00**	**20**	**$ 25,849.30**	**$ 267,871.00**	**$ 255,776.35**	**95.48%**

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

V. Construction Management

A. Program Activities and Major Projects

1. Labor and Section 3 Training
   a. The Department of Housing and Urban Development (HUD) conducted Labor Training on Davis-Bacon. The training included a presentation by the Federal Department of Labor (DOL) and HUD Honolulu on Section 3 compliance and the impending rule change. The training was conducted over two days.

   b. The training for HPHA staff, its consultants and contractors was attended by 102 participants: 37 consultants, 44 contractors, 18 HPHA personnel, 3 HUD Honolulu.

   c. The HPHA representation included staff from the Construction Management Branch (Project Engineers, Inspectors and Office Assistant), Property Management and Maintenance Branch, Compliance and Development.

2. Energy and Performance Information Center (EPIC) Reporting
   a. HPHA is required by HUD to report electronically into the EPIC system annually of its energy efforts per each grant and project awarded. The HPHA reported timely before the July 31, 2015 deadline.

3. Lanakila Homes
   a. <u>Demolition of Phase IIIb (HA 1005) & IV (HA 1004)</u> – Loose paint removal and the arsenic-containing ceiling abatement started on 07/06/15. The above ground demolition started at Building 67 on 07/1/15. Arsenic abatement to be completed on 07/24/15. The above ground demolition to be completed by 08/31/15. The HEER Office allowed the above ground demolition to proceed as long as there is no excavation of the soil. A soil mitigation plan is being prepared for the excavation of Phase IIIb. Soil borings throughout the site will be undertaken to determine the subsoil conditions and to determine the foundation methods for the future construction phases. All existing building slabs to remain intact and to be encapsulated with clean topsoil per the current soil mitigation plan.

   b. <u>Physical Improvements to Lanakila Public Housing – Phase IIIB (HA 1105)</u> - The construction contract has been fully executed and the issuance of the Notice to Proceed is on

hold. Construction of this next phase cannot proceed until the existing structures are demolished. A soil mitigation plan is being prepared for the excavation of the foundation work for Phase IIIb.

c. Fair Housing Improvements at Lanakila Homes (HA 1004) – Consultant is preparing a fee proposal for the survey and the preparation of plot maps for the on-street parking stalls to be dedicated to the HPHA. This will allow the HPHA to control the parking stalls and assign the stalls to the residents.

4. Palolo Valley Homes Major Modernization
   a. The major modernization includes 44 units. Phase I & II includes 22 units (in buildings 14 – 19). Work on Buildings 18, 19, 14 and 15 remain to be completed.

   b. A new consultant was contracted to replace the consultant that went out of business for the construction management of Phase I & II.

   c. After procurement of a new consultant, construction on Buildings 18 and 19 (12 units) restarted on June 15, 2015. Work is estimated to be completed in mid-October 2015. Work on Buildings 14 and 15 (12 units) will follow after completion of Buildings 18 and 19. The overall completion date is estimate at April 2015.

5. Vacant Units Undergoing Modernization:
   On-going construction and design continues on vacant units undergoing modernization (requiring work beyond that of routine maintenance and repairs) totaling 240 units of which 15 are State units and 225 are Federal units.

6. CMB vacant units completed in the month of July were as follows
   . Vacant Units under construction or design Status by County:
   a. O`ahu: 114 units total
   b. Hawai`i: 90 units total
   c. Kauai: 10 units total
   d. Maui: 4 units total
   e. Molokai: 22 units total

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

1. HPHA is on track and working diligently to meet all Federal CFP and State CIP deadlines. HPHA is managing approximately $262

million in capital funds ($215M in State CIP and $47M in Federal CFP funds).

2. The next Federal expenditure deadline is April 17, 2016 for the 2011 and 2012 Capital Fund Program (CFP 721 and CFP 722). Currently HPHA is at 90% expenditure.

3. The next State encumbrance deadline is June 30, 2016 for the State BY2013-2015 CIP. Funds that have not been encumbered by the encumbrance deadline stand to lapse. HPHA's goal is to be at 100% encumbrance by the encumbrance deadline. HPHA currently is at 93% encumbrance.

VI. Section 8 Subsidy Programs

HPHA manages the Housing Choice Voucher Program, Project Based Voucher Program, Veteran's Affairs Supportive Housing, Non-Elderly Disabled Vouchers, Performance Based Contract Administration, and State Rent Supplement Program.

A. Program Activities

1. Voucher activity for July 2015:

- HPHA expended a total of $2,167,549 (102.1% of eligible HUD funds received) in housing assistance payments to private landlords on behalf of 2125 voucher holders in July 2015.
- Eight families who received a Housing Choice Voucher (HCV) from the waitlist found homes and moved into the home in July 2015. Two housing choice vouchers were issued in July 2015.

- HPHA expended $28,778 on behalf of 144 families served under the rent supplement program state wide in July 2015. All applicants are currently being sent appointment letters and will be screened for eligibility.

- HPHA continue to be the leasing entity in the State in serving veterans. As of July, 2015, 312 veterans were assisted with Veterans Administration Supportive Housing Vouchers (VASH). Monetary assistance was $237,805. Eleven veterans who were searching for a home found a home and leased up. Seventeen veterans received VASH vouchers in July 2015.

Waiting List	# of wait list applicants as of July 2015
Housing Choice Voucher	0
Kuhio Park Towers	121
Palolo Homes Project Based Section 8	3586
Rent Supplement Program	70

2. Voucher lease up activity for July 2015:

	July 2015		
Voucher Type	# leased	# of vacancies	# in housing search
Housing Choice Vouchers	8		108
VASH	11		94
Kuhio Park Towers	1	2	
Palolo Homes Project Based Section 8	3	2	
Port In (from other PHA)	3		2

3. Inspections update:

	July 2015
Housing Quality Standards (HQS) Inspections	172
HQS Failed Inspections	77
Quality Control Inspections	0

4. Family Self Sufficiency (FSS) Program
   - The Family Self Sufficiency (FSS) program assisted 63 Section 8 clients in July 2015. There were 38 active escrow accounts with a total deposit of $4263 in July 2015. One voucher holder graduated from the FSS program and received an escrow check in the amount of $5,672.

VII. Compliance

A. Program Activities for June/July

1. Approximately 48 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 (1);

   b. Unit modifications for accessibility (8);

   c. Larger voucher size (4);

   d. Installation of air conditioning (3);

   e. Excess utility allowance for medical appliances (4);

   f. Approval of assistance animals (2); and

   g. Inclusion of live-in aides (1);

2. Sent to the United States Department of Housing and Urban Development (HUD) the Release and Declaration of Trust for 1 additional property for HUD's review and execution of the Release.

B. Planned activities for August/September

1. Continue work on releases and declarations of trust forms for additional federally-assisted public housing properties;

2. Work with the Fair Housing Coordinators of the Counties and Hawaii Housing Finance and Development Corporation to prepare for the joint procurement of the upcoming update to the fair housing analysis of impediments for the State of Hawaii;

3. Continue to administer contract with National Center for Housing Management for HPHA Self-evaluation and Transition Plan, including reviewing results of fair housing monitoring of staff, conducting site visits to confirm deficiencies and site conditions, and review draft transition plans with consultant to complete the transition plan, and meeting with staff to finalize draft transition plans;

4. Finalize proposed changes to and provide 30 day notice to tenants and resident organizations to provide opportunity to submit written comments to the proposed changes in the rental agreement form for the federally-assisted public housing program, and consider any submitted comments prior to adoption to implement changes to the administrative rules; and

5. 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.

C. Update on Status of Declaration of Trust Project

1. Releases and Declarations of Trust for 1 additional property was sent to the United States Department of Housing and Urban Development (HUD) for review and execution in June of 2015;

2. Executed Releases of Declarations of Trust were received for three properties and sent to the Department of the Attorney General for recordation, along with the new Declarations of Trust; and

3. The Department of the Attorney General is currently working on finalizing Releases and Declarations of Trust for 12 additional properties for submission to HUD for their review and execution of the Releases.

VIII. Information Technology

A. Program Activities

1. Continued to work with vendor to Emphasys to implement waitlist portal and HPHA received an updated quote to purchase the Elite WebApp and Applicant Portal.

2. Obtaining quotes to upgrade the SQL server to accommodate this additional functionality.

IX. Personnel

A. Summary of Staffing:

Filled positions (FTE):	250
Vacant positions:	122
Total:	372

B. Program Activities:

1. Attended Job Fairs at the Pearl Harbor and Schofield Barracks. By actively reaching out to military families, Personnel were able to obtain viable candidates for exempt and temporary hires.

2. Continue to experience shortage of qualified housing professionals.

3. As of July 1, 2015 the Act 159 no longer existed and HPHA was able identify alternative solution to retain talented staff. HPHA Special Team consists of 16 staff versus 36.)

4. Letter of Understanding (LOU) was entered between the United Public Workers (UPW) and Hawaii Public Housing Authority (HPHA), in the implementation of the "Special Team/Pilot Project" effective July 1, 2015. Included is a copy of the Letter of Understanding.

5. Met with UPW management on agency's proposal of the Memorandum of Understanding (MOU) to provide incentive program and "On-the Job Training", performance evaluation checklist for all staff volunteering in the maintenance Pilot Project.

6. Agency-wide Safety Quarterly meeting which included topics on Emergency Evacuation Plan options for high rise buildings for the Elderly and Disability properties.

7. Workers Compensation: No injury reported with lost time.

8. Working with HGEA for FMO reorganization.

LETTER OF UNDERSTANDING

This LETTER OF UNDERSTANDING (LOU) is entered into this 1st day of July 2015, by and between the United Public Workers, hereinafter referred to as "Union," and the Hawaii Public Housing Authority, hereinafter referred to as "HPHA," on behalf of the Employees in Bargaining Unit 1.

WHEREAS, the HPHA is statutorily assigned under §356D, Hawaii Revised Statutes (HRS), to manage the public housing system in the State of Hawaii and to provide safe and decent housing for qualified families and individuals; and

WHEREAS, pursuant to §356D, HRS, the HPHA must operate the properties in the State public housing program at a break even budget; and

WHEREAS, the HPHA must meet U.S. Department of Housing and Urban Development (HUD) program requirements and pass federal inspections standards issued by HUD's Real Estate Assessment Center (REAC); and

WHEREAS, the HPHA is responsible to maintain an aging inventory of 85 properties across the State of Hawaii which range in age up to 65 years since initial construction; and

WHEREAS, the HPHA must continually strive to improve its housing operations to meet the needs of the constituency and achieve "high performer" public housing agency status, including improving public housing unit occupancy rates, thereby becoming eligible for maximum federal subsidization; and

WHEREAS, Act 159 (SLH 2012) was passed in 2012 to assist the HPHA in addressing its mounting backlog of work in the repair of vacant units, which was impeding its ability to populate vacant public housing units; and

WHEREAS, the exempt employees hired under authority of Act 159 performed work as a part of a cohesive and well-managed Special Team, and were a major contributing factor for dramatically reducing significant repair and maintenance backlogs and inefficiencies, resulting in an increase in occupancy rates to currently 98% (representing approximately 1,000 vacant units turned over, repaired and put back into use as housing), and

WHEREAS, the HPHA has determined that continuation of work operations under the Special Team concept is necessary to maintain the currently high level of skill and success in turning around vacant public housing units, placing eligible families and individuals into them, meeting federal inspection and other requirements, and benefiting from an elevated rate of federal subsidization which is based on occupied housing units; and

WHEREAS, the HPHA recognizes the importance of enhancing and diversifying the knowledge and skills of its entire workforce and is therefore committed to providing staff with defined training opportunities, in accordance with the applicable collective bargaining agreement, and opportunities for professional advancement, including negotiation with the Union of a multi-skilled worker program.

NOW, THEREFORE, the following constitutes the understandings between the Union and the HPHA:

1. The HPHA shall continue managing its operations regarding the performance of repair, maintenance and capital improvement projects work on vacant housing units by utilizing the Special Team concept currently being employed. The goal of this pilot project is to stabilize the agency to reach 99% occupancy, to ensure that all units are safe, decent, and sanitary; and to increase REAC physical inspection scores to a minimum 92 points for all properties.

2. The Special Team, envisioned to require up to 56 employees, shall consist of seven sub-teams, one dedicated to addressing federal (REAC) inspection standards, each led by a Building Maintenance Worker II and supervised by a General Construction and Maintenance Supervisor. Each sub-team will be comprised of skilled and licensed trade workers (e.g. Electricians, Carpenters, Plumbers, Welders, Building Maintenance Workers I/II, etc.) and a limited number of semi-skilled workers (e.g., Building Maintenance Helpers). Management of the entire Special Team shall be the responsibility of the Property Management and Maintenance Services Branch (PMMSB), Housing Maintenance Manager, who will also directly supervise the General Construction and Maintenance Supervisors. A depiction of the Special Team composition is attached as "Special Team Pilot Project: Structure Diagram."

3. The composition of the current Special Team shall remain intact and shall continue operating through July 31, 2015, by which time the HPHA shall have completed an assessment of current Employee interest in and made assignments to the Special Team effective August 1, 2015.

4. The incumbents of the following positions shall remain assigned to perform work on the Special Team because of their necessary and proven skill levels, to provide continuity of the unique manner in which the Special Team operates, and to provide training for the staff joining the Special Team:

   Electrician I (Pos. No. 102623, 102624, 120625)
   Plumber I (Pos. No.120627, 120628)
   Plumber Helper (Pos. No. 8045)
   Carpenter I (Pos. No.120619, 120620)
   Building Maintenance Worker II (Pos. No. 8835)
   Building Maintenance Worker I (Pos. No. 8846, 10376, 10866)
   Building Maintenance Helper (Pos. No. 5643, 9962)
   Painter I (Pos. No. 8636)
   Welder (Pos. No. 5968)

5. All civil service employees possessing the skills necessary to perform work on the Special Team are eligible for consideration for assignment to the remaining 40 Special Team slots; participation on the Special Team is strictly

voluntary. Employees may request consideration for participation on the Special Team at any time during the Pilot project.

6. The HPHA will be responsible for selecting and assigning staff to the Special Team, as provided for in Section 16.06 c of the Unit 1 Agreement, also considering years of experience, possession of required specialized skills, relevant licenses and certifications, and the operational needs of the agency and each Asset Management Project (AMP).

7. Employees selected for participation on the Special Team shall be provided both on-the-job and formalized (classroom) training deemed necessary by the HPHA to perform their work assignments, in accordance with Section 47, Training and Employee Development, of the Unit 1 Agreement. Employees occupying skilled positions shall be required to provide on-the-job training to other members of the Special Team to facilitate professional development.

8. Seniority shall not be affected by employees' assignments to work on the Special Team.

9. Members of the Special Team may apply to participate in the HPHA's Special Force Account to conduct capital repairs, abate hazardous materials, or conduct other major repair work, resulting in additional compensation.

10. Additional compensation shall be provided to any employee of the sub-team assigned to address federal (REAC) inspection standards assigned to perform work requiring a commercial driver's license (CDL), for periods of time during which heavy truck driving and related work, e.g., operating a "cherry picker," is performed. Employees who perform work requiring a CDL must meet all CDL requirements, including drug testing, in accordance with Section 63, Commercial Motor Vehicle Alcohol and Controlled Substance Test, of the Unit 1 Agreement.

11. Employee fees related to CDL-related training, if necessary, and license renewal shall be borne by the HPHA. Employees for whom CDL-related fees are covered by the HPHA must agree to work for the HPHA for no less than one full year. Employees not employed by the HPHA for one full year subsequent to receiving CDL licensure shall be responsible for reimbursing the HPHA for the CDL-related fees paid on their behalf.

12. Compensation for performing work requiring a CDL shall be as follows:
    a. Employees whose positions are assigned to salary ranges below BC10 shall receive the dollar amount that equals the difference between the BC10 hourly rate and the hourly rate for the salary range to which their positions are assigned, e.g., Building Maintenance Helper shall receive the hourly rate difference between BC05 and BC10.

b. Employees whose positions are assigned to salary ranges either equal to or higher than BC10 shall receive the dollar amount that equals the difference between the BC09 and BC10 hourly rates.

13. Proposed wage rates for participation in the multi-skilled worker program and for performing work covered by the Special Force Account are contained in the attachment, "Special Team Pilot Project: Proposed Wage Rates."

14. The Special Team Pilot Project sub-team assigned to address federal (REAC) inspection standards base yard shall be the 1002 N. School Street Central Maintenance compound. Any Central Maintenance Services Section staff not choosing to apply for participation on the Special Team shall be reassigned to an AMP as their base yard. AMP assignments shall be based on AMP needs and seniority with HPHA. Employees assigned to the Special Team will be deployed to various Oahu properties as well as Neighbor Islands, on an as needed basis and in accordance with Section 44, Travel, of the Unit 1 Agreement.

15. The HPHA and the Union remain committed to continuing discussions regarding modification of AMP staffing and operations to improve productivity, and the possibility of incentives for employees with training responsibility.

16. The Union and the HPHA intend for this LOU to be in effect from July 1, 2015 and be terminated upon the successful completion and implementation of a reorganization of the Property Management and Maintenance Services Branch. Failure to comply with the terms contained herein shall result in the discontinuance of the Special Team Pilot Project

This Letter of Understanding constitutes the full agreement between the Union and the HPHA and may not be modified without the mutual consent of both parties.

FOR THE HPHA

Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority

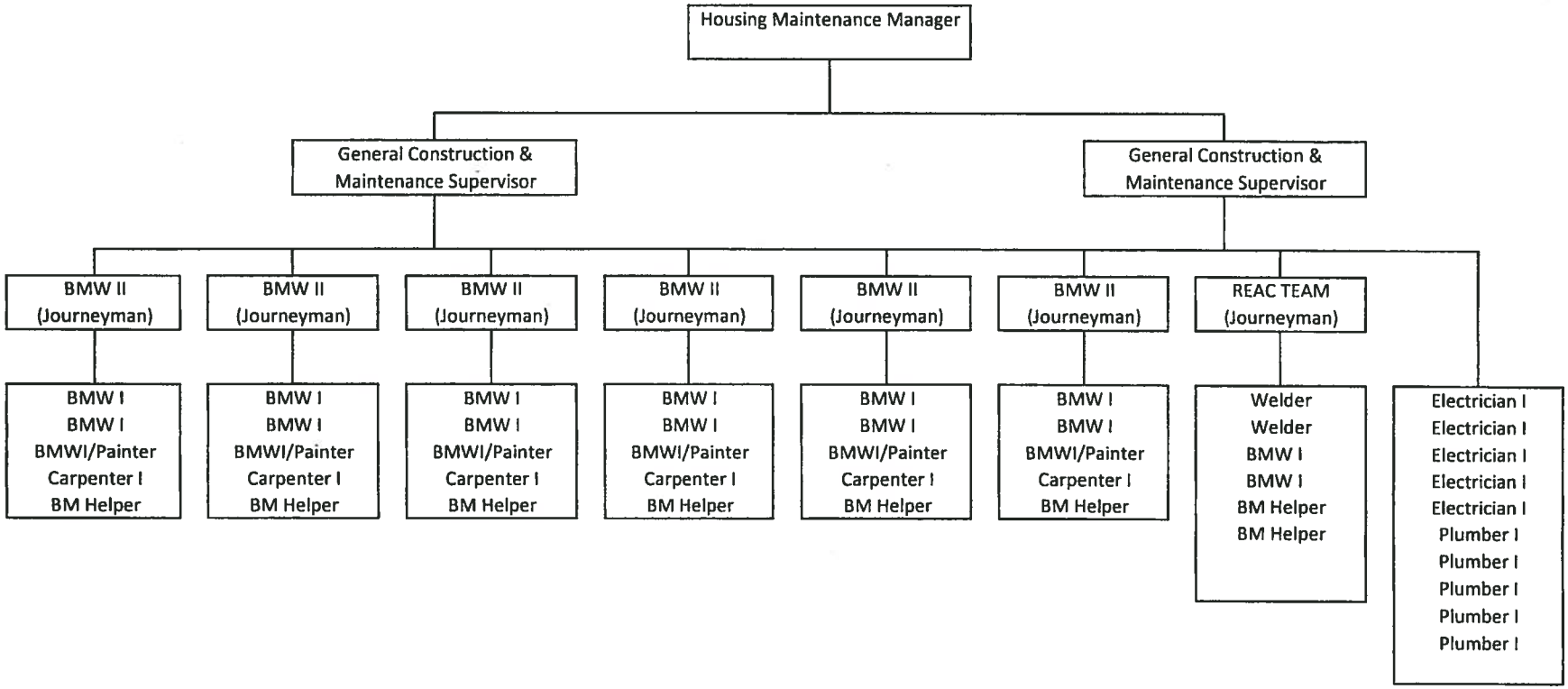
FOR THE UNION

Dayton M. Nakanelua
State Director
United Public Workers

Attachments:
Special Team Pilot Project: Structure Diagram
Special Team Pilot Project: Proposed Wage Rates

Hawaii Public Housing Authority
Special Team Pilot Project: Structure Diagram

(DRAFT as of 6/29/15)



Hawaii Public Housing Authority
Special Team Pilot Project

Proposed Wage Rates

Proposed draft: as of 6/30/15

				Current Rates for Repair and Maintenance			Proposed Rates for Repair and Maintenance *			Proposed Force Account Rates for Capital Improvements **	
Title/Position	BU		Short/Diff	Monthly	Hourly	Fringe	Monthly	Hourly	Fringe	Hourly	Fringe
Gen Const & Maint Supv	02	F1 10		$4,659.00	$26.88	$11.29	$5,039.00	$29.07	$ 12.21	$ 45.00	$ 22.00
Bldg Maint Worker II	01	WS09		$4,264.00	$24.60	$10.33	$4,586.40	$26.46	$ 11.11	$ 42.50	$ 20.71
Bldg Maint Worker I	01	BC09		$4,018.00	$23.18	$ 9.74	$4,322.93	$24.94	$ 10.47	$ 33.30	$ 16.71
Bldg Maint Worker I w/ CDL	01	BC09		$4,018.00	$23.18	$ 9.74	$4,322.93	$24.94	$ 10.47	$ 37.99	$ 27.06
Bldg Maint Helper	01	BC05		$3,334.00	$19.23	$ 8.08	$3,605.33	$20.80	$ 8.74	$ 30.70	$ 16.71
Bldg Maint Helper (Training)	01	BC05		$3,334.00	$19.23	$ 8.08	$3,605.33	$20.80	$ 8.74	$ 27.70	$ 12.54
Carpenter I	01	BC09		$4,018.00	$23.18	$ 9.74	$4,322.93	$24.94	$ 10.47	$ 42.50	$ 20.71
Electrician I	01	BC10	$389.00	$4,560.00	$26.31	$ 11.05	$4,837.73	$27.91	$ 11.72	$ 42.65	$ 26.81
Plumber I	01	BC10	$132.00	$4,303.00	$24.83	$ 10.43	$4,581.20	$26.43	$ 11.10	$ 39.35	$ 24.21
Truck Driver	01	BC06		$3,467.00	$20.00	$ 8.40	$3,752.67	$21.65	$ 9.09	$ 37.99	$ 27.06
Truck Driver Heavy	01	BC07		$3,606.00	$20.80	$ 8.74	$4,017.87	$23.18	$ 9.74	$ 38.30	$ 27.06
Painter I	01	BC09		$4,018.00	$23.18	$ 9.74	$4,322.93	$24.94	$ 10.47	$ 34.60	$ 26.45
Welder I	01	BC10		$4,171.00	$24.06	$ 10.11	$4,489.33	$25.90	$ 10.88	$ 39.35	$ 24.21
Notes:							*For Multi-Skilled Workers; Subject to applicable negotiated pay increases and execution of MOU.			** Subject to Davis Bacon Wage Rates in effect at the time of project inception.	

Other rates when applicable	Rates	Fringe
Hazmat Abatement/Asbestos	$ 36.65	$ 22.24
Cement Mason	$ 36.80	$ 23.22

Approved by the Executive Director
August 20, 2015

FOR INFORMATION

SUBJECT: Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03)

I. FACTS

A. A verbal report of the case will be presented by the Department of the Attorney General.

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 Jeanne A. Lorrin v. Hawaii Public Housing Authority (Civil No. 14-1-0735-03)

Approved by the Executive Director
August 20, 2015

FOR INFORMATION

SUBJECT: Fetu Kolio v. Hawaii Public Housing Authority (CAAP-13-0000785; Civil No. 12-1-2339-09

I. FACTS

A. A verbal report of the case will be presented by the Department of the Attorney General.

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 Fetu Kolio v. Hawaii Public Housing Authority (CAAP-13-0000785; Civil No. 12-1-2339-09

Approved by the Executive Director
August 20, 2015

FOR DISCUSSION

SUBJECT: Adoption of Temporary Admissions Preference for Homeless Families with Children in the State of Hawaii for the Federally Assisted Public Housing Program and State-Aided Family Public Housing Program

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) administers the federally assisted low income public housing program (LIPH) and the state-aided family public housing program (State Family).

B. The admissions criteria for the LIPH program is established by federal regulation. The LIPH program currently gives preference to families in transitional homeless shelters, displaced families, and victims of domestic violence, with equal priority.

C. The admissions criteria for the State Family program is established in state law, under Part III of Chapter 356D, Hawaii Revised Statutes (HRS), subject to a preference for veterans and their families, as well as any other preferences to serve those in greatest need of housing that are adopted in administrative rules. The State Family program currently gives preference to veterans and their families, the elderly, displaced families, and families in transitional homeless shelters, in that order.

D. The HPHA management conducts ongoing reviews to determine how best to serve various targeted populations, such as homeless families, veterans, and elderly and disabled families.

E. The HPHA management has been engaged in discussions with homeless providers and other entities for solutions to the marked increase in homeless families in certain urban areas of the state.

F. The HPHA management is proposing a preference to immediately house unsheltered homeless families with children, with the assistance of services providers, when needed, to provide services once housed in public housing, to alleviate the concentration of unsheltered homeless families in urban areas, which is raising health and safety concerns for not only the affected homeless families, but the surrounding community.

G. The adoption of this temporary admissions preference for the federal LIPH program and for the State Family program will require taking many steps that include but not limited to the consultation with the Resident Advisory Board, publication of notice of a public hearing to amend the PHA Annual Plan to include this new preference, public hearing on the new admissions preference, submission of the amended PHA Annual Plan to the U.S. Department of Housing and Urban Development, revision of administrative rules using the process set forth in Chapter 91, HRS, and revision of the Admissions and Continued Occupancy Policy for the LIPH program.

H. The immediate adoption of this admissions preference for the State Family program may be accomplished by other means when deemed appropriate.

I. The proposed temporary admissions preference will be phased in with implementation starting in the City and County of Honolulu.

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 adoption of a temporary admissions preference for unsheltered homeless families with children for the state-aided and federally assisted public housing programs.

Prepared by: Kiriko Oishi, Chief Compliance Officer

Approved by the Executive Director
August 20, 2015

FOR INFORMATION

SUBJECT: For Information: Orientation and Training for the HPHA's Board of Directors, including a broad overview of the HPHA as follows:

- Purpose, Mission, Structure, and History of HPHA
- Roles of the Board & Executive Director
- Overview of the State and Federal Public Housing Program
  - The Annual Contributions Contract
  - Understanding the Public Housing Assessment System
  - The HPHA's housing inventory
  - Redevelopment, Construction, Modernization, Repair and Maintenance Issues
- Overview of the Housing Choice Voucher Section 8
  - Understanding the Section 8 Management Assessment Program
- Overview of Construction Activities at HPHA
- Overview of Program Management
- Overview of Financial Management of HPHA's programs
- Procurement and Contracting Requirements
- Ethics and Standards of Conduct for the Board and Staff
- Ongoing Programs & Projects
- Applicable Statutes, Rules, and Administrative Policies
- Previously Adopted Board Policies
- HPHA's Statement of Procurement Policy
- HPHA's Five Year and Annual Public Housing Agency Plan
- Organization Charts and Functional Statement
- Goals and Objectives
- Annual Reports

Hawaii Public Housing Authority
Summary of Capital Projects
Report As Of 07/31/15

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 721	$10,301,898	7,103,341	2,060,380	107,988	1,030,190	-	10,264,910	99.64%	36,988	4/17/14	Fully Obligated. LOCCS created 07-13-11
CFP 722	$9,454,397	6,550,769	1,808,188	150,000	945,440	-	9,454,397	100.00%	-	4/17/14	Fully Obligated. LOCCS created 03-12-12
CFP 723	$9,066,970	6,184,837	1,813,394	-	906,697	162,042	6,287,059	69.34%	2,779,911	9/8/15	LOCCS created 08-09-13
CFP 724	$9,140,603	7,256,920	944,980	-	914,060	24,643	2,399,287	26.25%	6,741,316	5/12/16	LOCCS created 05-13-14
CFP 725	$9,036,788	6,250,000	1,807,358	45,485	903,679	30,267	-	0.00%	9,036,788	4/12/17	LOCCS created 04-13-15
CFP Budget Totals	$47,000,656	33,345,866	8,434,299	303,473	4,700,066	216,952	28,405,653	60.44%	18,595,003		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	6,142,406	2,060,380	41,640	1,030,190	-	9,274,616	90.03%	1,027,282	4/17/16	LOCCS created 07-13-11
CFP 722	$9,454,397	5,223,886	1,808,188	1,483	945,440	-	7,978,997	84.39%	1,475,400	4/17/16	LOCCS created 03-12-12
CFP 723	$9,066,970	1,134,945	772,959	-	-	-	1,907,904	21.04%	7,159,067	9/8/17	LOCCS created 08-09-13
CFP 724	$9,140,603	2,034,565	-	-	-	-	2,034,565	22.26%	7,106,038	5/12/18	LOCCS created 05-13-14
CFP 725	$9,036,788	-	-	-	-	-	-	0.00%	9,036,788	4/12/19	LOCCS created 04-13-15
CFP Expenditure Totals	$47,000,656	14,535,802	4,641,527	43,123	1,975,630	-	21,196,081	45.10%	25,804,575		TOTALS FOR ALL ACTIVE CFP GRANTS

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	HPHA Budget	HPHA Encumbered	HPHA Expended	HPHA % Expended Against Budget	HPHA Budget Balance	CIP Contract Encumbrance Deadline	Notes	ACT/SLH
FY 07-08 Elevator	$4,939,503	$4,591,697	$4,591,697	$4,237,172	92.28%	$354,525	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	$14,692,059	82.50%	$3,117,221	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	$4,134,992	99.81%	$7,975	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	$2,887,190	85.55%	$487,517	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	$7,532,077	95.36%	$366,494	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	$3,788,748	86.41%	$596,051	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	$13,903,519	44.68%	$17,216,481	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	$16,014,012	26.59%	$44,207,988	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	$45,643,000	$3,027,286	6.63%	$42,615,714	6/30/18	Allotment Granted	ACT 134/2013 as amended by ACT 122/2014
FY 14-15 Lump Sum CIP	$26,000,000	$26,000,000	$20,923,685	$1,124,084	4.32%	$24,875,916	6/30/18	Partial Allotment Granted ($20,923,685)	ACT 134/2013 as amended by ACT 122/2014
FY 15-16 Lump Sum CIP	$4,147,000	$4,147,000	$0	$0	0.00%	$4,147,000	6/30/18	Allotment Granted	ACT 119/2015
FY 15-16 Wages & Fringe	$850,000	$850,000	$0	$0	0.00%	$850,000	6/30/18	Allotment Granted	ACT 119/2015
FY 16-17 Lump Sum CIP	$4,147,000	$4,147,000	$0	$0	0.00%	$4,147,000	6/30/18	Pending Allotment	
FY 16-17 Wages & Fringe	$850,000	$850,000	$0	$0	0.00%	$850,000	6/30/18	Pending Allotment	
STATE CIP TOTALS	$226,551,503	$215,181,020	$197,972,881	$71,341,139	33.15%	$143,839,882			TOTAL ACTIVE STATE CIP APPROPRIATIONS

KEY

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.