HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
July 21, 2016
9:45 a.m.**
1002 N. School Street, Bldg. A
Honolulu, Hawaii 96817

AGENDA - AMENDED

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

Regular Meeting Minutes, June 16, 2016
Executive Session Minutes, May 19, 2016 (not for public distribution)
Executive Session Minutes, June 16, 2016 (not for public distribution)

Executive session minutes will be considered by the Board of Director in executive session scheduled for later in the meeting as a courtesy to the public.

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 (HRS), and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes per agenda item.

IV. FOR ACTION

MOTION: To Authorize the Executive Director to Close the Waiting Lists for the Federally-Assisted Public Housing Projects, the State-Aided Elderly Public Housing Projects and the State-Aided Family Public Housing Projects on Oahu and to Authorize the Executive Director to Reopen the Waiting List(s) in Whole or in Part Pursuant to Applicable Waiting List Rules

V. APPOINTMENT OF TASK FORCES

A. Pursuant to section 92-2.5(b), HRS, Appointment of a task force to review the current staffing levels and future staffing needs of the HPHA, including training programs or resources for new and existing employees.

B. Pursuant to section 92-2.5(b), HRS, Appointment of task forces of the Executive Committee (Chair, Vice Chair, Secretary) and the island representative to investigate the capital improvement and maintenance needs at the properties on Maui, Kauai, and the Big Island and review the projected budgetary needs for future budget requests.

VI. REPORTS

- Financial Report for the Month of May 2016. The May 2016 Financial Report is provided to the board in the monthly packet. Unaudited FDS is due to HUD on August 31, 2016. HUD financial monitoring August 1 – 5, 2016
- The Report on Contracts Executed During June 2016 and Planned Solicitations for July 2016 are provided to the Board in the monthly packet. No formal report is planned.
- Property Management and Maintenance Services Lease up Status and Eviction Hearings for the Month of May 2016. No formal report is planned.
- Construction Management Activities, including Obligation and Expenditure Status for the Federal Capital Fund Program (CFP) and the State Capital Improvement Program (CIP), Kuhio Park Terrace and Kalihi Valley Homes Construction Activity. No formal report is planned.
- Section 8 Subsidy Programs Voucher Tentative Schedule for Accepting On Line Applications. Status of the Special Rent Supplement Program Targeted to Homeless Families. The Section 8 Report is provided to the Board in the monthly packet.
- Status of Redevelopment at Mayor Wright Homes with MWH Partners: Establishment of the Community Advisory Committee; Design Charrettes Schedule.

VII. ADJOURNMENT

**** The meeting start time is an approximation and the meeting will start immediately after the conclusion of the HHA Wilikina Apartments Project, Inc Annual Board of Directors Meeting.**

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Jonessa Burns at (808) 832-4694 by close of business three 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 16, 2016
IN THE COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority (HPHA) held their Regular Board Meeting at 1002 North School Street, Building A on Thursday, June 16, 2016. At approximately 9:00 a.m. Chairperson Pono Shim called the meeting to order. Those present were as follows:

PRESENT: Director Pono Shim, Chairperson
Director Alena Medeiros, Vice Chairperson
Director Jason Espero, Secretary
Director Lisa Darcy
Director George De Mello
Director Laura Smith
Director Rachel Wong
Director En Young

Deputy Attorney General, Jennifer Sugita
Deputy Attorney General, Klemen Urbanc

EXCUSED: Director Myoung Oh

STAFF PRESENT: Hakim Ouansafi, Executive Director
Barbara Arashiro, Executive Assistant
Chong Gu, Chief Financial Management Advisor
Rick Sogawa, Procurement Officer
Helen Enobakhare, Property Management and Maintenance Services Branch Chief
Becky Choi, State Housing Development Administrator
Stephanie Fo, Section 8 Subsidy Programs Branch Chief
Shirley Befitel, Personnel Supervisor
Renee Blondin-Nip, Hearings Officer
Gary Nakatsu, IT Officer
Sam Liu, Property Management Specialist
David Nygaard, Budget Resource Specialist
Maricar Campos, Property Management Specialist
Kau`i Martinez, Resident Services Program Specialist
Jonessa Burns, Secretary

OTHERS PRESENT (and signing in as):

Jackie L. Anakalea, Punchbowl Homes tenant
Ene Augafa, Mayor Wright Homes tenant
Ira Calkins, Punchbowl Homes tenant
Jacquelyn Fairchild, Punchbowl Homes tenant
U'i Goods, Medical-Legal Partnership
Mary K. Hall, Punchbowl Homes tenant
Desiree Kihano, Palolo Valley Homes tenant
Duck Geo Kim, Punchbowl Homes tenant
Bob Loren, Punchbowl Homes tenant
Jeanne Lorrin, Punchbowl Homes tenant
Esther Maniago, Punchbowl Homes tenant
Haruko Moberg, Punchbowl Homes tenant
Andrew Nakoa, Mayor Wright Homes tenant
Holly Nojima, Punchbowl Homes tenant
Benjamin Park, Senate Ways and Means Committee
Pura Patino, Punchbowl Homes tenant
Nancy Schroeder, Punchbowl Homes tenant
Daniel Webster, Punchbowl Homes tenant

Proceedings:

Chairperson Shim declared a quorum present.

Approval of Minutes:

Director Mederios moved,

To approve the Regular Meeting Minutes of May 19, 2016.

Executive Director Ouansafi requested a revision to the minutes on page 5 to insert after Director Wong's motion to amend, the statement "The motion to amend was unanimously approved."

The minutes were unanimously approved as amended.

Public testimony:

Pura Patino, Punchbowl Homes tenant, stated that she is the Acting President of Punchbowl Homes Resident Association Council. She stated that the Punchbowl Homes Resident Association is the first elected association. Ms. Patino stated that the association consists of 15 committees, volunteers and staff who report to her. The

association meets in the recreation room, which also serves as a multipurpose room, from Monday through Friday. Ms. Patino expressed her appreciation for the assistance received from the HPHA.

Duck Geo Kim, Punchbowl Homes tenant, stated that he is Korean and is the Vice President of the Punchbowl Homes Resident Association. He expressed his appreciation for the position. Mr. Kim reported that many individuals from the Korean community meet every Tuesday in the recreation room for various activities.

Daniel Webster, Punchbowl Homes tenant, stated that he is the recording Secretary of the Punchbowl Homes Resident Association. He stated that he co-sponsors a Pet Club with Ms. Jeanne Lorrin and invited the Board to attend a gathering next week Thursday.

Ira Calkins, Punchbowl Homes tenant, stated that he is the Correspondence Secretary of the Punchbowl Homes Resident Association. Mr. Calkins reported that he creates a monthly newsletter to communicate with the Hawaii Public Housing Authority and the general public. Mr. Calkins stated that he is also a member of the Safety Committee. He acknowledged that the terms "resident council" and "resident association" are often used interchangeably, however, all official actions will require a duly elected resident council to be referred to as "resident council".

Haruko Moberg, Punchbowl Homes tenant, stated that she is the Treasurer of the Punchbowl Homes Resident Association. She expressed her appreciation and looks forward to serving on the Board.

Jackie Anakalea, Punchbowl Homes tenant, stated that he is a member of the Beautification Committee. Mr. Anakalea requested help in making Punchbowl Homes beautiful.

Mary Hall, Punchbowl Homes tenant, stated that she is hearing impaired and co-chair of the Beautification Committee. She stated that the committee looks forward to working with HPHA to make Punchbowl Homes beautiful.

Nancy Schroeder, Punchbowl Homes tenant, stated that she is part of the Safety Committee. Ms. Schroeder requested assistance from HPHA to install ramps and an accessible walkway at the front of the property. She looks forward to coordinating with Hawaii Public Housing Authority.

Jacquelyn Fairchild, Punchbowl Homes tenant, stated that she is part of the Entertainment Committee. Ms. Fairchild stated that having social events helps the community stay active.

Jeanne Lorrin, Punchbowl Homes tenant, stated that she is in charge of the pet birthday parties and parties with the Pet Committee. Ms. Lorrin expressed appreciation for the use of the recreation room and looks forward to future beautification projects for Punchbowl Homes.

Esther Maniago, Punchbowl Homes tenant, stated that she helps coordinate with the Welcome Committee to assist new residents of Punchbowl Homes. Ms. Maniago stated that they hope they can work closely with the management at Asset Management Project (AMP) 35.

Holly Nojima, Punchbowl Homes tenant, stated that she is a member of the Welcome Committee that assists with helping new residents of Punchbowl Homes. Ms. Nojima stated that she is also part of the Birthday Committee and expressed her appreciation for use of the recreation room.

Bob Loren, Punchbowl Homes tenant, stated that he appreciates the mutual cooperation of all the tenants at Punchbowl Homes. Mr. Loren stated that dozens of residents have spent time and put forth effort into improving Punchbowl Homes. He commented that the residents look forward to working in cooperation with AMP 35 and HPHA during the redevelopment period. Mr. Loren reported that the residents are willing to share the recreation room during the redevelopment for storage of materials. However, he requested that AMP 35 staff understand that people and their pets should come first. Mr. Loren stated that the residents request clear communication with management and the Hawaii Public Housing Authority.

Andrew Nakoa Sr., Mayor Wright Homes resident, reported that kids have been running around the complex late at night since summer break started. Mr. Nakoa requested that the security guards patrol the entire premises every hour. He reported children playing near dumpsters and leaving trash outside the trash bins. Mr. Nakoa indicated that he reported this to the office and maintenance staff. He suggested that the property office send out a rent notice that children should not be allowed to take trash out to the dumpsters. Mr. Nakoa stated parents should be more aware of their kids and curfew should be enforced on the property.

U'i Goods, Medical-Legal Partnership, stated that she works with public housing tenants on a regular basis. Ms. Goods stated that she believes that there is a lack of meaningful and useful information provided for tenants to participate in the process. Ms. Goods stated she sees a lot of public housing tenants who aren't knowledgeable on how the system works and part of her job is to provide information. She stated that federal regulations encourage partnerships between local training resources, such as her organization, to provide resident training opportunities.

Ms. Goods feels that participation with the housing authority and local trainers are vital for a number of reasons, including that language and cultural beliefs have an impact on a tenant's understanding of rules. Ms. Goods stated that tenants may feel that the Hawaii Public Housing Authority isn't the best source for information and for this reason, a partnership with neutral local trainers should be utilized. She further stated that recognizing resident involvement creates a positive living environment.

Ene Augafa, Mayor Wright Homes tenant, stated that he received a memo from Asset Management Project (AMP) 32 regarding animals on the property. Mr. Augafa expressed appreciation for the notice reminding pet owners that they are responsible for their animals. However, he feels that the animal population needs to be taken care of instead of having the responsibility left to the tenants. He was also concerned that the tenants were warned that if they harmed the animals that they could be evicted.

For Action:

Director Espero moved:

> **To Authorize the Executive Director to Certify Duly-Elected Resident Councils Pursuant to Volume 24 Code of Federal Regulations (CFR) Part 964; to Enter into Memorandum of Agreements with Certified Resident Councils that Qualify for Federal Resident Participation Funds from the U.S. Department of Housing and Urban Development (HUD); and to Suspend Certification Status of a Resident Council that Falls into Non-Compliance**

Executive Director Ouansafi stated this action would help the Hawaii Public Housing Authority to timely recognize resident groups who have a duly elect a resident council. He further stated this would allow for certain federal funds to be utilized by the duly elected resident councils.

> **The motion was unanimously approved.**

For Action:

Director Mederios moved:

> **To Approve the Settlement Agreement in Valantin Sirom and Sasinta Seremea v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority; Hakim Ouansafi, as an individual; Lori Nakanishi, as an individual; Trofe Long, as an individual; Renee Blondin-Nip, as an individual; Earl Mente, as an individual; and William Richardson, as an individual (HCRC No. RE-O-1063; HUD No. 09-15-1309-8) and to Authorize the Executive Director to Take All Actions Necessary to Carry Out the Agreement**

Director Mederios moved:

> **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 Valantin Sirom and Sasinta Seremea v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority; Hakim Ouansafi, as an individual; Lori Nakanishi, as an individual; Trofe Long, as an individual; Renee Blondin-Nip, as an individual; Earl Mente, as an individual; and William Richardson, as an individual (HCRC No. RE-O-1063; HUD No. 09-15-1309-8).

The motion to move into Executive Session was unanimously approved.

The Board entered into Executive Session at 9:37 a.m. and reconvened at approximately 10:31 a.m.

The motion to approve the Settlement Agreement in Valantin Sirom and Sasinta Seremea v. State of Hawaii, Department of Human Services, Hawaii Public Housing Authority; Hakim Ouansafi, as an individual; Lori Nakanishi, as an individual; Trofe Long, as an individual; Renee Blondin-Nip, as an individual; Earl Mente, as an individual; and William Richardson, as an individual (HCRC No. RE-O-1063; HUD No. 09-15-1309-8) and to Authorize the Executive Director to Take All Actions Necessary to Carry Out the Agreement was approved; with one Director voting against.

The Board took a short recess until approximately 10:45 a.m.

Director Medeiros moved,

(A) Rescind the Hawai'i Public Housing Authority (HPHA) Board of Directors' Approval (on 5/19/2016) of Motion to (1) Adopt Proposed Rules under the Governor's Proclamation, dated October 16, 2015, and Supplementary Proclamations, Entitled "Special Rent Supplement Program Rules" Which is Substantially Based on Chapter 15-184, Hawai'i Administrative Rules (HAR), and Which Include the Rules and Requirements for HPHA's Special Rent Supplement Program, a Program Established to Provide Rent Subsidies to Qualified Homeless Person(s) or Family; and (2) to Authorize the Executive Director to Undertake All Other Actions Necessary to Implement the Special Rent Supplement Program for the Homeless, Including Promulgating the Rules Pursuant to Section 127A-25, Hawai'i Revised Statutes (HRS)

(B) Adopt a New Chapter under Hawai'i Administrative Rules as Title 17 Chapter HPHA-RS, entitled "Special Rent Supplement Program Emergency Rules", Which is Substantially Based on Chapter 15-184, Hawai'i Administrative Rules, and Sets Forth the Requirements for Eligibility and Participation in HPHA's Special Rent Supplement Program Which Provides

Rent Subsidies to a Qualified Homeless Person or Family, through Chapter 91, HRS, Emergency Rulemaking, to Provide Emergency Relief to Address the Homeless Emergency Declared by the Governor in his Proclamation dated October 16, 2015, and Supplementary Proclamations; and

(C) Authorize the Executive Director to Undertake All Actions Necessary to Implement the "Special Rent Supplement Program Emergency Rules", Including But Not Limited to Contracting with Third-Parties to Administer, in Whole or Part, This Special Program.

Director Wong moved,

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 this motion.

The motion to move into Executive Session was unanimously passed.

The Board entered into Executive Session at approximately 10:59 a.m.

The Board reconvened at approximately 12:27 p.m. Chairperson Shim reported that Director Espero and Director Wong left the board meeting at 12:20 p.m. during Executive Session.

Director Young proposed changes to the draft emergency rules for the Special Rent Supplement Program, section HPHA-RA-1 *Findings* for the Board's consideration and discussion as follows:

- Homelessness presents an immediate threat to the health and safety of unsheltered individuals and families, including increased exposure to the elements, communicable diseases, and unsanitary conditions.

- There is a gap between median income and median market-level housing and rental subsidy programs can bridge this gap for individuals and families who are currently priced out.

- Evidence-based practices such as Housing First are proven foundations for individuals and families to strive toward self-sufficiency.

- The rental subsidy programs have been implemented in Hawaii for over 20 years.

- Rental subsidy programs make better use of existing inventory, ameliorate the need for government agencies to construct and maintain new buildings, and provide economic benefit for those with available units

Director Young reported that Director Wong requested that section HPHA-RS-1 also reflect that homelessness has an impact on the social determinants of health.

Director Mederios agreed that it has become more popular recently in the development community. She stated that the development community is starting to look at how placement/location can affect an individual's health and the health of the community.

Director Mederios also proposed revisions to the draft emergency rules by adding language as follows:

- These emergency rules assist eligible homeless individuals and families residing in and receiving services from emergency or transitional shelters by providing them a special rent subsidy to help them transition into and secure permanent housing.

- These emergency rules assist shelter providers with placing their clients into permanent housing and provide 6 months of continuous follow up case management.

- The special rent supplement program administered by these emergency rules encourages unsheltered individuals and families experiencing homelessness to enter into emergency or transitional shelters so they become eligible for the permanent housing assistance and case management available thru this special program.

The Board continued to discuss the proposed changes, considered revisions, and recommended additional revisions to the draft emergency rules.

Deputy Attorney General Sugita and Director Medeiros summarized the final proposed revisions and order/numbering of the changes, as follows:

- Replacing HPHA-RA-1.0 (l) Findings. "These emergency rules assist eligible homeless individuals and families residing in and receiving services from emergency or transitional shelters by providing them a special rent subsidy to help them transition into and secure permanent housing."

- Numbered as HPHA-RA-1.0 (o) Findings. "These emergency rules assist providers with placing their clients into permanent housing and provide six months of continuous follow up case management."

- Numbered as HPHA-RA-1.0 (p) Findings. "The special rent supplement program administered by these emergency rules encourages unsheltered

individuals and families experiencing homelessness to enter into emergency or transitional shelters so they become eligible for the permanent housing assistance and case management available thru this special program."

- Replacing HPHA-RA-1.0 (g) Findings "The authority finds that homelessness presents an immediate threat to the health and safety of unsheltered individuals and families, including an impact on social determinants of health, increased exposure to the elements, communicable diseases, and unsanitary conditions."

- Numbered as HPHA-RA-1.0 (i) Findings. "There is a disparity between income and housing which is a barrier to permanent housing, and rental subsidy programs can address this barrier for individuals and families who are currently experiencing homelessness."

- Numbered as HPHA-RA-1.0 (m) Findings. The rental subsidy programs have been implemented in Hawaii for over two decades.

- Numbered as HPHA-RA-1.0 (n) Findings. "Rental subsidy programs make better use of existing inventory, ameliorate the need for government agencies to construct and maintain new buildings, and provide economic benefit for those with available units."

- Renumbered as HPHA-RA-1.0 (f) Findings. "The authority agrees with Governor's determination in his Proclamation dated October 16, 2015, that "the lack of secure, safe, and sanitary shelter, and adequate health and social services, for this large number of people without homes is endangering the health, safety, and welfare of the people, including families and children, and poses a threat to the environment, and demands emergency action to prevent or mitigate suffering, injury, loss, or damage;"

- Renumbered as HPHA-RA-1.0 (c) Findings. "There is an imminent peril to the public health, safety, or morals, or to natural resources as the Governor has declared a homeless emergency in the State of Hawai'i through his Emergency Proclamations;"

- Renumbered as HPHA-RA-1.0 (d) Findings. "By Proclamation dated October 16, 2015, the Governor directed all state agencies and officers to cooperate with and extend their services, materials, and facilities as may be required to assist in all efforts to address the objectives of his proclamation in addressing the homeless situation;"

- Renumbered as HPHA-RA-1.0 (e) Findings. "By Supplementary Proclamation dated October 26, 2015, the Governor expanded the purpose of his original Proclamation to include all efforts necessary to respond to the current homeless emergency and that state agencies endeavor to include a coordinated response among participating state, county, and private agencies that includes assisting

with providing services, training, and opportunities to the homeless population and employing relocation efforts;"

- Renumbered as HPHA-RA-1.0 (j) Findings. "Homeless emergency shelters and homeless transitional shelters provide only temporary shelter for those who are homeless and do not constitute permanent housing;"

- Renumbered as HPHA-RA-1.0 (k) Findings. "Individuals and families residing in homeless emergency shelters or homeless transitional shelters need to relocate and have access to permanent housing;"

- Renumbered as HPHA-RA-1.0 (r) Findings. These emergency rules are necessary to provide emergency relief and implement the Governor's emergency homeless initiatives set forth in the Emergency Proclamations; and

- Renumbered as HPHA-RA-1.0 (s) Findings. Based on the above, there is an imminent peril to the public health, safety or morals, or to natural resources caused by the homeless situation requiring immediate adoption of these emergency rules upon less than thirty days' notice of hearing.

- Numbered HPHA-RA-1.0 (t) Findings. "These findings are based on the authority Board of Director's personal knowledge and professional experiences."

The Board further discussed proposed changes to the findings and rules.

Deputy Attorney General Sugita summarized additional changes to reflect the Board's intent to remove the 100 family limit on the number of placements into the Special Rent Supplement Program as follows:

- page 5, section HPHA-RS-1.2, HAR Applicability. Delete "upon placement of not more than 100 applicants into dwelling units, or" and "whichever occurs first," and delete "," and "and" (where grammatically incorrect).

- Page 17, section HPHA-RS-22, HAR Special Statewide Wait Lists. Delete "placement of not more than 100 applicants into dwelling units or upon" and "delete", whichever occurs first".

- Page 19, section HPHA-RS-24, HAR Removal from special statewide waiting list. Delete "placement of not more than 100 applicants into dwelling units or the" and delete ",whichever occurs first".

Chairperson Shim asked the Board if they concurred with the findings and proposed changes based on their personal and professional experience.

Director Young stated that his comments and proposed findings are based on his personal and professional experience as Director of the Hawaii Foodbank for the Big Island.

Director Smith stated that her discussion and comments were also based on her personal and professional knowledge.

Director Mederios stated that her recommendations are based on her personal and professional knowledge and experience.

The motion was unanimously approved as amended to include the proposed changes by the Board to the draft rules.

Director Young commended Executive Director Ouansafi and staff for using a system based perspective in its approach to address housing needs and homelessness.

Chairperson Shim also expressed his appreciation to Executive Director Ouansafi and staff for taking action on the matter.

Director Mederios moved,

To Adopt Resolution No. 16-05 Approving the Hawaii Public Housing Authority's Operating Budget for Fiscal Year 2016 – 2017 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 explained there were no substantial changes to the draft budget from the version that was discussed with the Finance Task Force.

Executive Director Ouansafi reported the projected revenue estimates for the fiscal year 2016-2017 is an estimated $129.5 million from a variety of different sources. He stated that the majority of funds are provided from federal sources.

Executive Director Ouansafi reported an estimated $37 million increase for next year compared to Fiscal Year 2014, about $16 million more than Fiscal Year 2015 and $11 million more anticipated than last year.

Executive Director Ouansafi stated that the budget includes an infusion from the State for assistance with the Section 8 Housing Choice Voucher program and State family and elderly public housing programs. He also stated this reflected the increase amount of vouchers that have leased up and increase of occupancy they experienced.

Executive Director Ouansafi reported an increase of $2 million for security services. He stated that the money received from the State Legislature will allow the HPHA to continue to provide security measures (e.g., security guards, cameras) at both elderly and family properties.

Executive Director Ouansafi explained that HPHA will have an estimated increase of $7.8 million, including expenses and payroll increases based on the collective bargaining contracts.

Executive Director Ouansafi reported that funds received from HUD are based on a formula and subject to a HUD proration. He explained that in some AMPs additional funds were infused from other sources to assist with operating the property. HPHA generally keeps the funds at the property for different purposes, such as replacing major appliances.

Executive Director Ouansafi stated that the operating budget for each AMP are treated separately and presented as separate budgets as required by HUD under Asset Management.

Director Young noted that some AMPs show a deficit before transfers and asked what contributes to the shortfall at those AMPs.

Executive Director Ouansafi stated that although all of the AMP budgets project that the AMPs will operate in the black, there is generally not enough subsidy for some of the properties. Some of the properties are difficult to manage with just the operating subsidy and rent revenue, so the HPHA bolsters their revenue with other funds. Some properties are under modernization and take a loss on rent for the vacant units being renovated. There are a number of different reasons or a combination of reasons that an AMP is unable to operate in the black without cash transfers in.

Director Young asked if the expectation, going forward, is to have the older AMPs run at a loss until the capital repairs are able to catch up.

Executive Director Ouansafi explained that each AMP's financial position is reviewed separately and it depends on the needs of that AMP. HUD allows the HPHA to transfer funds from one AMP to another if the transferring AMP has sufficient operating reserves. This allows public housing agencies to have some flexibility in operating and managing their portfolio of properties.

The motion was unanimously approved.

PHA Board Resolution
Approving Operating Budget

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

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

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

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

PHA Name: Hawaii Public Housing Authority PHA Code: HI901

PHA Fiscal Year Beginning: July 1, 2016 Board Resolution Number: 16-05

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

		DATE
☒	Operating Budget approved by Board resolution on:	06/16/2016
☐	Operating Budget submitted to HUD, if applicable, on:	
☐	Operating Budget revision approved by Board resolution on:	
☐	Operating Budget revision submitted to HUD, if applicable, on:	

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

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

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

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

Print Board Chairperson's Name:	Signature:	Date:
Pono Shim		06/16/2016

Adjournment:

Director Smith moved,

To Adjourn the Meeting.

The motion was passed unanimously.

The meeting adjourned at approximately 1:31 p.m.

MINUTES CERTIFICATION

Minutes Prepared by:

JUL 21 2016

Jonessa Burns
Secretary

Date

Approved by the Hawaii Public Housing Authority Board of Directors at their Regular Meeting on July 21, 2016: [ ] As Presented [ ] As Amended

JUL 21 2016

Director Jason Espero
Board Secretary

Date

Approved by the Executive Director
July 21, 2016

FOR ACTION

MOTION: To Authorize the Executive Director to Close the Waiting Lists for the Federally-Assisted Public Housing Projects, the State Aided Elderly Public Housing Projects and the State-Aided Family Public Housing Projects on Oahu and to Authorize the Executive Director to Reopen the Waiting List in Whole or in Part Pursuant to Applicable Waiting List Rules

I. FACTS

A. Among its many programs, the Hawaii Public Housing Authority (HPHA) currently administers and manages three major public housing programs: 1) federal public housing program; 2) state-aided family public housing program; and 3) state-aided elderly public housing program.

B. The HPHA's public housing programs are governed by a variety of federal, state, and agency statutes and rules, including the Code of Federal Regulations and Chapter 356D, Hawaii Revised Statutes (HRS). Each of the programs listed above maintains waiting lists according to applicable rules.

C. The relevant subsections of the Hawaii Administrative Rules governing the closure and opening of waiting lists for federally assisted public housing projects are as follows:

> §17-2028-38 Closing the waiting lists. (a) The authority, at its discretion, may restrict acceptance of applications, and close the waiting list in whole or in part, when it determines that it will be unable to assist all the applicants on the waiting list within a reasonable period of time.
>
> (b) The authority shall announce any closure and reopening of the application process through notices posted in a conspicuous place at the authority's offices that accept applications.
>
> * * * *
>
> §17-2028-36 Waiting List.
>
> * * * *
>
> (b) Applicants shall be notified of the opportunity to apply for and be placed on one of the

waiting lists through notices posted in a conspicuous place at the authority's office that accept applications and printed statements in the authority's informational material on its application process.

* * * *

D. The relevant subsections of the Hawaii administrative rules governing the closure and opening of waiting lists for the State-aided family public housing projects are as follows:

§15-193-35 Closing the waiting lists. (a) The corporation, at its discretion, may restrict acceptance of applications, and close the waiting list in whole or in part, when it determines that it will be unable to assist all the applicants on the waiting list within a reasonable period of time.

(b) The corporation shall publicly announce any closure and reopening of the application process.

* * * *

§15-193-33 Waiting Lists. (a) The corporation shall maintain a waiting list of all apparently eligible applicants for each of state-aided family housing projects.

(b) Applicants shall be notified of the opportunity apply for and be placed on any and all waiting lists through notices posted in a conspicuous place at the corporation's offices which accept applications and a printed statement in the corporation's informational material on its application process.

* * * *

E. The relevant subsections of the Hawaii administrative rules governing the closure and opening of waiting lists for the State-aided elderly public housing projects are as follows:

§15-186-33 Closing the waiting list. (a) The corporation, at its discretion, may restrict acceptance of applications, and close the waiting list in whole or in part, when it determines that it will be unable to assist all the applicants on the waiting list within a reasonable period of time.

(b) The corporation shall publicly announce any closure and reopening of the application process.

* * * *

§15-186-31 Waiting List. (a) The corporation shall maintain a waiting list of all apparently eligible applicants for each of the following geographic locations:

(1) Urban Honolulu;

(2) Central Oahu/Wahiawa; and

(3) Central Oahu/Waipahu.

(b) Applicants shall be notified of the opportunity apply for and be placed on any and all waiting lists through notices posted in a conspicuous place at the corporation's offices which accept applications and a printed statement in the corporation's informational material on its application process.

* * * *

III. DISCUSSION

A. Based on historical data, applicants on the HPHA's growing waiting lists can wait as long as a decade for placement into public housing. Current information indicates the following:

Federal Public Housing

Current Oahu Inventory:	4,216 units
Waiting List as of 7/15/16:	11,629 Applicants
Average Unit Turnover:	30 per month

State Elderly Public Housing

Current Oahu Inventory:	576 units
Waiting Lists as of 7/15/16:	1,574 Applicants
Average Unit Turnover:	4 per month

State Family Public Housing

Current Oahu Inventory:	174 units
Waiting Lists as of 7/15/16:	6,145 Applicants
Average Unit Turnover:	3 per month

Note: The HPHA receives new applications on a daily basis and the information above is as of 7/15/16.

Based on the above, the HPHA staff have determined that it will be unable to assist all of the applicants on these waiting lists within a reasonable period of time.

B. The scheduled opening of the Section 8 Housing Choice Voucher program waitlist and the recent implementation of the Special Rent Supplement program will be available to assist low income families with housing assistance payments. Additionally, upon completion of the public hearings for the regular Rent Supplement Program Hawai'i administrative rules, and adoption of same, the HPHA will begin accepting applications.

C. It is anticipated that some of the waiting lists will need to be reopened once their applicant pool is depleted.

IV. RECOMMENDATION

That the Board of Directors authorize the Executive Director to close the waiting lists for the Federally-Assisted Public Housing Projects, the State Aided Elderly Public Housing Projects and the State-Aided Family Public Housing Projects on Oahu and to authorize the Executive Director to reopen the waiting list in whole or in part pursuant to applicable waiting list rules.

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

Pono Shim
Chairperson

Hawaii Public Housing Authority
Report for the Month of June 2016

I. Planning

A. Redevelopment Activities

HPHA continues to work with the Hunt Development Group on a master development agreement and related contracts for the redevelopment of Mayor Wright Homes, including establishing the Community Advisory Committee and scheduling design charrettes for August 2016.

HPHA continues to work with the RHF Foundation Inc. on the redevelopment of the HPHA North School Street administrative offices.

The HPHA North School Street project was selected to receive EPA technical assistance, including a Phase I and II Environmental Assessment.

B. Legislation

HPHA continues to hold discussions with legislators in preparation for the legislative proposals.

II. Fiscal Management

A. Variance Report for May 2016

1. Revenue for the Month of May

Dwelling Rental Income $142,710 greater than budget

The favorable variances consist of $146,456 more rental income, of which $138,934 contributable to Federal Low Rent Program ("FLRP"); the favorable variance is partially offset by $3,746 less income from rent repayment agreement.

HUD Operating Subsidies $1,040,779 greater than budget

HUD operating subsidies include HUD operating subsidies for FLRP, housing assistance payments from HUD for Section 8 and Section 8 contract administration programs, and administrative fees earned by Central Office Cost Center ("COCC") in managing Section 8 contract administration program.

The favorable variances consist of $417,771 more operating subsidies for FLRP, $550,706 and $70,886 more housing assistance payments for Section 8 and Section 8 contract administration, respectively, and $1,416 more administrative fees earned by COCC.

CFP Grant Income $1,378,271 greater than budget

The Public Housing Capital Fund Program ("CFP") is a HUD grant for capital and management activities, including the modernization and development of public housing. By HUD rule, a PHA has two years to obligate and two years to spend it after CFP grant is made available annually.

CFP is drawn through HUD's Electronic Line of Credit System ("eLOCCS") based on Budget Line Items ("BLI"). BLIs are further grouped into soft cost (BLI Numbers 1406, 1408 and 1410) for management activities, and hard cost (BLI Numbers greater than 1430) for capital projects.

CFP drawings and expenditures that are not capitalized are reported on this line as operating income. Capitalization of CFP expenditure is reported in Balance Sheet under construction in progress.

The favorable variance is mainly because of drawing of $1,623,215 soft cost (BLI #1406) credited to FLRP that is $1,544,906 greater than budget. The favorable variance is partially offset by $166,635 less revenue for COCC.

State CIP Fund $101,660 less than budget

State Legislature appropriates Capital Improvement Project fund ("CIP"). Spending agency has two or three years to encumber the appropriation before it lapses.

CIP expenditures that are not capitalized are reported on this line as operating income. Capitalization of CIP expenditure is reported in Balance Sheet under Construction in Progress.

Out of May CIP expenditure of $3,325,686, $12,140 is for repair and maintenance and recognized as income under this line.

Grant Income $164,000 less than budget

The unfavorable variances consist of $169,900 less revenue for FLRP; $27,062 less revenue for state family housing program; and 21,130 less revenue for state elders housing program.

The unfavorable variance is partially offset by $45,058 more revenue for state rental supplemental program, and $9,034 more revenue for COCC.

2. Expenses for the Month of May

Administrative $171,816 less than budget, a favorable variance

The $171,816 variance consists of favorable variances of: $162,492 less admin salaries and fringe benefits of HPHA employees, of which $139,046 and $35,368 contributable to COCC and FLRP, respectively; $9,038 less admin salaries and fringe benefits of private management companies; $11,420 less auditing fees; $5,044 less office expense; $1,879 less front line service fee, and $6,393 less other admin expense that captures admin expenses not specified otherwise.

The favorable variance is partially offset by budget overruns: $12,281 more managing agent fees from privately managed AMPs and Bremerton, the company managing section 8 contract administration program; $5,878 more admin furniture and equipment; $1,024 more legal expense, and $5,267 more travel expense.

Tenant Services $23,590 less than budget, a favorable variance

Tenant Services include relocation costs, resident participation program costs and tenant service costs for any services directly related to meeting tenant needs.

The $23,590 variance consists of $7,417 less relocation costs; $7,736 less resident participation program cost, and $8,437 less tenant service cost.

Maintenance $277,338 more than budget, an unfavorable variance

The $277,338 unfavorable variance consists of budget overruns: $138,236 more materials and supplies for building, ground, safety, painting, electric, janitorial maintenances, etc.; $154,079 more furniture, appliance and equipment, and $46,732 more repair work done by central maintenance crew and special team members.

The unfavorable variances are partially offset by the following budget savings: $19,817 less salaries and fringe benefits for HPHA maintenance employees; $24,554 less salary and benefit for maintenance employees of private management companies, and $17,338 less repair and maintenance services provided for refuse collection, sewer and plumbing, pest control, building, tree trimming, vehicle and equipment, janitorial,

elevator, fire extinguisher, appliance, electric, heating, ventilation and air conditioning ("HVAC"), etc.

General Expenses $4,743 less than budget

The $4,743 favorable variance consists of budget savings of $9,720 for other general expense, and offset by budget overruns of $1,888 more on motor pool vehicle rental expense, and $3,089 more for severance expense.

3 Revenue year to date

CFP Grant Income $1,271,825 greater than budget

CFP is a HUD grant for capital and management activities, including the modernization and development of public housing. By HUD rule, a PHA has two years to obligate and two years to spend it after CFP grant is made available annually.

CFP is drawn through HUD's eLOCCS based on Budget Line Items (BLI). BLIs are further grouped into soft cost (BLI Numbers 1406, 1408 and 1410) for management activities, and hard cost (BLI Numbers greater than 1430) for capital projects.

CFP drawings and expenditures that are not capitalized are reported on this line as operating income. Capitalization of CFP expenditure is reported in Balance Sheet under Construction in Progress.

YTD soft costs drawings of $2,663,650 (BLI 1406), $4,398 (BLI 1408) and $906,697 (BLI 1410) totaling $3,574,745 has been recognized under this line. Also included under this line is $410,847 for repair & maintenance expenditure out of YTD hard costs drawings of $5,040,162.

State CIP Fund $849,419 less than budget

State Legislature appropriates CIP fund. Spending agency has two or three years to encumber the appropriation before it is lapsing.

CIP expenditures that are not capitalized are reported on this line as operating income. Capitalization of CIP expenditure is reported in Balance Sheet under Construction in Progress.

The $849,419 variance is mainly because of timing, as the budgeted State CIP Fund revenue spreads out among 12 months evenly, whereas actual expenditure fluctuates depending on project progress.

$402,381 out of YTD $17,855,415 CIP expenditure is not capitalized therefore reported on this line as revenue.

Grant Income $2,223,589 less than budget

The unfavorable variances consist of $2,179,730 less revenue for FLRP; $1,064,395 less revenue for COCC mainly because budgeted $1,168,747 from State CIP appropriation to reimburse associated costs of administering State CIP projects did not happen.

The unfavorable variance is partially offset by $16,658 more revenue for state rental supplemental program, $20,119 more revenue for state family housing program, and $983,759 more revenue for state elders housing program.

Other Income $823,393 less than budget

The $823,393 variance consists of unfavorable variances of: $71,147 less tenant payments not directly related to dwelling unit rent, of which $53,931contributable to FLRP; $93 less fraud recovery; $2,367 less revenue of admin fee earned on port-in; $46,630 less front line services fee; $513,711 less work order revenue by central maintenance crew, and $759,781 less miscellaneous income that captures all types of income not specified otherwise.

The unfavorable variances are partially offset by favorable variances of: $26,734 more investment income; $29,428 more FSS coordination fee, and $514,173 more work order revenue by Special Team members.

4 Expenses year to date

Administrative $2,358,964 less than budget, a favorable variance

The $2,358,964 variance consists of favorable variances of: $1,903,770 less administrative salaries and fringe benefits of HPHA employees, of which $1,362,962 and $408,948 contributable to COCC and FLRP, respectively; $849 less for managing agent fee charged by private management companies and Bremerton, the company managing Section 8 contract administration program; less $154,150 less office expenses; $295,453 less furniture and equipment; $46,630 less front line services; $22,144 less legal expense, and $36,646 less travel expense.

The favorable variances are partially offset by budget overruns of: $73,160 for administrative salaries and fringe benefits of private management companies; $18,300 auditing fees, and $9,218 more other admin cost that captures other administrative expenses not specified otherwise.

Tenant Services $531,808 less than budget, a favorable variance

Tenant Services include relocation costs, resident participation program costs and tenant service costs for any services directly related to meeting tenant needs.

The $531,808 variance consists of $237,746 less relocation costs; $78,100 less resident participation program cost, and $215,962 less tenant service cost.

Utilities $1,539,431 less than budget, a favorable variance

Utilities include water, sewer, electricity and gas expenses.

The $1, 539,431 favorable variance consists of; $1,483,160 less electricity expense of which $1,074,821 contributable to FLRP, and $411,343 less gas expense of which $363,954 contributable to FLRP.

The favorable variances are partially offset by $142,679 more water expense of which $129,932 contributable to FLRP, and $212,393 more sewer expense of which $154,783 contributable to FLRP.

General Expenses $1,150,976 more than budget

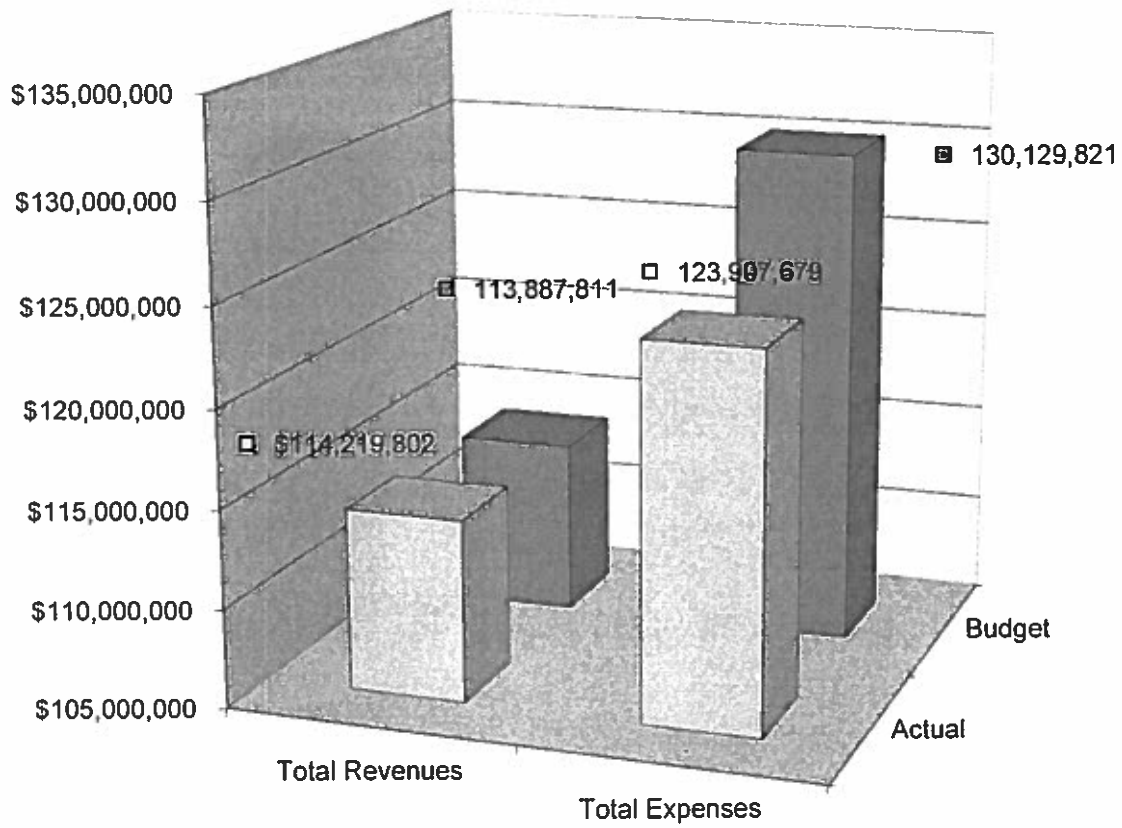
The $1,150,976 unfavorable variance is mainly caused by an unbudgeted expense of $1,284,999 incurred in January 2016 as explained for January variance. Additional unfavorable variances include $8,668 for motor pool vehicle rental expense, and $7,860 undistributed expense of purchase card (Pcard) charges.

The unfavorable variance is partially offset by budget savings of $118,416 for other general expense; $14,906 for payment in lieu of taxes, and $17,229 for severance expense.

HAWAII PUBLIC HOUSING AUTHORITY
Agency Total
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,583,667	1,440,957	142,710	10%	Dwelling Rental Income	16,971,912	15,839,289	1,132,623	7%	16,013,960	957,952	6%
8,023,395	6,982,616	1,040,779	15%	HUD Operating Subsidies	78,901,951	76,805,246	2,096,704	3%	72,379,465	6,522,486	9%
1,624,977	246,706	1,378,271	559%	CFP Grant Income	3,985,592	2,713,767	1,271,825	47%	62,353	3,923,239	6292%
372,349	399,425	(27,076)	-7%	COCC Fee Income	4,120,414	4,393,675	(273,261)	-6%	4,126,792	(6,378)	0%
12,140	113,800	(101,660)	-89%	State CIP Fund	402,381	1,251,800	(849,419)	-68%	1,090,067	(687,686)	-63%
470,057	634,057	(164,000)	-26%	Grant Income	6,543,821	8,767,410	(2,223,589)	-25%	4,709,488	1,834,333	39%
375,271	370,275	4,996	1%	Other Income	3,293,231	4,116,624	(823,393)	-20%	3,142,424	150,807	5%
$ 12,461,855	10,187,836	2,274,020	22%	**Total Revenues**	$ 114,219,302	113,887,811	331,490	0%	101,524,549	12,694,753	13%
				EXPENSES							
1,420,215	1,592,030	171,816	11%	Administrative	15,181,405	17,540,369	2,358,964	13%	13,910,449	(1,270,956)	-9%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
316,822	343,929	27,108	8%	Management Fees	3,510,685	3,782,348	271,663	7%	4,331,665	820,980	19%
55,527	55,358	(169)	0%	Bookkeeping Fees	609,729	608,833	(896)	0%	599,142	(10,586)	-2%
4,905,626	5,069,469	163,843	3%	Housing Assistance Payments	54,293,971	55,464,159	1,170,188	2%	50,350,220	(3,943,751)	-8%
31,067	54,657	23,590	43%	Tenant Services	243,052	774,860	531,808	69%	431,743	188,691	44%
1,054,441	1,154,353	99,912	9%	Utilities	11,157,667	12,697,098	1,539,431	12%	12,109,067	951,400	8%
2,067,184	1,789,847	(277,338)	-15%	Maintenance	18,764,020	20,219,414	1,455,394	7%	16,920,523	(1,843,497)	-11%
192,030	197,949	5,919	3%	Protective Services	2,061,657	2,177,439	115,782	5%	1,990,743	(70,914)	-4%
73,217	79,903	6,687	8%	Insurance	821,885	877,520	55,635	6%	870,727	48,842	6%
1,433,158	1,412,463	(20,695)	-1%	Depreciation Expense	15,672,063	15,537,093	(134,970)	-1%	14,931,234	(740,829)	-5%
30,680	31,828	1,148	4%	Bad Debt Expense	162,056	172,175	10,120	6%	300,445	138,389	46%
16,894	21,637	4,743	22%	General Expenses	1,429,489	278,513	(1,150,976)	-413%	526,858	(902,631)	-171%
11,596,861	11,803,423	206,563	2%	**Total Expenses**	123,907,679	130,129,821	6,222,142	5%	117,272,815	(6,634,864)	-6%
$ 864,994	(1,615,588)	2,480,582	154%	**Net Income(Loss)**	$ (9,688,377)	(16,242,009)	6,553,632	40%	(15,748,266)	6,059,889	38%
				CASH BASIS:							
864,994	(1,615,588)	2,480,582	154%	Net Income(loss) per Above	(9,688,377)	(16,242,009)	6,553,632	40%	(15,748,266)	6,059,889	38%
				Add back non cash items:							
1,433,158	1,412,463	20,695	1%	Depreciation Expense	15,672,063	15,537,093	134,970	1%	14,931,234	740,829	5%
30,680	31,828	(1,148)	-4%	Bad Debt Expense	162,056	172,175	(10,120)	-6%	300,445	(138,389)	-46%
$ 2,328,832	(171,297)	2,500,129	1460%	**TOTAL CASH BASIS**	$ 6,145,741	(532,741)	6,678,482	1254%	(516,587)	6,662,329	1290%

HPHA May 31, 2016 Actual vs Budget



	Total Revenues	Total Expenses
Actual	$114,219,302	123,907,679
Budget	113,887,811	130,129,821

HAWAII PUBLIC HOUSING AUTHORITY
Consolidated Balance Sheet
Agency Total (Funds 130 To 150, 007, 020, 024, 181, 265, 318 & 337)
As of May 31, 2016 and April 30, 2016

	As of May 31 2016	As of April 30 2016	Increase (Decrease)
ASSETS:			
Cash	74,534,236	71,917,489	2,616,747
Receivables:			
Tenant Receivables	1,063,283	1,024,861	38,422
Other	1,197,781	1,300,325	(102,544)
Less Allowance for Doubtful Accounts	(937,748)	(924,050)	(13,698)
Total receivables	1,323,316	1,401,135	(77,819)
Accrued Interest	3,998	4,448	(451)
Prepaid Expenses	2,465,442	2,537,852	(72,410)
Inventories	544,102	538,949	5,154
Interprogram Due From	(552,070)	(429,182)	(122,888)
Total Current Assets	78,319,024	75,970,690	2,348,334
Property, Plant & Equipment:			
Land	23,824,737	23,824,737	-
Buildings	605,784,648	605,644,316	140,331
Furniture & Equipment	5,745,549	5,740,139	5,410
Motor vehicles	1,691,849	1,691,849	-
Construction in Progress	42,387,908	38,978,530	3,409,378
Less: Accumulated Depreciation	(376,646,047)	(375,038,450)	(1,607,597)
Notes, Loans & Mortgage Receivable-Non Current	8,716,630	8,716,630	-
Other Long term assets	-	-	-
Deferred Outflows of Resources	3,137,321	3,137,321	-
Total Assets & Deferred Outflow of Resources	$ 392,961,619	$ 388,665,763	4,295,856
LIABILITIES AND NET POSITION			
Accounts Payable	3,449,048	2,877,439	571,609
Accrued Expenses	-	-	-
Accrued Salaries & Wages	806,694	806,694	-
Accrued Vacation	1,567,973	1,486,141	81,832
Tenant Security Deposits	744,752	745,397	(645)
Other Liabilities & Deferred Income	2,168,505	2,938,963	(770,459)
Total Current Liabilities	8,736,971	8,854,634	(117,663)
Accrued Liabilities	18,039,316	18,039,316	-
Net Pension Liability	23,355,937	23,355,937	-
Deferred Inflows of Resources	2,903,051	2,903,051	-
Net Assets			
Investment in capital assets	302,788,644	300,841,122	1,947,522
Restricted Net Assets	371,180	371,180	-
Unrestricted Net Assets	46,454,896	44,853,894	1,601,002
Net Income Year to Date	(9,688,377)	(10,553,372)	864,994
Total Net Assets	339,926,343	335,512,824	4,413,519
Total Liabilities, Deferred Inflow of Resources & Net Position	$ 392,961,619	388,665,763	4,295,856

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
1,314,744	1,179,537	135,207	11%	Dwelling Rental Income	14,064,352	12,963,669	1,100,682	8%	13,191,882	872,470	7%
2,205,404	1,787,632	417,772	23%	HUD Operating Subsidies	21,807,743	19,660,430	2,147,313	11%	20,562,580	1,245,164	6%
1,623,215	78,309	1,544,906	1973%	CFP Grant Income	3,075,561	861,402	2,214,159	257%	62,353	3,013,209	4833%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
5,223	105,500	(100,277)	-95%	State CIP Fund	378,446	1,160,500	(782,054)	-67%	1,007,618	(629,172)	-62%
177,829	347,730	(169,901)	-49%	Grant Income	1,752,656	3,932,386	(2,179,730)	-55%	-	1,752,656	100%
46,946	42,863	4,083	10%	Other Income	403,612	472,662	(69,050)	-15%	2,037,614	(1,634,002)	-80%
$ 5,373,362	3,541,572	1,831,790	52%	**Total Revenues**	$ 41,482,371	39,051,049	2,431,321	6%	36,862,046	4,620,325	13%
				EXPENSES							
466,814	544,156	77,343	14%	Administrative	5,166,358	5,926,831	760,473	13%	5,115,127	(51,231)	-1%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
239,617	253,155	13,539	5%	Management Fees	2,666,981	2,783,834	116,853	4%	2,703,513	36,532	1%
32,970	34,770	1,800	5%	Bookkeeping Fees	364,440	382,365	17,925	5%	368,325	3,885	1%
3,171	115	(3,056)	-2657%	Housing Assistance Payments	26,635	1,265	(25,370)	-2006%	3,789	(22,846)	-603%
17,133	34,162	17,029	50%	Tenant Services	93,669	549,415	455,746	83%	288,176	194,507	67%
836,091	945,672	109,581	12%	Utilities	9,247,634	10,401,694	1,154,060	11%	10,019,660	772,026	8%
1,567,920	1,356,903	(211,018)	-16%	Maintenance	14,147,399	15,414,930	1,267,531	8%	12,528,874	(1,618,525)	-13%
191,205	196,529	5,325	3%	Protective Services	2,049,795	2,161,823	112,028	5%	1,979,456	(70,339)	-4%
55,891	62,792	6,902	11%	Insurance	615,957	690,548	74,591	11%	704,516	88,559	13%
1,233,951	1,213,257	(20,694)	-2%	Depreciation Expense	13,480,786	13,345,827	(134,959)	-1%	12,762,405	(718,381)	-6%
29,161	30,228	1,067	4%	Bad Debt Expense	145,347	154,575	9,229	6%	300,445	155,098	52%
3,430	7,605	4,175	55%	General Expenses	33,129	91,108	57,979	64%	168,686	135,557	80%
4,677,353	4,679,344	1,991	0%	**Total Expenses**	48,038,130	51,904,214	3,866,085	7%	46,942,972	(1,095,158)	-2%
$ 696,009	(1,137,773)	1,833,782	161%	**Net Income(Loss)**	$ (6,555,759)	(12,853,165)	6,297,406	49%	(10,080,925)	3,525,166	35%
				CASH BASIS:							
696,009	(1,137,773)	1,833,782	161%	Net Income(loss) per Above	(6,555,759)	(12,853,165)	6,297,406	49%	(10,080,925)	3,525,166	35%
				Add back non cash items:							
1,233,951	1,213,257	20,694	2%	Depreciation Expense	13,480,786	13,345,827	134,959	1%	12,762,405	718,381	6%
29,161	30,228	(1,067)	-4%	Bad Debt Expense	145,347	154,575	(9,229)	-6%	300,445	(155,098)	-52%
$ 1,959,121	105,712	1,853,409	1753%	**TOTAL CASH BASIS**	$ 7,070,374	647,237	6,423,137	992%	2,981,925	4,088,449	137%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016				ACCRUAL BASIS	Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
263,110	293,566	(30,455)	-10%	Asset Management Project - 30	3,269,804	3,336,577	(66,773)	-2%	3,431,803	(162,000)	-5%
493,680	310,393	183,288	59%	Asset Management Project - 31	4,410,930	3,422,179	988,752	29%	3,286,928	1,124,002	34%
405,854	353,045	52,809	15%	Asset Management Project - 32	4,210,892	3,879,265	331,627	9%	3,739,788	471,105	13%
607,911	236,397	371,513	157%	Asset Management Project - 33	3,574,228	2,596,951	977,277	38%	2,715,613	858,615	32%
848,036	381,567	466,469	122%	Asset Management Project - 34	4,483,740	4,187,546	296,194	7%	4,101,615	382,125	9%
461,631	441,484	20,146	5%	Asset Management Project - 35	4,562,746	4,856,328	(293,582)	-6%	4,539,558	23,189	1%
217,240	224,903	(7,663)	-3%	Asset Management Project - 37	2,135,720	2,473,936	(338,215)	-14%	1,865,588	270,133	14%
220,087	209,985	10,102	5%	Asset Management Project - 38	2,401,292	2,311,615	89,676	4%	2,167,286	234,006	11%
213,363	169,465	43,898	26%	Asset Management Project - 39	1,735,692	1,861,776	(126,084)	-7%	1,545,223	190,468	12%
207,746	172,889	34,857	20%	Asset Management Project - 40	1,964,078	1,901,779	62,298	3%	1,947,020	17,057	1%
338,269	147,446	190,822	129%	Asset Management Project - 43	1,656,247	1,621,910	34,336	2%	1,350,467	305,779	23%
340,697	178,474	162,223	91%	Asset Management Project - 44	2,164,394	1,967,993	196,400	10%	1,912,340	252,053	13%
200,642	140,851	59,791	42%	Asset Management Project - 45	1,730,543	1,544,088	186,455	12%	1,526,892	203,651	13%
200,378	74,156	126,222	170%	Asset Management Project - 46	871,135	812,648	58,487	7%	653,552	217,582	33%
255,611	117,608	138,003	117%	Asset Management Project - 49	1,323,296	1,293,688	29,608	2%	1,097,493	225,803	21%
99,107	89,343	9,764	11%	Asset Management Project - 50	987,635	982,770	4,865	0%	980,881	6,754	1%
$ 5,373,362	3,541,572	1,831,790	52%	Total Revenues	$ 41,482,371	39,051,049	2,431,321	6%	36,862,046	4,620,325	13%
				NET INCOME(LOSS)							
(67,990)	(115,003)	47,013	41%	Asset Management Project - 30	(1,127,759)	(1,179,438)	51,679	4%	(838,067)	(289,691)	-35%
48,414	(172,258)	220,672	128%	Asset Management Project - 31	(564,019)	(2,041,153)	1,477,134	72%	(2,050,933)	1,486,914	72%
98,204	(16,767)	114,971	686%	Asset Management Project - 32	504,410	(248,729)	753,139	303%	(396,129)	900,539	227%
143,594	(52,964)	196,558	371%	Asset Management Project - 33	230,993	(645,076)	876,069	136%	(597,832)	828,825	139%
300,706	(57,986)	358,692	619%	Asset Management Project - 34	31,969	(703,692)	735,661	105%	61,827	(29,859)	-48%
(46,681)	(70,077)	23,396	33%	Asset Management Project - 35	(197,288)	(820,310)	623,022	76%	65,396	(262,684)	-402%
(124,703)	(148,763)	24,060	16%	Asset Management Project - 37	(1,523,490)	(1,925,741)	402,251	21%	(1,707,447)	183,956	11%
(61,320)	(56,474)	(4,846)	-9%	Asset Management Project - 38	(731,049)	(690,951)	(40,098)	-6%	(620,815)	(110,233)	-18%
(6,475)	(52,864)	46,389	88%	Asset Management Project - 39	(470,041)	(634,684)	164,644	26%	(686,820)	216,779	32%
(21,340)	(350)	(20,990)	-5996%	Asset Management Project - 40	(91,943)	(3,431)	(88,511)	-2579%	80,106	(172,049)	-215%
130,883	(71,756)	202,639	282%	Asset Management Project - 43	(512,572)	(780,274)	267,702	34%	(846,756)	334,185	39%
54,882	(85,891)	140,773	164%	Asset Management Project - 44	(765,640)	(1,021,956)	256,316	25%	(875,576)	109,935	13%
23,055	(113,193)	136,249	120%	Asset Management Project - 45	(447,699)	(678,168)	230,469	34%	(522,042)	74,342	14%
97,071	(47,299)	144,370	305%	Asset Management Project - 46	(454,804)	(536,949)	82,145	15%	(621,006)	166,202	27%
123,192	(57,061)	180,254	316%	Asset Management Project - 49	(331,906)	(701,223)	369,317	53%	(573,239)	241,333	42%
4,516	(19,066)	23,582	124%	Asset Management Project - 50	(104,922)	(241,390)	136,468	57%	48,406	(153,327)	-317%
$ 696,009	(1,137,773)	1,833,782	161%	Total Net Income(Loss)	$ (6,555,759)	(12,853,165)	6,297,406	49%	(10,080,925)	3,525,166	35%

HAWAII PUBLIC HOUSING AUTHORITY
Federal Low Rent Program by AMPs
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016				CASH BASIS	Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
263,110	293,566	(30,455)	-10%	Asset Management Project - 30	3,269,804	3,336,577	(66,773)	-2%	3,431,803	(162,000)	-5%
493,680	310,393	183,288	59%	Asset Management Project - 31	4,410,930	3,422,179	988,752	29%	3,286,928	1,124,002	34%
405,854	353,045	52,809	15%	Asset Management Project - 32	4,210,892	3,879,265	331,627	9%	3,739,788	471,105	13%
607,911	236,397	371,513	157%	Asset Management Project - 33	3,574,228	2,596,951	977,277	38%	2,715,613	858,615	32%
848,036	381,567	466,469	122%	Asset Management Project - 34	4,483,740	4,187,546	296,194	7%	4,101,615	382,125	9%
461,631	441,484	20,146	5%	Asset Management Project - 35	4,562,746	4,856,328	(293,582)	-6%	4,539,558	23,189	1%
217,240	224,903	(7,663)	-3%	Asset Management Project - 37	2,135,720	2,473,936	(338,215)	-14%	1,865,588	270,133	14%
220,087	209,985	10,102	5%	Asset Management Project - 38	2,401,292	2,311,615	89,676	4%	2,167,286	234,006	11%
213,363	169,465	43,898	26%	Asset Management Project - 39	1,735,692	1,861,776	(126,084)	-7%	1,545,223	190,468	12%
207,746	172,889	34,857	20%	Asset Management Project - 40	1,964,078	1,901,779	62,298	3%	1,947,020	17,057	1%
338,269	147,446	190,822	129%	Asset Management Project - 43	1,656,247	1,621,910	34,336	2%	1,350,467	305,779	23%
340,697	178,474	162,223	91%	Asset Management Project - 44	2,164,394	1,967,993	196,400	10%	1,912,340	252,053	13%
200,642	140,851	59,791	42%	Asset Management Project - 45	1,730,543	1,544,088	186,455	12%	1,526,892	203,651	13%
200,378	74,156	126,222	170%	Asset Management Project - 46	871,135	812,648	58,487	7%	653,552	217,582	33%
255,611	117,608	138,003	117%	Asset Management Project - 49	1,323,296	1,293,688	29,608	2%	1,097,493	225,803	21%
99,107	89,343	9,764	11%	Asset Management Project - 50	987,635	982,770	4,865	0%	980,881	6,754	1%
$ 5,373,362	3,541,572	1,831,790	52%	Total Revenues	$ 41,482,371	39,051,049	2,431,321	6%	36,862,046	4,620,325	13%
				NET INCOME(LOSS)							
43,778	(3,788)	47,566	1256%	Asset Management Project - 30	99,603	43,928	55,675	127%	347,619	(248,016)	-71%
237,378	16,706	220,672	1321%	Asset Management Project - 31	1,528,286	52,451	1,475,835	2814%	(18,611)	1,546,897	8312%
130,166	12,488	117,677	942%	Asset Management Project - 32	798,659	40,386	758,273	1878%	(108,733)	907,392	835%
206,540	9,995	196,544	1966%	Asset Management Project - 33	923,399	47,479	875,920	1845%	99,964	823,434	824%
374,799	12,409	362,390	2920%	Asset Management Project - 34	844,913	70,653	774,260	1096%	793,150	51,763	7%
35,807	12,770	23,037	180%	Asset Management Project - 35	696,535	75,577	620,959	822%	988,814	(292,278)	-30%
44,771	28,293	16,478	58%	Asset Management Project - 37	340,727	21,875	318,852	1458%	127,911	212,816	166%
26,325	11,825	14,501	123%	Asset Management Project - 38	210,101	60,328	149,774	248%	101,225	108,876	108%
65,556	19,917	45,639	229%	Asset Management Project - 39	180,349	17,907	162,442	907%	(49,185)	229,533	467%
(19,102)	1,834	(20,936)	-1142%	Asset Management Project - 40	(67,325)	20,593	(87,917)	-427%	80,145	(147,470)	-184%
205,737	3,198	202,539	6333%	Asset Management Project - 43	301,209	34,110	267,099	783%	(6,521)	307,731	4719%
150,982	10,266	140,716	1371%	Asset Management Project - 44	290,948	35,771	255,177	713%	208,410	82,537	40%
87,519	(48,812)	136,332	279%	Asset Management Project - 45	264,919	34,615	230,304	665%	197,774	67,144	34%
149,237	1,972	147,265	7468%	Asset Management Project - 46	93,097	5,032	88,065	1750%	(59,210)	152,307	257%
181,137	7,542	173,596	2302%	Asset Management Project - 49	311,405	14,120	297,285	2105%	17,302	294,103	1700%
38,490	9,098	29,392	323%	Asset Management Project - 50	253,549	72,414	181,135	250%	261,870	(8,320)	-3%
$ 1,959,121	105,712	1,853,409	1753%	Total Net Income(Loss)	$ 7,070,374	647,237	6,423,137	992%	2,981,925	4,088,449	137%

HAWAII PUBLIC HOUSING AUTHORITY
Housing Choice Voucher Program
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
3,172,625	2,621,919	550,706	21%	HUD Operating Subsidies	27,377,073	28,841,113	(1,464,040)	-5%	23,259,964	4,117,109	18%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
11,557	57,606	(46,049)	-80%	Other Income	126,680	633,666	(506,986)	-80%	587,202	(460,522)	-78%
$ 3,184,182	2,679,525	504,656	19%	Total Revenues	$ 27,503,753	29,474,779	(1,971,026)	-7%	23,847,166	3,656,587	15%
				EXPENSES							
137,854	123,245	(14,609)	-12%	Administrative	1,290,340	1,448,580	158,241	11%	981,259	(309,081)	-31%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
25,836	23,270	(2,566)	-11%	Management Fees	280,008	255,970	(24,038)	-9%	256,116	(23,892)	-9%
16,148	14,550	(1,598)	-11%	Bookkeeping Fees	175,005	160,050	(14,955)	-9%	160,073	(14,933)	-9%
2,335,431	2,487,654	152,223	6%	Housing Assistance Payments	25,327,515	27,364,194	2,036,679	7%	22,473,901	(2,853,614)	-13%
12,542	19,155	6,613	35%	Tenant Services	120,787	210,705	89,918	43%	142,266	21,479	15%
937	4,300	3,363	78%	Utilities	12,842	47,300	34,458	73%	39,629	26,787	68%
5,798	1,210	(4,588)	-379%	Maintenance	27,672	20,310	(7,362)	-36%	12,527	(15,146)	-121%
122	60	(62)	-104%	Protective Services	728	660	(68)	-10%	672	(55)	-8%
257	420	163	39%	Insurance	2,845	4,620	1,775	38%	2,875	30	1%
6,218	8,300	2,082	25%	General Expenses	47,948	91,300	43,352	47%	83,984	36,036	43%
2,541,143	2,682,164	141,020	5%	Total Expenses	27,285,690	29,603,689	2,318,000	8%	24,153,301	(3,132,388)	-13%
$ 643,038	(2,638)	645,677	24472%	Net Income(Loss)	$ 218,064	(128,911)	346,974	269%	(306,135)	524,198	171%
				CASH BASIS:							
643,038	(2,638)	645,677	24472%	Net Income(loss) per Above	218,064	(128,911)	346,974	269%	(306,135)	524,198	171%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 643,038	(2,638)	645,677	24472%	TOTAL CASH BASIS	$ 218,064	(128,911)	346,974	269%	(306,135)	524,198	171%

HAWAII PUBLIC HOUSING AUTHORITY
State Low Rent
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
95,226	92,175	3,051	3%	Dwelling Rental Income	1,017,646	1,013,925	$ 3,721	0%	954,910	$ 62,736	7%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	3,700	(3,700)	-100%	State CIP Fund	517	40,700	(40,183)	-99%	44,020	(43,503)	-99%
72,939	100,001	(27,062)	-27%	Grant Income	1,120,130	1,100,011	20,119	2%	-	1,120,130	100%
4,643	4,140	503	12%	Other Income	35,646	45,370	(9,724)	-21%	913,150	(877,504)	-96%
$ 172,808	200,016	(27,208)	-14%	**Total Revenues**	$ 2,173,939	2,200,006	(26,067)	-1%	1,912,079	261,860	14%
				EXPENSES							
25,261	30,887	5,626	18%	Administrative	273,388	326,840	53,452	16%	261,613	(11,775)	-5%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
15,440	16,123	683	4%	Management Fees	169,277	177,353	8,076	5%	172,840	3,563	2%
1,853	1,936	84	4%	Bookkeeping Fees	20,310	21,296	986	5%	20,738	428	2%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	440	-	(440)	-100%	137	(303)	-222%
93,021	70,448	(22,573)	-32%	Utilities	708,187	774,928	66,741	9%	721,793	13,606	2%
69,367	72,879	3,513	5%	Maintenance	615,906	853,771	237,865	28%	583,463	(32,443)	-6%
-	-	-	0%	Protective Services	43	-	(43)	-100%	241	197	82%
3,172	3,280	109	3%	Insurance	34,864	36,081	1,218	3%	35,293	430	1%
76,880	76,879	(1)	0%	Depreciation Expense	845,680	845,669	(11)	0%	845,726	46	0%
760	800	40	5%	Bad Debt Expense	8,360	8,800	440	5%	-	(8,360)	-100%
-	-	-	0%	General Expenses	(840)	7,453	8,293	111%	-	840	100%
285,752	273,233	(12,519)	-5%	**Total Expenses**	2,675,615	3,052,191	376,576	12%	2,641,844	(33,771)	-1%
$ (112,945)	(73,217)	(39,728)	-54%	**Net Income(Loss)**	$ (501,676)	(852,185)	350,510	41%	(729,764)	228,089	31%
				CASH BASIS:							
(112,945)	(73,217)	(39,728)	-54%	Net Income(loss) per Above	(501,676)	(852,185)	350,510	41%	(729,764)	228,089	31%
				Add back non cash items:							
76,880	76,879	1	0%	Depreciation Expense	845,680	845,669	11	0%	845,726	(46)	0%
760	800	(40)	-5%	Bad Debt Expense	8,360	8,800	(440)	-5%	-	8,360	100%
$ (35,305)	4,462	(39,767)	-891%	**TOTAL CASH BASIS**	$ 352,364	2,284	350,081	15329%	115,962	236,403	204%

HAWAII PUBLIC HOUSING AUTHORITY
State Elderly Program
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
173,697	169,245	4,452	3%	Dwelling Rental Income	1,889,915	1,861,695	$ 28,220	2%	1,867,169	22,746	1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
6,917	2,600	4,317	166%	State CIP Fund	23,418	28,600	(5,182)	-18%	27,962	(4,544)	-16%
77,202	98,332	(21,130)	-21%	Grant Income	2,582,090	1,598,332	983,758	62%	-	2,582,090	100%
6,617	7,465	(848)	-11%	Other Income	69,885	82,115	(12,230)	-15%	621,676	(551,791)	-89%
$ 264,433	277,642	(13,209)	-5%	**Total Revenues**	$ 4,565,307	3,570,742	994,566	28%	2,516,807	2,048,500	81%
				EXPENSES							
36,907	52,150	15,243	29%	Administrative	486,900	558,800	71,900	13%	298,000	(188,900)	-63%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
35,443	35,631	188	1%	Management Fees	389,187	391,941	2,754	1%	390,062	875	0%
4,253	2,227	(2,026)	-91%	Bookkeeping Fees	46,695	24,497	(22,198)	-91%	46,800	105	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	700	700	100%	Tenant Services	-	7,700	7,700	100%	298	298	100%
116,855	121,185	4,330	4%	Utilities	1,091,820	1,333,035	241,215	18%	1,228,834	137,014	11%
129,276	98,777	(30,499)	-31%	Maintenance	969,310	1,072,183	102,873	10%	946,942	(22,368)	-2%
43	575	532	93%	Protective Services	1,507	6,325	4,818	76%	516	(991)	-192%
5,431	10,020	4,589	46%	Insurance	80,761	108,969	28,208	26%	89,908	9,147	10%
118,314	118,314	-	0%	Depreciation Expense	1,301,454	1,301,454	-	0%	1,301,448	(6)	0%
759	800	41	5%	Bad Debt Expense	8,349	8,800	451	5%	-	(8,349)	-100%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
447,280	440,379	(6,901)	-2%	**Total Expenses**	4,375,984	4,813,703	437,720	9%	4,302,809	(73,174)	-2%
$ (182,847)	(162,737)	(20,110)	-12%	**Net Income(Loss)**	$ 189,324	(1,242,962)	1,432,285	115%	(1,786,002)	1,975,326	111%
				CASH BASIS:							
(182,847)	(162,737)	(20,110)	-12%	Net Income(loss) per Above	189,324	(1,242,962)	1,432,285	115%	(1,786,002)	1,975,326	111%
				Add back non cash items:							
118,314	118,314	-	0%	Depreciation Expense	1,301,454	1,301,454	-	0%	1,301,448	6	0%
759	800	(41)	-5%	Bad Debt Expense	8,349	8,800	(451)	-5%	-	8,349	100%
$ (63,774)	(43,623)	(20,151)	-46%	**TOTAL CASH BASIS**	$ 1,499,127	67,293	1,431,834	2128%	(484,554)	1,983,681	409%

HAWAII PUBLIC HOUSING AUTHORITY
State Rent Supplement Program
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		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%
133,052	87,994	45,058	51%	Grant Income	984,592	967,934	16,658	2%	945,627	38,965	4%
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%
$ 133,052	87,994	45,058	51%	**Total Revenues**	$ 984,592	967,934	16,658	2%	945,627	38,965	4%
				EXPENSES							
5,568	7,212	1,644	23%	Administrative	66,338	79,332	12,994	16%	65,731	(607)	-1%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
486	-	(486)	-100%	Management Fees	5,232	-	(5,232)	-100%	5,118	(114)	-2%
305	-	(305)	-100%	Bookkeeping Fees	3,279	-	(3,279)	-100%	3,207	(71)	-2%
34,561	105,000	70,439	67%	Housing Assistance Payments	371,031	855,000	483,969	57%	347,985	(23,046)	-7%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	625	625	100%	Utilities	41	6,875	6,834	99%	5,816	5,775	99%
100	240	140	59%	Maintenance	2,183	2,760	577	21%	4,812	2,629	55%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
41,019	113,077	72,058	64%	**Total Expenses**	448,104	943,967	495,863	53%	432,669	(15,435)	-4%
$ 92,033	(25,083)	117,116	467%	**Net Income(Loss)**	$ 536,488	23,967	512,521	2138%	512,958	23,530	5%
				CASH BASIS:							
92,033	(25,083)	117,116	467%	Net Income(loss) per Above	536,488	23,967	512,521	2138%	512,958	23,530	5%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 92,033	(25,083)	117,116	467%	**TOTAL CASH BASIS**	$ 536,488	23,967	512,521	2138%	512,958	23,530	5%

HAWAII PUBLIC HOUSING AUTHORITY
Section 8 Contract Administration
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
2,643,950	2,573,064	70,886	3%	HUD Operating Subsidies	29,659,038	28,303,704	1,355,334	5%	28,486,328	1,172,710	4%
-	-	-	0%	CFP Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
18	15	3	18%	Other Income	179	165	14	8%	(186,857)	187,036	100%
$ 2,643,967	2,573,079	70,888	3%	**Total Revenues**	$ 29,659,217	28,303,869	1,355,348	5%	28,299,470	1,359,747	5%
				EXPENSES							
87,901	76,959	(10,942)	-14%	Administrative	849,261	854,049	4,788	1%	99,208	(750,053)	-756%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	15,750	15,750	100%	Management Fees	-	173,250	173,250	100%	804,015	804,015	100%
-	1,875	1,875	100%	Bookkeeping Fees	-	20,625	20,625	100%	-	-	0%
2,532,464	2,476,700	(55,764)	-2%	Housing Assistance Payments	28,568,790	27,243,700	(1,325,090)	-5%	27,524,546	(1,044,244)	-4%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	791	791	100%	Maintenance	-	8,701	8,701	100%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	450	450	100%	General Expenses	10,256	4,950	(5,306)	-107%	5,261	(4,994)	-95%
2,620,364	2,572,525	(47,839)	-2%	**Total Expenses**	29,428,307	28,305,275	(1,123,032)	-4%	28,433,031	(995,276)	-4%
$ 23,603	554	23,049	4160%	**Net Income(Loss)**	$ 230,910	(1,406)	232,316	16523%	(133,561)	364,470	273%
				CASH BASIS:							
23,603	554	23,049	4160%	Net Income(loss) per Above	230,910	(1,406)	232,316	16523%	(133,561)	364,470	273%
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 23,603	554	23,049	4160%	**TOTAL CASH BASIS**	$ 230,910	(1,406)	232,316	16523%	(133,561)	364,470	273%

HAWAII PUBLIC HOUSING AUTHORITY
Central Office Cost Center
Actual vs Budget Comparison
For the Month of May 2016, and the 11 Months ended May 31, 2016
(Amounts in Full Dollars)

Month of May 2016					Year to Date ended May 31, 2016						
		Variance					Variance			Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
-	-	-	0%	Dwelling Rental Income	-	-	-	0%	-	-	0%
1,416	-	1,416	100%	Ongoing Admin Fee Earned	58,096	-	58,096	100%	-	58,096	100%
1,762	168,397	(166,635)	-99%	CFP Grant Income	910,031	1,852,365	(942,334)	-51%	-	910,031	100%
372,349	399,425	(27,076)	-7%	COCC Fee Income	4,120,414	4,393,675	(273,261)	-6%	4,126,792	(6,378)	0%
9,034	-	9,034	100%	Grant Income	104,352	1,168,747	(1,064,395)	-91%	-	104,352	100%
305,490	258,186	47,304	18%	Other Income	2,657,229	2,882,646	(225,417)	-8%	2,423,298	233,931	10%
$ 690,051	826,008	(135,957)	-16%	**Total Revenues**	$ 7,850,122	10,297,433	(2,447,311)	-24%	6,550,090	1,300,032	20%
				EXPENSES							
659,946	757,421	97,475	13%	Administrative	6,990,367	8,345,936	1,355,570	16%	7,023,585	33,219	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
1,392	640	(752)	-118%	Tenant Services	28,156	7,040	(21,116)	-300%	866	(27,290)	-3150%
7,537	12,123	4,586	38%	Utilities	97,142	133,266	36,124	27%	93,335	(3,807)	-4%
294,724	259,047	(35,677)	-14%	Maintenance	3,001,550	2,846,760	(154,790)	-5%	2,843,905	(157,645)	-6%
1,404	785	(620)	-79%	Protective Services	9,585	8,631	(953)	-11%	9,858	273	3%
8,466	3,391	(5,075)	-150%	Insurance	87,459	37,302	(50,157)	-134%	38,134	(49,324)	-129%
4,013	4,013	-	0%	Depreciation Expense	44,143	44,143	-	0%	21,655	(22,488)	-104%
7,246	5,282	(1,964)	-37%	General Expenses	1,338,996	83,702	(1,255,294)	-1500%	268,926	(1,070,070)	-398%
984,728	1,042,701	57,973	6%	**Total Expenses**	11,597,397	11,506,781	(90,616)	-1%	10,300,265	(1,297,132)	-13%
$ (294,677)	(216,694)	(77,983)	-36%	**Net Income(Loss)**	$ (3,747,275)	(1,209,348)	(2,537,927)	-210%	(3,750,175)	2,900	0%
				CASH BASIS:							
(294,677)	(216,694)	(77,983)	-36%	Net Income(loss) per Above	(3,747,275)	(1,209,348)	(2,537,927)	-210%	(3,750,175)	2,900	0%
				Add back non cash items:							
4,013	4,013	-	0%	Depreciation Expense	44,143	44,143	-	0%	21,655	22,488	104%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (290,664)	(212,681)	(77,983)	-37%	**TOTAL CASH BASIS**	$ (3,703,132)	(1,165,205)	(2,537,927)	-218%	(3,728,520)	25,388	1%

III. Contract & Procurement Office

A. Solicitation(s) Issued in June 2016:

Solicitation No.	Title	Due Date
RFQ PMB-2016-36	Fencing Material for Puuwai Momi (AMP 3) on the Island of Oahu	June 15, 2016
RFQ PMB-2016-34	Portable Fire Extinguishers for AMP 38 on the Island of Kauai	July 7, 2016
RFP PMB-2016-30	Property Management, Maintenance and Resident Services for Asset Management Project 44 on the Island of Oahu	July 25, 2016

B. Contract(s) Executed in June 2016:

Contract No.	Contractor & Description	Amount
CMS 16-12	**All Maintenance and Repair, LLC** Provide Labor, Material and Equipment for Trash Chute Repair at Punchbowl Homes, Makamae, and Pumehana (AMP 35) on the Island of Oahu Completion Date: 360 Calendar Days from Notice to Proceed	Total Amount: $1,262,757.00
CMS 16-11	**D&C Construction, Inc.** Provide Additional Labor, Material, and Equipment for Installation of Backflow Preventers at Paoakalani and Kalakaua Homes (AMP 54) on the Island of Oahu Completion Date: 90 Calendar Days from NTP	Total Amount: $159,000.00
CMS 16-10	**D&C Construction, Inc.** Provide Preventive Maintenance Services for Existing and New Boilers, Water Heaters, Heat Pumps, Hot Water Storage Tanks, Booster Pumps, and Backflow Preventers at Hale Poai, Halia Hale, Kamalu, Hoolulu, and Laiola (MU 42) on the Island of Oahu Completion Date: 12-Months from NTP	Total Amount: $6,473.48

B. Contract(s) Executed in June 2016 (cont.):

Contract No.	Contractor & Description	Amount
CMS 16-09	**D&C Construction, Inc.** Replace or Upgrade Existing Boilers, Water Heaters, Heat Pumps, Hot Water Storage Tanks, Booster Pumps, and Backflow Preventers at Hale Poai, Halia Hale, Kamalu, Hoolulu, and Laiola (MU 42) on the Island of Oahu Completion Date: 270 Calendar Days from NTP	Total Amount: $931,750.00
CMS 15-13-SC02	**All Maintenance and Repair, LLC** Provide Additional Labor, Material and Equipment and Extension of Time of 105 Calendar Days for Accessibility and Site Improvements at Hookipa Kahaluu (AMP 45) on the Island of Oahu Completion Date: August 11, 2016	Suppl Amount: $62,100.00 Total Amount: $4,789,844.00
CMS 15-10-SC01	**Wade Thode dba O&M Enterprises** Continue to Provide Preventive Maintenance Services for the Sewage Treatment Plant at Kupuna Homes O Waialua (AMP 49) on the Island of Oahu End Date: June 30, 2017	Suppl Amount: $49,296.00 Total Amount: $96,696.00
CMS 15-09-SC01	**Wade Thode dba O&M Enterprises** Continue to Provide Preventive Maintenance Services for the Sewage Lift Pump Station at Wahiawa Terrace (AMP 49) on the Island of Oahu End Date: July 15, 2017	Suppl Amount: $8,890.75 Total Amount: $17,439.55
CMS 15-04-SC02	**T. Iida Contracting, Ltd.** Provide Additional Labor, Material, and Equipment, Extension of Time of 95 Calendar Days for Abatement and Modernization of Puahala Homes – Phase I, Buildings 4, 5 & 6 (AMP 31) on the Island of Oahu Completion Date: October 13, 2016	Suppl Amount: $62,752.00 Total Amount: $4,999,284.40
CMS 15-03-CO02	**StarCom Builders, Inc.** No-Cost Extension of Time of 30 Calendar Days for Repair to Trash Chute at Makua Alii (AMP 35) on the Island of LOahu Completion Date: July 5, 2016	Suppl Amount: n/a Total Amount: $871,302.49

B. Contract(s) Executed in June 2016 (cont.):

Contract No.	Contractor & Description	Amount
CMS 14-30-SC01	**Diede Construction, Inc.** Provide Additional Labor, Material and Equipment, Reduction in Scope of Services and Extension of Time of 87 Calendar Days for Modernization of Mayor Wright Homes (AMP 32) on the Island of Oahu Completion Date: June 11, 2016	Suppl Amount: ($514,043.99) Credit Total Amount: $5,128,993.73
CMS 14-30-CO08	**Diede Construction, Inc.** Provide Additional Labor, Material and Equipment, Reduction in Scope of Services and Extension of Time of 27 Calendar Days for Modernization of Mayor Wright Homes (AMP 32) on the Island of Oahu Completion Date: September 6, 2016	Suppl Amount: ($23,298.38) Credit Total Amount: $4,908,374.79
CMS 14-28-CO05	**Diede Construction, Inc.** No-Cost Extension of 60 Calendar Days for Accessibility and Site Improvements at Kauhale Ohana (AMP 45) on the Island of Oahu Completion Date: July 19, 2016	Suppl Amount: n/a Total Amount: $2,583,067.40
CMS 14-28-CO04	**Diede Construction, Inc.** Provide Additional Labor, Material and Equipment and Extension of Time of 36 Calendar Days for Accessibility and Site Improvements at Kauhale Ohana (AMP 45) on the Island of Oahu Completion Date: May 20, 2016	Suppl Amount: $45,522.42 Total Amount: $2,583,067.40
CMS 14-27-SC01	**T. Iida Contracting, Ltd.** Provide Additional Labor, Material and Equipment, Reduction in Scope of Services and Extension of Time of 318 Calendar Days for Modernization of Mayor Wright Homes (AMP 32) on the Island of Oahu Completion Date: September 18, 2016	Suppl Amount: ($409,210.00) Credit Total Amount: $5,308,790.00
CMS 14-10-SC06	**Heartwood Pacific, LLC** Provide Additional Labor, Material and Equipment and Extension of Time of 28 Calendar Days for Site and Building Improvements at Pomaikai (AMP 37) on the Island of Hawaii Completion Date: July 15, 2016	Suppl Amount: $92,107.00 Total Amount: $3,637,066.00

B. Contract(s) Executed in June 2016 (cont.):

Contract No.	Contractor & Description	Amount
CMS 14-04-SC05	**Hako Plumbing, Inc. dba Hako Construction** Provide Additional Labor, Material, and Equipment and Extension of Time of 90 Calendar Days for Modernization of Salt Lake Apartments (AMP 30) on the Island of Oahu Completion Date: October 12, 2016	Suppl Amount: $21,914.21 Total Amount: $3,926,936.05
CMS 11-02-SC09	**Ralph S. Inouye, Co.** Reduction in Scope of Services for Building Improvement at Hale Poai (MU 42) on the Island of Oahu Completion Date: February 1, 2016	Suppl Amount: ($471,478.66) Credit Total Amount: $2,489,277.34
PMB 16-06	**Hawaii Affordable Properties, Inc.** Provide Property Management and Maintenance Services for the Affordable Rental Housing Property known as Ke Kumu Ekahi on the Island of Hawaii End Date: December 31, 2016	Total Amount: $203,087.00
PMB 16-05	**Hawaii Affordable Properties, Inc.** Provide Property Management, Maintenance and Resident Services for Noelani I, Noelani II, Hale Hauoli, Ke Kumu Ekolu, and Ke Kumu Elua (AMP 46) on the Island of Hawaii End Date: December 31, 2016	Total Amount: $399,918.00
PMB 14-12-SC02	**Rolloffs Hawaii, LLC** 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, 2017	Suppl Amount: $89,710.83 Total Amount: $434,701.35
PMB 14-11-SC02	**Maximum Events Security, LLC** Continue to Furnish Security Services at Kalakaua Homes, Paoakalani, Makua Alii (AMP 34) on Island of Oahu End Date: June 30, 2017	Suppl Amount: $96,734.88 Total Amount: $289,759.56

B. Contract(s) Executed in June 2016 (cont.):

Contract No.	Contractor & Description	Amount
PMB 14-10-SC03	**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) on the Island of Hawaii End Date: June 30, 2017	Suppl Amount: $96,869.05 Total Amount: $425,050.81
PMB 14-09-SC02	**Aloha Waste Systems, Inc.** Continue to Furnish Refuse Collection Services for Kahelili Terrace, David Malo Circle, Makani Kai Hale, Piilani Homes (AMP 39) on the Island of Maui End Date: June 30, 2017	Suppl Amount: $43,700.40 Total Amount: $127,053.72
PMB 14-08-SC02	**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, 2017	Suppl Amount: $103,858.56 Total Amount: $312,241.44
PMB 14-07-SC04	**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 (AMP 49): September 30, 2016 End Date (AMP 50): November 30, 2016 End Date: June 30, 2017	Suppl Amount: $311,034.95 Total Amount: $1,271,941.35

B. Contract(s) Executed in June 2016 (cont.):

Contract No.	Contractor & Description	Amount
PMB 14-05-SC03	**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, 2017	Suppl Amount: $538,172.48 Total Amount: $1,459,843.68
PMB 12-07-SC09	**Realty Laua LLC** Temporary Increase of Maintenance Staff for Property Management, Maintenance and Resident Services at AMP 44 on the Island of Oahu End Date: June 30, 2016	Suppl Amount: $126,510.00 Total Amount: $3,323,477.00
SPB 16-01	**Catholic Charities Hawaii** Furnish Special Rent Supplement Program Services Statewide under the HPHA's Special Rent Supplement Program Emergency Rules End Date: June 5, 2017	Total Amount: $600,000.00

C. Planned Solicitation/Contract Activities for July/August 2016

Solicitation(s):

- Issue Invitation-for-Bids for Laundry Services for AMP 38 on the Island of Kauai.
- Issue Invitation-for-Bids for Refuse Collection Services for AMP 38 on the Island of Kauai.
- Issue Invitation-for-Bids for Provision of Refrigerators for State and Federal Low Income Public Housing Properties Statewide.
- Issue Request-for-Proposals for Property Management, Maintenance and Resident Services for AMP 49 on the Island of Oahu.

Contract(s)

- Execute New Contract to Provide Property Management, Maintenance and Resident Services for AMP 44 on the Island of Oahu.
- Execute New Contract(s) to Provide Laundry Services at AMP 34 on the Island of Oahu and AMP 39 on the Island of Molokai.
- Execute New Contract for HPHA Website Redesign Services.

- Execute New Contract to Administer and Implement the Section 8 Family Self-Sufficiency Program, the Section 8 Homeownership Option Program, and the Federal Low Income Public Housing Family Self-Sufficiency Program.

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

- Execute Supplemental Contract(s) to Continue to Provided Property Management, Maintenance and Resident Services on the Island of Oahu.

- Execute Supplemental Contract to Continue to Furnish Emphasys Elite Software Maintenance, Technical and Training Support Services.

- Execute Supplemental Contract to Continue to Provide Emergency Generator Preventive Maintenance Services for Various AMPs on the Island of Oahu.

- Execute Supplemental Contract to Continue to Provide Elevator Preventive Maintenance Services for Various AMPs on the Island of Oahu.

- Execute Supplemental Contract to Continue to Provide Call-for-Aid Systems Maintenance at Various AMPS on the Island of Oahu.

- Execute Supplemental Contract to Continue to Provide Individual Wastewater System Maintenance at AMP 38 on the Island of Kauai.

- Execute Supplemental Interlocal Agreement to Conduct Management and Occupancy Reviews in Compliance with the HPHA's Annual Contribution Contract.

IV. Property Management and Maintenance Services

A. Total Move Ins for June: 85 units
Vacancies: 30 units
Net gain: 55 units

HPHA conducted a mass recertification from June 23 through June 30, to place applicants from the non-preference waitlist in public housing. 30 HPHA staff from the Property Management and Maintenance Services Branch were mobilized to expedite filling of vacant-ready units with needy families. Out of an estimated 1,000 families, approximately 241 families attended the interview and about 50 were successfully placed into homes ranging from studios to 4 bedroom units.

Media coverage by KITV 4 news "*Families Line Up After Waiting Years For Affordable Housing In Hawaii*" can be found on their website: (http://www.kitv.com/story/32295350/families-line-up-after-waiting-years-for-affordable-housing-in-hawaii).

B. Formal Grievance Hearings

Our grievance process is essential whenever a tenant disputes HPHA's action or failure to act, pursuant to their rental agreement with HPHA or under HPHA's regulations.

In the month of June, we have logged and dealt with 46 tenant complaints, sent out 23 response letters to tenants, and 3 to elected officials acting on their behalf. Our HPHA Hearing Officer has conducted 4 grievance hearings and received 2 further requests for future grievance hearings.

Island	Federal Public Housing (number of cases heard in June)	Type of Grievance Hearing Conducted
Oahu	4	Physical violence on the project, grieving bedroom size change, damage to property and misconduct.

C. Hearings

7 Eviction cases heard for the month of June 2016, 5 for rent, 2 for non-rent, criminal activities and other violations.

D. Program Activities

1. PMMSB staff is actively providing direct technical support to AMP managers and residents to facilitate implementation of duly elected resident associations. A Resident Association helps to enrich the community by providing coordinated and concerted programs that will support or enrich the residents of public housing.

2. PMMSB continues to provide support in assisting the IT department on a range of matters, including assistance with the WebApp Portal (opening page) and Application page to allow quick and easy on-line access for future Section 8 and LIPH (Low-Income Public Housing) applicants, updating HPHA's website, providing necessary information to upload translated documents to EmPhasys and collaborating in a Video training pilot.

3. The Family Self-Sufficiency (FSS) program has 19 active participants for our Federal Low-Income Public Housing residents, with only 11 active escrow accounts. The FSS program rewards a family by creating an FSS savings account; when the family's share of rent increases the FSS will match the increase in rent and make a monthly deposit until the family reaches their goals. The net active balance to date for the11 families is $55,429.00.

E. Planned Activities for July 2016

PMMSB continues to focus on improving our REAC scores by providing site-visits and technical support to minimize point deductions. HPHA plans to do a hands-on training that will involve managers, maintenance supervisors and Building Maintenance Workers I & II. The training will provide instruction on what an inspector is trained to look for and suggestions on how to avert and abate potential REAC violations with long term solutions.

V. Construction Management Branch

A. Program Activities and Major Projects

Vacant Units Undergoing Modernization as of June 29, 2016

1. On-going construction and design continues on vacant units undergoing modernization (requiring work beyond that of routine maintenance and repairs) totaling 242 units of which 23 are State units and 219 are Federal units.

2. 11 Construction Management Branch (CMB) assigned vacant units were completed in the month of May as part of larger modernization projects.

3. Status by County of Vacant Units under construction or design:
   a. O`ahu: 133 units total
      1) Demo/dispo: 4
      2) Under Construction: 116
      3) Bid: 10
      4) In Design/About to go out to bid: 3

   b. Hawai`i: 86 units total
      1) Demolished: 62
      2) Under Construction: 10
      3) In Design/About to go out to bid: 14

   c. Maui: 7 units total
      1) Under Construction: 7

   d. Molokai: 16 units total
      1) In Design: 9
      2) Bid: 7

O`ahu Projects:

1. Salt Lake Apartments – Major Modernization

   a. The design for the new water lines, fire booster pump, backflow preventer, pump room and revising the ground floor layout to accommodate new scope is ongoing. The construction is pending drawings and specifications are finalized and price negotiated with contractor. The drawings and specs are almost finalized. Once finalized and permitted, construction completion is approximately 12 months out to completion. HPHA will try to occupy units as they become available once all common areas are complete and it is available for occupancy.

2. Hale Laulima – Major Modernization

   a. Phase 2 is under construction. Demolition and utility trenching is underway.

3. Pu`uwai Momi – Miscellaneous Repairs and Demolition of Hot Water Tanks

a. CMB is working on an in-house design to go out for bid.

4. Kalihi Valley Homes – Major Modernization

a. Through routine inspection another boulder has been sighted in the hillside above Kalihi Valley Homes. HPHA has contacted the Board of Water Supply, BWS, the property owner of the hillside, to investigate and remove the boulder and any other boulders encountered in their investigation. BWS has retained a consultant to investigate and HPHA is awaiting a response from Board of Water Supply as to the result. HPHA sent a formal letter requesting status of the investigation on May 4, 2016. HPHA sent a second formal letter on June 21, 2016 requesting status.

b. Work on Buildings 19 and 20 (Phase 4b) continues. Electrical and Plumbing rough in work along. Concrete and rough carpentry work continues. The current issue is a fire hydrant. The contractor is providing a cost to repair the hydrant and associated water lines.

c. CMB is reviewing the Phase 5 proposal from the consultant. This work would be to work on the Administration Office, retaining walls, site work, full modernization of the remaining buildings, 2 ADA units to be fully compliant, reroofing of the rest of the buildings that have not been reroofed and repairing the community center. Estimated bid date is spring 2018 when we also hope to have enough construction funds.

5. Kuhio Park Terrace – Roadway and Site Improvements

a. Construction is on-going. Phase 2 and sidewalk work is on-going.

b. HPHA, has submitted for permit, as per discussions with the City and County of Honolulu regarding street ownership and maintenance of Linapuni and Ahonui Streets. The HPHA has met with the Managing Director who has agreed to allow the guard shacks to remain. The Department of Planning and Permitting, DPP, will continue their permit review, what had been placed on hold until the street ownership and maintenance issues could be resolved.

6. Mayor Wright Homes

a. Exterior & Interior Repairs and Site Improvements – All 78 unit bathrooms have been renovated; asphalt repaving is close to complete; repair of selective solar hot water systems are in progress; exterior concrete spall repairs are close to complete; installation of playground is completed; stairwell roof replacement is completed; selective sections of concrete walkways have been replaced; mailboxes have been installed in front of administrative building.

b. Security Camera System – Total of 30 security cameras have been installed at Mayor Wright Homes; Antenna purchased by and to be installed by Central Maintenance at the guard booths to provide wireless connection for security camera viewing.

7. Ka`ahumanu Homes – Site and Building Improvements:

a. Phase 1 unit renovation is in progress (ADA conversion at 2A, 8A, 9B, 9C; partial mobility at 8B, 10A); asphalt repaving of Parking Lot 3 has been completed; replacing concrete walkways in progress; perimeter wall replacement with picket aluminum fence in progress; spall repair and building exterior painting on-going.

b. Upcoming Work: Phases 2, 3 and 4 of unit renovation; building signage; parking lots 1, 2 and 4 to be repaved; solar post lighting; installation of new security camera system and secured access ID system.

8. Kamehameha Homes – Building & Site Improvements

a. HPHA is considering a reduced design to renovate unit interiors, building exteriors and site improvements.

9. Puahala Homes – Phase 1B Abatement and Modernization to Buildings 4, 5 & 6

a. Major modernization of sixteen 4 and 5 bedroom units is on-going. Construction is expected to complete in December 2016.

b. The proposal to remove large boulder adjacent to Building 6 was approved and the boulder was stabilized. Demolition of the boulder and remaining rock fall protection work is in progress.

c. Site and Building Improvements Phases I – III – the consultant contract was awarded to Architects Pacific on June 30, 2016.

10. Spencer House – Masonry Stabilization and Repairs

a. Bids for Spencer House Masonry Stabilization and Repairs were received on June 17, 2016. The CMB is presently reviewing the bids before making a recommendation of award to the lowest responsive and responsible bidder.

11. Punchbowl Homes

a. Exterior Repairs, Re-roofing, Site and ADA Improvements – The consultant has completed destructive investigations to determine the condition of the existing plumbing pipes and hazardous materials for the beginning of June.

b. Alapai Street Sewer Repair – HPHA is evaluating quotes received on 5/20/2016.

12. Punchbowl Homes, Makamae, and Pumehana – Repair to Trash Chutes.

a. The contract was executed on June 24, 2016 with All Maintenance and Repair LLC.

13. State Elderly Projects (MU 42)

a. Upgrade to Fire Prevention Systems – The controller for the Ho`olulu fire pump has been ordered and scheduled to arrive beginning of July. The contractor is waiting to schedule with HECO for power shut-off to the building to complete the installation. Currently the fire pump is working with the existing controller.

b. Improvement to Major Systems: Water Heaters, Heat Pumps and Booster Pumps – The construction contract was awarded to Doonwood Engineering with notice to proceed was issued for July 1, 2016.

c. Repair and Maintenance to Call for Aid Systems at Various Projects: Maintenance service to all systems is on schedule.

14. AMP 34 & 35

a. Improvement to Major Systems at AMP 34: Water Heaters, Heat Pumps and Booster Pumps – The construction contract has been executed. Notice to proceed was issued for July 1, 2016.

b. Upgrade to Fire Alarm Systems and Call for Aid Systems at Various Projects: Bids for AMP 34 and Punchbowl Homes (2 bid sets) were opened on June 2, 2016. Bids for Pumehana, Makamae & Kalanihuia, Spencer House (2 bid sets) were opened on June 6, 2016.

c. Installation of Backflow Preventers (AMP 34) – The construction project was awarded to D&C Construction on May 11, 2016 with notice to proceed issued for July 11, 2016. The Pre-construction meeting is scheduled for July 8, 2016.

15. Hauiki

a. Site and Building Improvements – The site and building improvements shall be issued as a separate Invitation to Bidders (IFB) from the rockfall mitigation work. Pre-final plans and specs have been submitted for review.

b. Upgrade to Electrical Distribution System – HECO requires indemnification by the State for HECO's liability of temporarily connecting their electrical system to the HPHA-owned electrical system. HECO has not yet submitted a draft of their indemnification requirements for HPHA review.

16. Palolo Valley Homes

a. Major Modernization (Phases 1 & 2) – Building 14 and 15 are currently in construction. Electrical and mechanical rough in as well as work on the parking lot and crack and spall work continues. The overall completion date is estimated at November 2016.

b. Major Modernization (Phase 3) – The project went out to bid for Buildings 10 thru 13. The bid was opened on June 15, 2016. HPHA is currently reviewing the bids to determine the lowest responsive and responsible bidder.

17. Ko`olau Village – ADA Compliance

    a. Construction is on-going for 5 units, administration office and community center. Units 17E, 1A, and 6A were turned back over to the AMP on or before June 27, 2016.

18. Ho`okipa Kahalu`u – ADA Compliance

    a. Construction is on-going for 6 units, community center, and site improvements.

19. Kauhale Ohana

    a. ADA Compliance – Construction is on-going for 3 units and site work. Units 107 and 201 were turned back over to the AMP on June 24, 2016. Unit 108 had punchlist issues to resolve. CMB will schedule walk-through before turning the unit back in service.

    b. Maintenance of Lift Station – Maintenance service to sewage pumps is on schedule.

20. Makua Ali`i – Trash Chute Repair

    a. Completion has been delayed due to scheduling fire alarm inspections and testing with the Honolulu Fire Department (HFD). The construction contract has been extended to September 3, 2016 to accommodate the HFD inspection schedule.

21. Kaui`okalani – Site and Building Improvements

    a. Bids were opened on April 22, 2016. The CMB has recommended awarding the contract to the low bidder, Paradigm Construction.

22. Nanakuli Homes – Drainage and Site Improvements

    a. Bids were opened on April 12, 2016. The CMB has requested AG concurrence regarding a minor informality in the bid proposal of the apparent low bidder before making an award.

23. Maili II – Sewer, Drainage and Site Repairs

    a. A single quote for the Sewer and Drainage Repairs at Maili II was received on June 17, 2016. The CMB is presently reviewing the quote for responsiveness and responsibleness before making a recommendation of award.

24. Wahiawa Terrace – Site and Building Improvements

    a. The construction contract was executed with Society Contracting, LLC on May 2, 2016. The start of construction is pending finalization of a relocation plan can be finalized.

25. Kupuna Home O`Waialua – Site and Building Improvements

    a. The consultant contract was awarded to Mitsunaga & Associates, Inc. on June 29, 2016.

26. Hale Po`ai Site and Building Improvements

    a. The consultant contract was awarded to Architects Pacific on June 27, 2016. The draft contract is currently in progress.

Hawai`i Projects:

1. Lanakila Homes

    a. Demolition of Phase IIIb (HA 1105) & IV (HA 1004) – The demolition has been halted until the issuance of the final Remediation Action Report (RAR). The 30-day commentary period ended on June 16, 2016 with no public comment submitted. The final RAR can now be issued by the HEER office. Awaiting the issuance of the final RAR.

    b. Lanakila Public Housing – Phase IIIB & IV (HA 1105) – The construction is awaiting the issuance of the final RAR.

    c. Lanakila Fair Housing Site Improvements – Bids were opened on May 31, 2016. Possible bid irregularity with the lowest bidder's quote. Awaiting the AG's concurrence to resolve the bid irregularity.

2. Pomaikai – Site and Building Improvements

    a. Building 925 is 90% completed. Construction delayed due to additional work to replace the CMU infill wall between the bathrooms and obtaining the required electrical and building permit inspections by the County. Completion is anticipated on July 8, 2016.

3. Hale Hau`oli – Installation of New Sidewalk Ramp

   a. The purchase order was awarded to Wesley D. Whaley on June 7, 2016. The Pre-Construction meeting is scheduled for July 14, 2016.

4. Noelani I & II – Replacement to Waterlines and Solar Installation

   a. Quarterly maintenance service to the new solar hot water system is on-going.

5. AMP 46 – Investigation and Survey at Noelani I & II, Ke Kumu Ekahi, Ke Kumu Elua, Ke Kumu Ekolu for Unexploded Ordinances.

   a. A consultant has been selected for the project. HPHA is currently working on fee negotiation and drafting the contract.

6. PHA-Wide Individual Wastewater System (IWS) Maintenance

   a. Kaimalino: In order for DOH to issue the Permit renewal approval, HPHA needs to uncover the missing wells. A consultant conducted their site investigation on May 10, 2016 and was able to find one well. Further investigation is scheduled.

   b. Hale Ho`okipa: In order for DOH to approve the Underground Injection Control (UIC) status report, HPHA must uncover the missing well. The consultant's team found the well on May 10, 2016.

Mau`i County Projects:

1. David Malo Circle and Makani Kai Hale – Physical Improvements

   a. Contractor continue to work on Phase II, Buildings 101, 102 & 109. Construction work is on schedule.

2. Pi`ilani Homes – Major Modernization

   a. The consultant contract was awarded to Architects Pacific on June 14, 2016 and has been signed by the consultant. It is being processed for final execution.

Kaua`i Projects:

1. AMP 38 – Infrastructure and Site Improvements

    a. The consultant contract was awarded to Mitsunaga & Associates, Inc. on June 27, 2016.

2. Kapa`a Housing – Major Modernization

    b. The consultant contract was awarded to INK ARCH, LLC on June 28, 2016.

3. Hale Nana Kai O Kea – Bathroom Modifications

    a. The Invitation for Bids is being prepared for in-house design project.

    b. A hazardous materials test was conducted on May 6, 2016 for incorporation into the bid documents.

4. Home Nani & Kekaha Ha`aheo – ADA Compliance

    a. Home Nani contract work has been completed. Closeout documents are in progress.

5. `Ele`ele Homes – Building & Site Improvements

    a. The consultant contract has been awarded to HDR Engineering, Inc.

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

1. HPHA fully expended the Capital Fund Program 2012 (CFP 722) by the expenditure deadline. The next Federal obligation deadline is April 12, 2017 for the 2015 (CFP 725).

2. Economic Development Initiative (EDI) Grants have two Expenditure Deadlines: September 30, 2016 for Lanakila and Kalihi Valley Homes; and September 30 2017 for Kahale Mua and Pahala. HPHA just submitted the closeout documents for the KVH EDI grant of $380,000. HUD approval is expected next month. HPHA is on track to expending the other three EDI grants.

3. Replacement Housing Factor grant funds: There are varying federal deadlines for obligation and expenditure of these grants. The funds are entirely budgeted for the Lanakila demolition. HPHA has already expended most of the funds and is on track with all obligation and expenditure deadlines.

4. The Construction Management Branch has met all deadlines to fully encumber the $71,643,000 in Biennium 2013 – 2015 CIP funds ($45,643,00 for FY 2014-2015). 7 construction bids were opened and 7 consultant contracts were negotiated and awarded on time to meet the June 30 encumbrance deadline.

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 June 2016:

- HPHA expended a total of $2,363,878 (108.2 % of eligible HUD funds received) in housing assistance payments to private landlords for 2230 voucher holders in June 2016.

- Four families who received a Housing Choice Voucher (HCV) from the waitlist found rental units and moved into the unit in June 2016.

- HPHA expended $34,601 for 162 families served under the rent supplement program statewide in June 2016.

- As of June 2016, 446 veterans were assisted with Veterans Administration Supportive Housing Vouchers (VASH). Rental assistance was $331,545. Eight veterans who were searching for a home found a rental unit and leased up. Nine veterans received new VASH vouchers in June 2016 and are currently in housing search.

2. Voucher lease up activity for June 2016:

	June 2016		
Voucher Type	# leased	# of vacancies	# in housing search
Housing Choice Vouchers	4		28
VASH	8		39
Kuhio Park Towers	0	0	0
Palolo Homes Project Based Section 8	3	0	5
Port In (from other PHA)	2		6

3. Inspections update:

	June 2016
Housing Quality Standards (HQS) Inspections	183
HQS Failed Inspections	77
Quality Control Inspections	3

4. Family Self Sufficiency (FSS) Program

- The Family Self Sufficiency (FSS) program assisted 51 Section 8 clients in June 2016. There were 35 active escrow accounts with a total deposit of $5418 in June 2016.

VII. Compliance Office

A. Program Activities for June

- A total of Approximately 298 tenant requests for reasonable accommodations have been submitted to the compliance office since January 2016. In June, 2016, approximately 62 were processed with 26 approvals 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 (7);
  b. Installation of air conditioning (6);
  c. Approval to keep assistance animal (4);
  d. Approval of live-in aides (2);

e. Disability-related unit modifications (4);
f. Utility allowances for disability-related medical equipment (2);
g. Allowing tenant to remain in larger unit (1).

- Worked with the Department of the Attorney General to respond to various requests for government information;

- Attended informational session regarding unexploded ordinances on the Big Island that could affect HPHA properties;

- Coordinated joint effort between the HPHA and the Department of Health to maintain safe soil conditions at HPHA properties;

- Worked with Department of the Attorney General to respond to threats of litigation and various demands from a litigious tenant;

- Opened series of discussions with Hawai'i Civil Rights Commission about reducing the time burden associated with discrimination investigations;

- Responded to two HCRC discrimination complaints (Mashburn v. HPHA & Moore v. HPHA);

- Worked on Declarations of Trust and requests for procurement of title reports and read through NCHM ADA self-evaluation and transition plans for updating/finalizing.

B. Planned activities for August/September

- Attend training for conducting internal investigations;

- Continue to work on declarations of trust project by reviewing releases and declarations of trust forms for additional federally-assisted public housing properties for submission to the United States Department of Housing and Urban Development for execution;

- Continue to pursue changes to the Administrative Rules for the State Elderly Housing Program, State Family Housing Program, Rent Supplement Program, and other programs;

- Work with the Fair Housing Coordinators of the Counties and Hawaii Housing Finance and Development Corporation to continue to administer the joint procurement contract for the update to the fair housing analysis of impediments for the State of Hawaii;

- Complete administration of the contract with National Center for Housing Management for HPHA Self-evaluation and Transition Plan, by working with staff to finalize draft transition plans, and providing to and reviewing draft transition plans from the consultant to finalize the transition plan; 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.

- Begin self-evaluations for LEP compliance under the Sirom settlement.

VIII. Information Technology Office

A. Program Activities

1. WordPress intranet for HPHA initiated (HPHA-HALEWIKI). Skeleton structure and Home Page finalized. Content being selected and introduced. Expected end of project by early August.

2. eSign Users added to the roster of software licenses. Testing and training planned for July. Installation and implementation of licenses and clients soon to commence upon certification.

3. HPHA migration to Office 365.
   - MS Outlook migration at mid phase. Full migration scheduled to end by August.

4. VoIP – Cabling needs for HPHA buildings being reassessed.

5. PC life cycle replacement plan ongoing.

6. Presentation and remote conferencing system implemented and deployed for share to staff.

IX. Human Resources

A. Summary of Staffing

Filled positions (FTE):	282
Positions budgeted (recruit and fill)	45
Other vacancies	47

B. Program Activities

1. New addition to HPHA Ohana: Engineer V, System Analyst IV, PMMSB Chief's secretary (temporary hire) and Hearings Assistant, Carpenter and Building Maintenance Workers
.

2. New addition to Multi-Skilled Worker Pilot Program: 2 electrician employees.

3. Conducted Leave Records training for all new secretaries and support clerical staff.

4. Completed audit for fiscal year leave accruals.

5. Reassessed HPHA's safety manual and year-end workers' compensation to include safety training such as driver's training, fall protection etc., to minimize workplace injury.

6. Worker's Compensation: 2 injuries reported with average lost time of 8 days.