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

December 20, 2012
9:00 a.m.

AGENDA

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting Minutes, November 15, 2012
B. Executive Session Minutes, August 16, 2012 (not for public release)
C. Executive Session Minutes, September 20, 2012 (not for public release)

III. PUBLIC TESTIMONY

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

IV. FOR ACTION

A. Motion: To Appoint Mr. Courtney Young to the HPHA's Oahu Eviction Board for a Two-Year Term Expiring on December 30, 2014

B. Motion: To Approve the Hawaii Public Housing Authority's Annual Report and to Authorize the Executive Director to Submit the Report to the Appropriate Agencies

C. Motion: To Ratify Acceptance of the Independent Audit of the Hawaii Public Housing Authority's Financial Statements for the Fiscal Period July 1, 2011 – June 30, 2012

V. REPORTS

A. Executive Director's Report:

Updates and Accomplishments Related to Public Housing Occupancy, Maintenance Repairs; Puahala Homes & School Street Sewer Issues; Design and Construction Project Updates; Media Inquiries, Contracts & Procurements Executed During November 2012; Staffing; Rent Collections and Evictions; and Follow-Up Report on Board Inquiries from November 2012 Board meeting

VI. FOR DISCUSSION/INFORMATION

A. For Information: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise In Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795*

If any person requires special needs (i.e., large print, taped materials, sign language interpreter, etc.) please call Ms. Taryn Chikamori at (808) 832-4690 by close of business two days prior to the meeting date. Meals will be served to the Board and support staff as an integral part of the meeting.

Approved by the Executive Director
December 20, 2012

FOR ACTION

MOTION: To Appoint Mr. Courtney Young to the HPHA's Oahu Eviction Board for a Two-Year Term Expiring on December 30, 2014.

I. FACTS

A. The Oahu and Neighbor Island Eviction Boards are composed of members of the community and are responsible for affording public housing tenants a full and fair due process hearing during lease termination proceedings.

B. Pursuant to the Hawaii Revised Statutes (HRS) 356D, the Authority is authorized to appoint an eviction board in each county to hear cases referred for eviction. In accordance with HRS 356D, the Eviction Board shall consist of not fewer than three members, one of which shall be a resident of public housing.

C. Having more than the minimum amount of members appointed to the Oahu and Neighbor Island Eviction Boards will allow the Hearings Office to process the requests for hearings in an efficient and timely manner, and avoid cancellation of hearings for lack of quorum.

D. Attached is a list of the current eviction board members by county and term appointments.

II. DISCUSSION

A. Mr. Young is a resident of Honolulu and a graduate of the William Richardson School of Law. He is currently employed as a report writer with Epic Ohana, an organization that assists foster youths transitioning from care to adulthood. Mr. Young has the knowledge and experience regarding legal documents and the legal process and would be a valuable asset to the Board. Mr. Young has expressed a willingness to serve as a member of the Oahu Eviction Board for a two-year term.

III. RECOMMENDATION

That Mr. Young be appointed to the Oahu Eviction Board for a Two-Year term expiring on December 30, 2014.

Attachments:
A. List of Eviction Board Members and Term Appointments
B. Resume for Courtney Young

Prepared by: Renee Blondin-Nip, Hearings Officer ED.

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

_____
David Gierlach, Chairperson

Attachment A

EVICTION BOARD MEMBERS
HAWAII PUBLIC HOUSING AUTHORITY
Initial Appointment/Current Expiration Dates

Board Member	Initial Appointment Date	Current Expiration Date	Years Served as of December 2012
Oahu A:			
Douglas Kaya	03/17/05	03/31/13	7
Radiant Chase	01/25/02	07/31/13	10
Stanley Young	07/15/10	07/15/14	2
Jane Moana Gray*	06/21/07	06/30/13	5
Oahu B:			
Jane Moana Gray*	08/31/79	07/31/13	33
Earl Mente	12/19/97	07/31/13	15
Joyce Nakamura	02/20/98	07/31/13	14
Oahu C:			
Solomon Kuresa*	05/16/97	07/31/13	15
Sylvianne Young	12/19/97	07/31/13	15
Wayne Fujikane	05/10/05	07/31/13	7
Sylvia Wilmeth	11/18/10	11/31/14	2
Hilo:			
Jane Moana Gray**	06/21/07	06/30/13	5
James DeMello	01/22/98	07/31/13	14
Eleanor Garcia*	07/17/03	07/31/13	9
George DeMello*	09/20/07	07/31/13	5
Melvin Kawahara	01/15/09	01/31/13	3
Keith Biho	02/18/10	02/28/14	2
Kauai:			
Jane Moana Gray**	06/21/07	06/30/13	5
Gary Mackler	12/17/98	08/31/13	14
Ludvina Takahashi	06/14/01	08/31/13	11
Arde Long-Yamashita*	02/31/08	02/31/14	4
Kona:			
Jane Moana Gray**	06/21/07	06/30/13	5
Ross Oue	05/15/92	07/31/13	20
Arleila Andrade	09/15/10	09/31/14	2
Elaine Watai	05/09/11	05/31/13	1
Eleanor Sheridan*	08/16/12	08/31/14	New Member
Maui:			
Jane Moana Gray**	06/21/07	06/30/13	5
Mark Nishino	01/19/95	08/31/13	17
Robert G. Hill	03/01/08	02/28/14	4

*** Resident Member**
**** Floating Resident Member (Attends hearing when quorum needed)**
Revised 11/26/12

Approved by the Executive Director
December 20, 2012

FOR ACTION

SUBJECT: To Approve the Fiscal Year 2011-2012 Annual Report to the Governor and Legislature Required Pursuant to Section 356D-20, Hawaii Revised Statutes and to Authorize the Executive Director to Submit the Report to the Governor's Policy Office for Distribution.

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) is required to submit an Annual Report to the Legislature no later than 20 days prior to the start of the legislative session.

B. A copy of the Annual Report is also filed with external stakeholders including the U.S. Department of Housing and Urban Development and other State departments.

C. Once approved by the Board and submitted to the Governor's Policy Office for review and transmission to the Legislature, the Annual Report is made available for public viewing on the HPHA's website.

II. DISCUSSION

A. HPHA staff developed an Annual Report detailing Branch and Support Office activities and accomplishments over the period July 1, 2011 through June 30, 2012 (Attachment).

B. The Annual Report provides a synopsis of the activities of each major program, including maps of the public housing properties and a snapshot of the Section 8 voucher distribution during the program year.

C. This year's report further contains reports required under Section 356D-2, relating to the employment of exempt personnel, and Section 90-5, relating to the use of volunteers.

III. RECOMMENDATION

That the HPHA Board of Directors approve the Draft HPHA Annual Report for Fiscal Year 2012 and authorize the Executive Director to submit the report to the Governor's Policy Office for distribution.

Prepared by: Nicholas Birck, Chief Planner

Attachment: Draft HPHA Annual Report, Fiscal Year 2012

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

_____
David Gierlach, Chairperson

Hawaii Public Housing Authority

Annual Report
Fiscal Year 2012
July 1, 2011 - June 30, 2012

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Board of Directors

The Hawaii Public Housing Authority is governed by a Board of eleven directors representing a cross section of public and private entities. The members meet monthly to oversee the Authority and to provide professional assistance concerning policy matters. This report is submitted pursuant to Section 356D-20, Hawaii Revised Statutes.

David J. Gierlach
Chairperson
Oahu

Matilda A. Yoshioka
Vice-Chair
Kauai

Jason Espero
Secretary
Oahu

Travis O. Thompson (term expired 6/31/12)
Maui

Trevor N. Tokishi
Maui

George Yokoyama
Hawaii

Roger Godfrey
Oahu

Desiree Kihano
Resident Member

Vacant

Patricia McManaman
Ex-Officio
Director, Department of Human Services

Debbie Shimizu
Ex-Officio, Legislative Coordinator
Designee of Governor Neil Abercrombie

Message from the Chairperson of the Board of Directors

Aloha mai kakou,

On behalf of the Hawaii Public Housing Authority Board of Directors, we are most grateful for the support of the Legislature, both in terms of funding and legislative enactments providing the agency with greater flexibility in hiring and enforcement of laws, rules, and regulations. The support of the Legislature is crucial in ensuring that the HPHA can continue to provide safe, decent, sanitary, and temporary affordable housing for extremely low income residents of the State of Hawaii. We are humbled and grateful for the significant increase in capital funds allocated in the supplemental year's budget. We are unique among public housing agencies nationwide for having such a committed Legislature that sees the inherent value of investing in its resources to serve the neediest among us and we are committed to using these funds wisely, efficiently and effectively.

This year, the Board of Directors hired a new Executive Director mid-Fiscal Year who shares the Board's goals and vision of HPHA. Hakim Ouansafi came from an extensive background in project supervision, real estate development, management expertise, and customer service. He took this job head on, going as far as moving into Mayor Wright Homes for several months. His leadership has changed the public image of this agency, as well as connections among employees and residents. With him, the Board was able to engage with volunteers, non-profits, other agencies, and our partners at the U.S. Department of Housing and Urban Development to meet our common goals of improving affordable housing in Hawaii.

The Board will continue its work in investing in the properties entrusted to our administration and we will be leveraging new sources of state and federal funds to transform the communities surrounding our homes. We are committed to demonstrating the success of new ideas in public housing redevelopment and we are committed to creating a public housing agency that serves as a model to other areas of high cost housing. We want to expand the populations we serve to provide for the working populations of homeless, underhoused, and overburdened that are struggling to make ends meet in the Hawaii housing market.

We look forward to improving the lives of our most economically challenged residents. We believe that every society may be appropriately judged by how it treats its most needy members.

Respectfully,

David J. Gierlach
Chairperson of the
Board of Directors
Hawaii Public Housing Authority

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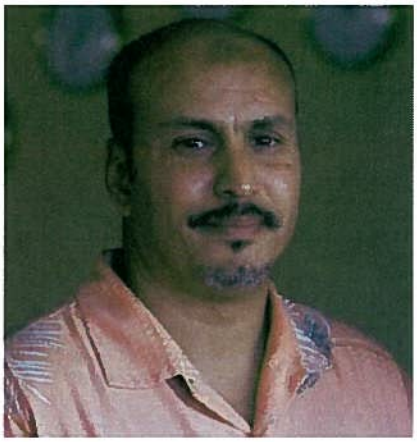
Message from the Executive Director



It is with warmest aloha that I submit this Annual Report for your information and consideration.

Since joining the staff of the Hawaii Public Housing Authority on January 3, 2012, halfway through the Fiscal Year reporting period, we have worked tirelessly to revitalize an agency that has been troubled by years of deferred maintenance, lack of strategic direction, and reduced morale. I can say with confidence that, by the close of the Fiscal Year on June 30, 2012, we had made enormous strides in improving on our delivery of crucial services to the poorest families in the State of Hawaii.

Give us a call and you will see that we have refocused on our core mission: service to the public and to the residents of our communities. We reached out to the community at large as well, launching the "I Have a Dream" Hawaii Housing Campaign, which brought teams of volunteers over the course of several months into our properties to beautify and assist in returning vacant units to service. Some units had been down for years, and it was this calling to public service among so many that changed the lives of 150 families.

We are grateful for the recognition by the Hawaii State Senate for the dramatic improvements that were made in the latter part of this Fiscal Year. Visit any of our property management offices statewide to see the Certificate of Recognition presented to the staff and Board of the HPHA. This was followed by an unprecedented appropriation of over $91 million in State Capital Improvement Program funds, as well as a number of crucial bills that are giving the agency more flexibility in hiring to get those dollars on the street.

All of these efforts are for the people that are still unhoused, underhoused, overburdened by rent, and others in desperate need of the HPHA's services. We look forward to continuing our efforts to engage in the communities in which we are a member. Since the close of the Fiscal Year, we were awarded a highly competitive Choice Neighborhoods Planning grant from the U.S. Department of Housing & Urban Development to plan for the comprehensive transformation of the Kuhio Park neighborhood and we hope that all of the members of that community will join with us and lead by example to other communities that would benefit from similar efforts.

Respectfully,

Hakim Ouansafi
Executive Director
Hawaii Public Housing Authority

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Agency Timeline

1935
The Hawaii Housing Authority was created by the Territorial Legislature to provide safe and sanitary housing for low-income residents of Hawaii.

1987
The Housing Finance and Development Corporation was created by Act 337 as part of Governor John Waihee's initiative to create a streamlined organization to promote affordable housing.

1997
Act 350, under the Cayetano Administration, consolidated the Hawaii Housing Authority and Housing Finance and Development Corporation into a single housing agency known as the Housing and Community Development Corporation of Hawaii (HCDCH).

2005
On July 5, 2005, Governor Linda Lingle signed Act 196 which effectively bifurcated the HCDCH into two agencies, the Hawaii Public Housing Authority (HPHA) and the Hawaii Housing Finance and Development Corporation (HHFDC).

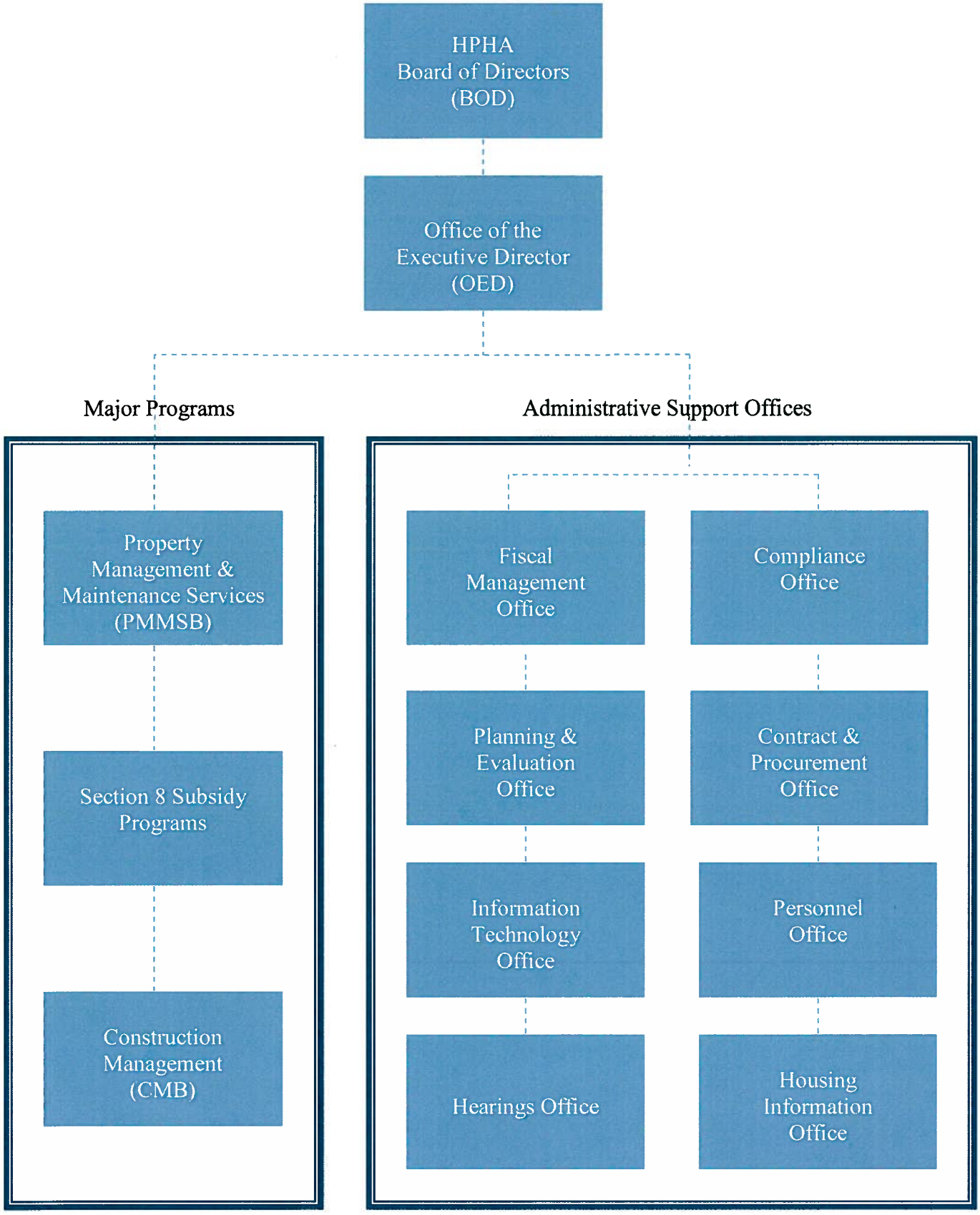
Under this new structure HPHA is charged with managing federal and state public housing programs, including Section 8 and senior housing. The finance and development functions of HCDCH formed the core of HHFDC, which is tasked with developing and financing low- and moderate-income housing projects and administering home ownership programs.

2006
On July 1, 2006, HPHA and HHFDC began operating as separate agencies. HPHA is administratively attached to the Department of Human Services (DHS) and HHFDC is administratively attached to the Department of Business, Economic Development, and Tourism.

2010
Pursuant to Act 89 of the 2010 Hawaii Session Laws, the Homeless Programs Section was transferred from HPHA to the Benefit, Employment, and Support Services Division (BESSD) of DHS effective July 1, 2010.

2012
The Legislature appropriated the largest Biennial Capital Improvement Program (CIP) allocation in agency history, over $91 Million and passed a number of important proposals to assist the HPHA in quickly hiring an expanded workforce, eliminating unit vacancies, and reducing unit turnaround time.

HPHA Organization



Federal and State Low Income Public Housing Program

Federal public housing is a U.S. Department of Housing and Urban Development (HUD) program established to provide decent, safe rental housing for eligible low-income families, the elderly, and persons with disabilities. There are approximately 1.2 million households living in public housing units nationwide, managed by some 3,300 Public Housing Agencies. Program eligibility and rents are **income-based**.

The Hawaii Public Housing Authority (HPHA) is the sole Public Housing Agency for the State of Hawaii, established by the Territory of Hawai'i in 1935 to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven (11) member Board of Directors appointed by the Governor of Hawaii, today the HPHA Federal and State Low Income Public Housing programs combine to serve over **5,100 families** or more than **13,500 individuals**.

Portfolio of **85 properties** consisting of **6,195*** units of public housing

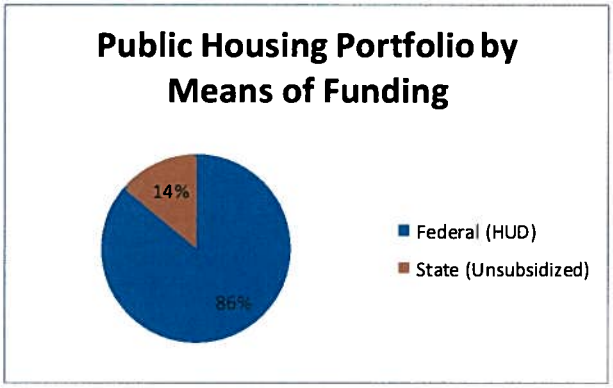
- **5,331* units** HUD subsidized
- **864 units** State (no subsidy)
- Units on Kaua'i, O'ahu, Moloka'i, Mau'i, and Hawai'i

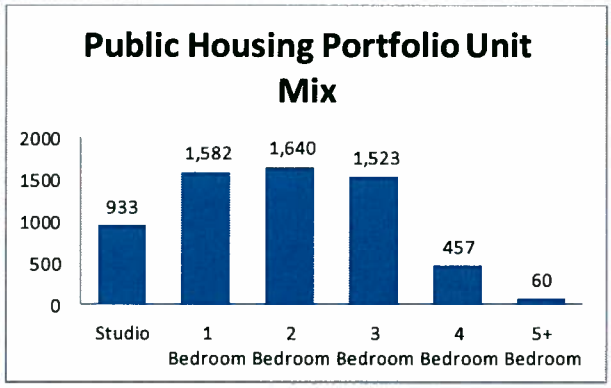
**Authorized units*

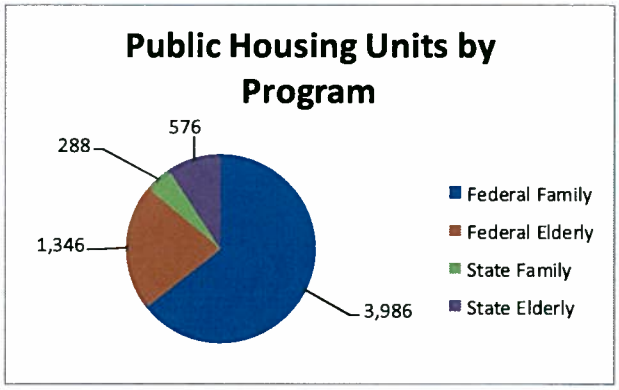
Unit sizes range from zero (0) bedrooms (e.g. studios) to five (5) bedrooms

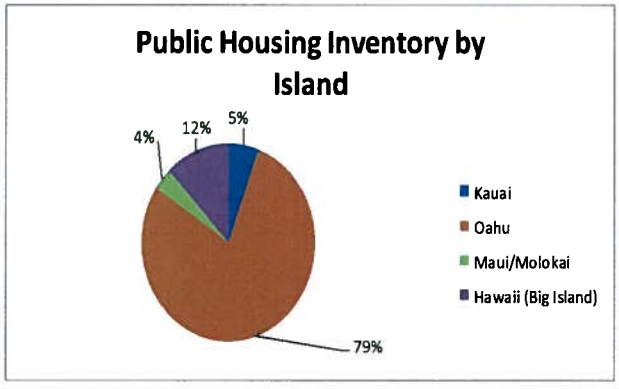
85 properties are grouped into **Sixteen (16) Asset Management Projects** (AMPs)

- **8 AMPs** managed by State employees
- **8 AMPs** managed by private contractors
- Accounting, budgeting, management, oversight, and evaluation performed by AMP with Central Office assistance, known as **Asset Management**

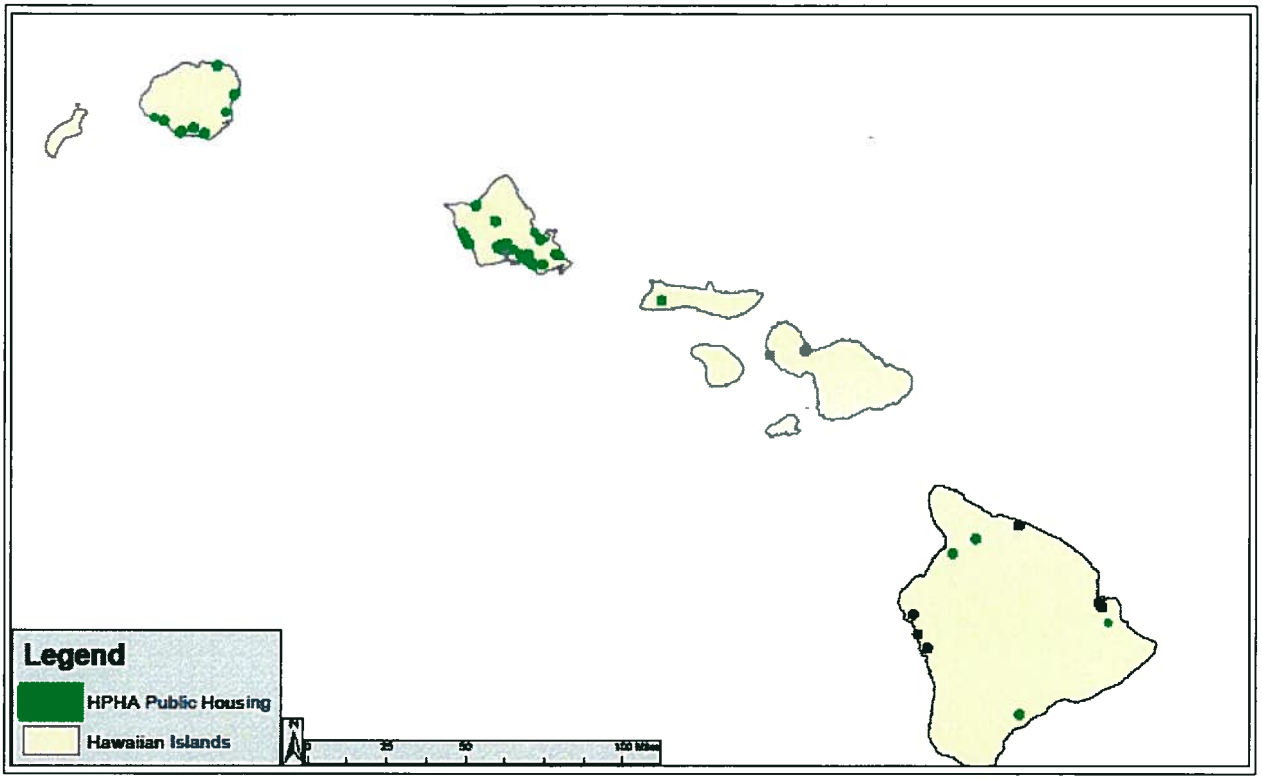




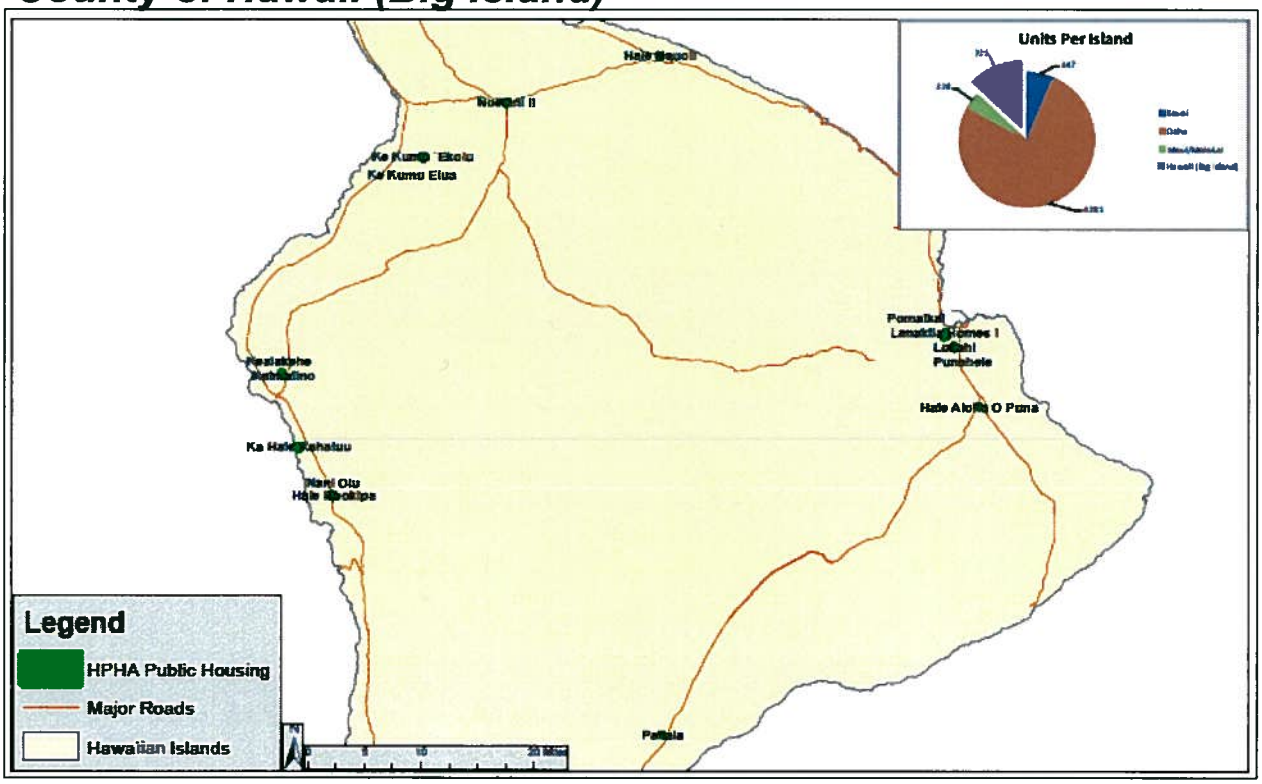




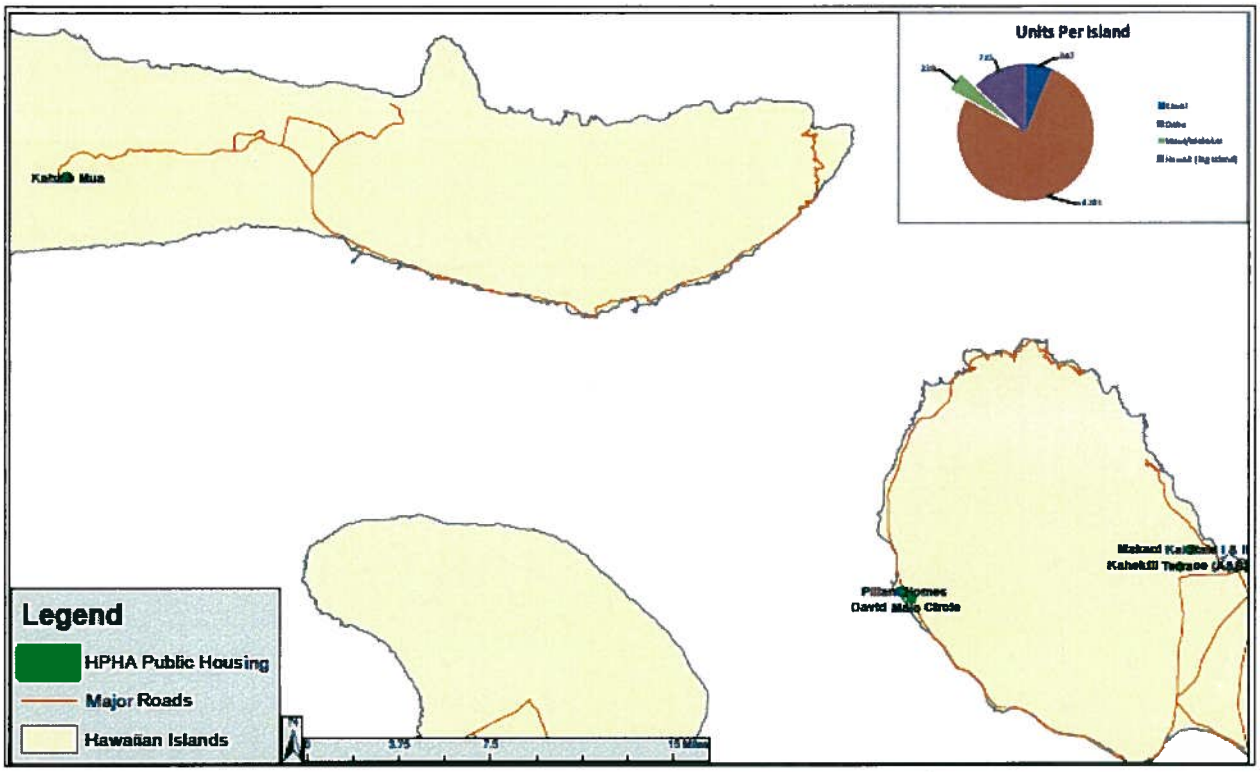
Federal and State Low Income Public Housing Locations



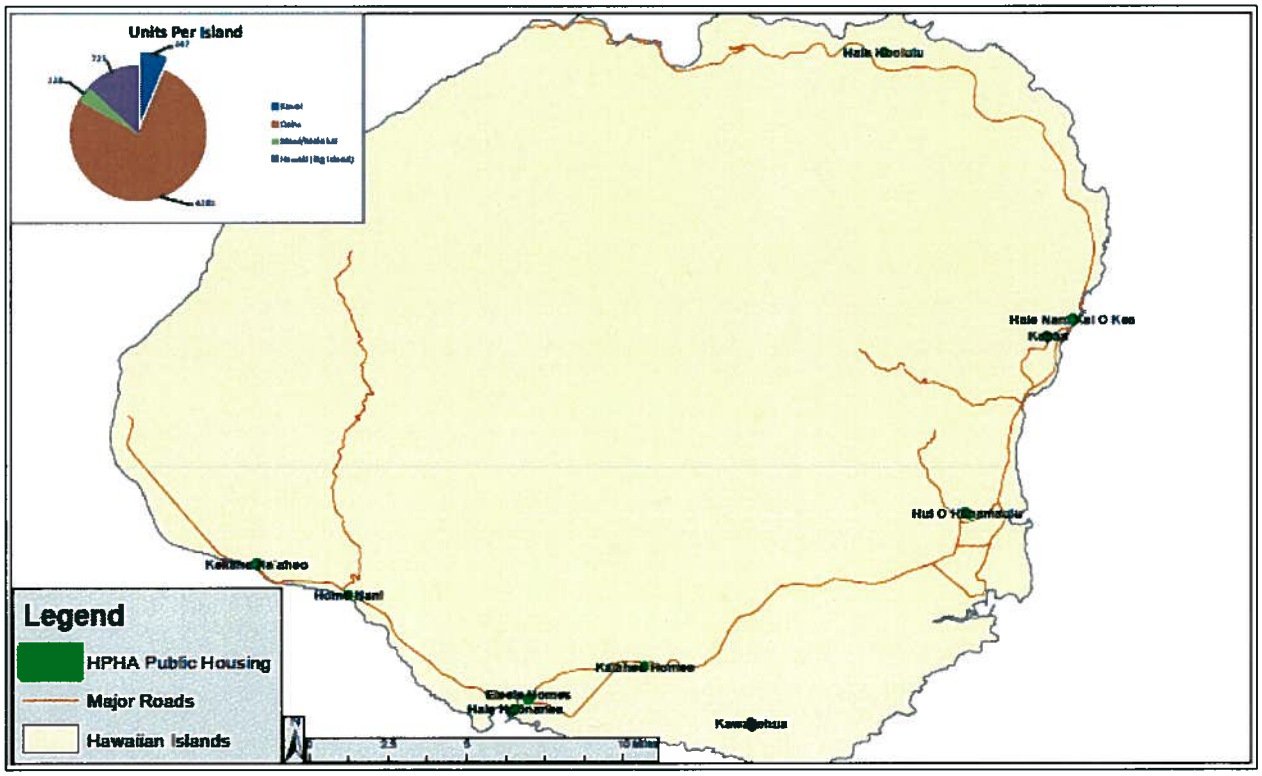
County of Hawaii (Big Island)



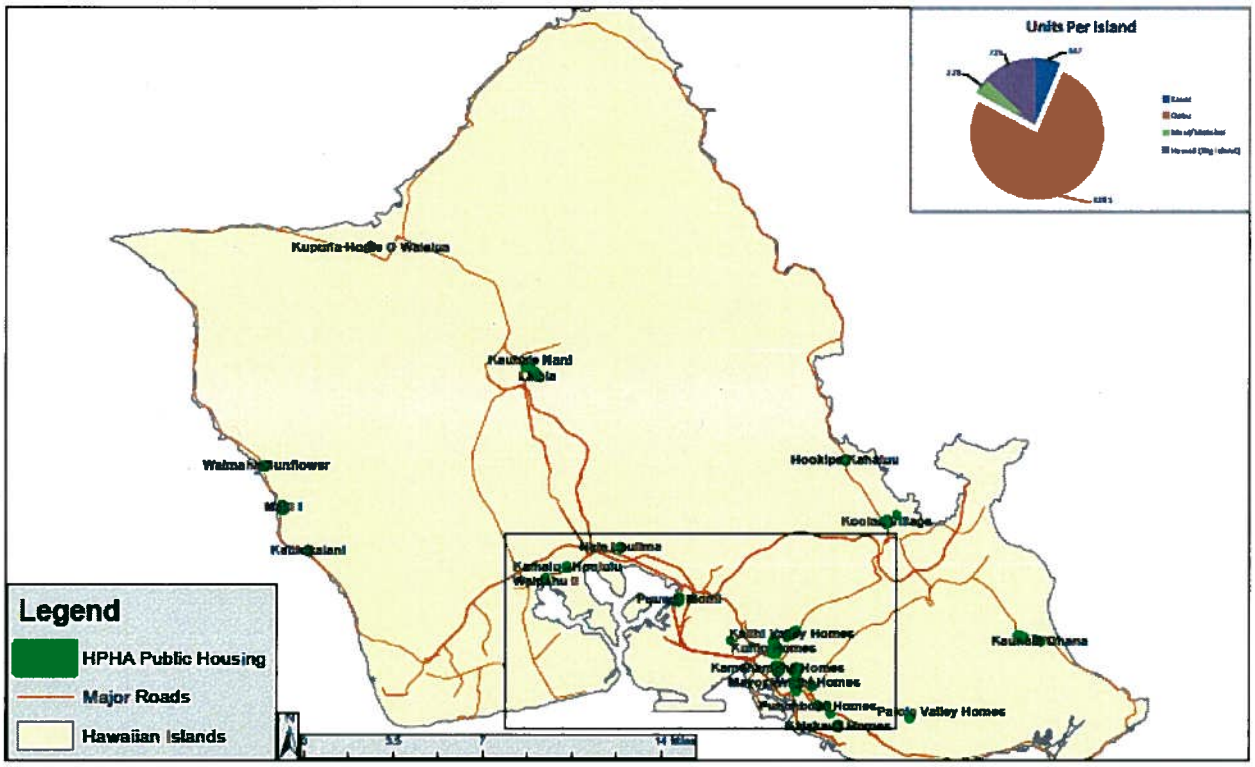
County of Maui



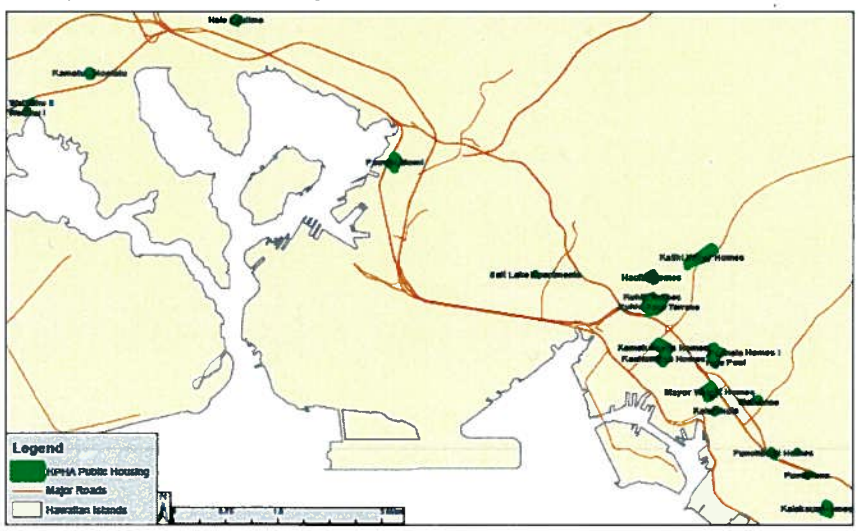
County of Kauai



City and County of Honolulu



City and County of Honolulu Inset

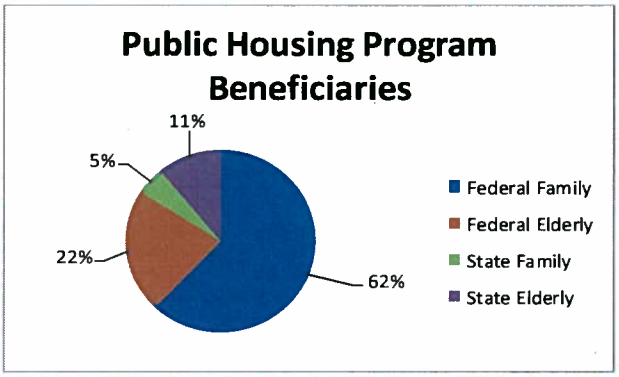


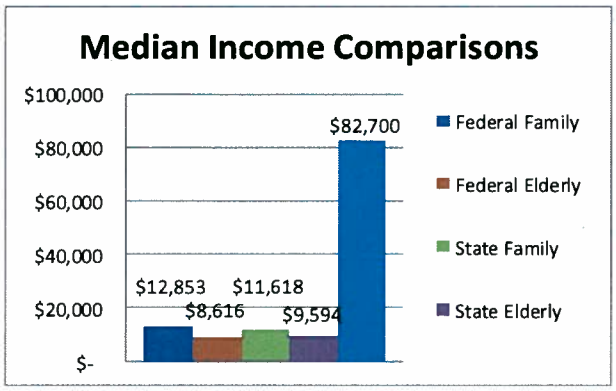
House Districts	1	2	3	5	6	7	8	10	13	14	15	16	20	24	25	16	27	28	29	30	32	35	38	43	44	45	46	48	49	51
Senate Districts	1	2	3	4	5	6	7	8	10	11	12	13	14	15	16	17	20	21	22	23	24	25								

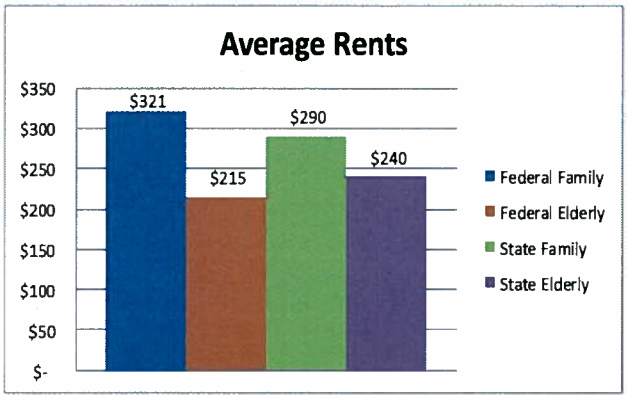
Federal and State Low Income Public Housing Program—Tenant Characteristics

House "**Low Income**" families earning **80% Area Median Income (AMI) or less**

- Honolulu Metropolitan Statistical Area AMI, family of 4 = **$82,700**
- **Not less than 40%** of Federal Family units restricted to "**Extremely Low Income**" families earning **30% AMI or less**







Program	Number of Families	Number of Individuals	Average Family Size
Federal Family Low Income Public Housing	3,225	10,876	3.37
Federal Elderly Low Income Public Housing	1,134	1,338	1.18
Total Federal Tenants	4,359	12,214	2.80
State Family Low Income Public Housing	256	786	3.07
State Elderly Low Income Public Housing	570	766	1.34
Total State Tenants	826	1,552	1.88
Total Tenants	5,185	13,766	2.65

Property Management & Maintenance Services Branch

As of the close of Fiscal Year 2012, the HPHA Property Management Branch had made significant improvements in a number of important areas.

Improvements in the Property Management Branch have drawn positive attention from the local media outlets

According to HUD's rating criteria, the Public Housing Assessment System (PHAS) scores for the agency had improved to the point that the agency was no longer considered "Troubled" status as it had been the previous year. Improvements boosted the agency to "Standard Performer" status with a "Substandard" management rating factor.

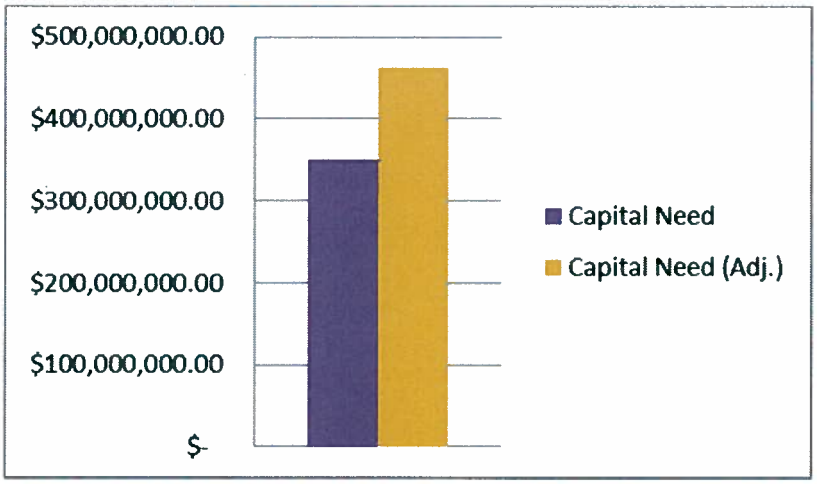
Of the HPHA's 6,195 units statewide, the agency had an occupancy rate on June 30, 2012 of 92.5%, representing an increase from the 91.02% occupancy rate in December, 2011. The 316 vacant units represented a 20% reduction from the end of the calendar year, and rent collection rates were at 97%.

Significant investments were made to improve safety and security at properties statewide, particularly at Mayor Wright Homes near Downtown Honolulu, where hot water systems and fencing improvements were implemented to correct major deficiencies. As shown in the image above, in March 2012, tenant ID cards were issued for each registered resident listed in a household at Mayor Wright Homes in order to assist with issues relating to trespassing.

Construction Management Branch

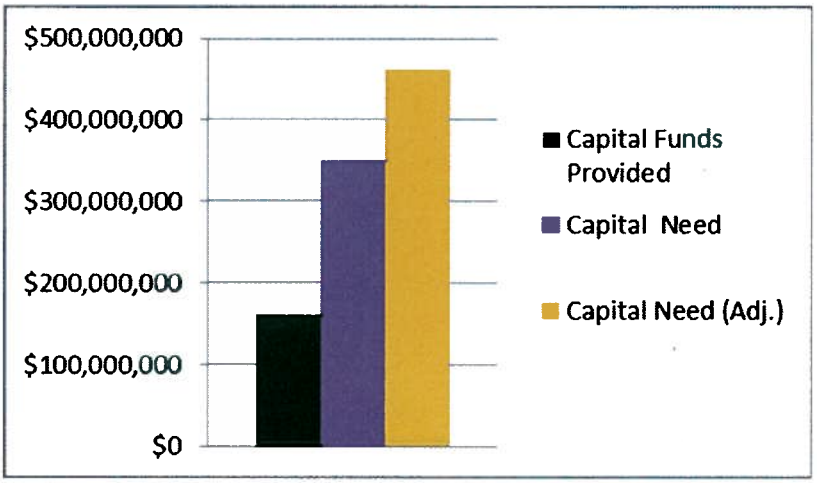
The Construction Management Branch (CMB) worked hard under a 60% professional staffing situation. During FY 2011 – 2012 the CMB was able to successfully close all large capacity cesspools which were under a corrective action and final order from the Environmental Protection Agency. It was also able to fully expend the $16 Million in Stimulus funds provided by the American Recovery and Reinvestment Act (ARRA) with a clear financial audit of the funds by the Department of Housing and Urban Development. All Quarterly Federal Reporting for stimulus funds and the Annual Federal Section 3 Report were reported on time.

All FY 09-11 Biennium State CIP funds were successfully encumbered, all Federal CFP 719 funds were successfully obligated and all Federal CFP 718 funds were expended on time.



2009 PNA Estimate v. HPHA's Current PNA Estimate

The HPHA's housing stock still has an extensive capital need that continues to be underfunded by HUD, currently estimated at approximately $462 Million, an increase from 2009 estimates of $350 Million in capital needs. HPHA plans to request another $180 Million in State CIP funds this Biennium, which would nearly bring the inventory up to current on capital needs for the first time.



Capital Funds Provided Since 2009 v. PNA and HPHA Estimated Need

An environmental review was conducted on all 65 Federal and 20 State Public Housing Developments statewide. In addition to the construction projects that were completed and the design and construction contracts they were able to encumber/obligate on time, the Construction Management Branch manages a little over 100 open and on-going design and construction contracts.

Encumbering, obligating and expending all capital improvement funds remain our top priority. Additionally, modernizing vacant units for occupancy is given focused Attention, particularly those that correct life, health and safety issues and invest in accessibility and accommodation improvements. The Construction Management Branch strives to keep its staff trained and apprised of all code and compliance changes. It is working toward developing an interactive tool providing important fixed assets inventory information and maintenance schedule to major building systems to get ahead of maintenance issues that lead to expensive remediation measures. Finally, energy and green design is an area the Construction Management Branch hopes to incorporate more aggressively as it moves forward with modernization projects.

Contracts Encumbered/Obligated

State CIP Funds Encumbered: $7,049,221
Federal Capital Improvement Funds Program (CFP) Obligated: $13,177,642
Total Encumbered/Obligated: $20,226,863

Construction Projects Completed

Physical Improvements to Kahekili Terrace, Maui, $5,079,289 (CFP ARRA), F&H Construction, 9/29/2011

Consultant: Allana Buick & Bers, $551,929.80 (CIP)

Reroofing of Ka`ahumanu Homes, Honolulu, $2,018,300 (CFP), Arita-Poulson General Contracting, LLC, 11/1/2011

Consultant: Mitsunaga & Associates, Inc., $74,058.60 (CIP)

Reroof and Structural Repairs at Makua Ali`I, Phase I, Honolulu, $2,235,868.11 (CFP ARRA), Hi-Tec Roofing, 11/2/2011

Consultant: SSFM, International, $789,806. (CFP)

Major Modernization of Hale Hau`oli Elderly, Hawai`i, $2,026,254 (CFP ARRA), Isemoto Construction, 11/17/2011

Consultant: Koa Architects, LLC, $266,031.70 (CIP)

Fire Alarm Upgrades, Reroofing, Painting, ADA Improvements at Hale Po`ai, Honolulu, $1,672,789 (CIP), Ralph S. Inouye Company, Ltd., 12/14/2011

Consultant: Architects Pacific, $534,021 (CIP)

Large Capacity Cesspool Conversions

at Kekaha Ha`aheo, Kaua`i, $1,632,000 (CIP & EPA), Koga Engineering & Construction, 2/2012

at Hale Ho`olulu & Kalaheo, Kaua`i, $1,200,000, (CIP), Goodfellow Brothers, Inc., 6/1012

Consultant: AECOM Pacific, Inc, $351,594, (CIP)

Site Improvements to Puahala Homes, Honolulu, $2,782,853, (CIP), Global Specialty Contractors, 2/24/2012

Consultant: Kim & Shiroma Engineers, Inc., $177,022.95 (CIP)

Repairs to Failed Retaining Wall at Kalihi Valley Homes, Honolulu, $570,156.37 (CIP), Prometheus Construction, 6/20/2012

Consultant: GYA Associates, $109,833.58 (CIP)

PROJECT: REROOF AND STRUCTURAL REPAIRS TO MAKUA ALII – PHASE I
Fund: ARRA ($2,235,868.11)

Re-roofing to the high roof, low roofs and metal roof, replacement of gutter and down spouts, structure spall and crack repairs, abatement to asbestos containing materials, removal of selected planter boxes and interior renovation of units # 1909, 1910 and 1911.

Existing metal roof

Existing main roof

New main roof at Makua Alii

PROJECT: **RE-ROOF AND RENOVATION TO SENIOR HOUSING AT HALE HAU`OLI**
Fund: **ARRA ($2,026,254.00)**

Reroofing, residing, exterior painting, interior renovation, site improvement and ADA accessibility compliance to all eleven buildings (total of 11 buildings) at Hale Hauoli and modify 4 units to accommodate person with mobility impairments.

Existing roof at Hale Hauoli

New roofs at Hale Hauoli

Newly renovated kitchens

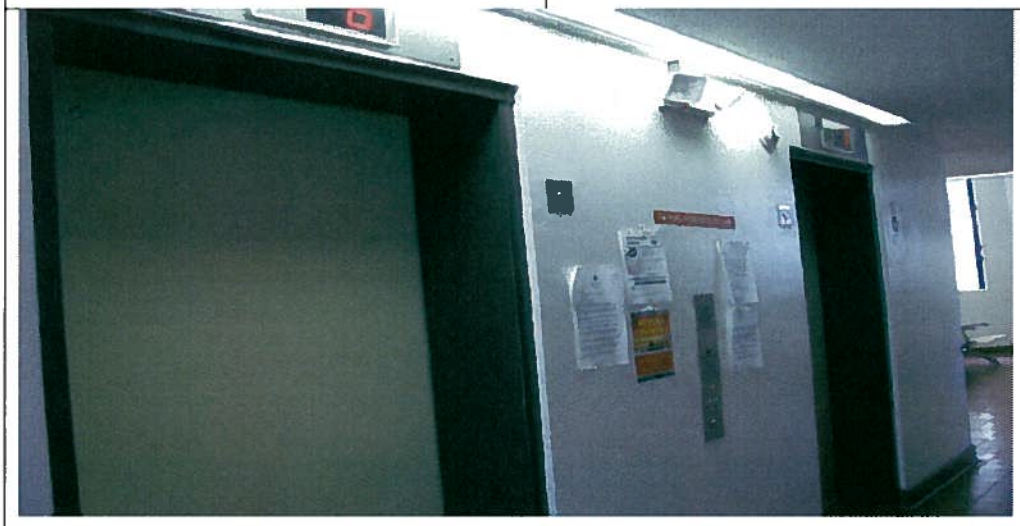
Newly renovated bathrooms with solar light and ventilation

PROJECT: **MODERNIZATION AND MAINTENANCE TO 14 ELEVATORS AT VARIOUS LOCATIONS**

Fund: **CIP ($3,172,830.78)**

Modernization work was completed to 4 of the 14 elevators at Federal Public Housing developments on O'ahu, 2 elevators at Makua Ali'i and 2 elevators at Kalanihuia.

New elevators at Makua Alii



New elevators at Kalakaua Homes

PROJECT: **HALE PO`AI – FIRE ALARM UPGRADES, REROOFING, PAINTING, ADA IMPROVEMENTS**

Fund: **CIP ($1,672,789)**

Fire alarm upgrades included replacing water lines under the building, upgrading the emergency generator, accessibility improvements and painting.

Hale Po'ai exterior (Before).

Exterior painting (After).

Hale Po'ai roofing (Before)

Roofing (After)

PROJECT: PHYSICAL IMPROVEMENTS TO KAHEKILI TERRACE
Fund: ARRA ($5,438,954)

Physical improvements included replacement of the solar hot water systems and storage tanks for three 3-story buildings, eleven 2-story buildings and one office building to tankless gas-fired hot water heaters, plumbing, reroofing, spall and crack repairs, exterior painting, electrical and other incidental work.

Kahekili Terrace Lower site before renovation

Kahekili Terrace Lower site after renovation

Kahekili Terrace Lower site before renovation

Kahekili Terrace Lower site after renovation

PROJECT: **KAWAILEHUA (FEDERAL PUBLIC HOUSING) TOTAL MODERNIZATION, INTERIOR, EXTERIOR AND SITE IMPROVEMENTS, ACCESSIBILITY IMPROVEMENTS**
Fund: **Federal CFP ($2,476,702)**

Total modernization to 25 units: reroofing, painting, paving seal coat and restriping. ADA improvements.

Kawailehua (Federal) Bldg E. (Before)

Kawailehua (Federal) Bldg E. (Before)

Kawailehua (Federal) Bldg H Rear (After)

Kawailehua (Federal) Bldg G (After)

Typ. Kitchen renovation (Federal) Kawailehua

Typ. Roll-in shower renovation Bldg G.(Federal)

PROJECT: **KAWAILEHUA (STATE PUBLIC HOUSING) EXTERIOR AND SITE IMPROVEMENTS, ACCESSIBILITY IMPROVEMENTS**

Fund: **CIP ($1,026,732)**

Exterior painting, siding & window repairs, paving seal coat. Accessibility compliance improvements.

Kawailehua (State) bldg A (Rear) (Before)

Kawailehua Bldg G (Before)

Kawailehua (State) Bldg C Rear (After)

Kawailehua Bldg (State) Stairs, painting & paving seal coat (After)

Kawailehua (State) Building A (After)

Kawailehua (State) (After) Paving seal coat.

Section 8 Subsidy Programs Branch

The Housing Choice Voucher (HCV) Program, commonly known as Section 8, is a HUD program established to provide rental subsidies for standard-quality units that are chosen by the tenant in the private market with assistance given through tenant-based vouchers. The State of Hawai'i provides limited funding for a similar Rent Supplement program that is administered in the same fashion as the Federal HCV Program.

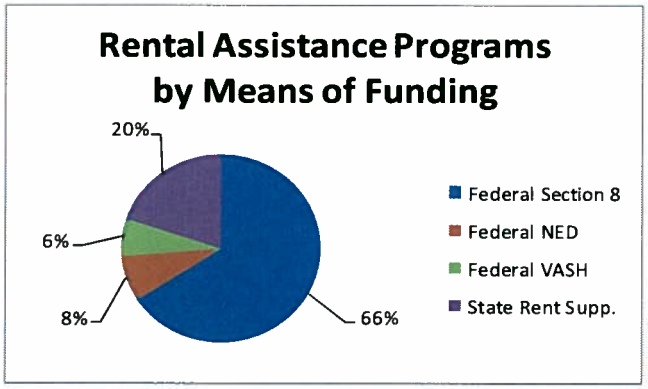
1,379 HUD HCV vouchers, Avg. Housing Assistance Payment (HAP) = **$1,300** per month

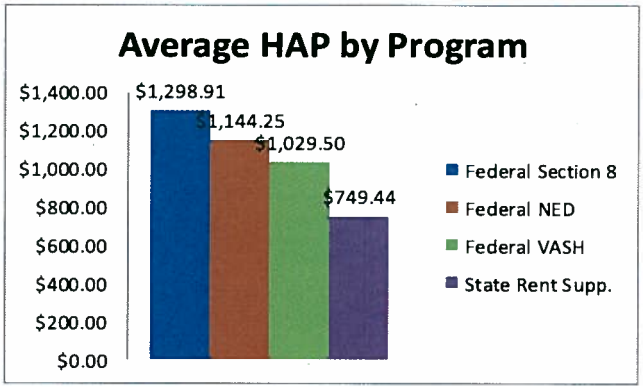
165 Non-Elderly Disabled Vouchers (NED), Avg. HAP = **$1,144**

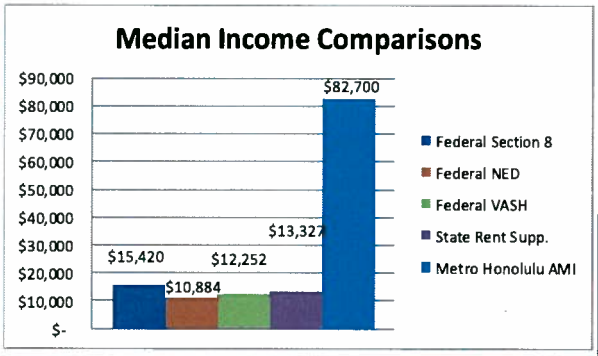
134 Veterans Affairs Supportive Housing (VASH) vouchers, Avg. HAP = **$1,000**

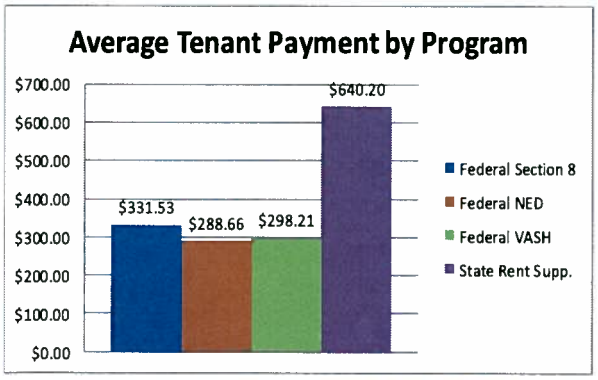
416 State Rent Supplement vouchers, Avg. payment of **$230** per household

Section 8 & Rent Supplement programs



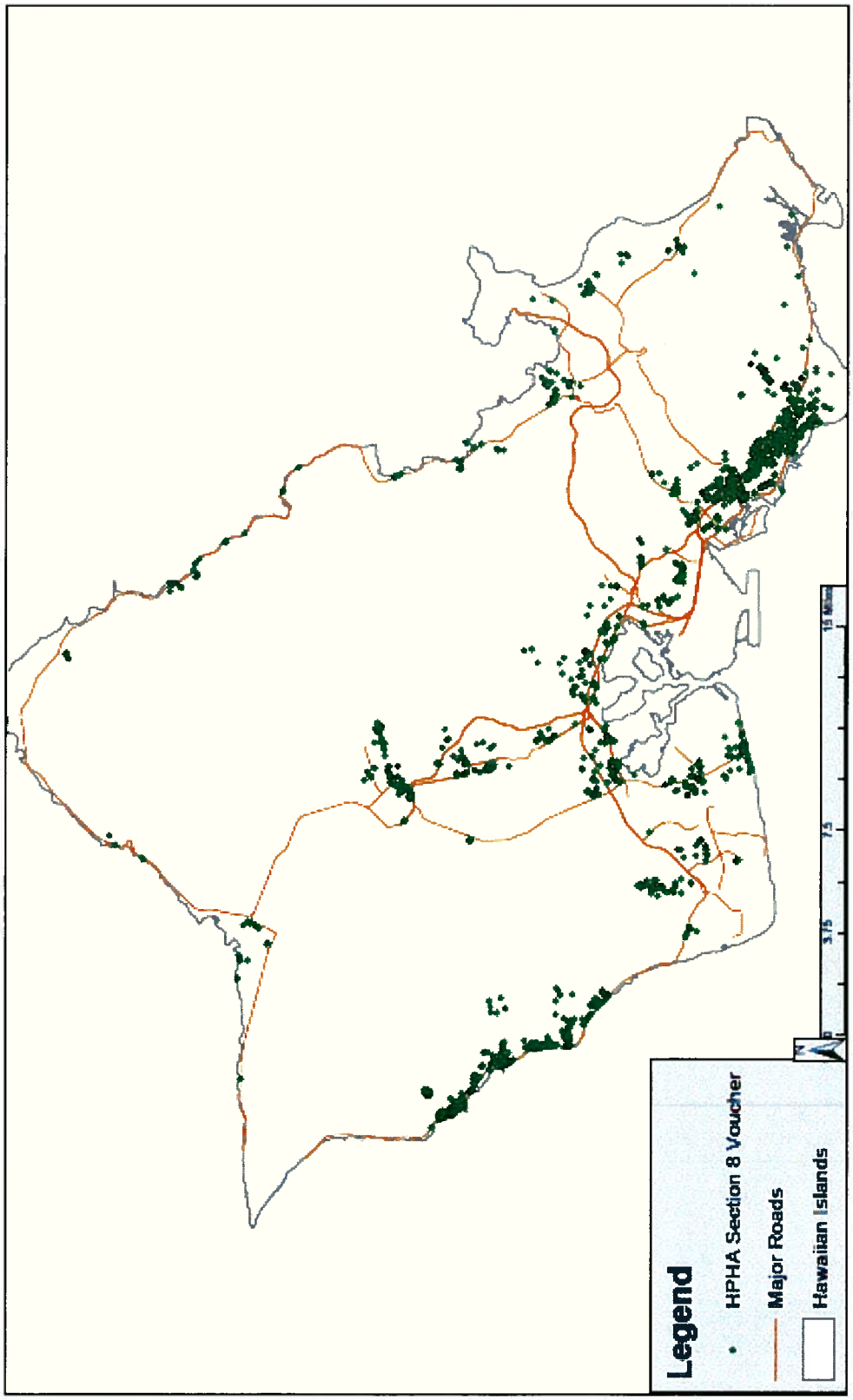






Program	Number of Families	Number of Individuals	Average Family Size
Section 8	1,379	6,099	4.42
NED	165	444	2.69
VASH	134	186	1.39
Total Federal	1,681	6,834	4.07
State Rent Supp.	416	1,462	3.51
Total Recipients	2,097	8,296	3.79

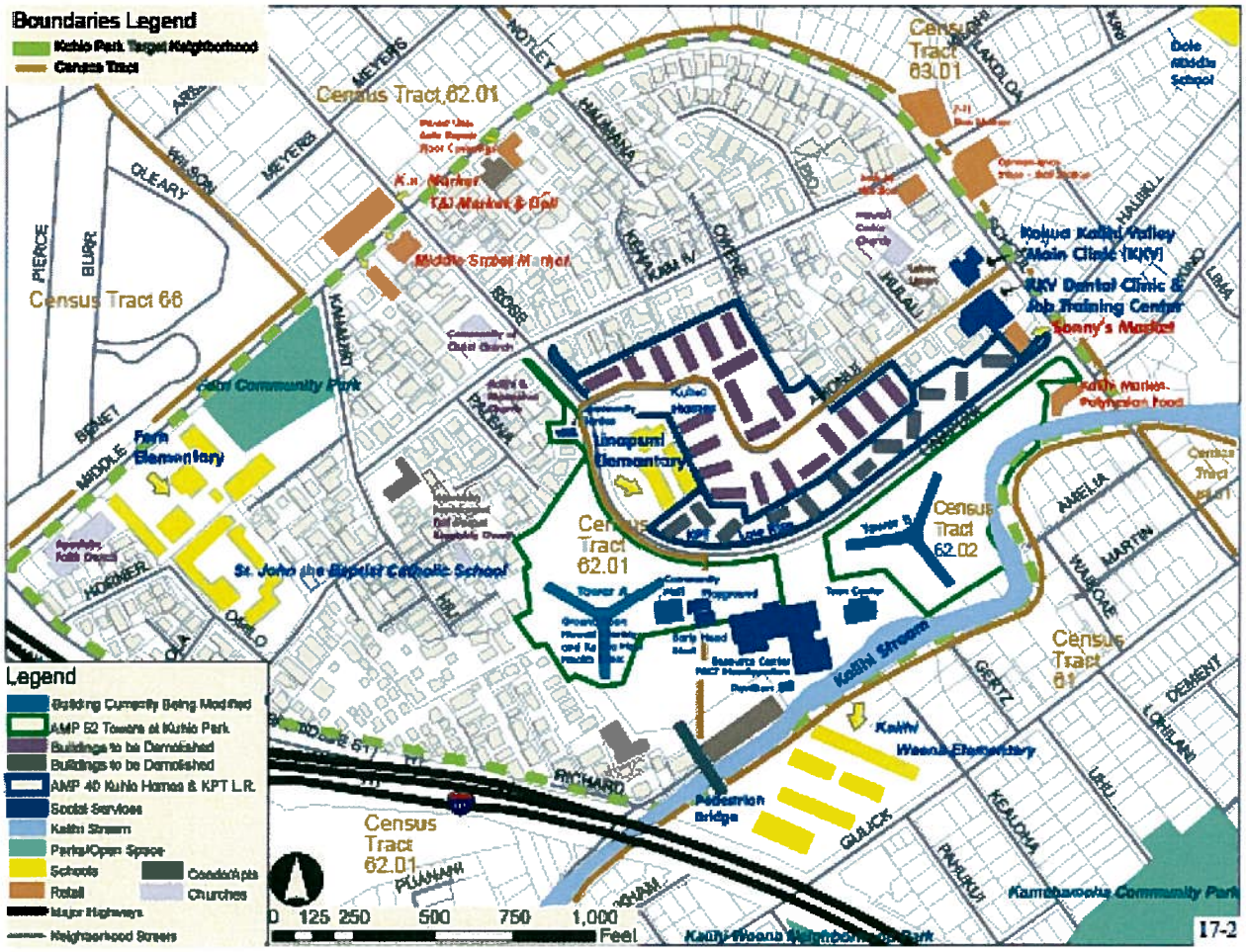
HPHA Section 8 Voucher Distribution



Administrative Support Office Accomplishments

Choice Neighborhoods Planning Grant

The HPHA received a grant from the Hawaii Community Foundation for $15,000 to fund efforts to apply for a HUD Choice Neighborhoods Initiative Planning Grant.



Neighborhood Map from the HPHA's CNI Planning Grant Application

Choice Neighborhoods is one of the signature programs of the Obama Administration's Neighborhood Revitalization Initiative, which is designed to support holistic strategies that bring public and private partners together to help break the cycle of poverty. In addition to supporting affordable housing, the Choice Neighborhoods grant programs seek to encourage collaboration among housing developers, educators, the criminal justice system, cities, states, and nonprofit organizations to create sustainable, mixed-income neighborhoods with quality housing, high performing schools and safe streets.

The HPHA teamed up with EJP Consulting Group and the Michaels Development Company to submit a Planning Grant application for $300,000 for the Kuhio Homes public housing community, and will be convening task forces of community

stakeholders to develop a robust, comprehensive Transformation Plan to support an application for a $30-35 Million Implementation Grant.

The State Legislature was a crucial partner in submitting a competitive application: Senate Resolution 38, S.D. 1 was submitted as part of the application documenting the state's support; and Act 106, Session Laws of Hawaii 2012 (the State Budget) appropriated $600,000 in Capital Improvement Program (CIP) funds that fulfilled 100% of the local match to leverage the proposed grant amount.

Sneak peak to next year's report—**the HPHA was awarded this grant!**

"I Have A Dream" Hawaii Housing Campaign

Shortly after taking the top leadership position at the HPHA, Executive Director Hakim Ouansafi launched a campaign to leverage volunteer efforts in the community to assist HPHA staff in making necessary improvements to vacant units statewide. Dubbed the "I Have a Dream" Hawaii Housing Campaign to celebrate Dr. Martin Luther King, Jr. Day, hundreds of volunteers came to HPHA projects over several months on Oahu and the Neighbor Islands to paint, clean, and do light repair work. They helped provide homes to dozens of families that were on the HPHA's waitlist pending the availability of units that had sat vacant for months.

Oceanic sent teams of volunteers to assist

An HPHA staff person thanks a member of the community with a rose

HPHA staff showed their appreciation for the acts of kindness resulting from the Campaign by distributing roses to the community in Downtown Honolulu. Each rose handed out represented a family that now had a place to call home thanks to the community's support.

Fair Housing

The HPHA provided Fair Housing training for 230 employees in sessions held on Oahu, Kauai, and Maui. Fair housing training was offered to all public housing residents on Kauai and Maui, with 21 residents attending.

Additionally, the HPHA's Compliance Office resolved 6 discrimination complaints that were filed with the Hawaii Civil Rights Commission and HUD. Work is being completed on a contract with an independent consultant, the National Center for Housing Management, to complete HPHA's Section 504 Self-Evaluation Plan and Transition Plan, to determine and plan for improvements needed to make the HPHA more accessible to persons with disabilities.

The Compliance Office responded to approximately 490 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act. Most common requests were for transfers to accessible or ground floor units, transfers for other reasons, air conditioners, reserved parking, utility allowances for medical equipment, and assistance animals

Language Access

The diversity of languages among HPHA's tenants and applicants is truly broad, and the Compliance Office has collected a number of statistics relating to the provision of language assistance to persons of Limited English Proficiency. Work began by revising and adopting the HPHA Language Access Policy for the federally assisted low-income public housing program. Once the agency had enacted this policy, the Compliance Office coordinated training for 116 HPHA employees who have the most contact with our limited English proficient clientele on language access. According to LEP encounter and cost data from all HPHA offices collected over the Fiscal Year, total agency-wide expenditure for interpretation and translation costs was **over $24,000 for close to 1,000 LEP encounters in 15 different languages**.

HEARINGS OFFICE EVICTIONS
Statewide Federal Eviction Referrals/Decisions

		REASON FOR REFERRAL		BOARD DECISIONS RENDERED					
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	158	107	51	65	42	10	7	34	124
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	106	84	22	40	32	1	3	30	76
FY 2013 (10/31/12)	55	43	12	28	9	0	1	17	38
TOTALS	**992**	**791**	**201**	**404**	**283**	**25**	**33**	**247**	**745**

Hearings Office Statistics

The Hearings Office anticipates improved performance in the next Fiscal Year thanks to the enactment of Act 160, Session Laws of Hawaii 2012, which amended Section 356D-92, Hawaii Revised Statutes. This legislation streamlined the notice requirements that the agency must follow in grievance and eviction proceedings, allowing the HPHA to conform such practices to the requirement of 24 C.F.R. 966 through Chapter 91 Administrative Rulemaking. The bill will also enable the agency to reduce administrative costs incurred through hearings by permitting the use of video teleconferencing to conduct Neighbor Island evictions. In order to implement the intent of this act, the HPHA Board approved amendments to 17-2020, Hawaii Administrative Rules, which will go to public hearing before going into force.

The Hearings Office also assisted in updating 17-2021, Hawaii Administrative Rules, to correct issues in the grievance hearing processes of the agency.

Information Technology Office

This Fiscal Year was a busy one for the HPHA's IT staff. The agency, through the leadership of the IT Office, moved from an antiquated, DOS-based software system to an updated, Windows-based system utilized by large Public Housing Agencies nationwide. This will assist in improving operations, tracking, and reporting of financial and other program-related data and information.

Staff installed 97 new desktop computers in various HPHA offices, statewide while maintaining the rest of the agency's several hundred computer systems and mainframes, in addition to maintaining computer network infrastructure, and providing help desk support to both HPHA employees and private management contractors' staff.

IT also provided essential support in expanding the Planning & Evaluation Office's capabilities by procuring Geographic Information Systems software to better understand the agency's property holdings and to develop community-based plans.

Exempt Employment & Volunteer Report

The HPHA employed 274 Full Time Equivalents in a variety of Civil Service and Exempt capacities statewide as of June 30, 2012.

Pursuant to Sec. 356D-2, the HPHA provides the following report on the employment of personal exempt from the Civil Service. All positions are considered critical to agency operations and do not have a Civil Service equivalent. For current copies of position descriptions, please contact the Planning & Evaluation Office:

Date of Hire	Office/Area	Position Title
11/07/11	PMMSB/RSS	Resident Svcs Prgm Spclt
11/07/11	Compliance Office	Hsg Compliance & Eval Spclt
11/07/11	PMMSB/RSS	Resident Svcs Prgm Spclt
11/16/11	CPO	Hsg Contract Spclt
01/03/12	OED	Executive Director
01/12/12	CMB	Project Engineer
05/07/12	PMMSB/PMCS	Property Mgmt Spclt
05/10/12	PMMSB/RSS	Resident Svcs Prgm Spclt
05/14/12	CMB	Project Engineer
Total		**9**

Pursuant to Sec. 90-5 the HPHA provides the following report on the use of Volunteers:

Total Number of Volunteers Utilized: Approximately 250

Total Number of Service Hours Logged: Over 1,100 hours

Legislative Proposals

2013 HPHA Legislative Proposals		
Title/Intent	**Bill Purpose**	**DHS No.**
Delinquent Balance Write-Off	Provide HPHA with ability to write off delinquent account balances for state LIPH in same manner as federal LIPH, exempt from section 40-82; reduces required wait time from 2 years to 90 days; moves delinquent accounts more quickly to Collections agency	HMS-16
Uniform Admin. Rule Adoption Process	Provides HPHA with authority to adopt certain policies exempt from Chapter 91 rulemaking formalities; would eliminate dual compliance currently required by 24 C.F.R. 903 and Chapter 91, HRS for the adoption of ACOP and other administrative rule provisions. Would allow the HPHA to follow only the process provided by 24 C.F.R. 903, which is consistent with PHA practice nationwide. In conjunction with 26-35(a)(3), would allow the HPHA to work with the Governor to tailor admin. rule adoption process.	HMS-17
Streamline Eviction Process	Allows for certain evictions resulting from household criminal activity to be processed without grievance hearing per HUD regulations; amends 356D-92 and 521-7, HRS. Would allow HPHA property managers to send evictions straight to circuit court, without a grievance, by providing a judicial process that will suffice for HUD due process approval.	HMS-18

Legislative Proposals

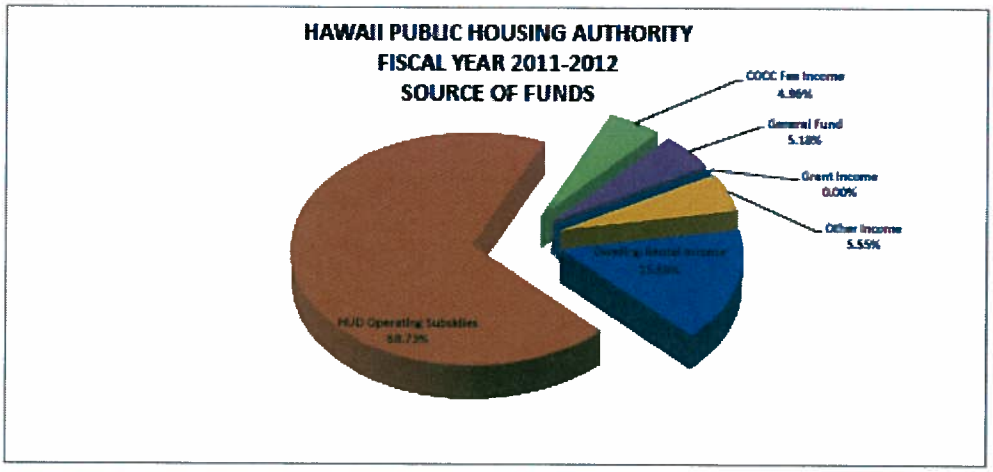
Increase Property Security	Makes possession/storage of open containers of intoxicating liquors on public housing common areas criminal offense. Consumption of intoxicating liquors is already prohibited; this proposal would expand that prohibition beyond consumption (which requires a witness to the act of imbibing alcohol) to possession/ storage. In many cases now, when drinking is a problem, perpetrators simply put their drinks down before arrival of police and are not subject to citation under this law. If possession were criminalized, police would only have to find alcohol on the scene and confirm consumption to issue citations.	HMS-19
Public Housing Definition	Amends definition of "public housing project" at 356D-1 to include additional types of federally assisted housing. Would clarify the authority and power of the HPHA to participate in additional federally-assisted housing programs beyond public housing, which HUD allows PHAs to administer. Ties the definition of federally-assisted housing to Federal standards in case HUD adds new programs (such as RAD). In conjunction with a PHA-incorporated entity (instrumentality or affiliate), HPHA would be able to extend management services to existing housing resources in the State, thereby increasing employment and revenues.	HMS-20

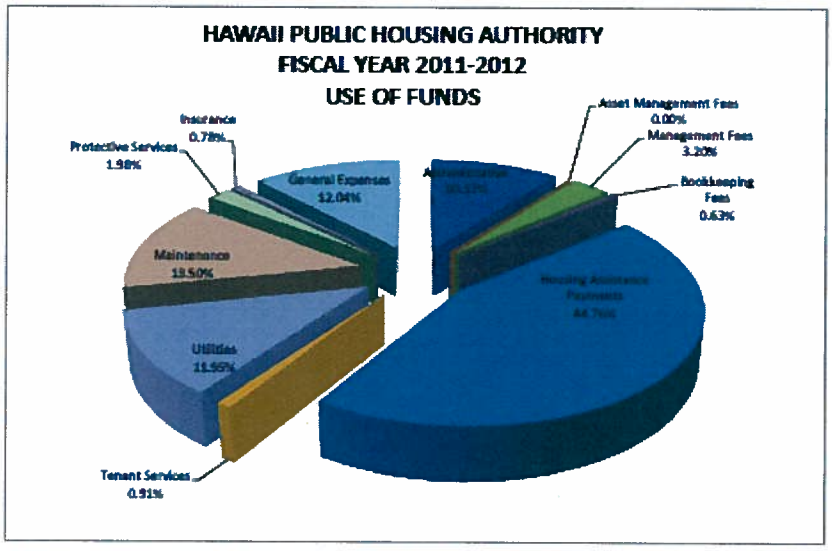
Legislative Proposals

State Income Tax Exemption	Repeals Section 201H-37 and re-enacts in Chapter 356D. This statute already is in place, and illustrates consistent policy of the U.S. government to exempt certain income and obligations of PHAs from income taxes in order to promote affordable housing development. This measure should have moved to Chapter 356D when HCDCH was bifurcated. This is a HOUSEKEEPING measure	HMS-21
Streamline Property Disposal	Amends 356D-56 regarding the disposition of abandoned personal property on HPHA state LIPH properties to match process that DLNR uses. Current law requires the HPHA to act as a storage unit and only gives the HPHA a lien interest in abandoned personal property. HPHA is required to provide numerous notices and wait periods, and cannot act more quickly in the case of extremely low value property (junk). Liens on the possessions of evicted tenants become TARs and can make the agency look financially unhealthy, and are unlikely to be recovered due to the low income of evicted tenants.	HMS-24

Financial Data and Auditor's Report

	Total Revenues	Total Expenses
Actual	$104,116,545	$111,258,090
Budget	$92,028,816	$105,041,320

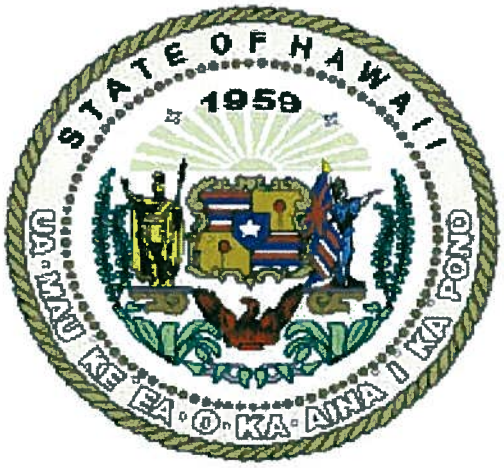




The above financial data is subject to audited year end adjustments.

The most recent financial and audit information is available on the HPHA website:

http://www.hpha.hawaii.gov/reportsstudies/index.htm



Hawaii Public Housing Authority
1002 North School Street
Honolulu, Hawaii 96817
(808) 832-4692
www.hpha.hawaii.gov

EQUAL HOUSING OPPORTUNITY

Approved by the Executive Director
December 20, 2012

FOR ACTION

MOTION: To Ratify Acceptance of the Independent Audit of the Hawaii Public Housing Authority's Financial Statements for the Fiscal Period July 1, 2011 – June 30, 2012

I. FACTS

A. The audit of the Hawaii Public Housing Authority's (HPHA) financial statements for fiscal year ending June 30, 2012, was performed by our independent auditor, KMH, LLP. The financial statements are attached.

B. The HPHA's financial statements are submitted electronically to the U.S. Department of Housing and Urban Development (HUD) and due no later than March 31, 2012.

C. On December 14, 2012, the Board's Finance Task Force met with staff and the auditors to discuss the financial statements and financial activities over the fiscal period ended June 30, 2012. Subsequently, the financial statements were submitted to the Department of Accounting and General Services and the Department of Budget and Finance for inclusion in the State's Consolidated Annual Financial Report.

II. RECOMMENDATION

That the Board of Directors Ratify Acceptance the Audited Financial Statements and Single Audit for the Fiscal Year Beginning July 1, 2010 and Ending June 30, 2011.

Attachment A: Audited Financial Statements for Fiscal Year July 1, 2011 Ending June 30, 2012 (Management Discussion & Analysis forthcoming)

Prepared by: Clarence Allen, Fiscal Officer

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

David Gierlach, Chair

Executive Director's Board Status Report
November 2012 / December 2012

Major Programs

A. Public Housing

- On November 29, 2012, the HPHA was informed by the Department of Health, Clean Water Branch that sewer from the School Street location had leaked into the storm drain. At this time, the sewer is being rerouted out of the sanitary manhole with the suspected broken sewer line across the campus to another sanitary manhole. Design work to repair the broken line is completed and HPHA will issue a competitive solicitation within the next week.

- AMP 30 (Puuwai Momi)
  Informational meetings held as follows:
  - Puuwai Momi on November 5, 2012
  - Hale Laulima on November 26, 2012
  - Waipahu I on November 8, 2012
  - Waipahu II on November 15, 2012
  - Salt Lake Apartments on November 29, 2012

- AMP 31 (Kalihi Valley Homes)
  - The November movie night projected against the white office wall was very well attended again by over 100 persons, many of them children under 15 years old.
  - Requested assistance from PMMSB with backlog of re-exams (started on November 19, 2012).
  - Plan to start annual unit inspections at Kalihi Valley Homes starting January 2013, with notices going out in December to give tenants ample notice to start cleaning up.
  - Attended Kalihi Valley Homes resident association planning meeting with other agencies including Weed and Seed Program and the Word of Life Church on November 13, 2012. Planning a Christmas party for December 15, 2012. Word of Life Church is willing to help survey resident interests for future events.

- AMP 34 (Kalakaua Homes)
  - Community Service – management sponsors semi-monthly activities for volunteers.

- AMP 37 (Hilo)
  - Kauhale O' Hanakahi had a special training and activities for the residents on spousal abuse. This was a grant provided by Mayor Billy Kenoi to cover costs.

- AMP 43 (Kona)
  - Working on opening after school program at Kealakehe.

- AMP 44 (Leeward)
  - Seventeen families from Waimaha Sunflower attended the workshop on rental process, money management and credit conducted by Helen Wai (sponsored by the University of Hawaii West Oahu).

- AMP 46 (North Hawaii)
  - Thanksgiving lunch at Noelani community center for tenants of Noelani I / II.

- AMP 50 (Palolo Valley Homes)
  - Ground breaking ceremony held on project on November 13, 2012.
  - Turned over Building 20 to contractor on November 13, 2012.
  - Contractor started on modification on November 14, 2012.

B. Section 8 Subsidy Programs

- Voucher lease up update:
  1. Staff is currently working to lease up 100 Veteran's Vouchers, 57 Housing Choice Vouchers and assist 137 more Rent Supplement clients.
  2. In October staff mailed 100 contact letters to applicant families on the Housing Choice Voucher waitlist. A mass meeting to screen and process the 100 families was scheduled for November 7, 2012. Twenty five (25) families showed up for the meeting. Twenty (20) of the twenty five (25) qualified for a preference and are currently being screened.
  3. Thirteen (13) new vouchers were leased in October 2012.

- Staff will contact families on the rent supplement waitlist to assist 137 more. The plan for increased lease up is for each worker to lease up 7 families/individuals a month for 3 months beginning January 2013.

C. Construction Management Branch

For Construction Management Branch Activities, see Program Reports

Administrative Services

A. Compliance Office

- Resolved approximately 40 tenant requests for reasonable accommodations under Section 504 of the Rehabilitation Act and the Fair Housing Act. Continue to work on resolution of discrimination complaints with the Hawaii Civil Rights Commission.

  Requests were approved for:
  a. Transfers to accessible or ground floor units (2);
  b. Transfer of unit for other reasons (4);
  c. Installation of air conditioning (10); and
  d. Service animal (3).

- Established database for vital documents that are translated into different languages

B. Planning and Evaluation Office (PEO)

- Chief Planner, Nicholas Birck submitted his resignation effective December 12, 2012
- Completed draft of the HPHA's 2012 Annual Report,

Legislative

- Participated in task force meetings with Senator Chun Oakland.
- Refined and submitted legislative proposals for inclusion in administrative package.
- Coordinated responses to legislative requests for information.
- Working on development of Annual Report to the Governor and the Legislature.
- Submitting Biennium budget request to the Department of Budget and Finance on State budget process.
- Working with the Governor's Policy Office and DHS on Legislative proposals.
- Continue meeting with various Departments and affected organizations on HPHA's proposed legislation.

Information Office

- Instituting new Office of Information Practices UIPA log.
- Attended PIO meeting at Governor's Office.
- Continue to develop rent inserts to maintain communication with the public housing families.

C. Fiscal Management Office

For Fiscal Management Office Activities, see Financial reports.

- Continue to work on completing the financial statements with the auditors.

D. Contracts and Procurement

For Solicitations and Contracts Issued in November 2012 see Program Reports.

Central Stores Requisitions/Purchase Orders/pCards Processed:

Type	Nov	Oct	% change	FYTD
Central Stores Requisitions	28	26	8%	111
Purchase Orders	92	133	-31%	845
pCard (Total)	35	56	-38%	192
pCard (under $1,000)	29	46	-37%	155
pCard (over $1,000)	6	10	-40%	37

- Continue to recruit for 3 vacant contract specialist positions to procure goods and services, and construction for HPHA.

E. Information Technology Office

- Coordinated onsite training sessions for Emphasys Elite Low Income Public Housing (LIPH) modules for staff, over a two week period. Two consultants provided hands on training for AMP and selected central office staff on how to use the new software.
- Continue to work on upgrade and "debugging" of the Elite and upgrade of the Elite Training environment to the latest version of software, version 1.9.3 MR 1, so that staff can be trained on the most current system.
- Drafted specifications to select a vendor for security equipment needed to implement faster network connections at all sites on the HPHA network.

F. Hearings Office

- 14 eviction cases heard for November 2012 (14 for rent, 0 for non rent)
- January 2012 through November 2012, a total of 124 cases were referred with 51 families evicted during the 11-month period.

- Continue to prepare findings of fact, conclusions or law, decision and order, and other legal documents.
- Continue to respond to request and inquiries from tenants, associations, HUD, Hawaii Civil Rights Commission, and Legal Aid Society.
- Continue to work with the Department of the Attorney General for evictions from State public housing and cases in the appeal process.
- Transmitted request for declaratory appeal for tenant in federal public housing. Administrative hearing by the HPHA Board of Directors is tentatively scheduled for January 2013 with the approval of the HPHA Board.
- Respond to inquiries from HUD on a recent tenant eviction and HUD's Limited Denial of Participation (LDP)

G. Personnel

Staffing as of December 1, 2012 Full-time Equivalent positions:

Filled positions:	287
Vacant positions:	81
Total FTEs:	368
New Hires:	13
Resigned/retired:	4
Note: 89day hires (temp)	**5**

- Working on establishing a comprehensive performance appraisal and training system to improve worker productivity.

Safety & Worker's Compensation

- None for November.

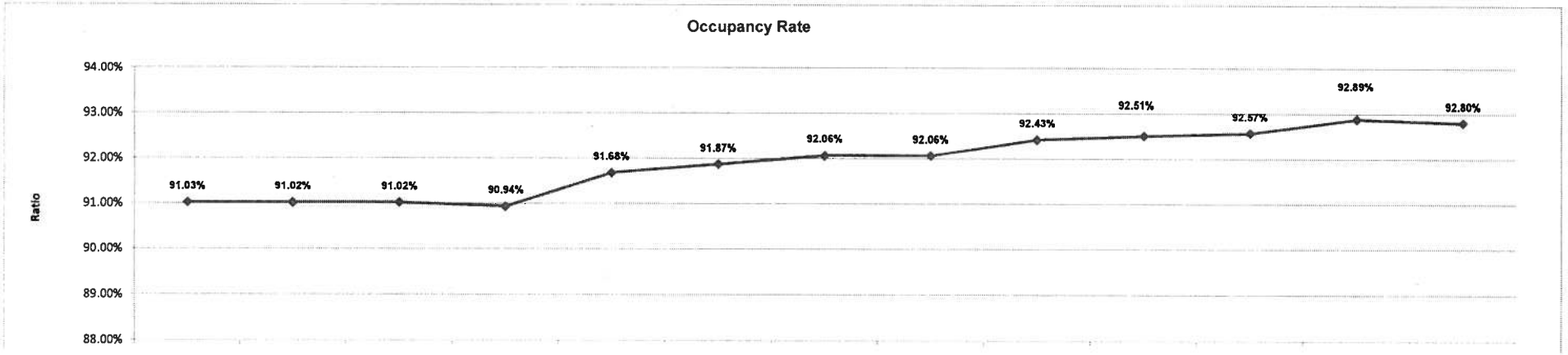
FEDERAL PUBLIC HOUSING

Occupancy from November 2011 to November 2012

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	623	532	85.39%	621	533	85.83%	621	533	85.83%	621	533	85.83%	621	533	85.83%	621	536	86.31%
Kauai	319	274	85.89%	319	274	85.89%	319	274	85.89%	319	273	85.58%	319	272	85.27%	318	277	87.11%
Maui	196	146	74.49%	196	147	75.00%	196	147	75.00%	196	150	76.53%	196	152	77.55%	196	156	79.59%
Oahu	3,554	3,319	93.39%	3,554	3,315	93.28%	3,554	3,315	93.28%	3,555	3,310	93.11%	3,554	3,343	94.06%	3,553	3,338	93.95%
Total	4,692	4,271	91.03%	4,690	4,269	91.02%	4,690	4,269	91.02%	4,691	4,266	90.94%	4,690	4,300	91.68%	4,688	4,307	91.87%

Cumulative (12 Months) 11/11 - 11/12	
Units	60,969
Tenats	56,040
Ratio	91.92%

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			Nov-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	621	541	87.12%	621	541	87.12%	620	534	86.13%	620	546	88.06%	620	551	88.87%	619	564	91.11%	620	571	92.10%
Kauai	318	274	86.16%	318	274	86.16%	318	275	86.48%	318	274	86.16%	315	272	86.35%	315	274	86.98%	321	281	87.54%
Maui	196	158	80.61%	196	158	80.61%	196	169	86.22%	196	172	87.76%	196	176	89.80%	196	175	89.29%	196	172	87.76%
Oahu	3,553	3,343	94.09%	3,553	3,343	94.09%	3,553	3,354	94.40%	3,553	3,344	94.12%	3,553	3,337	93.92%	3,553	3,337	93.92%	3,574	3,348	93.68%
Total	4,688	4,316	92.06%	4,688	4,316	92.06%	4,687	4,332	92.43%	4,687	4,336	92.51%	4,684	4,336	92.57%	4,683	4,350	92.89%	4,711	4,372	92.80%



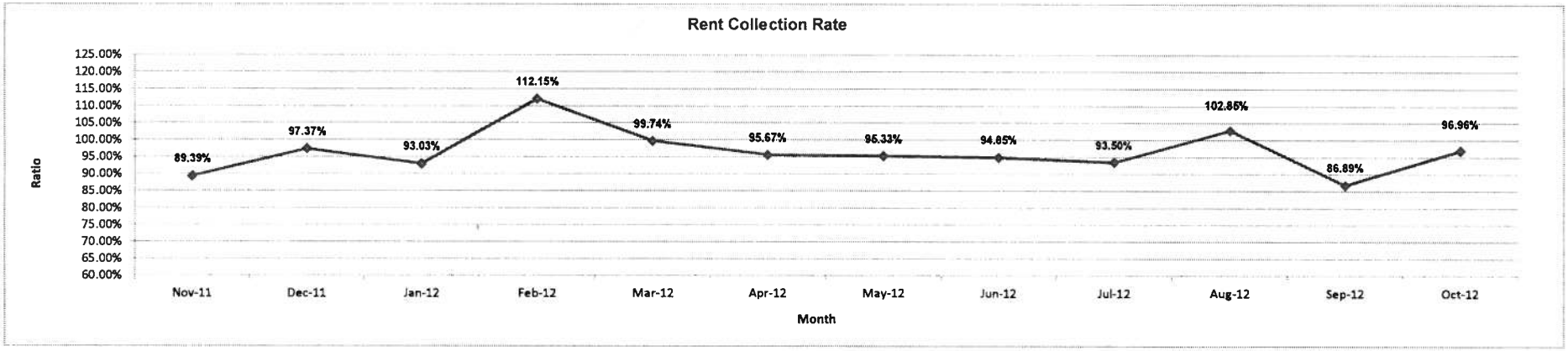
FEDERAL PUBLIC HOUSING

Rent Collection from November 2011 to November 2012

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$115,276.00	$103,458.24	89.75%	$116,323.00	$116,388.33	100.06%	$114,209.50	$110,422.26	96.68%	$113,942.00	$129,996.25	114.09%	$112,348.50	$111,155.13	98.94%	$112,335.00	$109,297.72	97.30%
Kauai	$76,718.00	$68,948.60	89.87%	$76,420.00	$72,976.75	95.49%	$74,647.00	$73,572.68	98.56%	$74,418.00	$93,535.27	125.69%	$74,359.33	$81,552.35	109.67%	$75,405.02	$77,085.39	102.23%
Maui	$47,144.00	$44,214.52	93.79%	$44,242.00	$43,525.67	98.38%	$44,064.00	$39,954.01	90.67%	$43,797.00	$47,465.60	108.38%	$43,703.00	$42,816.67	97.97%	$43,493.00	$39,093.69	89.89%
Oahu	$901,126.01	$802,654.28	89.07%	$895,633.23	$869,941.27	97.13%	$895,613.84	$825,897.28	92.22%	$898,482.79	$996,986.76	110.96%	$918,878.90	$910,771.32	99.12%	$933,096.95	$888,433.44	95.21%
Total	$ 1,140,264.01	$ 1,019,275.64	89.39%	$ 1,132,618.23	$ 1,102,832.02	97.37%	$ 1,128,534.34	$ 1,049,846.23	93.03%	$ 1,130,639.79	$ 1,267,983.88	112.15%	$ 1,149,289.73	$ 1,146,295.47	99.74%	$ 1,164,329.97	$ 1,113,910.24	95.67%

Cumulative (12 Months) 11/11 - 11/12	
Charges	$ 14,800,456.76
Collections	$ 14,178,503.38
Total	$ (621,953.38)
Ratio	95.80%

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			Nov-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$110,139.00	$105,928.84	96.18%	$101,718.68	$97,508.52	95.86%	$107,350.00	$103,718.74	96.62%	$105,021.00	$118,324.62	112.67%	$104,312.00	$98,977.76	94.89%	$105,107.00	$109,533.35	104.21%	$115,419.00	$105,516.58	91.42%
Kauai	$76,265.02	$72,320.18	94.83%	$68,375.34	$64,430.50	94.23%	$68,659.02	$67,390.13	98.15%	$68,634.69	$74,684.13	108.81%	$68,257.00	$56,174.97	82.30%	$68,464.00	$67,037.65	97.92%	$70,712.00	$57,227.00	80.93%
Maui	$44,587.00	$37,367.85	83.81%	$30,148.70	$22,929.55	76.05%	$42,751.00	$41,534.18	97.15%	$43,521.00	$43,913.67	100.90%	$44,672.00	$38,615.46	86.44%	$46,129.00	$43,639.11	94.60%	$48,300.00	$39,985.48	82.79%
Oahu	$936,627.70	$897,513.54	95.82%	$858,399.38	$819,285.22	95.44%	$932,406.22	$863,699.38	92.63%	$920,596.61	$933,241.75	101.37%	$908,055.31	$783,953.25	86.33%	$906,469.10	$871,733.02	96.17%	$953,683.92	$842,175.47	88.31%
Total	$ 1,167,618.72	$ 1,113,130.41	95.33%	$ 1,058,642.10	$ 1,004,153.79	94.85%	$ 1,151,166.24	$ 1,076,342.43	93.50%	$ 1,137,773.30	$ 1,170,164.17	102.85%	$ 1,125,296.31	$ 977,721.44	86.89%	$ 1,126,169.10	$ 1,091,943.13	96.96%	$ 1,188,114.92	$ 1,044,904.53	87.95%



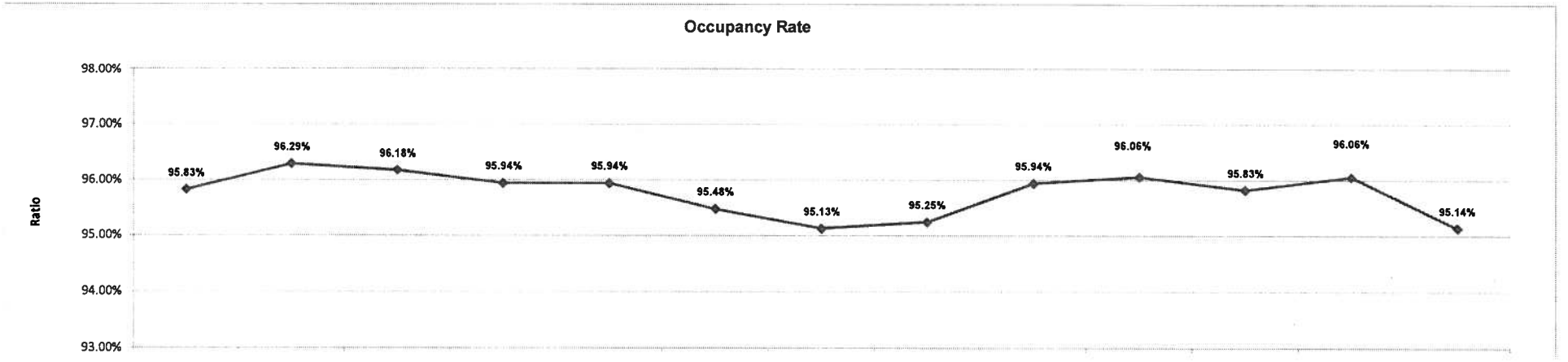
STATE PUBLIC HOUSING

Occupancy from November 2011 to November 2012

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	47	83.93%	56	49	87.50%	56	49	87.50%	56	48	85.71%	56	46	82.14%	56	42	75.00%
Kauai	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	23	88.46%	26	24	92.31%
Maui	32	24	75.00%	32	25	78.13%	32	24	75.00%	32	27	84.38%	32	26	81.25%	32	28	87.50%
Oahu	749	733	97.86%	749	734	98.00%	749	734	98.00%	749	730	97.46%	749	733	97.86%	749	730	97.46%
Total	863	827	95.83%	863	831	96.29%	863	830	96.18%	863	828	95.94%	863	828	95.94%	863	824	95.48%

Cumulative (12 Months) 11/11 - 11/12	
Units	11,221
Tenants	10,747
Ratio	95.78%

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			Nov-12		
	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio	Total Units	Occ Units	Ratio
Hawaii	56	43	76.79%	56	44	78.57%	56	46	82.14%	56	48	85.71%	56	48	85.71%	56	46	82.14%	56	47	83.93%
Kauai	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	24	92.31%	26	25	96.15%
Maui	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	29	90.63%	32	26	81.25%
Oahu	749	725	96.80%	749	725	96.80%	749	729	97.33%	749	728	97.20%	749	726	96.93%	749	730	97.46%	751	725	96.54%
Total	863	821	95.13%	863	822	95.25%	863	828	95.94%	863	829	96.06%	863	827	95.83%	863	829	96.06%	865	823	95.14%



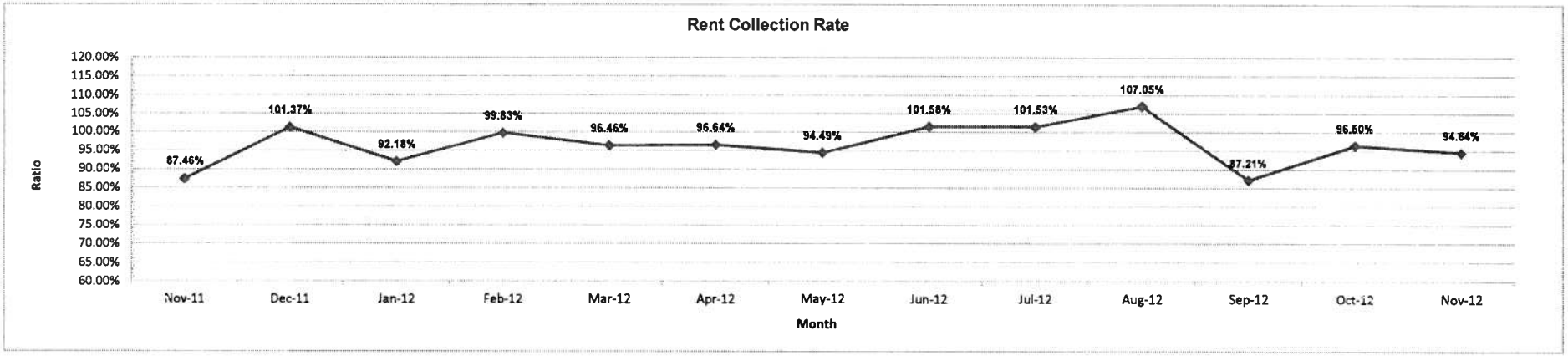
STATE PUBLIC HOUSING

Rent Collection from November 2011 to November 2012

	Nov-11			Dec-11			Jan-12			Feb-12			Mar-12			Apr-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 14,366.00	$ 13,036.00	90.74%	$ 16,098.00	$ 14,089.00	87.52%	$ 17,160.00	$ 13,920.00	81.12%	$ 17,779.00	$ 18,461.00	103.84%	$ 17,154.00	$ 15,435.00	89.98%	$ 15,823.00	$ 14,366.00	90.79%
Kauai	$ 5,336.00	$ 4,304.00	80.66%	$ 5,176.00	$ 5,036.00	97.30%	$ 4,980.00	$ 3,606.93	72.43%	$ 4,980.00	$ 4,831.00	97.01%	$ 5,086.00	$ 6,646.00	130.67%	$ 5,086.00	$ 3,850.00	75.70%
Maui	$ 4,825.00	$ 4,010.00	83.11%	$ 4,754.00	$ 4,964.00	104.42%	$ 4,765.00	$ 3,194.00	67.03%	$ 4,901.00	$ 6,354.00	129.65%	$ 5,096.00	$ 6,577.00	129.06%	$ 5,632.00	$ 5,373.00	95.40%
Oahu	$ 228,648.00	$ 200,070.86	87.50%	$ 226,267.00	$ 231,667.63	102.39%	$ 227,509.00	$ 213,788.90	93.97%	$ 226,763.00	$ 224,341.74	98.93%	$ 227,314.00	$ 216,985.75	95.46%	$ 226,343.00	$ 220,786.72	97.55%
Total	$ 253,175.00	$ 221,420.86	87.46%	$ 252,295.00	$ 255,756.63	101.37%	$ 254,414.00	$ 234,509.83	92.18%	$ 254,423.00	$ 253,987.74	99.83%	$ 254,650.00	$ 245,643.75	96.46%	$ 252,884.00	$ 244,375.72	96.64%

Cumulative (12 Months) 11/11 - 11/12	
Charges	$ 3,283,692.87
Collections	$ 3,175,137.08
Total	$ (108,555.79)
Ratio	96.69%

	May-12			Jun-12			Jul-12			Aug-12			Sep-12			Oct-12			Nov-12		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 14,147.00	$ 11,955.00	84.51%	$ 14,040.00	$ 11,505.00	81.94%	$ 8,970.00	$ 6,435.00	71.74%	$ 15,525.00	$ 14,149.00	91.14%	$ 15,189.00	$ 11,446.00	75.36%	$ 15,384.00	$ 12,703.00	82.57%	$ 14,094.00	$ 11,083.00	78.64%
Kauai	$ 5,182.00	$ 3,926.00	75.76%	$ 5,182.00	$ 4,157.00	80.22%	$ 3,132.00	$ 2,107.00	67.27%	$ 5,264.00	$ 5,466.00	103.84%	$ 5,264.00	$ 4,662.00	88.56%	$ 5,276.00	$ 5,097.74	96.62%	$ 5,076.19	$ 3,875.19	76.34%
Maui	$ 5,748.00	$ 5,367.00	93.37%	$ 5,376.00	$ 5,440.00	101.19%	$ 5,504.00	$ 5,568.00	101.16%	$ 5,448.00	$ 4,651.00	85.37%	$ 5,339.00	$ 4,693.00	87.90%	$ 4,975.00	$ 4,196.00	84.34%	$ 5,514.00	$ 3,457.00	62.69%
Oahu	$ 226,638.00	$ 216,596.73	95.57%	$ 225,516.00	$ 232,969.84	103.31%	$ 240,423.68	$ 247,877.52	103.10%	$ 225,890.00	$ 245,627.74	108.74%	$ 225,553.00	$ 198,408.18	87.97%	$ 224,465.00	$ 219,337.37	97.72%	$ 223,737.00	$ 216,686.24	96.85%
Total	$ 251,715.00	$ 237,844.73	94.49%	$ 250,114.00	$ 254,071.84	101.58%	$ 258,029.68	$ 261,987.52	101.53%	$ 252,127.00	$ 269,893.74	107.05%	$ 251,345.00	$ 219,209.18	87.21%	$ 250,100.00	$ 241,334.11	96.50%	$ 248,421.19	$ 235,101.43	94.64%



Federal LIPH
HPHA Project Overview Report
November 2012

	Occupancy*							
AMP	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
30P-Aiea	363	341	17	93.94%	3	0	0	5
31P-KVH	373	332	37	89.01%	2	2	0	4
32P-MWH	364	350	12	96.15%	8	7	6	2
33P-Kam/Kaamanu	373	365	8	97.86%	2	2	0	0
34P-Kalakaua	583	555	16	95.20%	1	2	1	12
35P-Kalanihuia	587	582	2	99.15%	3	2	0	3
37P-Hilo	315	275	16	87.30%	2	1	0	22
38P-Kauai	321	281	12	87.54%	9	0	0	28
39P-Maui	196	172	13	87.76%	2	4	0	11
40P-KPT	168	166	1	98.81%	2	0	0	1
43P-Kona	202	198	4	98.02%	4	2	0	0
44P-Leeward Oahu	260	224	21	86.15%	9	1	0	15
45P-Windward Oahu	235	221	4	94.04%	0	0	0	10
46P-Kamuela	103	98	3	95.15%	3	4	1	1
49P-Central Oahu	150	120	28	80.00%	1	0	1	2
50P-Palolo	118	92	18	77.97%	5	6	5	8
Total	4,711	4,372	212	92.80%	56	33	14	124

	Non Vacated Delinquencies**				Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	29	22,177.00	14	23,869.35	$ 129,945.00	$ 105,439.58	81.14%
31P-KVH	35	17,589.45	15	8,890.49	$ 91,832.00	$ 76,739.01	83.56%
32P-MWH	19	8,962.18	18	14,285.86	$ 120,088.68	$ 105,664.84	87.99%
33P-Kam/Kaamanu	24	8,677.34	23	30,038.98	$ 96,248.26	$ 84,348.90	87.64%
34P-Kalakaua	13	5,347.66	9	16,395.83	$ 131,494.00	$ 126,293.32	96.04%
35P-Kalanihuia	11	3,575.62	6	4,973.51	$ 147,525.98	$ 142,340.33	96.48%
37P-Hilo	5	1,305.00	2	990.00	$ 59,332.00	$ 55,886.00	94.19%
38P-Kauai	32	12,575.00	22	36,508.47	$ 70,712.00	$ 57,227.00	80.93%
39P-Maui	12	5,906.00	5	4,331.00	$ 48,300.00	$ 39,985.48	82.79%
40P-KPT	7	5,421.97	1	75.00	$ 68,828.00	$ 58,999.05	85.72%
43P-Kona	2	1,288.00	3	2,348.00	$ 35,563.00	$ 31,716.00	89.18%
44P-Leeward Oahu	27	13,990.00	15	8,640.28	$ 52,485.00	$ 40,869.99	77.87%
45P-Windward Oahu	9	4,375.00	2	362.20	$ 59,339.00	$ 50,468.45	85.05%
46P-Kamuela	7	3,295.00	5	1,188.00	$ 20,524.00	$ 17,914.58	87.29%
49P-Central Oahu	5	4,192.00	3	6,168.00	$ 32,721.00	$ 29,208.00	89.26%
50P-Palolo	6	4,341.46	0	0.00	$ 23,177.00	$ 21,804.00	94.08%
Total	243	$ 123,018.68	143	$ 159,064.97	$ 1,188,114.92	$ 1,044,904.53	87.95%

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

Federal LIPH
HPHA Island Overview Report
November 2012

	Occupancy *								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	620	571	23	92.10%	9	7	1	23	Average Income	47	0.41%	6.33	3.07
Kauai	321	281	12	87.54%	9	0	0	28	Low Income (80%)	141	1.24%	2.79	1.94
Maui	196	172	13	87.76%	2	4	0	11	Very Low Inc. (50%)	921	8.10%	2.84	1.90
Oahu	3,574	3,348	164	93.68%	36	22	13	62	Extrmly Low Inc. (30%)	10,256	90.24%	2.55	1.76
Total	**4,711**	**4,372**	**212**	**92.80%**	**56**	**33**	**14**	**124**		**11,365**	**100.00%**	**2.59**	**1.78**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	14	$ 5,888.00	10	$ 4,526.00	$ 115,419.00	$ 105,516.58	**91.42%**
Kauai	32	$ 12,575.00	22	$ 36,508.47	$ 70,712.00	$ 57,227.00	**80.93%**
Maui	12	$ 5,906.00	5	$ 4,331.00	$ 48,300.00	$ 39,985.48	**82.79%**
Oahu	185	$ 98,649.68	106	$ 113,699.50	$ 953,683.92	$ 842,175.47	**88.31%**
Total	**243**	**$ 123,018.68**	**143**	**$ 159,064.97**	**$ 1,188,114.92**	**$ 1,044,904.53**	**87.95%**

* Occupancy also counts Scheduled for Modernization Units.

* Occupancy reflects removal of KPT Units.

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

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

State LIPH
HPHA Project Overview Report
November 2012

	Occupancy *							
Project	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready
2201-Hauiki	46	44	0	95.65%	0	0	0	2
2202-Puahala Homes	128	115	0	89.84%	2	0	0	13
2204-Kawailehua	26	25	0	96.15%	1	0	0	1
2205-Kahale Mua	32	26	3	81.25%	0	3	0	3
2206-Lokahi	30	22	0	73.33%	1	0	0	8
2207-Ke Kumu Elua	26	24	1	92.31%	0	1	0	0
2401-Hale Po'ai	206	202	2	98.06%	2	3	0	1
2402-La'iola	109	105	1	96.33%	0	1	0	3
2403-Kamalu-Ho'olulu	221	218	2	98.64%	1	3	1	1
2404-Halia Hale	41	40	0	97.56%	1	0	0	1
Total	865	821	9	94.91%	8	11	1	33

	Non Vacated Delinquencies**				Collection Rate		
Project	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	4	$ 3,018.00	2	$ 31,557.52	$ 17,024.40	$ 21,542.23	126.54%
2202-Puahala Homes	18	$ 14,663.00	11	$ 47,543.80	$ 41,948.00	$ 31,831.41	75.88%
2204-Kawailehua	4	$ 2,402.00	3	$ 18,538.00	$ 5,076.19	$ 3,875.19	76.34%
2205-Kahale Mua	6	$ 1,624.00	3	$ 10,936.00	$ 5,514.00	$ 3,457.00	62.69%
2206-Lokahi	3	$ 1,120.00	0	$ -	$ 7,331.00	$ 7,501.00	102.32%
2207-Ke Kumu Elua	9	$ 5,495.00	5	$ 7,684.00	$ 6,763.00	$ 3,582.00	52.96%
2401-Hale Po'ai	0	$ -	0	$ -	$ 58,136.00	$ 57,706.00	99.26%
2402-La'iola	0	$ -	0	$ -	$ 33,955.60	$ 33,669.60	99.16%
2403-Kamalu-Ho'olulu	0	$ -	0	$ -	$ 62,052.00	$ 61,316.00	98.81%
2404-Halia Hale	0	$ -	0	$ -	$ 10,621.00	$ 10,621.00	100.00%
Total	44	$ 28,322.00	24	$ 116,259.32	$ 248,421.19	$ 235,101.43	94.64%

* Occupancy also counts Scheduled for Modernization Units.

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

State LIPH
HPHA Island Overview Report
November 2012

	Occupancy*								LIPH and Elderly Waiting List**				
Island	Total Available Units	Total Occupied Units	Total Vacant Units (excludes rent ready)	Occupancy Ratio	Move-Ins	Move-Outs	Transfers	Units Rent Ready	HUD Income Limit	# of HoH	% of WL	Avg Family Size	Avg Bedroom Size
Hawaii	56	47	0	83.93%	1	1	0	8	Average Income	29	0.36%	7.63	3.60
Kauai	26	25	0	96.15%	1	0	0	1	Low Income (80%)	71	0.89%	2.52	1.82
Maui	32	26	3	81.25%	0	3	0	3	Very Low Inc. (50%)	580	7.25%	2.86	1.89
Oahu	751	725	5	96.54%	6	7	1	20	Extrmly Low Inc. (30%)	7,317	91.50%	2.44	1.67
Total	**865**	**823**	**8**	**95.14%**	**8**	**11**	**1**	**32**		**7,997**	**100.00%**	**2.49**	**1.69**

	Non Vacated Delinquencies***				Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	12	$ 6,615.00	5	$ 7,684.00	$ 14,094.00	$ 11,083.00	**78.64%**
Kauai	4	$ 2,402.00	3	$ 18,538.00	$ 5,076.19	$ 3,875.19	**76.34%**
Maui	6	$ 1,624.00	3	$ 10,936.00	$ 5,514.00	$ 3,457.00	**62.69%**
Oahu	22	$ 17,681.00	13	$ 79,101.32	$ 223,737.00	$ 216,686.24	**96.85%**
Total	**44**	**$ 28,322.00**	**24**	**$ 116,259.32**	**$ 248,421.19**	**$ 235,101.43**	**94.64%**

* Occupancy also counts Scheduled for Modernization Units.

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

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

From	5/1/2012
To	10/1/2012
PHA Name	Hawaii Public Housing Authority

VMS Data Collection Report

	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12
1 Year Mainstream	174					
1 Year Mainstream HAP	$147,027					
Homeownership	11	11	11	11	11	11
Homeownership HAP	$11,720	$11,794	$11,812	$11,674	$11,674	$11,702
2008 and 2009 Non-Elderly Disabled	5	175	168	167	166	164
2008 and 2009 Non-Elderly Disabled HAP	$4,052	$144,725	$144,703	$145,455	$140,090	$141,671
Portable Vouchers Paid	28	32	32	28	26	27
Portable Voucher HAP	$20,204	$22,669	$23,651	$21,303	$19,908	$20,615
Tenant Protection	143	143	146	148	145	147
HAP Tenant Protection	$258,208	$260,992	$269,016	$269,069	$263,538	$268,541
Veteran's Affair Supported Housing (VASH) Voucher	157	164	166	175	182	189
Veteran's Affair Supported Housing (VASH) HAP	$112,869	$116,075	$126,413	$125,791	$133,106	$139,597
All Other Vouchers	1,396	1,403	1,385	1,395	1,392	1,404
HAP All Other Vouchers	$1,352,355	$1,409,869	$1,556,840	$1,540,311	$1,580,512	$1,367,495
FSS Escrow Deposits	$6,256	$7,086	$7,051	$6,534	$19,327	$6,969
All Voucher HAP Expenses After the First of Month	$5,012	$5,875	$12,030	$17,754	$10,786	$17,368
Total Vouchers	1,914	1,928	1,908	1,924	1,922	1,942
HAP Total	$1,917,703	$1,979,085	$2,151,516	$2,137,891	$2,178,941	$1,973,958
Number of Vouchers Under Leased (HAP Contract) on the last day of the Month	1,917	1,927	1,917	1,930	1,923	1,955
New vouchers issued but not under HAP contracts as of the last day of the month	22	73	106	40	80	14
Portability - In	1	1			1	4
Portability - In	$2,046	$2,046			$1,031	$6,660
Number of Vouchers Covered by Project-Based AHAPs and HAPs	455	455	455	455	455	455
Fraud Recovery - Amount Booked this Month	$193	$385	$74		$176	$384
Interest or other income earned this month from the investment of HAP funds and Net Restricted Assets	$13	$15	$14	$15	$15	$16
FSS Escrow Forfeitures	$1,094	$7,068		$16		
Number of Hard-to-House Families Leased	9	18	13	26	17	24
FSS Coordinator	$5,252	$5,252	$5,256	$5,252	$5,252	$5,252
FSS Coordinator Expenses Not Covered by FSS Grant	$28,445	$16,355	$12,744	$12,748	$15,699	$21,044
Administrative Expense	$126,335	$106,886	$150,381	$156,831	$199,591	$189,729
Audit			$5,226	$5,226	$5,226	$5,226
Net Restricted Assets (NRA) as of the Last Day of the Month	$1,291,046	$2,466,131	$2,100,517	$2,110,416	$2,131,251	$1,241,635
Unrestricted Net Assets (UNA) as of the Last Day of the Month	$2,450,564	$2,013,919	$2,304,760	$2,282,388	$2,217,050	$2,151,107
Cash/Investment as of the Last Day of the Month - Voucher Program Only	$3,961,980	$3,562,617	$3,700,633	$3,754,950	$3,488,356	$2,464,576

HEARINGS OFFICE-STATEWIDE FEDERAL EVICTION REFERRALS-November 30, 2012

	REFERRALS			RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL							
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
FY 2008	158	107	51	65	42	10	7	34	124
FY 2009	232	194	38	94	63	5	11	59	173
FY 2010	263	223	40	109	83	4	6	61	202
FY 2011	178	140	38	68	54	5	5	46	132
FY 2012	106	84	22	40	32	1	3	30	76
FY 2013	69	57	12	29	12	0	3	25	44

January 2012 - November 2012

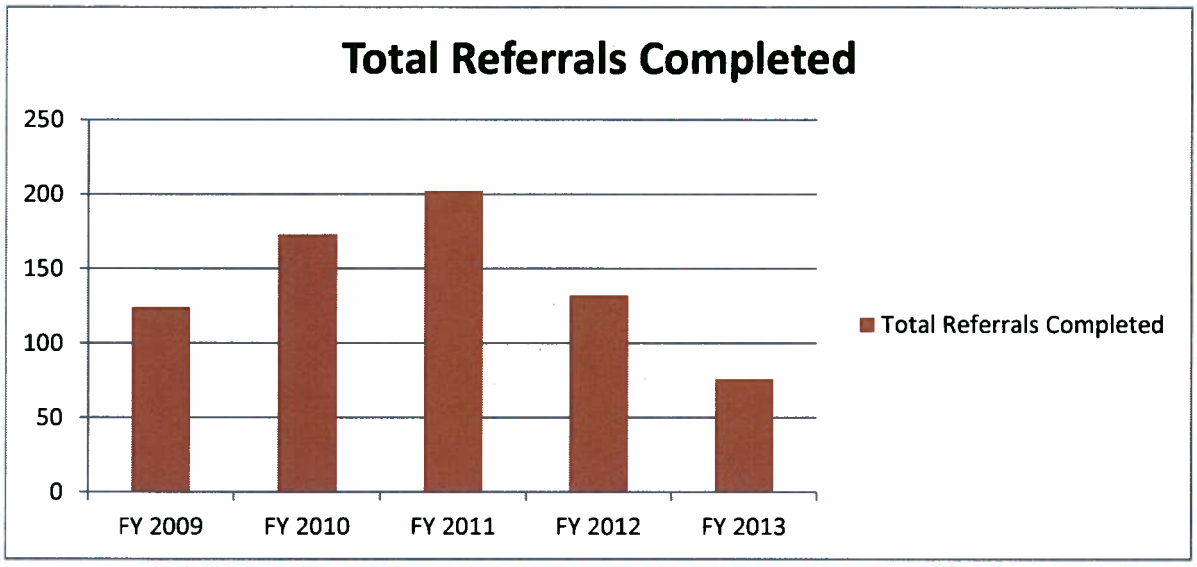
	REFERRALS			RESULT OF EVICTION REFERRAL					
		REASON FOR REFERRAL							
MONTH	Total	Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
Jan 12	7	5	2	3	2	0	1	1	6
Feb 12	14	11	3	4	5	0	0	5	9
Mar 12	10	10	0	5	1	0	0	4	6
Apr 12	9	6	3	5	3	0	1	0	9
May 12	10	10	0	2	3	1	0	4	6
June 12	5	2	3	3	1	0	0	1	4
July 12	16	15	1	6	6	0	0	4	12
Aug 12	17	10	7	12	1	0	0	4	13
Sept 12	12	9	3	6	2	0	1	3	9
Oct 12	10	9	1	4	0	0	0	6	4
Nov 12	14	14	0	1	3	0	2	8	6
TOTALS	124	101	23	51	27	1	5	40	84

Total # of Cases Heard for the Month of November 2012: 14
(Oahu & Neighbor Islands)

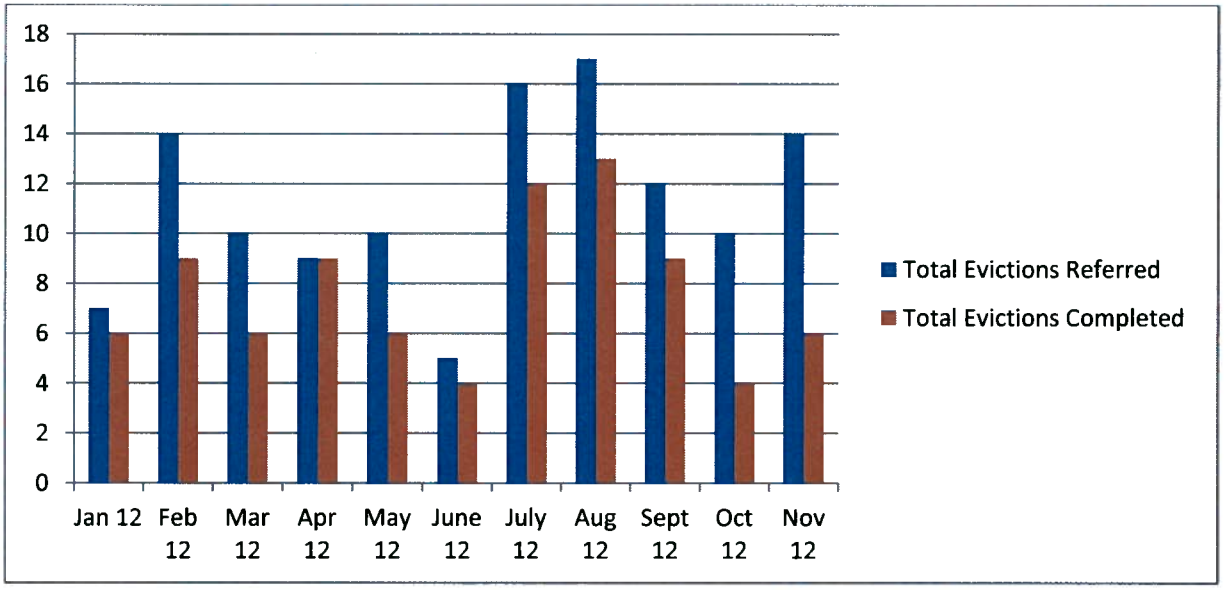
Decisions Rendered:	Rent Violations	Other Violations
Eviction	1	0
Evict w/cond	3	0
10-day cure	0	0
Dismissal	2	0
Continued	8	0
Total	14	0

Delinquent balances for rent cases ordered evicted for month of November 2012:
AMP 33 Kam Homes $9,356

Fiscal Years 2008-2012



January 2011 - November 2012



Prepared and Reviewed by Renee Blondin-Nip on November 30, 2012

HAWAII PUBLIC HOUSING AUTHORITY
Board Report –October 2012

AGENCY TOTAL – Variance Analysis based on any increase or (decrease) of 10% with the month of October 2012 being the basis for the variances.

INCOME STATEMENT

A. REVENUES:

HUD Operating Subsidies:

This reflects a $1.03 million adjustment made by HUD to bring the estimated subsidy payment over the nine months in prior year line with the Housing Assistance Payments over the same period. The shortfall will be made up from the Unrestricted and Restricted cash balances. In November and December the subsidy will increase to approximately $2million. Excess payments for Housing Assistance made in 2012 will be adjusted for in the following year.

COCC Fee Income:

The COCC fee income made up of Management Fees, Asset Management Fees and Bookkeeping Fees and Front Line Service Fees showed increase of 28% due to the accruing of the Asset Management Fees year to date in October 2012.

Other Income:

Increase in Laundry Income due to less reliance on coin operated machines; and increase in work order material and labor billed to the AMPs.

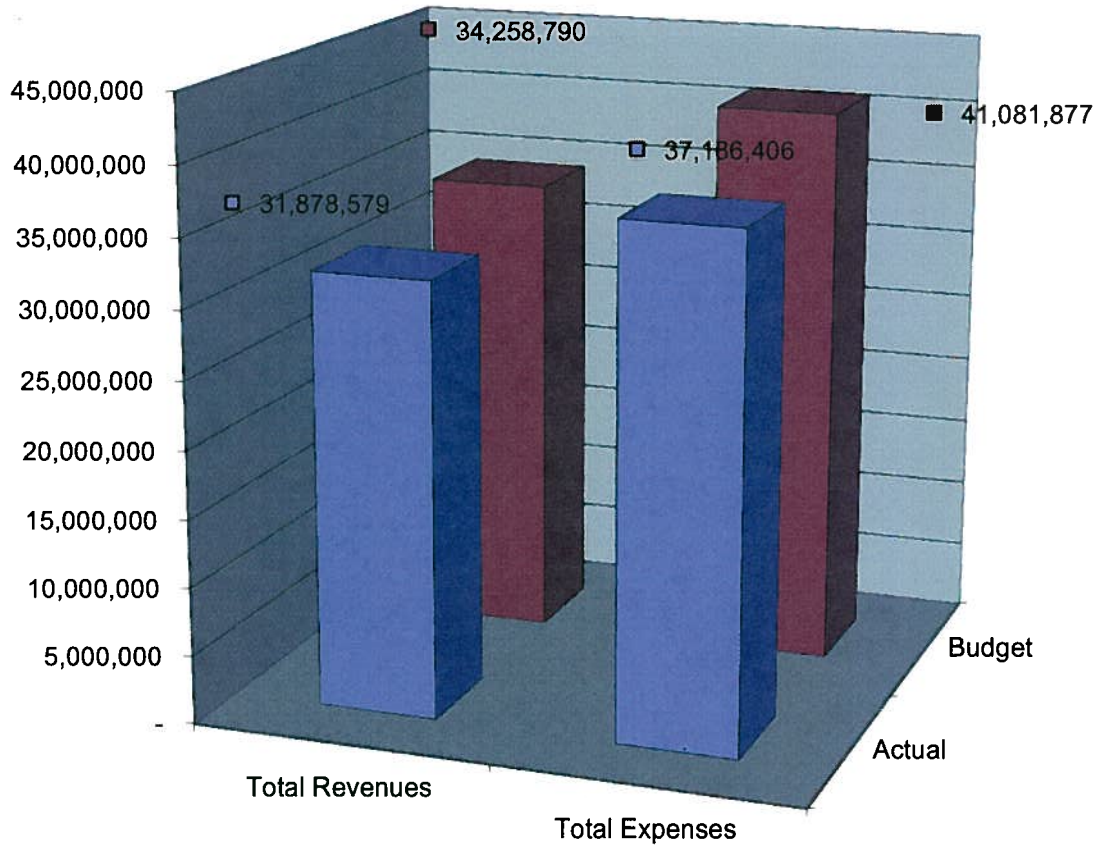
B. EXPENSES:

Administrative:
Decrease in Administrative Salaries and Benefits due to Budgeted positions are going through the hiring process.

Asset Management Fees:
Asset management fees accrued for the four months and booked in the month of October 2012.

OVERVIEW – Current Fiscal Year:
Cash basis shows a negative cash flow of $542k year to date due to the $1.03 million recapture in October for estimated subsidy paid to the Hawaii Public Housing over the first nine months of 2011. There is adequate cash in Housing Choice Voucher Program to cover this annual charge adjustment.

HPHA OCTOBER 31, 2012 Actual VS Budget



	Total Revenues	Total Expenses
Actual	31,878,579	37,186,406
Budget	34,258,790	41,081,877

HAWAII PUBLIC HOUSING AUTHORITY
AGENCY TOTAL
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012						YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,284,105	1,418,475	$ (134,370)	-9%	Dwelling Rental Income	5,256,993	5,673,912	$ (416,919)	-7%	5,465,902	$ (208,909)	-4%
5,089,825	6,610,859	(1,521,034)	-23%	HUD Operating Subsidies	22,611,798	25,113,532	(2,501,734)	-10%	21,419,069	1,192,729	6%
405,449	316,730	88,719	28%	COCC Fee Income	1,454,268	1,266,920	187,348	15%	1,365,161	89,107	7%
108,765	104,765	4,000	4%	General Fund	1,366,308	1,317,455	48,853	4%	1,281,293	85,015	7%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
176,390	112,678	63,712	57%	Other Income	1,189,210	886,971	302,239	34%	1,422,918	(233,708)	-16%
7,064,534	**8,563,507**	**(1,498,973)**	**-18%**	**Total Revenues**	**31,878,579**	**34,258,790**	**(2,380,211)**	**-7%**	**30,954,344**	**924,235**	**3%**
				EXPENSES							
1,258,574	1,401,941	143,367	10%	Administrative	4,122,783	5,847,638	1,724,855	29%	3,041,932	(1,080,852)	-36%
54,240	13,560	(40,680)	-300%	Asset Management Fees	54,240	54,240	-	0%	-	(54,240)	0%
299,662	281,482	(18,180)	-6%	Management Fees	1,191,863	1,125,928	(65,935)	-6%	1,151,162	(40,701)	-4%
52,527	58,318	5,791	10%	Bookkeeping Fees	209,146	233,272	24,126	10%	213,999	4,853	2%
4,263,325	4,182,584	(80,741)	-2%	Housing Assistance Payments	16,473,593	16,730,336	256,743	2%	15,513,769	(959,824)	-6%
97,240	98,980	1,740	2%	Tenant Services	331,751	397,570	65,819	17%	406,288	74,537	18%
1,043,403	1,113,403	70,000	6%	Utilities	4,261,560	4,453,612	192,052	4%	3,978,246	(283,314)	-7%
1,575,781	1,683,229	107,448	6%	Maintenance	4,744,290	7,072,016	2,327,726	33%	3,960,486	(783,804)	-20%
153,657	165,228	11,571	7%	Protective Services	584,185	684,762	100,577	15%	582,533	(1,652)	0%
76,582	77,732	1,150	1%	Insurance	361,446	310,928	(50,518)	-16%	338,979	(22,468)	-7%
1,062,706	1,039,066	(23,640)	-2%	General Expenses	4,851,548	4,171,575	(679,973)	-16%	4,363,905	(487,643)	-11%
9,937,695	**10,115,523**	**177,828**	**2%**	**Total Expenses**	**37,186,406**	**41,081,877**	**3,895,471**	**9%**	**33,551,299**	**(3,635,107)**	**-11%**
$ (2,873,161)	**$ (1,552,016)**	**$ (1,321,145)**	**-85%**	**Net Income(Loss)**	**$ (5,307,827)**	**$ (6,823,087)**	**$ 1,515,260**	**22%**	**$ (2,596,955)**	**$ (2,710,872)**	**-104%**
				CASH BASIS:							
$ (2,873,161)	**$ (1,552,016)**	**$ (1,321,145)**	**-85%**	Net Income(loss) per Above	**$ (5,307,827)**	**$ (6,823,087)**	**$ 1,515,260**	**22%**	**$ (2,596,955)**	**$ (2,710,872)**	**-104%**
				Add back non cash items:							
1,336,921	957,018	379,903	40%	Depreciation Expense	4,673,796	3,828,326	845,470	22%	3,934,994	738,802	19%
-	25,431	(25,431)	-100%	Bad Debt Expense	91,667	101,724	(10,057)	-10%	14,974	76,693	512%
$ (1,536,241)	**$ (569,567)**	**$ (966,674)**	**-170%**	**TOTAL CASH BASIS**	**$ (542,364)**	**$ (2,893,037)**	**$ 2,350,673**	**81%**	**$ 1,353,012**	**$ (1,895,377)**	**-140%**

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING OCTOBER 31, 2012
AGENCY TOTAL

		OCTOBER	SEPTEMBER	Increase (Decrease)
ASSETS:				
Cash		59,329,112	61,419,088	(2,089,976)
Receivables:				
Accrued Interest	646,349			
Tenant Receivables	1,830,059			
Other	2,340,705			
Less Allowance for Doubtful Accounts	(1,595,064)	3,222,050	4,024,538	(802,488)
Total receivables				
Prepaid Expenses		2,536,185	2,075,899	460,286
Inventories		943,176	934,636	8,540
Interprogram Due From		15,830,410	15,190,978	639,432
Interprogram Due To		(316)	(29)	(287)
Total Current Assets		**81,860,616**	**83,645,110**	**(1,784,494)**
Property, Plant & Equipment:				
Land	21,451,327			
Buildings	517,884,061			
Furniture & Equipment	5,738,481			
Motor vehicles	2,838,537			
Construction in Progress	33,786,256			
Less: Accumulated Depreciation	(304,689,450)	277,009,212	267,101,450	9,907,762
Notes, Loans & Mortgage Receivable-Non Current		46,928,157	46,928,157	-
Other Long term assets		-	-	-
Total Assets		**405,797,984**	**397,674,717**	**8,123,267**

CONSOLIDATED BALANCE SHEET
HAWAII PUBLIC HOUSING AUTHORITY
FUND FROM 130 TO 150, 007, 020, 024, 181, 265, 318, 337, 400
FOR PERIOD ENDING OCTOBER 31, 2012
AGENCY TOTAL

		OCTOBER	SEPTEMBER	Increase (Decrease)
LIABILITIES AND EQUITY:				
Accounts Payable		594,623	563,570	31,053
Accrued Expenses		286,216	25,449	260,767
Accrued Salaries & Wages		639,379	639,379	(0)
Accrued Vacation		774,455	800,108	(25,653)
Tenant Security Deposits		734,437	804,294	(69,857)
Other Liabilities & Deferred Income		47,970,536	46,682,634	1,287,902
Interprogram Due To		8,952,718	8,232,453	720,265
Total Current Liabilities		**59,952,364**	**57,747,887**	**2,204,477**
Accrued Pension and OPEB Liability		11,691,358	10,592,808	1,098,550
Accrued Compensated Absences - Non Current		1,469,039	1,534,709	(65,670)
Accrued Expenses		109,404	137,122	(27,718)
Net Assets:				
Restricted Net Assets	2,844,517		2,844,517	(0)
Unrestricted Net Assets	335,039,130		327,226,340	7,812,790
Net Income Year to Date	(5,307,827)		(2,408,666)	(2,899,161)
Total Equity		**332,575,820**	**327,662,191**	**4,913,629**
Total Liabilities & Equity		**405,797,984**	**397,674,717**	**8,123,267**

HAWAII PUBLIC HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012						YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
970,774	1,968,605	(997,831)	-51%	HUD Operating Subsidies	6,522,926	7,874,420	(1,351,494)	-17%	7,303,602	(780,676)	-11%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
155,305	152,504	2,801	2%	Other Income	619,257	610,016	9,241	2%	568,734	50,523	9%
1,126,079	**2,121,109**	**(995,030)**	**-47%**	**Total Revenues**	**7,142,183**	**8,484,436**	**(1,342,253)**	**-16%**	**7,872,336**	**(730,153)**	**-9%**
				EXPENSES							
149,302	158,624	9,322	6%	Administrative	523,208	611,770	88,562	14%	359,099	(164,108)	-46%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
23,028	22,451	(577)	-3%	Management Fees	90,984	89,804	(1,180)	-1%	84,564	(6,420)	-8%
14,393	14,031	(362)	-3%	Bookkeeping Fees	56,865	56,124	(741)	-1%	52,853	(4,013)	-8%
1,851,363	1,797,820	(53,543)	-3%	Housing Assistance Payments	7,293,304	7,191,280	(102,024)	-1%	6,556,648	(736,656)	-11%
-	115	115	100%	Tenant Services	-	460	460	100%	-	-	0%
366	2,924	2,558	87%	Utilities	10,539	11,696	1,158	10%	9,077	(1,461)	-16%
27,169	22,005	(5,164)	-23%	Maintenance	85,717	88,020	2,303	3%	82,387	(3,330)	-4%
120	35	(85)	-242%	Protective Services	180	140	(40)	-28%	66	(114)	-173%
316	1,332	1,016	76%	Insurance	5,629	5,328	(301)	-6%	1,312	(4,316)	-329%
15,983	15,233	(750)	-5%	General Expenses	31,526	60,932	29,406	48%	11,454	(20,072)	-175%
2,082,040	**2,034,570**	**(47,470)**	**-2%**	**Total Expenses**	**8,097,951**	**8,115,554**	**17,603**	**0%**	**7,157,460**	**(940,491)**	**-13%**
$ (955,962)	**$ 86,539**	**$ (1,042,501)**	**-1205%**	**Net Income(Loss)**	**$ (955,768)**	**$ 368,882**	**$ (1,324,650)**	**-359%**	**$ 714,876**	**$ (1,670,644)**	**-234%**
				CASH BASIS:							
$ (955,962)	**$ 86,539**	**$ (1,042,501)**	**-1205%**	Net Income(loss) per Above	**$ (955,768)**	**$ 368,882**	**$ (1,324,650)**	**-359%**	**$ 714,876**	**$ (1,670,644)**	**-234%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (955,962)	**$ 86,539**	**$ (1,042,501)**	**-1205%**	**TOTAL CASH BASIS**	**$ (955,768)**	**$ 368,882**	**$ (1,324,650)**	**-359%**	**$ 714,876**	**$ (1,670,644)**	**-234%**

HAWAII PUBLIC HOUSING AUTHORITY
REPAIRS & MAINTENANCE GENERAL FUND
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012						YEAR TO DATE ENDING OCTOBER 31, 2012					
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
(299,143)	-	(299,143)	0%	General Fund	5,507	-	5,507	0%	1,045,370	(1,039,863)	-99%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%
(299,143)	**-**	**(299,143)**	**0%**	**Total Revenues**	**5,507**	**-**	**5,507**	**0%**	**1,045,370**	**(1,039,863)**	**-99%**
				EXPENSES							
3,235	-	(3,235)	0%	Administrative	17,590	-	(17,590)	0%	63,855	46,266	72%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
(2,305)	-	2,305	0%	Maintenance	-	-	-	0%	301,865	301,865	100%
(4,525)	-	4,525	0%	Protective Services	-	-	-	0%	264,900	264,900	100%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
(3,595)	**-**	**3,595**	**0%**	**Total Expenses**	**17,590**	**-**	**(17,590)**	**0%**	**630,620**	**613,031**	**97%**
$ (295,548)	**$ -**	**$ (295,548)**	**0%**	**Net Income(Loss)**	**$ (12,083)**	**$ -**	**$ (12,083)**	**0%**	**$ 414,750**	**$ (426,833)**	**0%**
				CASH BASIS:							
$ (295,548)	**$ -**	**$ (295,548)**	**0%**	Net Income(loss) per Above	**$ (12,083)**	**$ -**	**$ (12,083)**	**0%**	**$ 414,750**	**$ (426,833)**	**0%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (295,548)	**$ -**	**$ (295,548)**	**0%**	**TOTAL CASH BASIS**	**$ (12,083)**	**$ -**	**$ (12,083)**	**0%**	**$ 414,750**	**$ (426,833)**	**0%**

STATE RENT SUPPLEMENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012						YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
5,614	69,525	(63,911)	-92%	General Fund	19,972	278,100	(258,128)	-93%	20,181	(209)	-1%
29,386	-	29,386	0%	Grant Income	265,310	-	265,310	0%	320,083	(54,773)	-17%
-	2,500	(2,500)	-100%	Other Income	-	10,000	(10,000)	-100%	-	-	0%
35,000	**72,025**	**(37,025)**	**-51%**	**Total Revenues**	**285,282**	**288,100**	**(2,818)**	**-1%**	**340,264**	**(54,982)**	**-16%**
				EXPENSES							
6,649	8,082	1,433	18%	Administrative	29,259	32,328	3,069	9%	27,251	(2,008)	-7%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
654	800	146	18%	Management Fees	2,730	3,200	470	15%	3,270	540	17%
410	500	90	18%	Bookkeeping Fees	1,711	2,000	289	14%	2,049	338	17%
43,317	54,000	10,683	20%	Housing Assistance Payments	181,488	216,000	34,512	16%	220,559	39,071	18%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
92	735	643	87%	Utilities	2,677	2,940	263	9%	2,271	(406)	-18%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
22	24	2	7%	Insurance	89	96	7	7%	91	2	2%
-	-	-	0%	General Expenses	(821)	-	821	0%	-	821	0%
51,144	**64,141**	**12,997**	**20%**	**Total Expenses**	**217,134**	**256,564**	**39,430**	**15%**	**255,492**	**38,358**	**15%**
$ (16,145)	**$ 7,884**	**$ (24,029)**	**-305%**	**Net Income(Loss)**	**$ 68,148**	**$ 31,536**	**$ 36,612**	**116%**	**$ 84,772**	**$ (16,624)**	**-20%**
				CASH BASIS:							
$ (16,145)	**$ 7,884**	**$ (24,029)**	**-305%**	Net Income(loss) per Above	**$ 68,148**	**$ 31,536**	**$ 36,612**	**116%**	**$ 84,772**	**$ (16,624)**	**-20%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (16,145)	**$ 7,884**	**$ (24,029)**	**-305%**	**TOTAL CASH BASIS**	**$ 68,148**	**$ 31,536**	**$ 36,612**	**116%**	**$ 84,772**	**$ (16,624)**	**-20%**

State Rent Operating Subsidies is funded on a Quarterly Basis.

09-3

PROJECT BASED CONTRACT ADMINISTRATION
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012					YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ -	$ -	$ -	0%	Dwelling Rental Income	$ -	$ -	$ -	0%	$ -	$ -	0%
2,222,070	2,200,000	22,070	1%	HUD Operating Subsidies	8,453,497	8,800,000	(346,503)	-4%	8,376,265	77,233	1%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
97,244	112,680	(15,436)	-14%	Other Income	390,230	450,720	(60,490)	-13%	576,818	(186,589)	-32%
2,319,314	**2,312,680**	**6,634**	**0%**	**Total Revenues**	**8,843,727**	**9,250,720**	**(406,993)**	**-4%**	**8,953,083**	**(109,356)**	**-1%**
				EXPENSES							
3,553	17,260	13,707	79%	Administrative	38,863	69,040	30,177	44%	31,655	(7,208)	-23%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
1,974,943	2,133,960	159,017	7%	Housing Assistance Payments	8,453,497	8,535,840	82,343	1%	8,376,265	(77,233)	-1%
78,117	87,600	9,483	11%	Tenant Services	312,468	350,400	37,932	11%	403,738	91,270	23%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
655	710	55	8%	General Expenses	2,965	2,840	(125)	-4%	2,212	(753)	-34%
2,057,268	**2,239,530**	**182,262**	**8%**	**Total Expenses**	**8,807,793**	**8,958,120**	**150,327**	**2%**	**8,813,869**	**6,076**	**0%**
$ 262,046	**$ 73,150**	**$ 188,896**	**258%**	**Net Income(Loss)**	**$ 35,934**	**$ 292,600**	**$ (256,666)**	**-88%**	**$ 139,214**	**$ (103,280)**	**-74%**
				CASH BASIS:							
$ 262,046	**$ 73,150**	**$ 188,896**	**258%**	Net Income(loss) per Above	**$ 35,934**	**$ 292,600**	**$ (256,666)**	**-88%**	**$ 139,214**	**$ (103,280)**	**-74%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ 262,046	**$ 73,150**	**$ 188,896**	**258%**	**TOTAL CASH BASIS**	**$ 35,934**	**$ 292,600**	**$ (256,666)**	**-88%**	**$ 139,214**	**$ (103,280)**	**-74%**

CENTRAL OFFICE COST CENTER
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012					YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
-	-	$ -	0%	Dwelling Rental Income	-	-	$ -	0%	-	$ -	0%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
298,544	242,355	56,189	23%	Management Fees	1,187,430	969,420	218,010	22%	1,151,312	36,118	3%
53,645	36,060	17,585	49%	Bookeeping Fees	213,578	144,240	69,338	48%	213,849	(271)	0%
53,260	13,315	39,945	300%	Asset Management Fees	53,260	53,260	-	0%	-	53,260	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	25,000	(25,000)	-100%	CMSS Front Line Service Fee	-	100,000	(100,000)	-100%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
88	87,500	(87,412)	-100%	Other Income	136,723	350,000	(213,277)	-61%	11,468	125,255	1092%
405,538	**404,230**	**1,308**	**0%**	**Total Revenues**	**1,590,991**	**1,616,920**	**(25,929)**	**-2%**	**1,376,629**	**214,362**	**16%**
				EXPENSES							
607,362	648,487	41,125	6%	Administrative	2,091,446	2,615,717	524,271	20%	1,412,265	(679,180)	-48%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
97	1,250	1,153	92%	Tenant Services	200	5,000	4,800	96%	-	(200)	0%
2,874	10,249	7,375	72%	Utilities	49,632	40,996	(8,636)	-21%	24,247	(25,384)	-105%
123,502	95,318	(28,184)	-30%	Maintenance	426,344	491,674	65,330	13%	289,213	(137,130)	-47%
1,519	354	(1,165)	-329%	Protective Services	3,731	1,416	(2,315)	-163%	1,272	(2,459)	-193%
8,271	3,598	(4,673)	-130%	Insurance	37,542	14,392	(23,150)	-161%	7,029	(30,514)	-434%
19,251	4,470	(14,781)	-331%	General Expenses	141,697	26,787	(114,910)	-429%	98,325	(43,373)	-44%
762,875	**763,726**	**851**	**0%**	**Total Expenses**	**2,750,591**	**3,195,982**	**445,391**	**14%**	**1,832,352**	**(918,240)**	**-50%**
$ (357,337)	**$ (359,496)**	**$ 2,159**	**1%**	**Net Income(Loss)**	**$ (1,159,600)**	**$ (1,579,062)**	**$ 419,462**	**27%**	**$ (455,722)**	**$ (703,878)**	**-154%**
				CASH BASIS:							
$ (357,337)	**$ (359,496)**	**$ 2,159**	**1%**	Net Income(loss) per Above	**$ (1,159,600)**	**$ (1,579,062)**	**$ 419,462**	**27%**	**$ (455,722)**	**$ (703,878)**	**-154%**
				Add back non cash items:							
832	667	165	25%	Depreciation Expense	3,330	2,668	662	25%	2,677	653	24%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (356,505)	**$ (358,829)**	**$ 2,324**	**1%**	**TOTAL CASH BASIS**	**$ (1,156,270)**	**$ (1,576,394)**	**$ 420,124**	**27%**	**$ (453,045)**	**$ (703,225)**	**-155%**

STATE ELDERLY PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012						YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
$ 165,883	$ 163,538	$ 2,345	1%	Dwelling Rental Income	$ 662,138	$ 654,152	$ 7,986	1%	$ 657,169	$ 4,969	1%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
148,320	4,463	143,857	3223%	Other Income	453,400	17,852	435,548	2440%	19,143	434,257	2268%
314,203	**168,001**	**146,202**	**87%**	**Total Revenues**	**1,115,538**	**672,004**	**443,534**	**66%**	**676,312**	**439,226**	**65%**
				EXPENSES							
12,603	57,000	44,397	78%	Administrative	54,063	245,629	191,566	78%	44,350	(9,713)	-22%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
33,124	3,282	(29,842)	-909%	Management Fees	132,205	13,128	(119,077)	-907%	132,263	58	0%
4,283	4,296	14	0%	Bookkeeping Fees	17,093	17,184	92	1%	17,100	8	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	325	325	100%	Tenant Services	-	1,300	1,300	100%	-	-	0%
108,750	108,750	0	0%	Utilities	443,186	435,000	(8,186)	-2%	352,369	(90,817)	-26%
133,845	254,019	120,174	47%	Maintenance	287,308	1,016,076	728,768	72%	130,041	(157,266)	-121%
142	4,000	3,858	96%	Protective Services	271	16,000	15,729	98%	-	(271)	0%
10,752	7,308	(3,444)	-47%	Insurance	38,817	29,232	(9,585)	-33%	34,660	(4,157)	-12%
116,602	115,155	(1,447)	-1%	General Expenses	465,968	460,620	(5,348)	-1%	460,658	(5,310)	-1%
420,101	**554,135**	**134,034**	**24%**	**Total Expenses**	**1,438,910**	**2,234,169**	**795,259**	**36%**	**1,171,441**	**(267,469)**	**-23%**
$ (105,898)	**$ (386,134)**	**$ 280,236**	**73%**	**Net Income(Loss)**	**$ (323,372)**	**$ (1,562,165)**	**$ 1,238,793**	**79%**	**$ (495,129)**	**$ 171,757**	**35%**
				CASH BASIS:							
$ (105,898)	**$ (386,134)**	**$ 280,236**	**73%**	Net Income(loss) per Above	**$ (323,372)**	**$ (1,562,165)**	**$ 1,238,793**	**79%**	**$ (495,129)**	**$ 171,757**	**35%**
				Add back non cash items:							
116,602	115,155	(1,447)	-1%	Depreciation Expense	466,408	460,620	(5,788)	-1%	460,658	5,750	1%
-	-	-	0%	Bad Debt Expense	(440)	-	440	0%	-	(440)	0%
$ 10,704	**$ (270,979)**	**$ 278,789**	**103%**	**TOTAL CASH BASIS**	**$ 142,596**	**$ (1,101,545)**	**$ 1,233,445**	**112%**	**$ (34,471)**	**$ 177,067**	**514%**

STATE LOW RENT
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012					YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
75,361	96,410	$ (21,049)	-22%	Dwelling Rental Income	328,213	385,640	$ (57,427)	-15%	345,718	$ (17,506)	-5%
-	-	-	0%	HUD Operating Subsidies	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookeeping Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Capital Fund Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	CMSS Front Line Service Fee	-	-	-	0%	-	-	0%
-	-	-	0%	ARRA Funds Admin Fee	-	-	-	0%	-	-	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
21,739	840	20,899	2488%	Other Income	70,861	3,360	67,501	2009%	9,493	61,368	646%
97,100	**97,250**	**(150)**	**0%**	**Total Revenues**	**399,073**	**389,000**	**10,073**	**3%**	**355,211**	**43,862**	**12%**
				EXPENSES							
26,430	29,223	2,793	10%	Administrative	94,403	126,106	31,703	25%	76,772	(17,630)	-23%
-	548	548	100%	Asset Management Fees	-	2,192	2,192	100%	-	-	0%
14,967	-	(14,967)	0%	Management Fees	59,982	-	(59,982)	0%	59,808	(174)	0%
1,935	-	(1,935)	0%	Bookkeeping Fees	7,755	-	(7,755)	0%	7,733	(23)	0%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
-	106	106	100%	Tenant Services	-	424	424	100%	-	-	0%
76,483	76,483	(0)	0%	Utilities	295,623	305,932	10,309	3%	237,210	(58,413)	-25%
51,810	55,925	4,115	7%	Maintenance	205,006	222,488	17,482	8%	139,819	(65,187)	-47%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
2,606	2,453	(153)	-6%	Insurance	13,579	9,812	(3,767)	-38%	9,947	(3,631)	-37%
66,039	27,675	(38,364)	-139%	General Expenses	277,525	110,700	(166,825)	-151%	164,130	(113,395)	-69%
240,270	**192,413**	**(47,857)**	**-25%**	**Total Expenses**	**953,873**	**777,654**	**(176,219)**	**-23%**	**695,420**	**(258,454)**	**-37%**
$ (143,170)	**$ (95,163)**	**$ 47,707**	**50%**	**Net Income(Loss)**	**$ (554,800)**	**$ (388,654)**	**$ (166,146)**	**-43%**	**$ (340,208)**	**$ (214,592)**	**-63%**
				CASH BASIS:							
$ (143,170)	**$ (95,163)**	**$ 47,707**	**50%**	Net Income(loss) per Above	**$ (554,800)**	**$ (388,654)**	**$ (166,146)**	**-43%**	**$ (340,208)**	**$ (214,592)**	**-63%**
				Add back non cash items:							
66,039	26,930	(39,109)	-145%	Depreciation Expense	262,462	107,720	(154,742)	-144%	158,296	104,166	66%
-	100	100	100%	Bad Debt Expense	15,063	400	(14,663)	-3666%	2,485	12,578	506%
$ (77,130)	**$ (68,133)**	**$ 8,698**	**13%**	**TOTAL CASH BASIS**	**$ (277,275)**	**$ (280,534)**	**$ (335,551)**	**-120%**	**$ (179,427)**	**$ (97,848)**	**-55%**

HAWAII PUBLIC HOUSING AUTHORITY
VETERANS AFFAIRS SUPPORTIVE HOUSING
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012					YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
-	-	$ -	0%	Dwelling Rental Income			$ -	0%		$ -	0%
53,000	196,804	(143,804)	-73%	HUD Operating Subsidies	250,117	787,216	(537,099)	-68%	-	250,117	0%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
-	-	-	0%	Grant Income	-	-	-	0%	-	-	0%
-	-	-	0%	Other Income	-	-	-	0%	-	-	0%
53,000	**196,804**	**(143,804)**	**-73%**	**Total Revenues**	**250,117**	**787,216**	**(537,099)**	**-68%**	**-**	**250,117**	**0%**
				EXPENSES							
-	-	-	0%	Administrative	-	-	-	0%	-	-	0%
-	-	-	0%	Asset Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Management Fees	-	-	-	0%	-	-	0%
-	-	-	0%	Bookkeeping Fees	-	-	-	0%	-	-	0%
146,575	196,804	50,229	26%	Housing Assistance Payments	545,303	787,216	241,913	31%	360,297	(185,006)	-51%
-	-	-	0%	Tenant Services	-	-	-	0%	-	-	0%
-	-	-	0%	Utilities	-	-	-	0%	-	-	0%
-	-	-	0%	Maintenance	-	-	-	0%	-	-	0%
-	-	-	0%	Protective Services	-	-	-	0%	-	-	0%
-	-	-	0%	Insurance	-	-	-	0%	-	-	0%
-	-	-	0%	General Expenses	-	-	-	0%	-	-	0%
146,575	**196,804**	**50,229**	**26%**	**Total Expenses**	**545,303**	**787,216**	**241,913**	**31%**	**360,297**	**(185,006)**	**-51%**
$ (93,575)	**$ -**	**$ (93,575)**	**0%**	**Net Income(Loss)**	**$ (295,186)**	**$ -**	**$ (295,186)**	**0%**	**$ (360,297)**	**$ 65,111**	**18%**
				CASH BASIS:							
$ (93,575)	**$ -**	**$ (93,575)**	**0%**	Net Income(loss) per Above	**$ (295,186)**	**$ -**	**$ (295,186)**	**0%**	**$ (360,297)**	**$ 65,111**	**18%**
				Add back non cash items:							
-	-	-	0%	Depreciation Expense	-	-	-	0%	-	-	0%
-	-	-	0%	Bad Debt Expense	-	-	-	0%	-	-	0%
$ (93,575)	**$ -**	**$ (93,575)**	**0%**	**TOTAL CASH BASIS**	**$ (295,186)**	**$ -**	**$ (295,186)**	**0%**	**$ (360,297)**	**$ 65,111**	**18%**

FEDERAL LOW RENT PROGRAM
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012						YEAR TO DATE ENDING OCTOBER 31, 2012						
Actual	Budget	Variance Amount	%		Actual	Budget	Variance Amount	%	Prior Year	Variance Amount	%
				REVENUES							
1,042,861	1,161,680	$ (118,819)	-10%	Dwelling Rental Income	4,266,643	4,646,720	$ (380,077)	-8%	4,463,015	$ (196,372)	-4%
1,843,981	1,912,974	(68,993)	-4%	HUD Operating Subsidies	7,385,258	7,651,896	(266,638)	-3%	5,739,203	1,646,055	29%
-	-	-	0%	COCC Fee Income	-	-	-	0%	-	-	0%
-	-	-	0%	General Fund	-	-	-	0%	-	-	0%
78,019	78,579	(560)	-1%	Grant Income	453,414	314,316	139,098	44%	-	453,414	0%
48,582	39,403	9,179	23%	Other Income	140,846	157,462	(16,616)	-11%	132,921	7,925	6%
3,013,443	**3,192,636**	**(179,193)**	**-6%**	**Total Revenues**	**12,246,161**	**12,770,394**	**(524,233)**	**-4%**	**10,335,138**	**1,911,023**	**18%**
				EXPENSES							
424,788	483,265	58,477	12%	Administrative	1,273,953	2,147,048	873,095	41%	1,026,683	(247,269)	-24%
52,048	13,012	(39,036)	-300%	Asset Management Fees	52,048	52,048	-	0%	-	(52,048)	0%
227,890	254,949	27,059	11%	Management Fees	905,961	1,019,796	113,835	11%	871,257	(34,705)	-4%
31,508	39,491	7,984	20%	Bookkeeping Fees	125,723	157,964	32,242	20%	134,265	8,543	6%
-	-	-	0%	Housing Assistance Payments	-	-	-	0%	-	-	0%
26	9,584	9,558	100%	Tenant Services	84	39,986	39,902	100%	2,550	2,466	97%
854,837	914,262	59,425	6%	Utilities	3,459,903	3,657,048	197,145	5%	3,353,071	(106,832)	-3%
951,761	1,255,962	304,201	24%	Maintenance	3,449,916	5,253,758	1,803,842	34%	3,017,161	(432,755)	-14%
118,400	160,839	42,439	26%	Protective Services	542,003	667,206	125,203	19%	316,295	(225,708)	-71%
67,614	63,017	(4,597)	-7%	Insurance	252,791	252,068	(723)	0%	285,940	33,149	12%
1,134,201	875,823	(258,378)	-30%	General Expenses	4,222,708	3,509,696	(713,012)	-20%	3,627,126	(595,582)	-16%
3,863,072	**4,070,204**	**207,132**	**5%**	**Total Expenses**	**14,285,090**	**16,756,618**	**2,471,528**	**15%**	**12,634,348**	**(1,650,741)**	**-13%**
$ (849,629)	**$ (877,568)**	**$ 27,939**	**3%**	**Net Income(Loss)**	**$ (2,038,929)**	**$ (3,986,224)**	**$ 1,947,295**	**49%**	**$ (2,299,210)**	**$ 260,281**	**11%**
				CASH BASIS:							
$ (849,629)	**$ (877,568)**	**$ 27,939**	**3%**	Net Income(loss) per Above	**$ (2,038,929)**	**$ (3,986,224)**	**$ 1,947,295**	**49%**	**$ (2,299,210)**	**$ 260,281**	**11%**
				Add back non cash items:							
1,153,447	814,266	(339,181)	-42%	Depreciation Expense	3,941,596	3,257,318	(684,278)	-21%	3,313,363	628,233	19%
-	25,331	25,331	100%	Bad Debt Expense	77,044	101,324	24,280	24%	12,488	64,555	517%
$ 303,818	**$ (37,971)**	**$ 341,789**	**900%**	**TOTAL CASH BASIS**	**$ 1,979,711**	**$ (627,582)**	**$ 2,607,293**	**415%**	**$ 1,026,641**	**$ 953,070**	**93%**

HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)

MONTH OF OCTOBER, 2012						YEAR TO DATE ENDING OCTOBER 31, 2012						
		Variance		ACCRUAL BASIS			Variance				Variance	
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
$ 262,668	$ 302,545	$ (39,877)	-13%	Asset Management Project - 30	$ 1,102,372	$ 1,210,180	$ (107,808)	-9%	$ 913,978	$ 188,394	21%
230,595	297,096	(66,501)	-22%	Asset Management Project - 31	1,047,405	1,188,384	(140,979)	-12%	751,616	295,789	39%
320,789	306,605	14,184	5%	Asset Management Project - 32	1,267,999	1,226,270	41,729	3%	1,120,724	147,274	13%
211,148	251,409	(40,261)	-16%	Asset Management Project - 33	915,169	1,005,636	(90,467)	-9%	867,219	47,950	6%
347,453	351,817	(4,364)	-1%	Asset Management Project - 34	1,360,924	1,407,268	(46,344)	-3%	1,293,234	67,690	5%
359,776	345,946	13,830	4%	Asset Management Project - 35	1,491,085	1,383,784	107,301	8%	1,263,152	227,933	18%
142,471	149,025	(6,554)	-4%	Asset Management Project - 37	558,451	596,100	(37,649)	-6%	572,053	(13,602)	-2%
173,854	191,147	(17,293)	-9%	Asset Management Project - 38	700,674	764,588	(63,914)	-8%	730,334	(29,660)	-4%
118,166	116,078	2,088	2%	Asset Management Project - 39	473,585	464,312	9,273	2%	436,663	36,922	8%
201,322	193,749	7,573	4%	Asset Management Project - 40	770,649	774,996	(4,347)	-1%	395,563	375,086	95%
115,716	124,642	(8,926)	-7%	Asset Management Project - 43	453,936	498,568	(44,632)	-9%	372,177	81,759	22%
167,752	172,681	(4,930)	-3%	Asset Management Project - 44	678,659	690,724	(12,065)	-2%	529,819	148,839	28%
132,387	152,417	(20,030)	-13%	Asset Management Project - 45	535,599	609,668	(74,069)	-12%	376,321	159,277	42%
59,756	61,225	(1,469)	-2%	Asset Management Project - 46	222,330	244,900	(22,570)	-9%	183,556	38,774	21%
82,170	84,230	(2,060)	-2%	Asset Management Project - 49	328,038	336,920	(8,882)	-3%	273,394	54,644	20%
87,420	92,024	(4,604)	-5%	Asset Management Project - 50	339,286	368,096	(28,810)	-8%	255,332	83,953	33%
$ 3,013,443	**$ 3,192,636**	**$ (179,193)**	**-6%**	**Total Revenues**	**$ 12,246,161**	**$ 12,770,394**	**$ (524,233)**	**-4%**	**$ 10,335,138**	**$ 1,911,023**	**18%**
				NET INCOME(LOSS)							
$ (172,704)	$ (150,292)	$ (22,412)	-15%	Asset Management Project - 30	(490,165)	(612,027)	$ 121,862	20%	(529,893)	$ 39,728	7%
(131,676)	(101,650)	(30,026)	-30%	Asset Management Project - 31	(364,857)	(417,459)	52,602	13%	(622,951)	258,094	41%
22,937	(13,190)	36,127	274%	Asset Management Project - 32	73,830	(215,319)	289,149	134%	224,145	(150,315)	-67%
(52,318)	(44,861)	(7,457)	-17%	Asset Management Project - 33	(114,311)	(379,046)	264,735	70%	14,876	(129,187)	-868%
5,791	(26,786)	32,577	122%	Asset Management Project - 34	57,744	(111,889)	169,633	152%	301,161	(243,416)	-81%
(27,064)	(65,434)	38,370	59%	Asset Management Project - 35	2,532	(272,463)	274,995	101%	58,132	(55,600)	-96%
(190,583)	(157,580)	(33,003)	-21%	Asset Management Project - 37	(664,699)	(641,312)	(23,387)	-4%	(592,923)	(71,776)	-12%
22,108	(14,629)	36,737	251%	Asset Management Project - 38	83,534	(69,431)	152,965	220%	23,063	60,471	262%
(121,475)	(60,137)	(61,338)	-102%	Asset Management Project - 39	(242,274)	(232,871)	(9,403)	-4%	(13,641)	(228,633)	-1676%
32,367	(2,866)	35,233	1229%	Asset Management Project - 40	116,414	(21,870)	138,284	632%	(416,303)	532,717	128%
(49,145)	(18,267)	(30,878)	-169%	Asset Management Project - 43	(163,502)	(83,318)	(80,184)	-96%	(203,990)	40,487	20%
(129,688)	(75,596)	(54,092)	-72%	Asset Management Project - 44	(86,013)	(314,092)	228,079	73%	(202,124)	116,111	57%
(37,501)	(58,271)	20,770	36%	Asset Management Project - 45	(165,924)	(243,351)	77,427	32%	(324,105)	158,181	49%
(14,562)	(31,490)	16,928	54%	Asset Management Project - 46	(64,483)	(125,960)	61,477	49%	(17,219)	(47,264)	-274%
(16,816)	(60,198)	43,382	72%	Asset Management Project - 49	(129,114)	(250,265)	121,151	48%	(80,561)	(48,553)	-60%
10,701	3,679	7,022	191%	Asset Management Project - 50	112,360	4,449	107,911	2426%	83,124	29,236	35%
$ (849,629)	**$ (877,568)**	**$ 27,939**	**3%**	**Total Net Income(Loss)**	**$ (2,038,929)**	**$ (3,986,224)**	**$ 1,947,295**	**49%**	**$ (2,299,210)**	**$ 260,281**	**11%**

HAWAII PUBLIC HOUSING AUTHORITY
FEDERAL LOW RENT PROGRAM BY AMPS
ACTUAL VS BUDGET COMPARISON
FOR THE FOUR MONTHS ENDING OCTOBER 31, 2012
(Amounts in Full Dollars)
CASH BASIS

MONTH OF OCTOBER, 2012		Variance			YEAR TO DATE ENDING OCTOBER 31, 2012		Variance			Variance
Actual	Budget	Amount	%		Actual	Budget	Amount	%	Prior Year	Amount	%
				REVENUES							
$ 262,668	$ 302,545	$ (39,877)	-13%	Asset Management Project - 30	$ 1,102,372	$ 1,210,180	$ (107,808)	-9%	$ 913,978	$ 188,394	21%
230,595	297,096	(66,501)	-22%	Asset Management Project - 31	1,047,405	1,188,384	(140,979)	-12%	751,616	295,789	39%
320,789	306,605	14,184	5%	Asset Management Project - 32	1,267,999	1,226,270	41,729	3%	1,120,724	147,274	13%
211,148	251,409	(40,261)	-16%	Asset Management Project - 33	915,169	1,005,636	(90,467)	-9%	867,219	47,950	6%
347,453	351,817	(4,364)	-1%	Asset Management Project - 34	1,360,924	1,407,268	(46,344)	-3%	1,293,234	67,690	5%
359,776	345,946	13,830	4%	Asset Management Project - 35	1,491,085	1,383,784	107,301	8%	1,263,152	227,933	18%
142,471	149,025	(6,554)	-4%	Asset Management Project - 37	558,451	596,100	(37,649)	-6%	572,053	(13,602)	-2%
173,854	191,147	(17,293)	-9%	Asset Management Project - 38	700,674	764,588	(63,914)	-8%	730,334	(29,660)	-4%
118,166	116,078	2,088	2%	Asset Management Project - 39	473,585	464,312	9,273	2%	436,663	36,922	8%
201,322	193,749	7,573	4%	Asset Management Project - 40	770,649	774,996	(4,347)	-1%	395,563	375,086	95%
115,716	124,642	(8,926)	-7%	Asset Management Project - 43	453,936	498,568	(44,632)	-9%	372,177	81,759	22%
167,752	172,681	(4,930)	-3%	Asset Management Project - 44	678,659	690,724	(12,065)	-2%	529,819	148,839	28%
132,387	152,417	(20,030)	-13%	Asset Management Project - 45	535,599	609,668	(74,069)	-12%	376,321	159,277	42%
59,756	61,225	(1,469)	-2%	Asset Management Project - 46	222,330	244,900	(22,570)	-9%	183,556	38,774	21%
82,170	84,230	(2,060)	-2%	Asset Management Project - 49	328,038	336,920	(8,882)	-3%	273,394	54,644	20%
87,420	92,024	(4,604)	-5%	Asset Management Project - 50	339,286	368,096	(28,810)	-8%	255,332	83,953	33%
$ 3,013,443	**$ 3,192,636**	**$ (179,193)**	**-6%**	**Total Revenues**	**$ 12,246,161**	**$ 12,770,394**	**$ (524,233)**	**-4%**	**$ 10,335,138**	**$ 1,911,023**	**18%**
				NET INCOME(LOSS)							
(31,442)	(34,064)	$ 2,622	8%	Asset Management Project - 30	(30,364)	(147,115)	$ 116,751	79%	(125,136)	$ 94,772	76%
39,886	49,658	(9,772)	-20%	Asset Management Project - 31	273,557	187,773	85,784	46%	(18,140)	291,698	1608%
36,919	793	36,126	4556%	Asset Management Project - 32	147,068	(159,387)	306,455	192%	281,035	(133,967)	-48%
19,298	7,413	11,885	160%	Asset Management Project - 33	145,223	(169,950)	315,173	185%	225,213	(79,991)	-36%
47,008	8,995	38,013	423%	Asset Management Project - 34	216,928	31,235	185,693	595%	438,507	(221,579)	-51%
62,131	(25,344)	87,475	345%	Asset Management Project - 35	290,424	(112,103)	402,527	359%	236,423	54,001	23%
(24,439)	(34,122)	9,683	28%	Asset Management Project - 37	(23,462)	(147,480)	124,018	84%	(86,087)	62,625	73%
42,508	9,539	32,969	346%	Asset Management Project - 38	177,835	27,495	150,340	547%	121,309	56,526	47%
8,028	(49,579)	57,607	116%	Asset Management Project - 39	(28,555)	(190,639)	162,084	85%	44,302	(72,857)	-164%
31,643	(2,143)	33,786	1577%	Asset Management Project - 40	116,511	(18,978)	135,489	714%	(406,752)	523,263	129%
33,405	25,215	8,190	32%	Asset Management Project - 43	128,929	90,610	38,319	42%	(29,714)	158,643	534%
(42,662)	18,180	(60,842)	-335%	Asset Management Project - 44	263,992	61,012	202,980	333%	146,838	117,154	80%
26,879	6,107	20,772	340%	Asset Management Project - 45	90,043	14,161	75,882	536%	(66,245)	156,288	236%
19,006	(8,769)	27,775	317%	Asset Management Project - 46	59,551	(35,076)	94,627	270%	95,491	(35,940)	-38%
23,790	(14,686)	38,476	262%	Asset Management Project - 49	34,553	(68,217)	102,770	151%	81,851	(47,298)	-58%
11,859	4,836	7,023	145%	Asset Management Project - 50	117,476	9,077	108,399	1194%	87,745	29,731	34%
$ 303,818	**$ (37,971)**	**$ 341,789**	**900%**	**Total Net Income(Loss)**	**$ 1,979,711**	**$ (627,582)**	**$ 2,607,293**	**415%**	**$ 1,026,641**	**$ 953,070**	**93%**

CONSTRUCTION MANAGEMENT BRANCH
Status Report
Vacant Units Type C
November 30, 2012

Completed Activities

- **Puuwai Momi Units 27A, 5G**
- **Kalakaua Homes 211, 212, 213**
- **Palolo Unit 8F**
- **Kalakaua Homes Units 104, 106**

Planned Activities

- **Group A – 5 Additional Vacant Units on Maui**
  - David Malo Circle – 2 units (725C, 745A) To be part of the major modernization.
  - Piilani Homes – 1 unit (1028-F5) To be part of the major modernization.
  - Makani Kai Hale – 2 units (24, 34) Construction Management Branch would like to include these units in the David Malo major modernization.

- **Group B – 32 Vacant Units on Oahu**
  - Kauiokalani - 4 units (101, 201, 301, 303)
  - Waimaha Sunflower – 3 units (B128, B220, B320)
  - Maili – 2 units (19, 24)
  - Nanakuli Homes - 4 units (01, 02, 06, 34)
  - Kupuna Home O Waialua – 2 units (17, 18)
  - Wahiawa Terrace – 17 units (1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7)
    - Permit- pending DPP approval.
    - Under the roofing contract – interior ceilings in units will not be addressed at Wahiawa Terrace. This must be addressed in Vacant Unit renovation contract.
    - Estimated completion May 2013.

- **Additional Vacant Units (9 units) –** Department of Accounting and General Services (DAGS).
  - Puuwai Momi – 3 units (8C, 8D, 27B)
    - Construction started 7/4/12
    - 90% complete. Estimated completion 12/31/12.
  - Wahiawa Terrace – 6 units (3-1, 3-7, 5-1, 5-6, 5-8, 7-6)
    - HPHA to determine if DAGS or special teams will work on these units.

- **Additional Vacant Units (2 units) –** HPHA Central Maintenance Special Team
  - Wahiawa Terrace – 2 units (5-3, 5-4)
  - Work started 11/26/12.

- **Additional Vacant Units (9 units) –** Awaiting consultant contract or assign to Department of Accounting and General Services or HPHA Central Maintenance Special Team
  - Waipahu – 1 unit (5)
  - Nanakuli Homes – 2 units (5, 8)
  - Kauiokalani – 1 unit (304) – reroofing in design phase for all buildings
  - Maili II – 2 units (9, 13)
  - Kuhio Park Terrace – 1 Unit (1470A)
  - Waimaha Sunflower – 2 units (A308, G301)

- **Hale Hoolulu, Kalaheo Homes, Hale Nana Kai O Kea Modernization & ADA Compliance (4 units)**
  - Bid packet is being finalized. Permit is ready for pickup. Estimated bid date 12/17/12 due to additional work required and contract approvals & routing.
  - Hale Ho'olulu – 1 unit (B1)
  - Kalaheo – 3 units (1B, 4A, 4B)

- **Hale Ho'onanea Modernization and ADA (4 units)**
  - Hale Ho'onanea – 4 units (9L, 13L, 14L, 14R)
  - ADA project in design with Richard Matsunaga, 60% complete.

- **5 Vacant Units at Paoakalani**
  - 5 vacant units (424, 525, 627, 727, 1527)
  - Construction started 11/19/12.

- **3 Vacant Units at Kapaa (4 units total)**
  - 4 units (3R, 14L, 17L. Unit 3L is occupied, but will need repair due to damage caused by 3R).
    - Construction Management Branch to submit bid package for internal approvals pending Attorney General review of standard Hawaii eProcurement System (HePS) procurement contract. Estimated bid date Dec. 10, 2012.

- **1 Vacant Units on Hawaii**
  - Ke Kumu Ekolu – 1 unit (B2202)
  - HPHA is working on preparing the bid documents.
  - Estimated bid date: 12/17/12.

- **Palolo Valley Homes 8 Units on Oahu**
  - Building 20 – Units A through H
  - Construction started 11/13/12.

Issues/Concerns:

- Puuwai Momi Building 6 and 18 has a total of 6 vacant units due to leaking roofs. Construction Management Branch working on documents to put roof repair project onto HePS.

VACANT UNITS TYPE C STATEWIDE 11-30-12											
Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
Oahu	30	1027	Hale Laulima	2	8B, 8D	Design		7/31/2013 est			plumbing
Oahu	30	1026	Puuwai Momi	2	8C, 8D	DAGS	7/1/12	12/31/2012 est			Phase I of Department of Accounting and General Services construction. Construction in progress.
Oahu	30	1026	Puuwai Momi	1	27B	DAGS	7/1/12	11/30/12 est			Phase I of Department of Accounting and General Services construction. Construction in progress.
Oahu	30	1026	Puuwai Momi	7	6I, 18G, 18H, 18I, 18J, 18K, 18L	Design		6/30/2013 est			Building 6 & 18 have leaking roofs. After roofs are repaired, AMP to repair the interior of the units.
Oahu	30	1038	Waipahu I	1	5	Design		6/30/2013 est			Awaiting consultant contract.
Oahu	31	1005	Kalihi Valley Homes	9	24-227A, B, C, D, E, F, G, H, J,	Mod.	8/18/09	12/30/12	3/6/12	No	GYA Architects, General Contractor: Rainforest G - wall completed RFG started.
Oahu	31	1005	Kalihi Valley Homes	6	30J, 32C, 34E, 37C, 39A, 42J	HPHA dsgn		6/30/2013 est	N/A	N/A	HPHA to temporarily patch roofs until full modernization can be completed. Looking at elastomeric system to repair roof, AMP to renovate units after roof leaks are resolved.
Oahu	31	1005	Kalihi Valley Homes	2	16C, D	construction	5/17/12	12/15/12	N/A	N/A	Under construction
Oahu	31	1005	Kalihi Valley Homes	19	20D, E, G, J, 21F, 36C, 36D, 36E, 41C, 41D, 41E, 43D, 43E, 43G,43H, 43J, 44F, 44G, 44J	Design	5/2014 est	5/2015 est	N/A	N/A	Contract in negotitation to be part of Phase IVB Modernization.
Oahu	34	1036	Paoakalani	5	424, 525, 627, 727, 1527	HPHA dsgn	10/5/12	1/15/13	letter drafted 11/27/12		Construction started 11/19/12.
Oahu	40	1010	Kuhio Park Terrace	4	1518D, 1520D, 1530D, 1532D	Demo		–			Demo (Vacant HUD approved Demo DISPO)
Oahu	40	1010	Kuhio Park Terrace	2	1538D, 1540D	Design		5/1/14			electrical
Oahu	40	1007	Kuhio Homes	1	13A	Design		6/30/13			spall
Oahu	44	1091	Kauiokalani	1	304	Design		12/31/2015 est	n/a	No	Fire damaged unit. Interior to be worked on after exterior/roof is completed. To be done in the Major Mod

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
Oahu	44	1091	Kauiokalani	4	101, 201, 303, 301	Grp B	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	44	1108	Maili II	2	9, 13	Design		12/31/2014 est			
Oahu	44	1108	Maili II	2	19, 24	Grp B	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	44	1035	Nanakuli Homes	2	5, 8	Design		12/31/2014 est			Consultant selection to be done in 2013
Oahu	44	1035	Nanakuli Homes	4	01, 02, 06, 34	Grp B	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	44	1057	Waimaha-Sunflower	3	B128, B220, B320	Grp B	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	44	1057	Waimaha-Sunflower	2	A308, G301	Design		12/31/2014 est			Consultant selection to be done in 2013
Oahu	45	1072	Ho'okipa - Kahalu'u	2	G-102, G-202	Design		12/15/2015 est			ADA design contract being negotiated.
Oahu	45	1090	Kauhale O'hana	1	201	Design		12/15/2015 est			Negotiating consultant proposal.
Oahu	49	1050	Kupuna Home O Waialua	2	17, 18	Grp B	9/12/11	May 2013 est	2/9/12	No	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	49	1015	Wahiawa Terrace	17	1-1, 1-2, 1-8, 2-1, 2-2, 3-3, 4-4, 4-5, 5-5, 6-4, 6-5, 6-6, 6-7, 7-1, 7-2, 8-5, 8-7	Grp B	9/12/11	May 2013 est	2/9/12	Yes	Consultant: GYA Architects, General Contractor: Society Contracting. Estimated completion May 2013.
Oahu	49	1015	Wahiawa Terrace	6	3-1, 3-7, 5-1, 5-6, 5-8, 7-6	DAGS		6/30/2013 est	11/27/12		Phase II of Department of Accounting and General Services construction.
Oahu	49	1015	Wahiawa Terrace	2	5-3, 5-4	HPHA ST		6/30/2013 est	11/27/12		HPHA Special Teams. Start construction 11/26/12.
Oahu	50	1008	Palolo Valley Homes	8	Unit 20A-H	Mod.	6/5/12	May 2013 est	11/27/12		Start of construction for modernization of Building 20 - 11/13/12. Estimated completion May 2013.

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
Maui	39	1088	Kahale Mua	3	17, 21C, 24A	Consult Contr		12/31/2013 est		17 - No	Reike, Sunnland, Kono Architects working on bid documents, tentative bid 12/12.
Maui	39	1016	David Malo Circle	2	725C, 745A	Design	5/2014 est	3/2015 est		725C - No	GYA Architects selected, project scoped on 11/15/12
Maui	39	1044	Piilani Homes	1	1028-F5	Design	10/2014 est	10/2015 est			To be part of Piilani modernization. Entire project to be scoped
Maui	39	1092	Makani Kai Hale	2	24, 34	Design	5/2014 est	3/2015 est			In David Malo MOD project, scoped 11/15/12
Kauai	38	1018	Kapaa	4	3L, 3R, 14L, 17L	Design		11/12/2013 est			Modernization, units have been scoped. Est bid date 12/10/12. NOTE: 3L is occupied but will need repair work.
Kauai	38	1022	Kalaheo	3	1B, 4A, 4B	Consult Contr		7/8/2014 est			Group 70 working on bid documents. Estimated bid date 12/17/2012.
Kauai	38	1019	Hale Ho'olulu	1	B1	Consult Contr		5/7/2014 est			Group 70 working on bid documents. Estimated bid date 12/17/2012.
Kauai	38	1055	Hale Ho'onanea	4	9L, 13L, 14L, 14R	Consult Contr		4/2014 est			Current ADA project w/ Richard Matsunaga & Associates Architects Inc.

Island	AMP	HPHA No.	Project	No. of Units	Unit Numbers	Category	Construction Contract Award	Estimated Completion	HUD Letter Sent	HUD Approval	Status/Comments
Hawaii	46	1097	Ke Kumu Ekolu	1	B2202	Design	12/15/2012 est	2/15/13 est			In-house design, working on design documents. Estimated bid date 12/17/12.
Hawaii	37	1045	Pahala	2	3F, 5A	Consult Contr		6/30/2014 est			Design in process
Hawaii	37	1051	Hale Aloha O Puna	4	7A, 7C,8B,9A	Consult Contr		12/31/2013 est		7-C No	Design in process
Hawaii	37	1029	Pomaikai	8	925D, E, F, 935A, D, E, F, H	Consult Contr		6/30/2013 est			Design in process
Hawaii	37	1004	Lanakila Homes II	6	59L-R, 61L-R, 62L-R	Consult Contr		12/31/2014 est			Buildings 59, 61, & 62 un-demoed, need to schedule for mod.
Hawaii	37	1004	Lanakila Homes II	36	55L, 55R - 75L, 75R	Demo		12/31/2014 est			Scheduled for Renovation, need to un-demo with HUD.
Hawaii	37	1014	Lanakila Homes III	20	106L, 106R, 107L, 107R, 108L, 108R, 109L,109R, 110L,110R, 111L, 111R, 112L,112R, 113L, 113R, 114L, 114R, 115L,115R	Demo		12/31/2014 est			Scheduled for Renovation, need to un-demo with HUD.
				216							

Total Verified Type C Vacant Units by County:

Oahu	115
Maui	8
Kauai	12
Hawaii	21
	156

Total Under Design Contracts (Consult Contr)	31
Total Group A to be added to Design Contract (Group A+):	0
Total Mod awaiting Consultant Contract (Design)	52
Total In-house design (HPHA Design)	11
Total Being Added to Consultant Contract:	**94**

Total Group B Under Construction Contract (Group B):	32
Total Units Under Modernization Const.Contracts (Mod):	17
Total Units Under Construction (Construction):	2
Total Units Under Construction with DAGS (DAGS)	9
Total Units Under Construction w/ Special Teams (HPHA ST)	2
Total Vacant Units Under Construction Contract:	**62**

Total Form A's to be verified by CMB:	0
Total Missing Form A:	0
Total Needing to be Verified:	**0**
Total Units Approved for Demo:	**60**
Total Units Relocation Hold:	**0**

STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA

(prepared 11/28/2012)

	Group 2--All @ Big Island		# CPs	Status as of November 2012	CD*
1	KAIMALINO TMK 3-7-4-017-029	Kailua-Kona	6	IWS ATO # 42659, 42660, 42661,42662,42663 dated 12/6/10 on file Out of the 6 cesspools, 5 converted to seepage pits and 1 was backfilled and abandoned. The renewal permit for the seepage pits DOH UIC Permit--UH 1706 for 5 seepage pits was issued 8/31/2011 through 8/30/2016.	10/09
2	KEALAKEHE HOUSING TMK 3-7-4-017-058	Kailua-Kona	17	Connected on 7/2/2012, 17 cesspools backfilled. UIC UH-2781 closed on 9/21/2012 regarding backfill of 17 injection wells. A MOA with HHFDC is being developed since Kealakehe's access to the County sewer line runs thru HHFDC's sewer main.	12/12
3	LA'ILANI	Kailua-Kona	66	HHFDC; Completed connection to county sewer 9/29/2011.	NA
4	HAWAII MONTESSORI	Kailua-Kona	2	HHFDC; same property/information as Lailani	NA
5	JACK HALL	Kailua-Kona	13	HHFDC; CAFO UIC-09-2010-005; UIC UH-2782 closed per DOH letter dated 8/10/2011	NA
	Total		**104**	**CP-- 1000+ gpd Cesspools**	**CD*-Completion date of Contractor's Scope of Work**

(Okahara & Associates is Consultant of Record for Hawaii projects)

	Group 1 @ Big Island		# CPs	Status as of November 2012	
6	NOELANI 1 TMK 3-6-5-009-025	Kamuela	3	IWS ATO # 41011, 41013, 40114 issued 9/22/10 on file; UIC Permit UH-2887 for wells 1 through 3 issued 12/30/2011 through 12/29/2016.	6/08
7	NOELANI II TMK 3-6-5-009-026	Kamuela	7	IWS ATO #41996 to 42000 (5 septic tanks) dated 9/22/10. UIC Permit UH-2888 for wells 1 through 6 issued 12/30/2011 through 12/29/2016. Backfilling permit submitted July 12, 2012 for DOH record for the 7th (less than 1000 gpd) cesspool.	6/08
8	HALE ALOHA O PUNA (E) TMK 3-1-6-143-035	Keeau	6	IWS ATO# 42856, 42860 to 42865 issued 8/4/10. UIC Permit UH-2826 (3 pits) issued 12/15/2010 through 12/14/2015.	12/09
9	HALE HOOKIPA (E) TMK 3-8-1-002-049	Kealakekua	10	IWS ATO #43221 & 43223 issued 12/22/2010 and 43220 & 43222 issued 8/20/2012; UIC permit UH-2838 (2 seepage pits) closed on 8/15/2012; UIC ATO UH-2852 (3 pits) issued 4/15/2011 through 4/14/2016.	11/08
10	NANI OLU (E) TMK 3-8-002-047,048	Kealakekua 9 CP	8	IWS ATO# 43252 to 43260 (9 systems) dated 6/23/2010 on file UIC ATO UH-2793 for wells 1 thru 9 issued 2/28/2011 through 2/27/2016.	11/08
11	NANI O PUNA TMK 3-1-5-002-023	Pahoa	4	HHFDC; IWS ATO # 42233 to 42236, UIC UH-2794 for 3 seepage pit issued 2/28/2011; UIC UH-2764 issued for backfill of 4th well	11/09
12	HALAULA TC TMK 3-5-3-010-056	Kapaau	3	IWS ATO # 37731 to 37733 issued 1/8/2009; Transferring to DOE; need to resend HPHA letter to DLNR	01/09
13	KA'U TC TMK 3-9-6-005-008	Pahala	2	IWS ATO # 38386 to 38387 issued 3/13/2009; Transferring to DOE; need to resend HPHA letter to DLNR	01/09
14	WAIMEA TC TMK 3-6-7-002-015	Kamuela	1	IWS ATO # 43792 issued 9/9/2010; Transferring to DOE; need to resend HPHA letter to DLNR	6/08
15	HONOKAA TC TMK 3-4-5-001-011	Honokaa	1	IWS ATO # 42338 to 42341; UIC ATO UH-2869 issued 8/15/2011 through 8/14/2016; Transferring to DOE; resent request to DLNR on 10/9/2012	11/08

STATUS REPORT ON LARGE CAPACITY CESSPOOL CONVERSIONS, HPHA

(prepared 11/28/2012)

45 **UIC** -- Underground Injection Control; **IWS**-- Individual Wastewater System

(Okahara & Associates is Consultant of Record for Hawaii projects)

	Group 1 @ Kauai		**# CPs**	**Status as of November 2012**	
16	HALE HO`OLULU (E) TMK: 4-5-2-003-056	Kilauea	2	IWS ATO # 41589, 41590 & 41591 issued on 11/14/2011. 2 cesspools were backfilled, and DOH file UIC-UK 2774 was closed on 5/13/2011.	6/12
17	KALAHEO TMK: 4-2-3-012-030	Kalaheo	5	IWS ATO 41585, 41586, 41587, 41588 dated 3/8/2011 on file UIC Permit UK-2737 for 4 seepage pits issued 5/29/2009 through 5/28/2014; annual report submitted 10/15/11.	6/12
18	KEKAHA HA'AHEO TMK: 4-1-3-008-020 & 026	Kekaha	72	IWS ATO # 41598 to 41628 dated 3/2011 for 31 septic tanks on file Backfill for 77 cesspools completed 1/18/2011; report submitted to DOH for record.	2/12
			79	(AECOM Pacific Inc. is Consultant of Record for Kauai projects)	

	Group 1 @ Maui		**# CPs**	**Status as of November 2012**	
19	HANA 'B' TC TMK: 2-1-4-004-003	Hana	1	IWS ATO # 40608 issued 9/1/2009; Transferring to DOE; need to resend HPHA letter to DLNR	09/09
20	WAKIU 'A - E' TC TMK: 2-1-3-004-022	Hana	2	IWS ATO # 40609 to 40611 issued 3/13/2009; Transferring to DOE; resent request to DLNR on 10/9/2012	09/09
			3	(AECOM Pacific Inc. is Consultant of Record for Maui projects)	
	Total for Group 1		**127**		

	Others originally not identified in CA/FO			**Status as of November 2012**	
a	Lokahi Housing TMK 3-2-4-052-020	Hilo	8	16 septic tanks (IWS) total; 5 need to be replaced; IWS ATO 42685-42695 (11 systems) issued 1/13/2010 & IWS ATO 45584,45601,45603-45605 (5 systems) issued 5/10/2011; UIC backfill permit UH-2863 for 4 cesspools. **This is not part of CA/FO;** Notice to Proceed issued on 10/29/2012, and estimated completion is December 2012.	1/13
b	Hale Hauoli Housing TMK 3-4-5-010-078	Honokaa 7 CP	8	Connected to the County Sewer on July 16, 2012, 8 injection well cesspools backfilled. Cesspool Abandonment Permit & Backfill Final Completion Report UH-2843 approved by Dept. Of Health on 9/14/2012, so UH-2843 has been closed out.	12/12
c	Pahala Elderly Housing TMK 3-9-6-017-037	Pahala	5	IWS ATO# 18081 to 18085 (5 tanks) issued 12/17/2009. UIC Permit UH-2657 for wells 1 through 3 issued 5/15/2008 through 5/14/2013.	12/09
				(Okahara & Associates is Consultant of Record for Hawaii projects)	

Contract & Procurement Office
Monthly Status Report for November 2012

Solicitations Issued in November 2012:

- None

Contracts Executed in November 2012:

Contract No.	Contractor & Description	Supp. Amount	Total Amount
CMS 12-11	**Mechanical Enterprises, Inc.** Provide Design and Consultant Services for Replacement of Water Lines and Install Solar Hot Water Heating System at Noelani I & Noelani II (AMP 46) on the Island of Hawaii End Date: 550 Calendar Days from Notice to Proceed		$99,500.00
CMS 08-14-SC06	**AECOM (formerly known as M&E Pacific)** Provide Additional Design and Consultant Services for Large Capacity Cesspool Conversions for Various Federal and State Public Housing Properties on the Islands of Maui and Kauai End Date: June 30, 2013	$33,600.00	$569,944.00
ASO 09-01-SC04	**Emphasys Computer Solutions, Inc. dba emphasys software** Provide Additional Services to Include Custom Programming, Purchase Budget Software and Provide Annual Software Maintenance for the Upgrade to the Windows-Based Elite System End Date: March 31, 2013	$176,733.04	$967,380.96
PMB 12-10	**Alii Security Systems, Inc.** Provide Security Services at Puuwai Momi (AMP 31) and Kamehameha Homes and Kaahumanu Homes (AMP 33) on the Island of Oahu End Date: October 31, 2013		$417,057.00
PMB 12-01-SC01	**Realty Laua LLC** Continue to Provide Continue to Provide Property Management, Maintenance and Resident Services for Palolo Valley Homes under Asset Management Project 50 on the Island of Oahu End Date: November 30, 2013	$348,501.00	$338,486.00

VACANT UNIT INFORMATION REPORT
FEDERAL PROJECTS
Month: November 2012

(1) AMPS	(2) Number of Units Per AMP	(3) Total Vacant Units for 1-Nov-12	(4) Total Move-Ins for the entire month Nov-12	(5) Units Rent Ready and Not Occupied in Month Nov-12	(6) HUD Approved Special Service Units	(7) Units on Hold for Relocation	(8) Admin Hold (Justify in Remarks column)	(9) HUD Approved Units Scheduled Demolition	(10) Units AMP Responsible For and/or To Repair	(11) Units AMP Completed a Form A	(12) Units CMB Approved Form A	(13) Remarks Any data entered into columns (7) and (8) require an explanation.
30 Puuwai Momi	363	23	3	3	2	0	0	0	5**	0	13	
31 KVH	373	42	2	1	0	0	0	0	3	0	36	
32 MWH	364	16	6	4	1	0	0	0	4	0	1	None on CMB list?
33 Kamehameha	373	15	1	1	2	0	0	0	11	0	0	
34 Kalakaua	583	8	0	0	3	0	0	0	0	0	5	
35 Kalanihuia	587	8	5	3	0	0	0	0	0	0	0	
37 Hilo	384	100	2	0	2	6	0	62	14	0	14	
38 Kauai	321	46	7	17	6	0	0	0	0	0	16	3 C-units converted, now occupied
39 Maui	196	25	2	1	0	0	0	0	14	0	8	
40 KH	174	13	1	2	1	0	0	4	2	0	3	
43 Kona	202	10	4	1	2	0	1	0	2	0	0	
44 Leeward	260	46	9	6	2	0	0	0	9	0	20	
45 Windward	226	6	0	0	1	0	0	0	2	0	3	
46 North HI	103	9	2	2	3	0	0	0	1	0	1	
49 Wahiawa	150	32	1	3	1	0	0	0	0	0	27	
50 Palolo	118	25	0	0	4	10	0	0	3	0	8	
TOTAL	**4,777**	**424**	**45**	**44**	**30**	**16**	**0**	**66**	**65**	**0**	**155**	

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

VACANT UNIT INFORMATION REPORT
STATE PROJECTS

Month: November 2012

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

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

FOR DISCUSSION

SUBJECT: *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority Denise Wise in Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795)*

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Kolio, et al v. State of Hawaii, Hawaii Public Housing Authority; Denise Wise In Her Official Capacity As Executive Director (Civil Case No. CV11-00266 and Civil No. 11-1-0795*

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