Reviewed and Approved by the Executive Director CT
February 19, 2009

FOR ACTION

SUBJECT: To Appoint Ms. Valerie A. Robertson to the Kona Eviction Board for a Two-Year Term Expiring on February 28, 2011

I. FACTS

A. The Kona Eviction Board, composed of members of the community, is responsible for affording public housing tenants a full and fair hearing during lease termination proceedings.

B. Pursuant to HRS 356D, the Hawaii Public Housing Authority is authorized to appoint an eviction board in each county to hear cases for eviction. In accordance with HRS 356D, the Eviction Board has an authorized composition of at least three members, one of which must be a resident of public housing.

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

D. Ms. Valerie A. Robertson has been a Tenant at the Kealakehe housing project for the past 12 years. She has experience in property management and is in good standing at the Kealakehe project. Ms. Robertson has expressed a willingness to serve on the Kona Eviction Board for a two-year term.

II. RECOMMENDATION

That Ms. Valerie Robertson be appointed to the Kona Eviction Board for a two-year term expiring on February 28, 2011.

Prepared by: Renee Blondin-Nip, Hearings Officer RN

Approved by the Executive Director _____
February 19, 2009

FOR ACTION

SUBJECT: To Authorize the Executive Director to Issue a Request for Proposals for a Developer/Partner Mixed Income/Mixed Finance Redevelopment Project at Kuhio Park Terrace and Kuhio Homes

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) will need $900 million to renovate 6,200 Federal and State public housing units statewide over a 30-year period from 2003 – 2033, an average of $30 million per year in capital investments.

B. Kuhio Park Terrace is a 614-unit family complex comprised of two 16-story high rise buildings and 14 low-rise buildings (2 single family homes, 4 duplexes and 8 row townhouse buildings) built in 1965. Kuhio Homes is a 134-unit family complex comprised of 21 2-story buildings and built in 1953.

C. The HPHA introduced the concept of mixed income/mixed finance redevelopment at a Kuhio Park Terrace/Kuhio Homes community meeting held on September 6, 2008. Residents were generally supportive of the concept and understand the long term capital shortfall and the possible consequences to the pubic housing supply.

D. On December 18, 2008, Urban Housing Communities, LLC, (UHC) an affordable housing development partner of Morgan Stanley, submitted an unsolicited proposal to the HPHA's Board of Directors to form a public/private partnership with the HPHA for the purpose of revitalizing and modernizing Kuhio Park Terrace and Kuhio Homes.

E. On January 16, 2009, as a follow up to their unsolicited proposal UHC conducted a presentation to the HPHA's Board of Directors.

II. DISCUSSION

A. Kuhio Park Terrace and Kuhio Homes may be a site for mixed income/mixed finance redevelopment.

B. In February and March 2009, the HPHA intends to conduct community meetings to inform the residents that Kuhio Park Terrace and Kuhio Homes maybe selected for mixed income/mixed finance redevelopment and obtain feedback and participation.

C. The developer request for proposal will include restoration of the original buildings and upgrading the interior and exterior finishes to include, but not limited to the following:

- Modernizing the mechanical, electrical and plumbing systems.
- Renovating common areas, including hallways and stairways.
- Repairing and repaving roadways, sidewalks, and parking areas.
- Possibility of adding affordable and market rate units.

D. The Hawaii office of the U. S. Department of Housing and Urban Development is supportive of pursuing mixed income/mixed finance redevelopment at Kuhio Park Terrace and Kuhio Homes.

E. Timeline for the completion and issuance of the RFP is as follows:

E. Timeline for the completion and issuance of the RFP is as follows:

Activity	Date
Board Approval	February 19, 2009
Completion of Draft RFP	March 6, 2009
Completion of AG Review	March 13, 2009
Issuance of RFP	March 16, 2009
Proposal Deadline	June 15, 2009
Complete Proposal Evaluation	July 15, 2009
Notice of Award	August 2009
Start of services	September 2009

III. RECOMMENDATION

Staff recommends that the HPHA's Board of Directors authorize the Executive Director to issue a request-for-proposals for a Developer/Partner for a mixed income/mixed finance redevelopment project at Kuhio Park Terrace and Kuhio Homes.

Prepared by: Rick T. Sogawa, Acting Procurement Officer RS

Reviewed by: Chad K. Taniguchi, Executive Director CT

Reviewed and Approved by the Executive Director C7
February 19, 2009

FOR ACTION

SUBJECT: To Approve the Extension of the Sprint Nextel Non-Exclusive Rental Agreement for Five Years with an Option for an Additional Five Year Period

I. FACTS

A. The Hawaii Public Housing Authority (HPHA) (formally known as Housing and Community Development Corporation of Hawaii), issued a 10 year license to Nextel West Corp., dated December 22, 1998, to install a cell antenna site at Laiola, a state elderly public housing project.

B. The current agreement expires on February 28, 2009.

C. Sprint Nextel has requested a five year extension with an option for an additional five years.

D. Sprint Nextel has proposed a monthly rent of $1,339 per month for the first three years, increasing to $1,379 for the last two years. The same incremental increases would also apply to the option period. These represent incremental 3% increases over the existing rent of $1, 300 per month.

E. A survey by HPHA staff indicates that the antenna site rents are between $1,200 and $1,300 per month.

II. DISCUSSION

A. The antenna site generates revenue which is used to operate the project.

B. HPHA will require the wireless providers to hold resident meetings to provide information on the antenna facilities before executing this agreement.

III. RECOMMENDATION

Staff recommends that the HPHA Board of Directors approve the extension of the Sprint Nextel Non-Exclusive Rental Agreement for five years with an option for an additional five year period.

Attachment

Prepared by: Michael J. Hee, Private Management Contracts Section Chief

Reviewed by: Stephanie Fo, Acting Property Management & Maintenance Services Branch Chief SF

ATTACHMENT

NON-EXCLUSIVE RENTAL AGREEMENT EXTENSION FOR SPRINT NEXTEL WIRELESS ANTENNA SITE AT LAIOLA

PREMISES: 1 Ihoiho Place, Wahiawa, Hawaii

TERM: Five (5) years; with One (1) five-year option

RENTAL:

TERM	ANNUAL	MONTHLY
3/1/2009-2/28/2010	$16,068.00	$1,339.00
3/1/2010-2/28/2011	$16,068.00	$1,339.00
3/1/2011-2/29/2012	$16,068.00	$1,339.00
3/1/2012-2/28/2013	$16,550.04	$1,379.17
3/1/2013-2/28/2014	$16,550.04	$1,379.17

TERM	ANNUAL	MONTHLY
3/1/2014-2/28/2015	$17,046.54	$1,420.55
3/1/2015-2/29/2016	$17,046.54	$1,420.55
3/1/2016-2/28/2017	$17,046.54	$1,420.55
3/1/2017-2/28/2018	$17,557.94	$1,463.16
3/1/2018-2/28/2019	$17,557.94	$1,463.16

Reviewed and Approved by the Executive Director CT
February 19, 2009

FOR ACTION

SUBJECT: To Ratify the Hawaii Public Housing Authority's Revised Fiscal Plan for the Remainder of Fiscal Year Ending June 30, 2009

I. FACTS

A. The Board of Directors approved the Hawaii Public Housing Authority's (HPHA) Fiscal Year 2009 operating budget at its regular meeting on June 19, 2008.

B. The approved budget indicated a year end deficit of $4,221,785, and included a turnaround plan to balance the budget.

C. The HPHA intended to request that the Board of Directors approve a formal budget revision at its January 2009 meeting, but due to the incomplete expense information preparation, the revision was deferred.

II. DISCUSSION

A. Federal Low Rent (Public Housing) Program adjustment

Net increase of $1,612,426, due to:

1. Increase of $ 2,246,458 in U.S. Department of Housing and Urban Development (HUD) subsidies due to adjustments in base subsidy and increase in proration.

2. Net increase in expenses of $634,032 based on:
   a) Reduction in expenses by $1,972,420 due to deletion of duplicate bad debt expense on the advice of the HUD Real Estate Assessment Center (REAC) financial team.
   b) Reduction in expenses by $112,000 due to double count of a management contract for a state project.
   c) Increase in expenses of $1,000,321 for fee for services for Central Maintenance staff.
   d) Increase in expenses of $319,679 for fee for services for Applications staff.
   e) Increase in utilities expenses of $1,689,449.
   f) Reduction in expenses of $566,997 in Payment in Lieu of Taxes expenses.
   g) Increase in cost of Insurance of $276,000.

B. State Family (Public Housing) Program adjustment

Net increase of $270,754 due to:

1. Net reduction in expenses by $270,754 based on:
   a) Reduction in expense of $606,000 due to deletion of duplicate old bad debt expense based on the HUD REAC recommendation for the Federal Public Housing program.
   b) Increase in utilities expenses of $335,246.

C. State Elderly (Public Housing) Program adjustment

1. Net decrease of $54,484 due to:
   a) Reduction in expense of $50,000 due to deletion of duplicate old bad debt expense based on the HUD REAC recommendation for the Federal Public Housing program.
   b) Increase in utilities expenses of $104,484.

D. Section 8 Housing Choice Voucher Program adjustments

1. Net change of $0 based on:
   a) Decrease of $1,251,972 in HUD subsidies due to adjustments in base subsidy.
   b) Decrease in expenses of $1,251,972 in HAP payments.

E. Section 8 Project Based Program adjustments

1. Net change of $0 based on:
   a) Increase of $3,479,112 in HUD subsidies due to adjustments in base subsidy.
   b) Increase in expenses of $3,479,112 in HAP payments.

F. State Rent Supplement Program adjustments

Net decrease of $59,755 due to:

1. Reduction of $59,755 due to reduction in program size.

G. Homeless Program adjustments

1. Net change of $0 based on:
   a) Deletion of $4,779,565 in State of Hawaii subsidies for the Temporary Assistance for Needy Families program which is being administered by Department of Human Services (DHS) and not HPHA.
   b) Elimination of $4,779,565 program expenses for the Temporary Assistance for Needy Families program which is being administered by DHS and not HPHA.

H. Central Office Cost Center adjustments

Net increase of $724,632 due to:

1. Net increase in revenues of $891,562 based on:
   a) Increase in revenues of $700,000 due to assessment of fee for services for the Department of the Attorney General and Hearings Office. Fees were assessed the programs, but were not credited to the Central Office.
   b) Increase in revenue of $191,562 due to calculation of overhead assessed programs for fee for services for Central Maintenance and Applications.

2. Increase of $166,930 in expenses due to unbudgeted increase in staffing of Fiscal Management Office to address areas of critical need.

I. Although revenues have improved by $2,613,083, HPHA at this time still shows a projected deficit of $1,608,702.

J. HPHA is still working to reduce the deficits for the State Family and State Elders public housing programs. The agency prepared a request for an emergency appropriation to address the shortfall, but was unsuccessful in getting it approved. Other measures include possible reductions in administrative overhead assessed the programs as well as utilizing as much of the existing State appropriated Repair and Maintenance and Vacant Unit funds to supplement rent revenues.

K. Staff may submit another revised fiscal plan in May, 2009.

III. RECOMMENDATION

Staff recommends that the Board of Directors ratify the HPHA's revised fiscal plan for the remainder of Fiscal Year ending June 30, 2009.

Attachment:

Prepared by: Michael J. Hee, Contract Administration Section Chief
Reviewed by: Gary Marushige, Chief Financial Management Advisor

HPHA FY 2009 Projected Agency Budget

Program	06/19/08 Budget	02/19/09 Revised Fiscal Plan	Adjustments
Federal Low Rent Program			
Rental/Other Income	18,729,075	18,729,075	
State R & M	3,433,996	3,433,996	
Federal Subsidy	19,524,209	21,770,667	2,246,458
Expenses	43,225,192	$43,859,224	(634,032)
Net P/L	**(1,537,912)**	**74,514**	**1,612,426**
State Family Program			
Rental Income	794,109	794,109	
State R & M	243,393	243,393	
State Subsidy	0	0	
Expenses	2,645,898	2,375,144	270,754
Net P/L	**(1,608,396)**	**(1,337,642)**	**270,754**
State Elderly Program			
Rental Income	1,872,437	1,872,437	
State R & M	103,430	103,430	
State Subsidy	0	0	
Expenses	2,511,359	2,565,843	(54,484)
Net P/L	**(535,492)**	**(589,976)**	**(54,484)**
Section 8 Housing Choice Voucher			
Other Income			
Federal	22,504,247	21,252,275	(1,251,972)
Expenses	22,789,542	21,537,570	1,251,972
Net P/L	**(285,295)**	**(285,295)**	**0**
Section 8 Project Based Program			
Other Income			
Federal	19,577,307	23,056,419	3,479,112
Expenses	19,460,275	22,939,387	(3,479,112)
Net P/L	**117,032**	**117,032**	**0**
State Rent Supplement			
Other Income			
State	1,185,540	1,185,540	
Expenses	1,245,295	1,185,540	59,755
Net P/L	**(59,755)**	**0**	**59,755**
Homeless Programs			
State/Federal Sources	23,031,965	18,252,400	(4,779,565)
Expenses	22,878,117	18,098,552	4,779,565
Net P/L	**153,848**	**153,848**	**0**
Central Office Cost Center (Administration)			
Fee Income	5,794,733	6,686,295	891,562
Expenses	6,260,548	6,427,478	(166,930)
Net P/L	**(465,815)**	**258,817**	**724,632**
Capital Program			
Federal Contribution	23,325,709	23,325,709	
State Contribution	31,950,536	31,950,536	
Projects	55,276,245	55,276,245	0
Net P/L	**0**	**0**	
Totals	**(4,221,785)**	**(1,608,702)**	**$2,613,083**

MJHee

2/13/200912:34 PM

Approved by the Executive Director
February 19, 2009

FOR ACTION

SUBJECT: To Accept the Audited Financial Statements of the Hawaii Public Housing Authority for the Fiscal Year Ending June 30, 2008

I. FACTS

A. The audit of the Hawaii Public Housing Authority for the fiscal year ending June 30, 2008 has been completed by independent auditors KMH LLP.

B. The auditors, KMH LLP, have issued the financial statements reported for the above audit. See Exhibit "A"

II RECOMMENDATION

That the Hawaii Public Housing Authority Board of Directors accept the Audited Financial Statements of the Hawaii Public Housing Authority for the Fiscal Year Ending June 30, 2008.

Attachment: Exhibit "A"

Prepared by: Gary Marushige, Chief Financial Management Advisor

DRAFT

Hawaii Public Housing Authority

Financial Statements
June 30, 2008
Together with Independent Auditor's Report

Submitted by

THE AUDITOR
STATE OF HAWAII

DRAFT

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Independent Auditor's Report

The Auditor
State of Hawaii

Board of Directors
Hawaii Public Housing Authority:

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Hawaii Public Housing Authority (Authority), as of and for the year ended June 30, 2008. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

As discussed in note 1, the financial statements of the Authority are intended to present the financial position, changes in financial position and cash flows, where applicable, of only that portion of the governmental activities, business-type activities, each major fund, and the aggregate other fund information of the State of Hawaii that is attributable to the transactions of the Authority. They do not purport to, and do not, present fairly the financial position of the State of Hawaii as of June 30, 2008, and the changes in its financial position and cash flows, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Authority as of June 30, 2008, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

DRAFT

In accordance with *Government Auditing Standards*, we have also issued our report dated February __, 2009, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Management's Discussion and Analysis on pages 3 to 12 and Budgetary Comparison Schedules on pages 56 to 58 are not a required part of the basic financial statements but are supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on Management's Discussion and Analysis or on the Budgetary Comparison Schedules.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements taken as a whole. The accompanying Combining Financial Statements of Other Governmental and Enterprise Funds, Reconciliation of Cash are not a required part of the basic financial statements. Such information have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

KMH LLP

Honolulu, Hawaii
February __, 2009

Hawaii Public Housing Authority

Management Discussion and Analysis
June 30, 2008

This Management's Discussion and Analysis (MD&A) provides an overall review of the Hawaii Public Housing Authority's (HA) financial activities for the fiscal year ended June 30, 2008. The intent of this discussion and analysis is to look at the HA's financial performance as a whole. Readers should also review the notes to the financial statements and the financial statements to enhance their understanding of the HA's financial performance.

INTRODUCTION

The Hawaii Public Housing Authority is a housing authority (HA), established by the State Legislature effective July 1, 2006. The HA bifurcated from the former Housing and Community Development Corporation of Hawaii (HCDCH), creating two separate agencies, the Hawaii Public Housing Authority and the Hawaii Housing Finance and Development Corporation (HHFDC). Previous to July 1, 2006 the HCDCH consolidated the previous Hawaii Housing Authority and the Housing Finance and Development Corporation.

Presently, the HA administers the following major programs:

- Federal and State public housing programs
    - The HA is responsible for the administration of over 5,300 federal public housing units in Hawaii, with funds received from the United States Department of Housing and Urban Development (HUD), and 860 state public housing units.

- Federal and State rent subsidy programs
    - The HA administers the HUD Section 8 Housing Assistance Payments – Special Allocations Program, through a contract with the Bremerton (Washington) Housing Authority, the Section 8 Housing Choice Voucher Program, and a state funded rental assistance program that subsidizes rental payments to persons and families with incomes that do not exceed 80% of the area median income.

- Homeless programs

The HA is administratively attached to the State Department of Human Services. The HA's Board of Directors consists of eleven members, of whom nine shall be public members appointed by the governor. Public members shall be appointed from each of the counties of Honolulu, Hawaii, Maui, and Kauai. At least one public member shall be a person who is directly assisted by the authority under the federal low-rent public housing or federal section 8 tenant-based housing assistance payments program while serving on the board. One public member shall be an advocate for low-income or homeless persons. One public member shall be a person with a disability or an advocate for persons with disabilities. The Director of Human Services; and the Governor's Senior Policy Advisor are ex-officio voting members. All HA action is taken by the affirmative vote of at least seven members.

Hawaii Public Housing Authority

Management Discussion and Analysis
June 30, 2008

The MD&A is an element of the reporting model adopted by the Governmental Accounting Standards HA (GASB) in their Statement No. 34 *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued in June 1999. Certain comparative information between the current year and the prior year is required to be presented in the MD&A and is included in this report.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis serves as an introduction to the Housing Authority's basic financial statements which are the government-wide financial statements, fund financial statements, and the notes to the financial statements. This report also includes supplementary information in addition to the basic financial statements themselves.

Financial Highlights:

- Conversion to Asset Management. To meet the HUD requirement for conversion to Asset Management for Public Housing Authorities, the Hawaii Public Housing Authority implemented the program guidelines of 24 CFR 990 for the 2008 Fiscal Year. This change affected the rental units under the Federal Low Rent Program. In addition, the Housing Authority converted the State Housing Revolving (family units) and Housing for Elders (elderly/disabled units) funds to the Asset Management model to insure a consistent financial reporting system for the HA. The various components of Asset Based Management such as Project Based Management, Project Based Accounting and Central Office Cost Center were implemented in 2008. (Project Based Budgeting was implemented with the compilation of the FY2009 Budget adopted by the board of directors in June 2008.)

- Positive Net Change in Assets (please see Government-Wide Statement of Activities):
    - For 2008 total revenues were $151 million, and increase of 22 percent over 2007.
        - 2008 operating grants and contributions increased by 23 percent over 2007. The major sources of revenues in this category are Federal subsidies restricted for specific programs, and State General Funds.
        - 2008 federal capital grants and contributions decreased by 37 percent over 2007. These federal funds are to provide capital improvements to the various housing projects.
        - 2008 general revenues increased by 60 percent over 2007, primarily due to increased state appropriations for state capital projects funding.
    - On the expense side, for 2008 total government-wide expenses were $125 million, an increase of 12 percent over 2007, primarily due to increases in rental housing assistance program and housing development program.

- Overall for 2008 the changes in net assets was $25 million compared to $12 million in 2007, an increase of 113 percent. The challenge is for the HA to use these assets to fix housing units to increase occupancy and provide more housing for Hawaii's low-income population.

Government-wide Financial Statements

The first two statements are government-wide financial statements — the *Statement of Net Assets* and the *Statement of Activities*. These provide both long-term and short-term information about the Housing Authority's overall financial status.

The *Statement of Net Assets* presents information on all of the Housing Authority's assets less liabilities which results in net assets. The statement is designed to display the financial position of the Housing Authority. Over time, increases and decreases in net assets help determine whether the Housing Authority's financial position is improving or deteriorating.

The *Statement of Activities* provides information which shows how the Housing Authority's net assets changed as a result of the year's activities. The statement uses the accrual basis of accounting, which is similar to the accounting used by private-sector businesses. All of the revenues and expenses are reported regardless of the timing of when cash is received or paid. The statement identifies the extent to which, each expenditure function draws from general and federal revenues of the Housing Authority or is financed through charges for services and intergovernmental aid (primarily federal programs and state appropriations).

The government-wide financial statements of the Corporation are divided into three categories:

Governmental activities - The activities in this section are primarily supported by State appropriations or by HUD contributions which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental funds statements — the *Balance Sheet* and the *Statement of Revenues, Expenditures and Changes in Fund Balances* — are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Housing Authority programs. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information that explains the relationship (or differences) between them.

Business-type activities – Business type activities also referred to as "proprietary funds" are activities that are financed and operated in a manner similar to private business enterprises — wherein the funding used to recover costs of providing goods and services to the general public is derived through user charges and charges to external users. Business-type activities are reported using an accrual basis of accounting and the economic resources measurement focus. To simplify, the accounting method used to record business-type activities transactions is basically the same method that is used by commercial enterprises and not for profit entities. These functions normally are intended to recover all or a significant portion of their costs through user fees and charges to external users.

Fiduciary funds - Fiduciary funds are used to account for assets held by the Housing Authority in a trustee capacity or as an agent for others. Activities from fiduciary funds are not included in the government-wide financial statements because the Housing Authority cannot use these assets for its operations. Fiduciary funds of the HA, consisting of agency funds and private-purpose trust funds, are reported in the *Statement of Fiduciary Net Assets* using an accrual basis of accounting. Agency funds held by the HA involve only the receipt, temporary investment, and remittance of resources to individuals, private organizations, or other governments in a purely custodial capacity (assets equal liabilities).

Detailed information on Housing Authority's most significant funds are represented in the fund financial statements – However, the fund statements are not a representation of the Authority as a whole.

Fund Financial Statements

The Housing Authority uses fund accounting to ensure and demonstrate fiscal accountability. A fund is defined as a grouping of related accounts that is used to keep track of specific sources of funding and spending for particular purposes. It is sometimes referred to as a "self-balancing" set of accounts. This means that a fund's assets will equal the total of its liabilities and its fund balance (or net assets), similar to the way financial statements are presented.

The financial activities of the agency are recorded in individual funds, each of which is deemed to be a separate accounting entity. Funds are then either reported as major or non-major. The criteria for determining whether a fund is considered major on non-major is based on GASB (Governmental Accounting Standards Board) Statement 34, Basic Financial Statements – Management's Discussion and Analysis for State and Local Governments. Major funds are reported separately, while non-major funds are combined as a whole and separated as a column in the fund financial statements. Details for the non-major funds are found in the combining section of the financial statements.

Hawaii Public Housing Authority

Management Discussion and Analysis
June 30, 2008

Notes to the Financial Statements

Notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements follow the basic financial statements.

FINANCIAL ANALYSIS OF HOUSING AUTHORITY AS A WHOLE:

The 2007 and 2008 financial numbers reflect only the HA's activities, and do not include those of the Housing and Community Development Corporation of Hawaii (HCDCH) or the Hawaii Housing Finance and Development Corporation (HHFDC).

HAWAII PUBLIC HOUSING AUTHORITY
Condensed Statement of Net Assets
June 30, 2008 & June 30, 2007
(In thousands of dollars)

	Governmental Activities		Business Activities		Total		Total Percentage Change
	2008	2007	2008	2007	2008	2007	
Current and other assets	$54,896	$33,619	$18,766	$19,234	$73,662	$52,853	39.37%
Assets held by trustee	0	0	0	0	0	$0	100.00%
Capital assets	39,813	34,636	269,826	283,138	309,639	$317,774	-2.56%
Other assets	0	0	8,937	0	8,937	$0	100.00%
Total Assets	$94,709	$68,255	$297,529	$302,372	$392,238	$370,627	5.83%
Current and other liabilities	$6,903	$7,648	$9,659	$13,999	$16,562	$21,647	-23.49%
Long-term liabilities	-	-	507	576	507	576	-11.98%
Total Liabilities	$6,903	$7,648	10,166	14,575	17,069	22,223	-23.19%
Net assets:							
Invested in capital assets, net of related debt	$39,813	$34,636	$269,319	$273,617	$309,132	$308,253	0.29%
Restricted	-	-	7,917	8,001	7,917	8,001	-1.05%
Unrestricted	47,993	25,971	10,127	6,179	58,120	32,150	80.78%
Total net assets	87,806	60,607	287,363	287,797	375,169	348,404	7.68%
Total liabilities & net assets	$94,709	$68,255	$297,529	$302,372	$392,238	$370,627	-5.83%

Regarding the Condensed Statement of Net Assets, above, the majority of the Authority's net assets, $309 million or 86 percent, are invested in capital assets (land, buildings, and equipment) owned by the HA, out of $375 million in total net assets. Unrestricted net assets – the part of net assets that can be used to finance day-to-day operations without constraints established by enabling legislation, debt covenants, or other legal requirements were $58 million, an 81 percent increase over 2007.

Hawaii Public Housing Authority

Management Discussion and Analysis
June 30, 2008

The Housing Authority's total revenues and expenditures are reflected in the following chart below. Please see financial highlights in the beginning of this section.

HAWAII PUBLIC HOUSING AUTHORITY
Government-Wide
Statement of Activities
Years Ended June 30, 2008 – June 30, 2007
(In thousands of dollars)

	Governmental Activities		Business Activities		Total		Total Percentage Change
	2008	2007	2008	2007	2008	2007	
Revenues							
Program Revenues:							
Charges for services	-	-	21,940	22,993	21,940	22,993	-4.58%
Operating Grants and Contributions	44,374	37,682	16,310	11,483	60,684	49,165	23.43%
Capital Grants and Contributions	-	-	9,521	15,082	9,521	15,082	-36.87%
General Revenues:							
State Alloted Appropriations, net of Lapses	58,682	36,708	-	-	58,682	36,708	59.86%
Total Revenues	103,056	74,390	47,771	49,558	150,827	123,948	21.69%
Expenses							
Governmental Activities							
Homeless Services and assistance program	12,834	16,583	-	-	12,834	16,583	-22.61%
Rental housing assistance program	54,887	40,153	-	-	54,887	40,153	36.69%
Business-type activities							
Rental assistance program	-	-	47,508	46,299	47,508	46,299	2.61%
Housing development program	-	-	9,145	7,998	9,145	7,998	14.34%
Other	-	-	1,056	970	1,056	970	8.87%
Total governmental-wide expenses	67,721	56,736	57,709	55,267	125,430	112,003	11.99%
Excess of revenues over expenses	35,335	17,654	(9,938)	(5,709)	25,397	11,945	112.62%
Transfers	(8,136)	(670)	8,136	670	-	-	-100.00%
CHANGES IN NET ASSETS	27,199	16,984	(1,802)	(5,039)	25,397	11,945	112.62%
Total net assets, beginning of year	60,607	43,622	289,165	292,836	349,772	336,458	3.96%
Total net assets, end of year	$87,806	$60,606	$287,363	$287,797	$375,169	$348,403	7.68%

Hawaii Public Housing Authority

Management Discussion and Analysis
June 30, 2008

Financial Analysis of the Housing Authority's Funds

The analysis of governmental funds serves the purpose of looking at what resources came into the funds, how they were spent, and what is available for future expenditures. Analyzing this section allows HPHA management to determine: Did the Housing Agency generate enough revenue to pay for current obligations, and what is available for spending at the end of the year. (Note: federal funds appropriations are monies received from HUD. Federal funds provide for the majority of HA operations. General funds appropriations are monies received from our State Legislature to fund various State of Hawaii Homeless and Rental Assistance Programs.

General Fund:

- Cash – 2008 year end balance is zero with a decrease of $14,319,473 from 2007 due to technical change in Department of Accounting and General Services (DAGS) accounting policy for cash being held by Governmental type funds to be reflected in Due from State rather than in cash.
- Due from State – Similar to Cash, 2008 year end balance increased to $8,618,758 compared to zero in 2007 due to technical change in DAGS accounting policy for cash being held by Governmental type funds to be reflected in Due from State rather than in cash.
- Grant Expenditures – 2008 shows increase of $5,000,000 over 2007 due to a grant in aid funded by the legislature as a pass-through to Salvation Army in 2007 but spent in 2008 (timing issue).
- Capital Outlays – 2008 reduction for $4,637,806 compared to 2007 due to reduced capital spending for Homeless programs in 2008.
- Repairs & Maintenance – 2008 shows increase of $3,070,000 compared to 2007 due to expenditures for vacant unit repairs funded by the legislature in 2008.
- Operating Transfers – 2008 shows increase of $7,779,361 for legislative emergency appropriations received and transferred to other funds compared to zero in 2007.
- Change in Net Assets – 2008 shows a decrease of $9,695,802 as 2007 Salvation Army grant in aid funds of $5.0 million were received in 2007 but not expended until 2008.

Federal Low Rent Program:

- Cash – 2008 show increase of $4,290,428 for emergency transfers and HUD capital subsidies compared to 2007.
- Rental Income – 2008 show increase of $1,271,323 over 2007 because of increased emphasis on evictions and collections.
- Other Income – 2008 shows decrease of $1,680,357 compared to 2007 due to the infusion of funds from the legislature of $1.7 million to a settle utility rate lawsuit.

- HUD Operating Subsidy – 2008 shows decrease of $1,621,288 compared to 2007 due to "proration" (reduced percentage of funding by HUD) and deferral of draw down for operating portion of Capital fund.
- Personnel expense – 2008 show increase of $1,448,005 over 2007 due to implementation of Government Accounting Standards Board (GASB) 45: OPEB (Other Post Employment Benefits – medial coverage after retirement); $1.2 million was allocated by the State to HPHA.
- Depreciation – 2008 shows increase by $1,410,573 as a result of full-year depreciation expense for fixed assets completed in 2007.
- Operating Transfers – 2008 show increase of $1,749,032 primarily due to legislative emergency appropriations for insurance and payroll costs, compared to 2007.

Capital Fund:

- Cash – 2008 year end balance is zero with a decrease of $12,894,128 from 2007 due to technical change in DAGS accounting policy for cash being held by Governmental type funds to be reflected in Due from State rather than cash.
- Due from State – Similar to cash, 2008 year end balance is $36,661,272 due to change in DAGS accounting policy for cash being held by Governmental type funds to be reflected in due from State rather than cash.
- State Allotted Appropriations – 2008 shows increase of $21,750,285 over 2007 due to additional capital improvements projects appropriations, including special appropriations for elevator improvements of $7.5 million.
- Capital Outlay – 2008 shows increase of $3,141,465 over 2007 due to increase in capital spending for physical improvements at Kahale Kahaluu ($1.5 million) and conversion of large capacity cesspools at Lailani, Kealakehe, Noelani and Lokahi. ($2.5 million).
- Fund Balance – 2008 shows increase of $23,861,811 for capital improvements projects compared to 2007; many projects are in planning and design stages.

Housing Revolving Fund:

- Operating Transfers – 2008 show increase of $5,748,308 over 2007 due to legislative emergency appropriations received.

Housing Choice Voucher:

- HUD Contributions – 2008 shows an increase $4,696,721 compared to 2007 due to increases in pro-ration of HUD base subsidies and funding for 80 new vouchers for Veterans Administration Support HAP subsidies.

Hawaii Public Housing Authority

Management Discussion and Analysis
June 30, 2008

Budgetary Analysis:

- The General Fund program revenues and expenses show a decrease to the final budget by $3.6 million due to reductions in the Homeless facility, outreach services and housing programs. The Housing Voucher programs had an under expenditure of $2.9 million due to reduced utilization of vouchers. The Section 8 Contract Administration program had a decrease in revenues and expenditures of $6.0 million due to reduced HUD contributions.

Capital Assets:

Housing Authority's Capital Assets
Years ended June 30, 2008 and June 30, 2007
(In thousands of dollars)

	Governmental Activities		Business Activities		Total		Total Percentage Change
	2008	2007	2008	2007	2008	2007	
Land	$ 2,373	$ 2,373	$ 22,973	$ 22,973	$ 25,346	$ 25,346	0.00%
Buildings and improvements	48,061	42,784	487,642	474,327	535,703	517,111	-3.60%
Equipment	1,198	1,198	10,285	10,347	11,483	11,545	-0.54%
Construction in progress	11,642	9,629	23,755	29,733	35,397	39,362	-10.07%
Total	63,274	55,984	544,655	537,380	607,929	593,364	2.45%
Accumulated Depreciation	(23,462)	(21,348)	(274,829)	(262,608)	(293,291)	(283,956)	5.05%
Total Capital Assets Net	$ 39,812	$ 34,636	$ 269,826	$ 274,772	$ 309,638	$ 309,408	-19.53%

Capital Assets – At June 30, 2008, the Housing Authority had approximately $309 million invested in capital assets including land, buildings, equipment (costing $5000 or more), vehicles, buildings and equipment under capital lease, and construction in progress. Increases during the year represent addition to those categories, while decreases represent the bifurcation of assets, depreciation, and retirement of assets.

Hawaii Public Housing Authority

Management Discussion and Analysis
June 30, 2008

Currently Known Facts, Decisions, or Conditions:

HUD increased operating funding for public housing for fiscal year 2009 due to an increase in the operating subsidy proration rate from 82% to 89% and adjustments in base subsidy for 2009. In addition, the HA portion of the federal stimulus package approved in February 2009 will be in the neighborhood of $13 million for federal public housing capital improvements.

The Housing Agency was named as a defendant in a lawsuit regarding the living conditions at Kuhio Park Terrace calling for capital improvements such as elevators, trash chutes, fire alarms, and sewers, as well as an increase in handicap accessible units. The HA is working to address the issues involved with existing funds, and is seeking additional funds. The outcome of the lawsuit has not been determined at this time.

CONTACTING THE HOUSING AUTHORITY

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the Housing Authority's finances and to show the Housing Authority's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact Chad Taniguchi, Executive Director or by calling (808) 832-4670 during regular office hours, Monday through Friday, from 7:45 a.m. to 4:30 p.m., pacific standard time.

Hawaii Public Housing Authority

GOVERNMENT-WIDE
STATEMENT OF NET ASSETS

June 30, 2008

ASSETS	Governmental Activities	Business-Type Activities	Total
Current Assets			
Cash	$ 5,336,659	$ 16,233,676	$ 21,570,335
Due from State of Hawaii	45,280,030	-	45,280,030
Receivables:			
Accrued interest	-	13,938	13,938
Tenant receivables, less allowance for doubtful receivables of $4,604,165	-	726,737	726,737
Other	300	305,297	305,597
	300	1,045,972	1,046,272
Internal balances	2,163,499	(2,163,499)	-
Due from other state agencies	-	726,003	726,003
Due from HUD	707,261	2,275,113	2,982,374
Inventories	-	557,741	557,741
Prepaid expenses and other assets	1,408,255	63,392	1,471,647
Deposits held in trust	-	27,165	27,165
Total current assets	54,896,004	18,765,563	73,661,567
Note Receivable	-	426,100	426,100
Accrued Interest	-	594,410	594,410
Restricted Deposits and Funded Reserves	-	7,917,014	7,917,014
Capital Assets, less accumulated depreciation	39,812,744	269,825,954	309,638,698
TOTAL ASSETS	$ 94,708,748	$ 297,529,041	$ 392,237,789

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

GOVERNMENT-WIDE
STATEMENT OF NET ASSETS (continued)

June 30, 2008

LIABILITIES AND NET ASSETS	Governmental Activities	Business-type Activities	Total
Current Liabilities			
Accounts payable	$ 4,208,235	$ 4,807,671	$ 9,015,906
Accrued expenses	732,397	3,522,468	4,254,865
Internal balances	1,686,321	(1,686,321)	-
Due to other state agencies	-	58,985	58,985
Due to State of Hawaii	-	571,402	571,402
Due to HUD	5,078	14,560	19,638
Security deposits	-	935,310	935,310
Other	-	128,006	128,006
Total current liabilities	6,632,031	8,352,081	14,984,112
Accrued Expenses	270,671	1,306,764	1,577,435
Mortgage and Note Payable	-	506,741	506,741
Commitments and Contingencies			
Net Assets			
Invested in capital assets, net of related debt	39,812,744	269,319,213	309,131,957
Restricted by legislation and contractual agreements	-	7,917,014	7,917,014
Unrestricted	47,993,302	10,127,228	58,120,530
Total net assets	87,806,046	287,363,455	375,169,501
TOTAL LIABILITIES AND NET ASSETS	$ 94,708,748	$ 297,529,041	$ 392,237,789

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

GOVERNMENT-WIDE
STATEMENT OF ACTIVITIES

June 30, 2008

		Program Revenues			Net (expense) revenue and changes in net assets		
Functions/Programs	Expenses	Charges for services	Operating grants and contributions	Capital grants and contributions	Governmental activities	Business-type activities	Total
Governmental activities							
Homeless service and assistance program	$ 12,834,265	$ -	$ 1,046,411	$ -	$ (11,787,854)	$ -	$ (11,787,854)
Rental housing and assistance program	54,887,419	-	43,327,944	-	(11,559,475)	-	(11,559,475)
Total governmental activities	67,721,684	-	44,374,355	-	(23,347,329)	-	(23,347,329)
Business-type activities							
Rental assistance program	47,508,491	17,311,003	15,707,611	9,521,427	-	(4,968,450)	(4,968,450)
Rental housing program	9,144,788	4,201,887	546,382	-	-	(4,396,519)	(4,396,519)
Others	1,055,841	426,639	56,410	-	-	(572,792)	(572,792)
Total business-type activities	57,709,120	21,939,529	16,310,403	9,521,427	-	(9,937,761)	(9,937,761)
Total government-wide	$ 125,430,804	$ 21,939,529	$ 60,684,758	$ 9,521,427	(23,347,329)	(9,937,761)	(33,285,090)
State Allotted Appropriations, net of lapses					58,682,496	-	58,682,496
Net Transfers					(8,136,190)	8,136,190	-
Total general revenues and transfers					50,546,306	8,136,190	58,682,496
Change in net assets					27,198,977	(1,801,571)	25,397,406
Net Assets at July 1, 2007 (As Restated)					60,607,069	289,165,026	349,772,095
Net Assets at June 30, 2008					$ 87,806,046	$ 287,363,455	$ 375,169,501

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

GOVERNMENTAL FUNDS
BALANCE SHEET

June 30, 2008

ASSETS	General	Capital Projects	Housing Choice Voucher	Section 8 Contract Administration	Other Funds	Total Governmental Funds
Current Assets						
Cash	$ -	$ -	$ 4,805,840	$ 530,653	$ 166	$ 5,336,659
Due from State of Hawaii	8,618,758	36,661,272	-	-	-	45,280,030
Other receivables	300	-	-	-	-	300
Due from other funds	-	-	1,705,000	458,499	-	2,163,499
Due from HUD	-	-	-	406,564	300,697	707,261
Prepaid expenses and other assets	-	-	1,408,255	-	-	1,408,255
TOTAL ASSETS	$ 8,619,058	$ 36,661,272	$ 7,919,095	$ 1,395,716	$ 300,863	$ 54,896,004
LIABILITIES AND FUND BALANCE						
Current Liabilities						
Accounts payable	$ 2,601,442	$ 1,098,091	$ 28,354	$ 193,099	$ 287,249	$ 4,208,235
Accrued expenses	8,095	-	416,691	106,831	-	531,617
Due to other funds	219,634	-	1,327,463	125,776	13,448	1,686,321
Due to HUD	-	-	4,912	-	166	5,078
Total liabilities	2,829,171	1,098,091	1,777,420	425,706	300,863	6,431,251
Fund Balances - Unrestricted						
Reserved	5,789,887	35,563,181	-	-	-	41,353,068
Unreserved	-	-	6,141,675	970,010	-	7,111,685
Total fund balances	5,789,887	35,563,181	6,141,675	970,010	-	48,464,753
TOTAL LIABILITIES AND FUND BALANCES	$ 8,619,058	$ 36,661,272	$ 7,919,095	$ 1,395,716	$ 300,863	$ 54,896,004

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE TO THE STATEMENT OF NET ASSETS

June 30, 2008

Total fund balance - governmental funds		$ 48,464,753
Amounts reported for governmental activities in the statement of net assets are different because:		
Capital assets used in governmental activities are not financial resources and therefore not reported in the funds.	39,812,744	
Long-term compensated absences are not due and payable in the current period and therefore are not reported in the funds	270,671	
Other post-retirement employee benefits are not due and payable in the current period and therefore are not reported in the funds	200,780	39,341,293
Net assets of governmental activities		$ 87,806,046

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

Year ended June 30, 2008

	General	Capital Projects	Housing Choice Voucher	Section 8 Contract Administration	Other Funds	Total Governmental Funds
Revenues						
Intergovernmental – HUD annual contributions and others	$ -	$ -	$ 21,596,567	$ 21,320,092	$ 1,256,476	$ 44,173,135
State allotted appropriations, net of lapsed funds	28,172,496	30,510,000	-	-	-	58,682,496
Other	-	-	145,613	55,607	-	201,220
Total revenues	28,172,496	30,510,000	21,742,180	21,375,699	1,256,476	103,056,851
Expenditures						
Housing assistance payments	703,096	-	16,468,212	19,837,960	-	37,009,268
Homeless services	11,443,680	-	-	-	-	11,443,680
Grants	5,000,000	250,000	-	-	-	5,250,000
Personnel services	285,073	-	1,659,419	57,084	-	2,001,576
Administration	801,673	3,475	457,327	1,118,925	1,256,476	3,637,876
Professional services	68,388	-	82,153	56,060	-	206,601
Security	-	-	201	42	-	243
Repairs and maintenance	3,819,107	923,464	1,311	386	-	4,744,268
Utilities	126,196	-	-	-	-	126,196
Insurance	-	-	14,050	2,353	-	16,403
Capital outlays	2,332,123	5,471,250	-	-	-	7,803,373
Other	879,182	-	-	-	-	879,182
Total expenditures	25,458,518	6,648,189	18,682,673	21,072,810	1,256,476	73,118,666
EXCESS OF REVENUES OVER EXPENDITURES	2,713,978	23,861,811	3,059,507	302,889	-	29,938,185
Nonoperating Expenditure - Interest Expense	(7,318)	-	(55,706)	(1,726)	-	(64,750)
Other Financing Uses - Transfers (Out) In	(7,779,361)	-	116,550	38,850	-	(7,623,961)
NET CHANGE IN FUND BALANCE	(5,072,701)	23,861,811	3,120,351	340,013	-	22,249,474
Fund Balance at July 1, 2007	10,862,588	11,701,370	3,021,324	629,997	-	26,215,279
Fund Balance at June 30, 2008	$ 5,789,887	$ 35,563,181	$ 6,141,675	$ 970,010	$ -	$ 48,464,753

The accompanying notes are an integral part of this statement.

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Hawaii Public Housing Authority

RECONCILIATION OF THE CHANGE IN FUND
BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES

Year ended June 30, 2008

Net change in fund balances - total governmental funds		$ 22,249,474
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. In the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation during the year.	5,176,823	
Long-term compensated absences reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds	(26,540)	
Other post-retirement employee benefits reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds	(200,780)	4,949,503
Change in net assets of governmental activities		$ 27,198,977

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS
STATEMENT OF NET ASSETS

June 30, 2008

ASSETS	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Current Assets:						
Cash	$ 8,835,354	$ 243,977	$ 2,119,691	$ 3,799,209	$ 14,998,231	$ 1,235,445
Receivables:						
Accrued interest	-	-	9,863	-	9,863	4,075
Tenant receivables, less allowance for doubtful accounts of $4,604,165	582,552	29,960	3,423	110,802	726,737	-
Other	193,596	-	3,068	108,633	305,297	-
	776,148	29,960	16,354	219,435	1,041,897	4,075
Due from other funds	3,227,373	1,047,415	130,667	5,833,650	10,239,105	-
Due from other state agencies	-	-	-	726,003	726,003	-
Due from HUD	2,275,113	-	-	-	2,275,113	-
Inventories	493,174	20,745	43,822	-	557,741	-
Prepaid expenses and other assets	-	-	-	63,392	63,392	-
Deposits held in trust	-	-	-	27,165	27,165	-
Total current assets	15,607,162	1,342,097	2,310,534	10,668,854	29,928,647	1,239,520
Note Receivable	-	426,100	-	-	426,100	-
Accrued Interest	-	594,410	-	-	594,410	-
Restricted Deposits and Funded Reserves	-	-	-	7,917,014	7,917,014	-
Capital Assets, less accumulated depreciation	196,170,700	12,034,813	41,230,713	20,293,959	269,730,185	95,769
TOTAL ASSETS	$ 211,777,862	$ 14,397,420	$ 43,541,247	$ 38,879,827	$ 308,596,356	$ 1,335,289

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS
STATEMENT OF NET ASSETS (continued)

June 30, 2008

LIABILITIES AND NET ASSETS	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Current Liabilities						
Accounts payable	$ 2,706,145	$ 30,443	$ 211,436	$ 1,859,647	$ 4,807,671	$ -
Accrued expenses	2,712,419	147,494	80,719	581,836	3,522,468	-
Due to other funds	3,575,596	1,693	436,728	6,631,593	10,645,610	70,673
Due to other state agencies	-	-	-	58,985	58,985	-
Due to State of Hawaii	-	-	-	571,402	571,402	-
Due to HUD	-	-	-	14,560	14,560	-
Security deposits	663,800	32,977	148,509	90,024	935,310	-
Other	-	-	-	128,006	128,006	-
Total current liabilities	9,657,960	212,607	877,392	9,936,053	20,684,012	70,673
Accrued Expenses	1,225,786	56,077	24,901	-	1,306,764	-
Mortgage and Note Payables	-	-	-	506,741	506,741	-
Commitments and Contingencies						
Net Assets:						
Invested in capital assets, net of related debt	196,170,700	12,034,813	41,230,713	19,787,218	269,223,444	95,769
Restricted by legislation and contractual agreements	-	-	-	7,917,014	7,917,014	-
Unrestricted	4,723,416	2,093,923	1,408,241	732,801	8,958,381	1,168,847
Total net assets	200,894,116	14,128,736	42,638,954	28,437,033	286,098,839	1,264,616
TOTAL LIABILITIES AND NET ASSETS	$ 211,777,862	$ 14,397,420	$ 43,541,247	$ 38,879,827	$ 308,596,356	$ 1,335,289

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

RECONCILIATION OF THE PROPRIETARY FUNDS NET ASSETS
TO THE STATEMENT OF NET ASSETS

Year ended June 30, 2008

Total net assets of enterprise funds	$ 286,098,839
Amounts reported for business-type activities in the statement of net assets are different because certain internal service fund assets and liabilities are included with business-type activities	1,264,616
Net assets of business-type activities	$ 287,363,455

The accompanying notes are an integral part of this statements.

Hawaii Public Housing Authority

PROPRIETARY FUNDS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS

Year ended June 30, 2008

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Operating Revenues						
Rental	$ 17,035,533	$ 848,659	$ 1,899,522	$ 1,651,153	$ 21,434,867	$ -
Other	275,470	52,690	63,794	112,708	504,662	-
Total operating revenues	17,311,003	901,349	1,963,316	1,763,861	21,939,529	-
Operating Expenses						
Project	6,491,178	-	-	-	6,491,178	-
Personnel services	14,438,637	1,019,128	359,525	246,585	16,063,875	-
Depreciation	9,578,594	385,615	1,385,986	997,897	12,348,092	42,484
Administration	2,701,511	225,070	716,494	959,903	4,602,978	37,883
Provision for losses	-	71,595	11,597	-	83,192	-
Professional services	383,660	74,248	33,465	5,727	497,100	2,303
Security	1,358,439	-	655	-	1,359,094	-
Insurance	829,548	86,364	77,714	118,117	1,111,743	-
Repairs and maintenance	1,606,881	107,492	231,250	555,190	2,500,813	-
Utilities	9,731,442	569,377	989,573	419,045	11,709,437	-
Payments in lieu of taxes	-	-	-	-	-	-
Capital expenditures	388,601	-	-	-	388,601	7,421
Other	-	18,062	240,401	155,192	413,655	1,631
Total operating expenses	47,508,491	2,556,951	4,046,660	3,457,656	57,569,758	91,722
Operating loss carried forward	(30,197,488)	(1,655,602)	(2,083,344)	(1,693,795)	(35,630,229)	(91,722)

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS (continued)

Year ended June 30, 2008

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Operating loss brought forward	(30,197,488)	(1,655,602)	(2,083,344)	(1,693,795)	(35,630,229)	(91,722)
Nonoperating Revenues (Expenses):						
Interest income	285,199	151,820	61,807	332,928	831,754	56,237
HUD operating subsidy and others	24,943,839	-	-	-	24,943,839	-
Interest expense	-	(29,341)	-	(18,299)	(47,640)	-
Net nonoperating revenues	25,229,038	122,479	61,807	314,629	25,727,953	56,237
Loss before transfers	(4,968,450)	(1,533,123)	(2,021,537)	(1,379,166)	(9,902,276)	(35,485)
Net Operating Transfers	2,349,032	5,748,308	38,850	-	8,136,190	-
CHANGE IN NET ASSETS	(2,619,418)	4,215,185	(1,982,687)	(1,379,166)	(1,766,086)	(35,485)
Fund Net Assets at July 1, 2007 (As Restated)	203,513,534	9,913,551	44,621,641	29,816,199	287,864,925	1,300,101
Fund Net Assets at June 30, 2008	$ 200,894,116	$ 14,128,736	$ 42,638,954	$ 28,437,033	$ 286,098,839	$ 1,264,616

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

RECONCILIATION OF THE CHANGE IN FUND
BALANCES OF PROPRIETARY FUNDS
TO THE STATEMENT OF ACTIVITIES

Year ended June 30, 2008

Net change in fund balances - total enterprise funds	$	(1,766,086)
Net change in fund balances - internal service funds		(35,485)
CHANGE IN NET ASSETS OF BUSINESS-TYPE ACTIVITIES	$	(1,801,571)

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS

Year ended June 30, 2008

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flows from Operating Activities:						
Cash received from renters	$ 17,107,314	$ 807,660	$ 1,928,584	$ 1,643,739	$ 21,487,297	$ -
Cash payments to employees	(20,929,815)	(1,019,128)	(359,525)	(246,585)	(22,555,053)	-
Cash payments to suppliers	(19,335,306)	(934,982)	(1,965,315)	(2,408,112)	(24,643,715)	-
Cash receipts from (payments to) other funds	(8,505)	(5,433,390)	914,938	4,304,855	(222,102)	49,238
Other cash receipts (payments)	830,069	51,014	(177,865)	106,640	809,858	(49,238)
Net cash (used in) provided by operating activities	(22,336,243)	(6,528,826)	340,817	3,400,537	(25,123,715)	-
Cash Flows from Noncapital Financing Activities:						
Interest paid to the Department of Budget and Finance	-	(29,341)	-	(875,043)	(904,384)	-
HUD operating subsidy and others received	23,436,402	-	-	-	23,436,402	-
Cash payments to other state agencies	-	-	-	(667,018)	(667,018)	-
Operating transfers in	2,349,032	5,748,308	38,850	-	8,136,190	-
Net cash provided by (used in) noncapital financing activities	25,785,434	5,718,967	38,850	(1,542,061)	30,001,190	-
Cash Flows from Capital and Related Financing Activities:						
HUD capital subsidy received	7,145,081	-	-	-	7,145,081	-
Principal payments on mortgage loans	-	-	-	(69,260)	(69,260)	-
Payments of interest	-	-	-	(21,701)	(21,701)	-
Payments for acquisition of property and equipment	(7,145,081)	-	-	(878,557)	(8,023,638)	-
Net cash used in capital and related financing activities	-	-	-	(969,518)	(969,518)	-
Subtotal carried forward	3,449,191	(809,859)	379,667	888,958	3,907,957	-

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS (continued)

Year ended June 30, 2008

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Subtotal brought forward	3,449,191	(809,859)	379,667	888,958	3,907,957	-
Cash Flows from Investing Activities:						
Receipts of interest	285,199	75,122	69,429	339,410	769,160	56,237
Net increase in restricted deposits and funded reserves	-	-	-	84,417	84,417	-
Net cash provided by investing activities	285,199	75,122	69,429	423,827	853,577	56,237
NET INCREASE (DECREASE) IN CASH	3,734,390	(734,737)	449,096	1,312,785	4,761,534	56,237
Cash at July 1, 2007 (as Restated)	5,100,964	978,714	1,670,595	2,486,424	10,236,697	1,179,208
Cash at June 30, 2008	$ 8,835,354	$ 243,977	$ 2,119,691	$ 3,799,209	$ 14,998,231	$ 1,235,445

The accompanying notes are an integral part of this statement.

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Hawaii Public Housing Authority

PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS (continued)

Year ended June 30, 2008

	Federal Low Rent Program	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Cash Flows from Operating Activities:						
Reconciliation of operating loss to net cash (used in) provided by operating activities:						
Operating loss	$ (30,197,488)	$ (1,655,602)	$ (2,083,344)	$ (1,693,795)	$ (35,630,229)	$ (91,722)
Adjustments to reconcile operating loss to net cash (used in) provided by operating activities:						
Depreciation	9,578,594	385,615	1,385,986	997,897	12,348,092	42,484
Provision for losses	817,146	71,595	11,597	-	900,338	-
Changes in assets and liabilities:						
Tenant receivables	(742,578)	(40,999)	(13,368)	(16,384)	(813,329)	-
Other receivables	554,599	16,386	(1,258)	167,089	736,816	-
Due from other funds	580,656	(754,832)	686,266	3,418,009	3,930,099	49,238
Due from HUD	-	-		-	-	-
Inventories	75,356	-	10,844	101,007	187,207	-
Prepaid expenses and other assets	-	-	1,707	(145)	1,562	-
Deposits held in trust	-	-	-	9,036	9,036	-
Accounts payable	(3,758,689)	(544)		(609,875)	(4,369,108)	-
Other accrued expenses	1,348,109	128,113	71,285	16,495	1,564,002	-
Other liabilities	-	-	-	19,143	19,143	
Due to other funds	(589,161)	(4,678,558)	228,672	886,846	(4,152,201)	-
Due to HUD	-	-		-	-	-
Security deposits	(2,787)	-	42,430	(66)	39,577	-
Deferred income				105,280	105,280	
Net cash (used in) provided by operating activities	$ (22,336,243)	$ (6,528,826)	$ 340,817	$ 3,400,537	$ (25,123,715)	$ -

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

FIDUCIARY FUND
STATEMENT OF FIDUCIARY NET ASSETS

June 30, 2008

	Private Purpose Trust
ASSETS	
Cash	$ 610,715
TOTAL ASSETS	$ 610,715
LIABILITIES AND NET ASSETS	
Liability - Accounts Payable	$ 118,162
Net Assets - Held in Trust	492,553
TOTAL LIABILITIES AND NET ASSETS	$ 610,715

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

FIDUCIARY FUND
STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS

Year ended June 30, 2008

	Private Purpose Trust
Addition - Intergovernmental Revenue	$ -
Deductions - Capital Outlays	4,037,807
CHANGE IN NET ASSETS	(4,037,807)
Net Assets at July 1, 2007	4,530,360
Net Assets at June 30, 2008	$ 492,553

The accompanying notes are an integral part of this statement.

Hawaii Public Housing Authority

Notes to Financial Statements
June 30, 2008

1. Organization and Significant Accounting Policies

a. General

Act 196, SLH 2005, as amended by Act 180, SLH 2006, create the Hawaii Public Housing Authority (the Authority).

The Authority's mission is to provide safe, decent and sanitary dwelling for low and moderate income residents of Hawaii and to operate its housing program in accordance with federal and state of Hawaii laws and regulations.

For financial reporting purposes, the Authority includes all funds that are controlled by or dependent on the Authority's Board of Directors. Control by or dependence on the Authority was determined on the basis of statutory authority and monies flowing through the Authority to each fund. The Authority is a component unit of the State of Hawaii.

The financial statements of the Authority are intended to present the financial position, changes in financial position, and cash flows where applicable, of only that portion of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the State of Hawaii that is attributable to the transactions of the Authority. They do not purport to, and do not, present fairly the financial position of the State of Hawaii as of June 30, 2008, and the changes in its financial position and cash flows, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America. The State Comptroller maintains the central accounts for all State funds and publishes financial statements for the State annually, which include the Authority's financial activities.

b. Government-Wide and Fund Financial Statements

The government-wide financial statements, the statement of net assets and the statement of activities, report information of all of the non-fiduciary activities of the Authority. Governmental activities, which normally are supported by State allotments and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

1. Organization and Significant Accounting Policies (continued)

b. Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include charges to customers who purchase, use, or directly benefit from goods or services provided by a given function.

Program revenues also include grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. State allotments and other items not properly included among program revenues are reported instead as general revenues. Resources that are dedicated internally are reported as general revenues rather than program revenues. The Authority does employ an indirect cost allocation system.

Net assets are restricted when constraints placed on them are either externally imposed or imposed by constitutional provisions or enabling legislation. Internally imposed designations of resources are not presented as restricted net assets. When both restricted and unrestricted resources are available for use, generally it is the Authority's policy to use restricted resources first then unrestricted resources as they are needed.

The fund financial statements are provided for governmental funds, proprietary funds and fiduciary fund. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Non-major funds are summarized into a single column. The Authority's fiduciary fund is presented in the fund financial statements. Since by definition their assets are being held for the benefit of a third party (other local governments, private parties, etc.) and cannot be used to address activities as obligations of the government, their funds are not incorporated into the government-wide statements.

c. Measurement Focus and Basis of Accounting

i. Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

1. Organization and Significant Accounting Policies (continued)

c. Measurement Focus and Basis of Accounting (continued)

ii. Governmental Fund Financial Statements

The Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal year end. In applying the susceptible to accrual concept to intergovernmental revenues, the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenues when applicable requirements, including timing requirements are met.

Principal revenue sources considered susceptible to accrual include federal grants and rental income. Some revenue items that are considered measurable and available to finance operations during the year from an accounting perspective are not available for expenditure due to the State's present appropriation system. These revenues have been accrued in accordance with generally accepted accounting principles since they have been earned and are expected to be collected within sixty days of the end of the period. Other revenues are considered to be measurable and available only when cash is received by the Authority.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Modifications to the accrual basis of accounting include employees' vested vacation and other post-retirement benefits, which are recorded as expenditures when utilized or paid. The amount of indebtedness related to accumulated vacation and other post-retirement benefits at June 30, 2008 has been reported in the government-wide financial statements.

1. Organization and Significant Accounting Policies (continued)

c. Measurement Focus and Basis of Accounting (continued)

iii. Proprietary Funds and Fiduciary Fund

The financial statements of proprietary funds and the fiduciary fund are reported using the economic resources measurement focus and the accrual basis of accounting, similar to the government-wide statements described above.

Each proprietary fund has the option under GASB Statement 20, Accounting and Financial Reporting for Proprietary funds and Other Governmental Entities that Use Proprietary Fund Accounting, to elect to apply all Financial Accounting Standards Board (FASB) pronouncements issued after November 30, 1989, unless FASB conflicts with GASB. The Authority has elected to not apply FASB statements after the applicable date.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services or goods in connection with a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. The principal operating revenues of the Authority's enterprise funds is rental income. Federal grants are reported as nonoperating income.

d. Fund Accounting

The financial activities of the Authority are recorded in individual funds, each of which is deemed to be a separate accounting entity. The Authority uses fund accounting to report on its financial position and results of operations. Fund accounting is designed to demonstrate the legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

GASB Statement 34 sets forth minimum criteria for the determination of major funds. The non-major funds are combined in a column in the fund financial statements and detailed in the combining section.

1. Organization and Significant Accounting Policies (continued)

d. Fund Accounting (continued)

i. Governmental Funds

General Fund – The general fund is the general operating fund of the Authority. It is used to account for all financial activities except those required to be accounted for in another fund. This fund includes the Rent Supplement and the Homeless Programs. The annual operating budget as authorized by the State Legislature provides the basic framework within which the resources and obligations of the general fund are accounted.

Special Revenue Funds – Special revenue funds are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes. These funds include Section 8 Housing Choice Voucher Program, Contract Administration, Shelter Plus Care, Housing Opportunities for Persons with AIDS (HOPWA) Program, Emergency Shelter Grant Program, Residential Opportunities Self-Sufficient Programs (ROSS), Supportive Housing Program, Office of Juvenile Justice and Delinquency Program and Economic Development Initiative Special Project Grant Boys and Girls Club of Hawaii.

Capital Projects Fund – Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary fund type).

The Authority reports the following major governmental funds:

- General Fund
- Capital Projects Fund
- Housing Choice Voucher Program – accounts for federal contributions for housing assistance payments under the Housing Choice Voucher Program.
- Section 8 Contract Administration – accounts for federal contributions primarily for housing payments under the Project-Based Section 8 Program.

1. Organization and Significant Accounting Policies (continued)

d. Fund Accounting (continued)

ii. Proprietary Funds

Enterprise Funds – These funds account for those activities for which the intent of management is to recover, primarily through user charges, the cost of providing goods or services to customers, or where sound financial management dictates that periodic determinations of results of operations are appropriate.

The enterprise funds include the Federal Low Rent Fund, Housing Revolving Fund, Housing for Elders Revolving Fund and other funds. The other funds include the Teacher Housing Revolving, Banyan Street Manor Project, Wilikina Apartments Project, Kekumu at Waikoloa Project, Disbursing Fund and Kuhio Park Terrace Resource Center.

Internal Service Funds – These funds account for those activities, which provide goods or services primarily to the Authority, rather than to external parties. In the government-wide statements, internal service funds are included with business-type activities. These funds include the Equipment Rental Fund and Vehicle Rental Fund.

The Authority reports the following as major proprietary funds:

Federal Low-Rent Program accounts for the proceeds from federal contributions for the development of rental property and rental income and federal operating subsidies from such properties.

Housing Revolving Fund accounts for various state multifamily housing projects located throughout the State of Hawaii.

Housing for Elders Revolving Fund accounts for various state elderly housing projects located throughout the State of Hawaii.

iii. Fiduciary Fund

The private-purpose trust fund accounts for net assets held in a trustee capacity for others.

1. Organization and Significant Accounting Policies (continued)

e. HUD Subsidized Programs

The Federal Low-Rent Program Fund operates under HUD's Annual Contribution Contract and consists of the operations of low-rent housing properties. The purpose of the program is to provide decent and affordable housing to low-income families at reduced rents. The properties are owned, maintained and managed by the Authority. The properties are acquired, developed and modernized under HUD's comprehensive grant programs. Funding for the properties is provided by federal operating subsidies and tenant rentals (determined as a percentage of family income, adjusted for family composition).

The Section 8 Programs consists of the Housing Choice Voucher Program Fund and the Section 8 Contract Administration Fund. The Housing Choice Voucher Program Fund provides rental housing assistance subsidies to qualified participants. The purpose of the program is to assist low-income families, the elderly and the disabled to afford decent, safe and sanitary housing in the private market. Federal housing assistance is provided on behalf of the family or individuals and is paid directly to the landlord directly by the Authority. The family or individual is responsible for finding a suitable housing unit in which the landlord agrees to rent under the program. The Section 8 Contract Administration Fund administers non-Authority owned housing units used for low-income housing. HUD provides a contracted dollar amount to the Authority, which is used to provide rental payment assistance to landlords.

f. Capital Assets

Capital assets, which include property and equipment, are reported in the applicable governmental or business-type activities in the government-wide financial statements and proprietary funds financial statements. Capital assets are defined by the Authority as land and those assets with estimated useful lives greater than one year and with an acquisition cost greater than:

Land improvements	$ 100,000
Building and building improvements	$ 100,000
Equipment	$ 5,000

Purchased and constructed capital assets are valued at cost. Donated assets are recorded at their fair market value at the date of donation.

1. Organization and Significant Accounting Policies (continued)

f. Capital Assets (continued)

Capital assets utilized in the governmental funds are recorded as expenditures in the governmental fund financial statements.

Depreciation expense is recorded in the government-wide financial statements, as well as the proprietary funds financial statements. The Authority utilizes the straight-line method over the assets' estimated useful life. No depreciation is recorded for land and land improvements. Generally, the useful lives are as follows:

	Governmental Activities	Proprietary Fund and Business-type Activities
Building and building improvements	25 years	10 – 40 years
Equipment	7 years	1 – 10 years

g. Cash and Cash Equivalents

Cash and cash equivalents for the purpose of the statement of cash flows – proprietary funds, include all cash and investments with original purchased maturities of three months or less.

h. Inventories

In the governmental funds, the cost of inventories is recorded as an expenditure when consumed.

i. Interfund Receivables and Payables

During the course of operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Those related to goods and service type transactions are classified as "due to and from other funds." Interfund receivables and payables between funds (noncurrent portion) are reported as "advances from and to other funds." Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Assets.

1. Organization and Significant Accounting Policies (continued)

j. HUD Annual Contributions

The Authority receives annual contributions and subsidies from HUD for operating the Authority's housing assistance payment programs and the development and operation of low-income housing projects. The Authority also receives annual subsidies from HUD for housing assistance payments and operating deficits incurred in the operation of the programs. Annual subsidies recorded in the proprietary fund types are recognized as nonoperating revenue when realized and earned and are accounted for in the statement of revenues, expenses and changes in fund net assets – proprietary funds as HUD operating subsidy.

k. Vacation

Employees are credited with vacation at a rate of 168 hours per calendar year. Accumulation of such vacation credits is limited to 720 hours at calendar year end and is convertible to pay upon termination of employment. Liabilities for accumulated unpaid vacation are accrued at the end of each accounting period utilizing current salary rates. Such vacation credits are recorded as accrued wages and employee benefits payable in the government-wide and the enterprise funds financial statements at the balance sheet date. Accumulated unpaid vacation estimated to be used or paid during the next year is approximately $522,000.

The change in accumulated unpaid vacation during the year is approximately as follows:

Balance at July 1, 2007	Additions	Reductions	Balance at June 30, 2008
$2,084,000	$926,000	$911,000	$2,099,000

l. Allocated Costs

The Authority provides certain administrative services to its various funds. The cost of these services is allocated to the funds based on estimates of benefits provided to the funds.

1. Organization and Significant Accounting Policies (continued)

m. Reservations of Fund Balances

The general and capital projects fund balances are reserved for continuing appropriations, which are comprised of encumbrances and unencumbered allotment balances. Encumbrances represent outstanding commitments, which generally are liquidated in the subsequent fiscal year.

Unencumbered allotment balances represent amounts that have been released and made available for encumbrance or expenditure and are legally segregated for a specific future use.

n. Risk Management

Liabilities related to certain types of losses (including torts, theft of, damage to, or destruction of assets, errors or omissions, natural disasters and injuries to employees) are reported when it is probable that the losses have occurred and the amount of those losses can be reasonably estimated.

o. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

2. Restatement

During the current year, the Authority restated net assets as of June 30, 2007 to correct certain Federal Low Rent Program balances as follows:

	Business-Type Activities
Net assets as of June 30, 2007, as previously reported	$ 287,797,419
Additions of:	
Capital assets erroneously expensed	578,905
Unrecorded state allotted appropriations	556,038
Accrued litigation settlement	530,080
Less:	
Accrued expenses	(297,416)
Net Assets as of June 30, 2007, as restated	$ 289,165,026

3. Budgeting and Budgetary Control

The budget of the Authority is a detailed operating plan identifying estimated costs and results in relation to estimated revenues. The budget includes (1) the programs, services and activities to be provided during the fiscal year, (2) the estimated revenues available to finance the operating plan, and (3) the estimated spending requirements of the operating plan. The budget represents a process through which financial policy decisions are made, implemented and controlled. Revenue estimates are provided to the State Legislature at the time of budget consideration and are revised and updated throughout the fiscal year. Amounts reflected as budgeted revenues in the accompanying Required Supplementary Information – Budgetary Comparison Schedule are estimates as compiled by the Authority and reviewed by the Department of Budget and Finance. Budgeted expenditures are derived primarily from acts of the State Legislature and from other authorizations contained in the State Constitution, the Hawaii Revised Statutes and other specific appropriation acts in various Session Laws of Hawaii.

3. Budgeting and Budgetary Control (continued)

Expenditures of these appropriated funds are made pursuant to the appropriations in the biennial budget as amended by subsequent supplemental appropriations. Budgetary control is maintained at the departmental level. Budget revisions and interdepartmental transfers may be affected with certain executive and legislative branch approvals.

The general fund and certain special revenue funds have legally appropriated annual budgets. The final legally adopted budget in the accompanying Required Supplementary Information – Budgetary Comparison Schedule represent the original appropriations, transfers and other legally authorized legislative and executive changes.

To the extent not expended or encumbered, general fund and special revenue funds appropriations generally lapse at the end of the fiscal year or grant period for which the appropriations were made. The State Legislature or federal government specifies the lapse dates and any other contingencies that may terminate the authorization for other appropriations. Known lapses occurring in the year of appropriation, if any, are included in the amended budgets, and are netted against revenues in the accompanying Required Supplementary Information – Budgetary Comparison Schedule.

A comparison of both the original budget and the final budget to the actual revenues and expenditures of the general and certain special revenue funds are presented in the accompanying Required Supplementary Information – Budgetary Comparison Schedule. Differences between revenues and expenditures reported on the budgetary basis and those reported in accordance with generally accepted accounting principles (GAAP) are mainly due to revenues and expenditures of unbudgeted funds and the different methods used to recognize resource uses. For budgeting purposes, resource uses are recognized when cash disbursements are made or funds are encumbered.

For financial statements presented in accordance with GAAP, expenditures are recognized when incurred and encumbrances are not reported as resources used.

A summation of the differences between revenues and expenditures reported on the budgetary basis and those reported in accordance with GAAP for the general and certain special revenue funds for the year ended June 30, 2008 is set forth in the Required Supplementary Information.

4. Cash

The State maintains a cash pool that is available to all funds. The Director of Finance is responsible for the safekeeping of all monies paid into the State Treasury. The Director of Finance may invest any monies of the State, which in the Director's judgment are in excess of the amounts necessary for meeting the immediate requirements of the State. Cash is pooled with funds from other State agencies and departments and deposited with approved financial institutions or invested in the State Treasury Investment Pool. Cash accounts that participate in the investment pool accrue interest based on the average weighted cash balances of each account.

The State requires that the depository banks pledge, as collateral, government securities held in the name of the State for deposits not covered by federal deposit insurance.

At June 30, 2008, total cash reported in the Statement of Net Assets is $21,597,500, which consisted of the following:

	Governmental	Business-Type	Total
State pool and petty cash	$ -	$ 7,503,466	$ 7,503,466
Cash in bank (book balance)	5,336,659	8,730,210	14,066,869
	5,336,659	16,233,676	21,570,335
Deposits held in trust	-	27,165	27,165
Total Cash	$ 5,336,659	$ 16,260,841	$ 21,597,500

Bank balance of cash in bank was approximately $17,122,000, of which $400,000 was covered by federal depositary insurance and $16,722,000 by collateral held by the pledging financial institution's trust department or agent in the name of the Authority.

5. Note Receivable

The note receivable consists of a $426,100 uncollateralized promissory note receivable from a developer bearing interest at 9%. On January 1, 2010, the Authority has the option to acquire certain improvements constructed by the developer. If the Authority does not exercise the option, the entire principal balance and accrued interest as of January 1, 2010 shall be paid over a period of 15 years in monthly installments necessary to fully amortize the outstanding amount of this note.

6. Capital Assets

Capital asset activity for the year ended June 30, 2008 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital assets, not being depreciated:				
Land	$ 2,373,410	$ -	$ -	$ 2,373,410
Construction in progress	9,628,802	5,791,144	(3,777,816)	11,642,130
Total capital assets not being depreciated	12,002,212	5,791,144	(3,777,816)	14,015,540
Capital assets, being depreciated:				
Building and improvements	42,783,626	5,277,816	-	48,061,442
Equipment	1,197,769	-	-	1,197,769
Total capital assets being depreciated	43,981,395	5,277,816	-	49,259,211
Less accumulated depreciation for:				
Building and improvements	20,245,045	2,097,980	-	22,343,025
Equipment	1,102,641	16,341	-	1,118,982
Total accumulated depreciation	21,347,686	2,114,321	-	23,462,007
Governmental activities, net	$ 34,635,921	$ 8,954,639	$ (3,777,816)	$ 39,812,744

	(As Restated) Beginning Balance	Increases	Decreases	Ending Balance
Business-Type Activities				
Capital assets, not being depreciated:				
Land	$ 22,972,800	$ -	$ -	$ 22,972,800
Construction in progress	29,732,927	6,507,357	(12,484,876)	23,755,408
Total capital assets not being depreciated	52,705,727	6,507,357	(12,484,876)	46,728,208
Capital assets being depreciated:				
Building and improvements	474,327,830	13,314,399	-	487,642,229
Equipment	10,346,735	107,854	(169,968)	10,284,621
Total capital assets being depreciated	484,674,565	13,422,253	(169,968)	497,926,850
Less accumulated depreciation for:				
Building and improvements	253,537,389	12,056,366	(169,968)	265,423,787
Equipment	9,071,107	334,210	-	9,405,317
Total accumulated depreciation	262,608,496	12,390,576	(169,968)	274,829,104
Business-type activities capital assets, net	$ 274,771,796	$ 7,539,034	$ (12,484,876)	$ 269,825,954

6. Capital Assets (continued)

Current-period depreciation expense was charged to function as follows:

Governmental Activities	
Homeless Service and Assistance Program	$ 83,007
Rental Housing and Assistance Program	2,031,314
Total depreciation expense – governmental activities	2,114,321
Business-Type Activities	
Federal Low Rent Program	9,578,594
Housing Revolving Fund	385,615
Housing for Elders Revolving Fund	1,385,986
Others	1,040,381
Total depreciation expense – business-type activities	12,390,576
Total depreciation expense	$ 14,504,897

At June 30, 2008, capital assets for the proprietary funds consisted of the following:

	Proprietary Fund Type						
	Enterprise Funds				Internal Service		
	Federal Low-Rent Fund	Housing Revolving Fund	Housing for Elders Revolving Fund	Other Funds	Equipment Rental	Vehicle Rental	Total
Land	$ 13,093,629	$ 2,252,881	$ 6,104,817	$ 1,521,473	$ -	$ -	$ 22,972,800
Buildings and Improvements	386,354,704	18,733,288	54,945,545	27,608,692	-	-	487,642,229
Equipment, furniture and fixtures	6,932,156	252,521	208,356	865,277	1,517,824	508,487	10,284,621
Construction in Progress	23,755,408	-	-	-	-	-	23,755,408
Less accumulated Depreciation	233,965,197	9,203,877	20,028,005	9,701,483	1,506,370	424,172	274,829,104
Net property and Equipment	$ 196,170,700	$ 12,034,813	$ 41,230,713	$ 20,293,959	$ 11,454	$ 84,315	$269,825,954

7. Mortgage and Note Payable

The Banyan Street Manor Project entered into a mortgage note agreement in October 1976 in the amount of $1,727,800 with USGI, Inc. (insured by HUD). On September 1, 1996, Greystone Servicing Authority, Inc. (GSCI) became the new servicing agent and mortgagee. The mortgage loan bears interest at 7.5 percent and is collateralized by the rental property. Principal and interest are payable in monthly installments of $11,370, maturing January 1, 2018. At June 30, 2008, the mortgage payable balance was $335,673. During the current year principal payments of approximately $70,000 were paid.

The note payable amounting to $171,327 is an unsecured promissory note payable to an individual (the former owner of Banyan Street). The entire principal balance plus accrued interest, which accrues at the same rate as the residual receipt funds held by GSCI, Inc. (approximately 1.0 percent for the year ended June 30, 2008), is due within 45 days of full payment of the 7.5 percent GSCI, Inc. mortgage note collateralized by HUD which matures on January 1, 2018.

8. Leases

a. Lease Commitments

The Authority leases land under noncancellable operating lease expiring at 2028. The land lease for the Banyan Street Manor Project contains the option to purchase the fee-simple interest in the land at any time for a specified percentage of fair market value at the time of purchase.

The minimum rental commitment under an operating lease for Ke Kumu at Waikoloa Project is $92,000 for 2009. Related rental expense for the year ended June 30, 2008 totaled approximately $185,000.

9. Commitments and Contingencies

a. Construction Contracts

At June 30, 2008, the Federal Low Rent Program fund had outstanding commitments to expend approximately $6,867,000 for the construction and renovation of housing projects.

The General Fund, Capital Projects Fund and the Fiduciary Fund had outstanding construction contract commitments of approximately $66,000, $9,323,000 and $608,000, respectively at June 30, 2008.

9. Commitments and Contingencies (continued)

b. Torts

The Authority is involved in various actions, the outcome of which, in the opinion of management and the Attorney General, will not have a material adverse effect on the Authority's financial position except for the OHA lawsuit described below. Losses, if any, are either covered by insurance or will be a liability against the State of Hawaii.

c. Workers' Compensation Policy

The Authority has a retrospectively rated workers' compensation insurance policy. Based on available claim experience information, the minimum premium accrued for financial statement reporting purposes approximates the Authority's ultimate workers' compensation cost.

d. Accumulated Sick Leave Pay

Sick leave accumulates at the rate of one and three-quarters working days for each month of service without limitation. It may be taken only in the event of illness and is not convertible to pay upon termination of employment. However, a State employee who retires or leaves government service in good standing with 60 days or more of unused sick leave is entitled to additional service credit in the Employees' Retirement System of the State of Hawaii (ERS). Accumulated sick leave at June 30, 2008 amounted to approximately $5,058,000.

e. Deferred Compensation Plan

In 1984, the State established a deferred compensation plan, which enables State employees to defer a portion of their compensation. The State Department of Human Resources Development has the fiduciary responsibility of administering the plan. Deferred compensation is not available to employees until termination, retirement, death or an unforeseeable emergency.

9. Commitments and Contingencies (continued)

f. Litigation

OHA et al. v. State of Hawaii, Civil No. 94-0205-01 (First Circuit)

The lands transferred to the United States by the Republic of Hawaii at Hawaii's annexation to the United States in 1898 are commonly referred to as the ceded lands. Upon Hawaii's admission to the Union in 1959, title to ceded lands still held by the United States and to lands, which the United States acquired, by exchange for ceded lands after 1898 was conveyed by the United States to the State of Hawaii. Section 5 of the Admission Act expressly provided that those lands were to be held by the State as a public trust. Certain rental housing projects of the Authority are situated on parcels of land, which are to be held by the State as a public trust under Section 5.

In 1979, the State legislature (the "Legislature") adopted HRS Chapter 10 ("Chapter 10,"), which, as amended in 1980, specified, among other things, that OHA expend 20 percent of all funds derived by the State from the Ceded Lands for the betterment of Native Hawaiians.

In 1987, in Trustees of the Office of Hawaiian Affairs v. Yamasaki, 69 Haw. 154 (1987) ("Yamasaki"), the Hawaii Supreme Court concluded that Chapter 10 was insufficiently clear regarding the amount of monies OHA was entitled to receive from the public trust lands.

In 1990, in response to Yamasaki, the Legislature adopted Act 304, Session Laws of Hawaii 1990, which (i) defined "public land trust" and "revenue," (ii) reiterated that 20 percent of the now defined "revenue" derived from the "public land trust" was to be expended by OHA for the betterment of native Hawaiians, and (iii) established a process for OHA and the Director of Finance of the State jointly to determine the amount of monies which the State would pay OHA to retroactively settle all of OHA's claims for the period June 16, 1980 through June 30, 1991. Since fiscal year 1992 and until the first quarter of fiscal year 2002, the State, through its departments and agencies paid 20 percent of "revenues" to OHA on a quarterly basis.

9. Commitments and Contingencies (continued)

f. Litigation (continued)

OHA et al. v. State of Hawaii, Civil No. 94-0205-01 (First Circuit) (continued)

On January 14, 1994, OHA filed suit against the State alleging that the State failed to properly account for and fully pay the pro rata share of proceeds and income derived from the lands of public trust established by the Admission Act and the 1978 amendments to the State Constitution. OHA seeks an accounting of all proceeds and income, funds and revenues derived from the lands since 1978, and restitution or damages amounting to 20 percent of the proceeds and income derived from (a) the lands since November 7, 1978, (b) the lands since June 16, 1980, and (c) the lands under Act 304, Session Laws of Hawaii 1990, as well as interest thereon. The State has denied all of OHA's substantive allegations, and asserted its sovereign immunity from suit and other jurisdictional and claim-barring defenses.

In May 1996, OHA filed four motions for partial summary judgment as to the State's liability to pay OHA 20 percent of monies from four specific sources, including rental housing projects of the Authority situated on public trust lands. The State opposed those four motions. The State also filed a motion to dismiss on sovereign immunity grounds.

On October 24, 1996, the Circuit Court of the First Circuit of the State of Hawaii (First Circuit Court) denied the State's motion to dismiss and granted OHA's four motions for partial summary judgment. The State has filed an interlocutory appeal to the Hawaii Supreme Court from both orders. All other proceedings have been stayed pending the Hawaii Supreme Court's disposition of the appeal.

OHA's complaint and motions do not specify the State's alleged failures, nor do they state the dollar amount of the claims. The First Circuit Court's October 24, 1996 order granting OHA's motions for partial summary judgment did not determine the amounts owing. The basis and methodology for calculating any such amount are being disputed. OHA has not provided complete information for its claims for the period from 1981 through 1991, and has provided no information as to its claims for the period from 1991 to the present. The expert witness retained by OHA in this case has estimated that the State's potential liability for the four sources specified in OHA's summary judgment motions for the years 1981 through 1991 (but not thereafter) to be not less than $178,000,000, of which approximately $9,200,000 is related to gross rental income derived by the Authority.

On June 30, 1997, the Governor approved Act 329, Session Laws of Hawaii, 1997. The purpose of this Act was to achieve a comprehensive, just and lasting resolution of all controversies relating to the proper management and disposition of the lands subject to public

9. Commitments and Contingencies (continued)

f. Litigation (continued)

OHA et al. v. HHA et al., Civil No. 95-2682-07 (First Circuit) (continued)

trust, and of the proceeds and income, which the lands generate. The Act also fixes the amount of proceeds and income OHA will receive during the two-year period at $15.1 million per year, and requires the completion, continued maintenance, and use of a comprehensive inventory of the public trust lands.

On September 12, 2001 the Hawaii Supreme Court concluded by holding that Act 304 was effectively repealed by its own terms, and that there was no judicial management standard, by which to determine whether OHA was entitled to the revenues it sought because the repeal of Act 304 revived the law which the court in Yamasaki had previously concluded was insufficiently clear to establish how much OHA was entitled to receive. The Supreme Court dismissed this case for lack of justicability. Immediately thereafter, agencies ceased paying OHA any receipts from the ceded lands.

The Legislature took no action during the 2002 and 2003 legislative sessions to establish a new mechanism for establishing how much OHA was to receive. On January 23, 2003, and pending legislative action to establish such a mechanism, the Governor issued Executive Order No. 03-03 directing state agencies to resume transferring receipts from the ceded lands to OHA. During the 2003 legislative session, the Legislature appropriated moneys from the various funds into which the ceded lands receipts had been deposited and directed the agencies to pay them to OHA. During the 2004 legislative session, the Legislature did not appropriate any moneys from the various funds. OHA continues to pursue its claims for a portion of the revenues from the ceded lands.

OHA et al. v. HHA et al., Civil No. 95-2682-07 (First Circuit)

On July 27, 1995, OHA filed suit against the Hawaii Housing Authority and the State Director of Finance to secure additional compensation and an itemized accounting of the sums previously paid to OHA for five specifically identified parcels of ceded lands, which were transferred to the Authority for rental housing projects. On January 11, 2000, all proceedings in this suit were stayed pending the Hawaii Supreme Court's decision in the State's appeal.

9. Commitments and Contingencies (continued)

f. Litigation (continued)

OHA et al. v. HHA et al., Civil No. 95-2682-07 (First Circuit) (continued)

The State's potential liability, if any, therefore, may be determined either (1) by the ruling by the Hawaii Supreme Court on the State's interlocutory appeal and, if such ruling is adverse to the State, the conclusion of any subsequent trial and related appeals, or (2) by legislation enacted as a result of the process set out in Act 329. Given all of the above, and the uncertain timing of any final disposition of the case, the State is not able to predict either the ultimate outcome of the case, or the magnitude of its potential liability, if any, with any reasonable certainty. A legislative resolution or judicial decision adverse to the State could have a material adverse effect on the State's financial condition.

A legislative resolution or judicial decision adverse to the State could have a material adverse effect on the Authority's financial condition if an adverse resolution or decision against the State includes liability for gross rental income derived by the Authority from rental housing projects situated on lands in the public trust and the liability is imposed upon the Authority.

However, the ultimate outcome of the litigation and its effect on the Authority, if any, cannot be determined. Accordingly, no estimate of loss has been made in the accompanying statement of net assets of the Authority.

g. Memorandum of Agreement with HUD

In accordance with the provisions of its Low Rent Public Housing Annual Contribution Contract with HUD, if the Authority's performance evaluation results in a designation as a "troubled" public housing agency, as defined by the provisions of Public Housing Assessment System (PHAS) as codified at 24 CFR Part 902, the Authority must enter into a binding contractual agreement designated as a Memorandum of Agreement (MOA) with HUD for the purpose of improving its performance.

On September 30, 2004, the Authority and HUD entered into an MOA, thereby requiring the Authority to comply with certain terms and conditions, including but not limited to meeting certain performance targets, implementing prescribed strategies, and meeting certain timelines for improvement, including written progress reports.

On November 22, 2005, HUD removed the "troubled" agency status noting that the Authority made significant progress in achieving the targets and strategies under the MOA. The Authority received a PHAS score of 73 points out of 100 points.

10. Retirement Plan

a. Plan Description

All eligible employees of the State and Counties are required by Chapter 88 of the Hawaii Revised Statutes to become members of the Employees' Retirement System of the State of Hawaii (ERS), a cost-sharing multiple-employer public employee retirement plan. The ERS provides retirement benefits as well as death and disability benefits. The ERS issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for ERS. That report may be obtained from ERS.

The ERS consists of a contributory plan and a noncontributory plan. Employees covered by Social Security on June 30, 1984 were given the option of joining the noncontributory plan or remaining in the contributory plan. All new employees hired after June 30, 1984, who are covered by Social Security, are generally required to join the noncontributory plan. Both plans provide a monthly retirement allowance based on the employee's age, years of credited service, and average final compensation (AFC). The AFC is the average salary earned during the five highest paid years of service, including the vacation payment, if the employee became a member prior to January 1, 1971. The AFC for members hired on or after this date is based on the three highest paid years of service excluding the vacation payment. All benefits vest after five and ten years of credited service for the contributory and noncontributory plans, respectively. All contributions, benefits and eligibility requirements are governed by Chapter 88.

b. Funding Policy

Most covered employees of the contributory plan are required to contribute 7.8 percent of their salary. Police officers, firefighters, investigators of the department of the prosecuting attorney and the attorney general, narcotics enforcement investigators, and public safety investigators are required to contribute 12.2 percent of their salary. The actuarial cost or funding method used to calculate the total employer contribution required is the entry age normal actuarial cost method. Under this method, the total employer contributions to the ERS is comprised of normal cost plus level annual payments required to amortize the unfunded actuarial accrued liability over the closed period ending June 30, 2029.

The Authority's contribution was approximately $1,589,000 for the year ended June 30, 2008.

11. Other Post Retirement Employee Benefits

The Authority contributes to the Employers Union Trust Fund (EUTF), an agent multiple-employer defined benefit plan that replaced the Hawaii Public Employees Health Fund effective July 1, 2003, pursuant to Act 88, SLH of 2001. The EUTF was established to provide a single delivery system of health benefits for state and county workers, retirees, and their dependents. The eligibility requirements for retiree health benefits are as follows:

For employees hired before July 1, 1996, the Authority pays the entire base monthly contribution for employees retiring with 10 years or more of credited service, and 50% of the base monthly contribution for employees retiring with fewer than ten years of credited service. A retiree can elect family plan to cover dependents.

For employees hired after June 30, 1996 but before July 1, 2001, and who retire with at less than 10 years of service, the Authority makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the Authority pays 50% of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service, the Authority pays 75% of the base monthly contribution. For those employees retiring with at least 25 years of service, the Authority pays 100% of the base monthly contribution. Retirees in this category can elect family plan to cover dependents.

For employees hired on or after July 1, 2001, and who retire with less than 10 years of service, the Authority makes no contributions. For those retiring with at least 10 years but fewer than 15 years of service, the Authority pays 50% of the base monthly contribution. For those retiring with at least 15 years but fewer than 25 years of service the Authority pays 75% of the base monthly contribution. For those employees retiring with at least 25 years of service, the Authority pays 100% of the base monthly contribution. Only single plan coverage is provided for retirees in this category. Retirees can elect family coverage but must pay the difference.

The Authority contributed approximately $775,000, $813,000 and $990,000 for the fiscal years 2008, 2007 and 2006, respectively.

11. Other Post Retirement Employee Benefits (continued)

Annual OPEB Cost and Net OPEB Obligation

It is the State's policy that measurement of the actuarial valuation and the annual required contribution (ARC) are made for the state as a whole and are not separately computed for the individual state departments and agencies such as the Authority. The state allocates the ARC to the various departments and agencies based upon a systematic methodology. The Authority's contribution for the year ended June 30, 2008 was $990.465, which represented 36% of the Corporation's share of the ARC for postretirement healthcare and life insurance benefits of $2,755,421.

The following is a summary of changes in postretirement liability during the fiscal year ended June 30, 2008:

Balance at June 30, 2007	$ -
Additions	2,755,421
Deletions	(990,465)
Balance at June 30, 2008	$ 1,764,956

The State's CAFR includes the required footnote disclosure and required supplementary information on the State's post-retirement health care and life insurance benefit plans.

12. Related Party Transactions

The Housing Voucher Programs provide rent subsidies to certain lessees of the Hawaii Housing Finance Development Corporation's (HFDC) various projects. Total rent subsidies provided to lessees of the HFDC's various projects approximated $369,000 during the year ended June 30, 2008. Also, HFDC's Rental Assistance Program provides rent subsidies to certain lessees of the Authority's various projects, which amounted to approximately $54,000. These amounts amounts have been recorded by the Authority as rental income in the Wilikina Apartments Project and Kekumu at Waikoloa Project.

Also, the Authority has a receivable due from HFDC for property insurance expense for approximately $280,000 as of June 30, 2008.

13. Interfund Receivables and Payables

The composition of interfund balances as of June 30, 2008 is as follows:

Due from	Housing Voucher Program	Section 8	Federal Low Rent Program	Housing Revolving Fund	Housing For Elders Revolving Fund	Nonmajor – Proprietary
General Fund	$ -	$ -	$ -	$ -	$ -	$ 219,634
Housing Choice Voucher Program	-	-	718	-	-	1,326,745
Section 8 Contract Administration	-	-	797	-	-	124,979
Federal Low-Rent Program	-	-	-	-	-	3,575,596
Housing Revolving Fund	-	-	1,693	-	-	-
Housing for Elders Revolving Fund	-	-	-	-	-	436,728
Internal Services	-	-	-	-	-	70,673
Nonmajor – Proprietary	1,705,000	458,499	3,224,165	1,047,415	130,667	65,847
Nonmajor – Government	-	-	-	-	-	13,448
Total	$ 1,705,000	$ 458,499	$ 3,227,373	$1,047,415	$ 130,667	$ 5,833,650

The interfund receivable and payable balances are due to interfund goods or services provided or reimbursable expenditures and payments between funds.

14. Operating Transfers

In accordance with Act 43 SLH 2008 and Act 213 SLH 2007, the State of Hawaii released emergency appropriations in the amounts of approximately $3,068,000 and $5,180,000, respectively, to the Authority. Approximately, $7,779,000 of the emergency appropriations was transferred from the General Fund to respective proprietary and special revenue funds to pay for rental housing service shortfalls.

In addition, approximately $512,000 of Capital Projects fund was expended for the benefit of certain properties under the Federal Low Rent Fund and has been reflected in the financial statements as operating transfers.

15. Subsequent Events

Subsequent to year-end, the Authority was named as a defendant in a lawsuit regarding the living conditions at Kuhio Park Terrace. The lawsuit is in its discovery stage as such its outcome is not determinable.

Hawaii Public Housing Authority

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE -
MAJOR GOVERNMENTAL FUNDS

Year ended June 30, 2008

	General Fund		
	Original budget	Final budget	Budgetary Actual
Revenues -			
State allotted appropriations	$ 29,203,816	$ 31,771,771	$ 28,172,496
Expenditures:			
Homeless service and assistance program	17,776,608	17,276,608	13,988,904
Rental housing and assistance program	11,427,208	11,427,208	11,115,637
Emergency Appropriation	-	3,067,955	3,067,955
REVENUES EQUALS EXPENDITURES	$ -	$ -	$ -

	Housing Voucher Program		
	Original budget	Final budget	Budgetary Actual
Revenues -			
HUD contributions	$ 20,327,896	$ 21,323,703	$ 21,596,567
Expenditures -			
Rental housing and assistance program	20,327,896	21,323,703	18,682,673
EXCESS OF REVENUES OVER EXPENDITURES	$ -	$ -	$ 2,913,894

See accompanying independent auditor's report.

Hawaii Public Housing Authority

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE -
MAJOR GOVERNMENTAL FUNDS (continued)

Year ended June 30, 2008

	Section 8 Contract Administration		
	Original budget	Final budget	Budgetary Actual
Revenues			
HUD contributions	$ 27,374,925	$ 25,797,618	$ 21,320,092
Expenditures			
Rental housing and assistance program	27,374,925	25,797,618	21,072,810
EXCESS OF REVENUES OVER EXPENDITURES	$ -	$ -	$ 247,282

See accompanying independent auditor's report.

Hawaii Public Housing Authority

REQUIRED SUPPLEMENTARY INFORMATION

BUDGETARY COMPARISON SCHEDULE -
BUDGET-TO-GAAP RECONCILIATION

Year ended June 30, 2008

	General Fund	Housing Voucher Program	Section 8 Contract Administration
Excess of revenues over expenditures and other sources and uses - actual on budgetary basis	$ -	$ 2,913,894	$ 247,282
Reserve for encumberance at year end*	5,789,887	-	-
Expenditures for liquidation of prior year's encumbrances	(11,863,015)	-	-
Reversion of prior year's allotments	(105,079)	-	-
Accrual adjustments and other	1,105,506	206,457	92,731
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES - US GAAP BASIS	$ (5,072,701)	$ 3,120,351	$ 340,013

* Amount reflects the encumbrance balance included in continuing appropriation.

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS

June 30, 2008

ASSETS	Shelter Plus Care	HOPWA Program	Emergency Shelter Program	ROSS	Supportive Housing Program	Boys and Girls Club	Total
Current Assets							
Cash	$ 36	$ 27	$ 26	$ 23	$ 50	$ 4	$ 166
Due from HUD	146,827	14,717	123,517	3,673	7,927	4,036	300,697
TOTAL ASSETS	$ 146,863	$ 14,744	$ 123,543	$ 3,696	$ 7,977	$ 4,040	$ 300,863
LIABILITIES AND FUND BALANCES							
Current Liabilities							
Accounts payable	$ 146,827	$ 13,936	$ 122,015	$ -	$ 4,471	$ -	$ 287,249
Due to other funds	-	781	1,502	3,673	3,456	4,036	13,448
Due to HUD	36	27	26	23	50	4	166
Total current liabilities	146,863	14,744	123,543	3,696	7,977	4,040	300,863
Fund Balance - Unreserved	-	-	-	-	-	-	-
TOTAL LIABILITIES AND FUND BALANCES	$ 146,863	$ 14,744	$ 123,543	$ 3,696	$ 7,977	$ 4,040	$ 300,863

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – NONMAJOR GOVERNMENTAL FUNDS

Year ended June 30, 2008

	Shelter Plus Care	HOPWA Program	Emergency Shelter Program	ROSS	Supportive Housing Program	Boy and Girls Club	Total
Revenue							
Intergovernmental – HUD annual contributions and others	$ 574,485	$ 157,518	$ 314,408	$ 29,628	$ 89,537	$ 90,900	$ 1,256,476
Expenditure - Administration	574,485	157,518	314,408	29,628	89,537	90,900	1,256,476
NET CHANGE IN FUND BALANCES	-	-	-	-	-	-	-
Fund Balance at July 1, 2007	-	-	-	-	-	-	-
Fund Balance at June 30, 2008	$ -	$ -	$ -	$ -	$ -	$ -	$ -

See accompanying independent auditor's report.

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Hawaii Public Housing Authority

COMBINING STATEMENT OF NET ASSETS – NONMAJOR OTHER ENTERPRISE FUNDS

June 30, 2008

ASSETS	Teacher Housing Revolving Fund	Banyan Street Manor Project	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Current Assets							
Cash	$ 1,063,621	$ -	$ 415,483	$ 10,597	$ 2,028,811	$ 280,697	$ 3,799,209
Receivables							
Accrued interest	-	-	-	-	-	-	-
Tenant receivables, less allowance for doubtful accounts	38,219	295	-	4,062	-	68,226	110,802
Other	1,500	111	107,022	-	-	-	108,633
	39,719	406	107,022	4,062	-	68,226	219,435
Due from other funds	20,000	-	-	-	5,813,650	-	5,833,650
Due from other state agencies	-	-	-	-	726,003	-	726,003
Inventories	-	-	-	-	-	-	-
Prepaid expenses and other assets	-	63,392	-	-	-	-	63,392
Deposits held in trust	-	-	-	27,165	-	-	27,165
Total current assets	1,123,340	63,798	522,505	41,824	8,568,464	348,923	10,668,854
Restricted Deposits and Funded Reserves	-	1,979,405	5,937,609	-	-	-	7,917,014
Capital Assets, less accumulated depreciaiton	1,187,757	2,960,572	4,733,206	-	-	11,412,424	20,293,959
TOTAL ASSETS	$ 2,311,097	$ 5,003,775	$ 11,193,320	$ 41,824	$ 8,568,464	$ 11,761,347	$ 38,879,828

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF NET ASSETS – NONMAJOR OTHER ENTERPRISE FUNDS (continued)

June 30, 2008

LIABILITIES AND NET ASSETS	Teacher Housing Revolving Fund	Banyan Street Manor Project	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Current Liabilities							
Accounts payable	$ 15,080	$ 70,068	$ 18,471	$ 3,402	$ 1,752,626	$ -	$ 1,859,647
Accrued expenses - other	738	-	12,276	514,736	-	54,086	581,836
Due to other funds	14,693	74,062	15,778	393,499	6,082,247	51,314	6,631,593
Due to other state agencies	-	-	-	-	58,985	-	58,985
Due to State of Hawaii	-	-	-	-	571,402	-	571,402
Due to HUD	-	1,901	12,659	-	-	-	14,560
Security deposits	22,375	9,634	19,741	27,165	-	11,109	90,024
Other	-	-	22,726	-	105,280	-	128,006
Total current liabilities	52,886	155,665	101,651	938,802	8,570,540	116,509	9,936,053
Mortgage Payable, net of current portion	-	506,741	-	-	-	-	506,741
Net Assets							
Invested in capital assets, net of related debt	1,187,757	2,453,831	4,733,206	-	-	11,412,424	19,787,218
Restricted by legislation and contractual agreements	-	1,979,405	5,937,609	-	-	-	7,917,014
Unrestricted	1,070,454	(91,867)	420,854	(896,978)	(2,076)	232,414	732,801
Total net assets	2,258,211	4,341,369	11,091,669	(896,978)	(2,076)	11,644,838	28,437,033
TOTAL LIABILITIES AND NET ASSETS	$ 2,311,097	$ 5,003,775	$ 11,193,320	$ 41,824	$ 8,568,464	$ 11,761,347	$ 38,879,828

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF REVENUES AND EXPENSES – NONMAJOR OTHER ENTERPRISE FUNDS

Year ended June 30, 2008

	Teacher Housing Revolving Fund	Banyan Street Manor Project	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Operating Revenues							
Rental	$ 198,670	$ 247,331	$ 467,838	$ 310,675	$ -	$ 426,639	$ 1,651,153
Other	-	8,001	95,866	8,841	-	-	112,708
Total operating revenues	198,670	255,332	563,704	319,516	-	426,639	1,763,861
Operating Expenses							
Personnel services	2,827	-	-	106,562	-	137,196	246,585
Depreciation	52,205	140,392	309,108	-	-	496,192	997,897
Administration	8,238	177,928	238,160	399,388	-	136,189	959,903
Professional services	-	-	-	3,797	-	1,930	5,727
Insurance	-	14,225	22,738	77,462	-	3,692	118,117
Repairs and maintenance	133,784	73,866	250,817	55,370	-	41,353	555,190
Utilities	9,611	56,718	108,685	96,464	-	147,567	419,045
Other	4,326	9,062	15,778	-	126,026	-	155,192
Total operating expenses	210,991	472,191	945,286	739,043	126,026	964,119	3,457,656
Operating (loss) income	(12,321)	(216,859)	(381,582)	(419,527)	(126,026)	(537,480)	(1,693,795)
Nonoperating Revenues (Expenses)							
Interest income - cash and investments	36,462	-	296,293	-	-	173	332,928
Interest expense	3,402	(21,701)	-	-	-	-	(18,299)
Total nonoperating revenues (expenses)	39,864	(21,701)	296,293	-	-	173	314,629
Income (loss)	27,543	(238,560)	(85,289)	(419,527)	(126,026)	(537,307)	(1,379,166)
CHANGE IN NET ASSETS	$ 27,543	$ (238,560)	$ (85,289)	$ (419,527)	$ (126,026)	$ (537,307)	$ (1,379,166)

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF CHANGES IN FUND NET ASSETS – NONMAJOR OTHER ENTERPRISE FUNDS

Year ended June 30, 2008

	Teacher Housing Revolving Fund	Banyan Street Manor Project	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Net Assets at July 1, 2007	$ 2,230,668	$ 4,579,929	$ 11,176,958	$ (477,451)	$ 123,950	12,182,145	$ 29,816,199
Change in Net Assets	27,543	(238,560)	(85,289)	(419,527)	(126,026)	(537,307)	(1,379,166)
Net Assets at June 30, 2008	$ 2,258,211	$ 4,341,369	$ 11,091,669	$ (896,978)	$ (2,076)	$ 11,644,838	$ 28,437,033

See accompanying independent auditor's report.

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Hawaii Public Housing Authority

COMBINING STATEMENT OF CASH FLOWS – NONMAJOR OTHER ENTERPRISE FUNDS

Year ended June 30, 2008

	Teacher Housing Revolving Fund	Banyan Street Manor Project	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Cash Flows from Operating Activities							
Cash received from renters	$ 198,670	$ 246,569	$ 466,461	$ 310,675	$ -	$ 421,364	$ 1,643,739
Cash payments to employees	(2,827)	-	-	(106,562)	-	(137,196)	(246,585)
Cash payments to suppliers	(154,859)	(295,026)	(617,035)	(600,412)	(446,052)	(294,728)	(2,408,112)
Cash receipts from other funds	7,728	74,062	15,778	393,499	3,811,051	2,737	4,304,855
Other cash (payments) receipts	(4,326)	8,001	(11,156)	8,841	105,280	-	106,640
Net cash provided by (used in) operating activities	44,386	33,606	(145,952)	6,041	3,470,279	(7,823)	3,400,537
Cash Flows from Noncapital Financing Activities							
Interest paid to Department of Budget and Finance	3,402	-	-	-	(878,445)	-	(875,043)
Cash payments to other state agencies	-	-	-	-	(667,018)	-	(667,018)
Net cash provided by (used in) noncapital financing activities	3,402	-	-	-	(1,545,463)	-	(1,542,061)
Cash Flows from Capital and Related Financing Activities							
Payments for acquisition of property and equipment	-	(829,522)	(49,035)	-	-	-	(878,557)
Principal payments on mortgage loans	-	(69,260)	-	-	-	-	(69,260)
Interest payments	-	(21,701)	-	-	-	-	(21,701)
Net cash used in capital and related financing activities	-	(920,483)	(49,035)	-	-	-	(969,518)
Cash Flows from Investing Activities							
Receipts of interest	42,943	-	296,293	-	-	173	339,409
Net decrease (increase) in restricted deposits and funded reserves	-	462,413	(379,114)	1,118	-	-	84,417
Net cash provided by (used in) investing activities	42,943	462,413	(82,821)	1,118	-	173	423,826
NET INCREASE (DECREASE) IN CASH	90,731	(424,464)	(277,808)	7,159	1,924,816	(7,650)	1,312,784
Cash at July 1, 2007	972,890	424,464	693,291	3,438	103,995	288,347	2,486,425
Cash at June 30, 2008	$ 1,063,621	$ -	$ 415,483	$ 10,597	$ 2,028,811	$ 280,697	$ 3,799,209

See accompanying independent auditor's report.

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Hawaii Public Housing Authority

COMBINING STATEMENT OF CASH FLOWS – NONMAJOR OTHER ENTERPRISE FUNDS (continued)

Year ended June 30, 2008

	Teacher Housing Revolving Fund	Banyan Street Manor Project	Wilikina Apartments Project	Kekumu at Waikoloa Project	Disbursing Fund	KPT Resource Center	Total
Cash Flows from Operating Activities:							
Reconciliation of operating loss to net cash provided by (used in) operating activities:							
Operating loss	$ (12,321)	$ (216,859)	$ (381,582)	$ (419,527)	$ (126,026)	$ (537,480)	$ (1,693,795)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:							
Depreciation	52,205	140,392	309,108	-	-	496,192	997,897
Changes in assets and liabilities:							
Tenant receivables	-	-	-	-	-	(16,384)	(16,384)
Other receivables	-	-	(107,022)	-	274,111	-	167,089
Due from other funds	-		-	393,499	3,024,510	-	3,418,009
Inventories	-	-	-	-	101,007	-	101,007
Prepaid expenses and other assets	(250)	-	-	-	105	-	(145)
Deposits held in trust	-	-	-	(2,073)	-	11,109	9,036
Accounts payable	1,278	36,773	-	-	(637,800)	(10,126)	(609,875)
Other accrued expenses	(4,254)	-	-	32,069	(57,449)	46,129	16,495
Other liabilities	-	-	19,143	-	-	-	19,143
Due to other funds	7,728	74,062	15,778	-	786,541	2,737	886,846
Security deposits	-	(762)	(1,377)	2,073	-	-	(66)
Deferred income	-	-	-	-	105,280	-	105,280
Net cash provided by (used in) operating activities	$ 44,386	$ 33,606	$ (145,952)	$ 6,041	$ 3,470,279	$ (7,823)	$ 3,400,537

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF NET ASSETS – INTERNAL SERVICE FUNDS

Year ended June 30, 2008

ASSETS	Equipment Rental	Vehicle Rental	Total
Current Assets:			
Cash	$ 788,364	$ 447,081	$ 1,235,445
Accrued interest receivable	2,629	1,446	4,075
Total current assets	790,993	448,527	1,239,520
Capital Assets, less accumulated depreciation	11,454	84,315	95,769
TOTAL ASSETS	$ 802,447	$ 532,842	$ 1,335,289
LIABILITIES AND NET ASSETS			
Current Liability			
Due to other funds	$ 66,083	$ 4,590	$ 70,673
Net Assets:			
Invested in capital assets	11,454	84,315	95,769
Unrestricted	724,910	443,937	1,168,847
Total net assets	736,364	528,252	1,264,616
TOTAL LIABILITIES AND NET ASSETS	$ 802,447	$ 532,842	$ 1,335,289

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF REVENUES AND EXPENSES AND
CHANGES IN FUND NET ASSETS – INTERNAL SERVICE FUNDS

Year ended June 30, 2008

	Equipment Rental	Vehicle Rental	Total
Operating Revenue -			
Rental	$ -	$ -	$ -
Total operating revenues	-	-	-
Operating Expenses:			
Administration	37,883	-	37,883
Professional services	1,253	1,050	2,303
Depreciation	4,678	37,806	42,484
Capital expenditures	7,421	-	7,421
Other	-	1,631	1,631
Total operating expenses	51,235	40,487	91,722
Operating loss	(51,235)	(40,487)	(91,722)
Nonoperating Revenue -			
Interest Income	35,898	20,339	56,237
Change in net assets	(15,337)	(20,148)	(35,485)
Net Assets at July 1, 2007	751,701	548,400	1,300,101
Net Assets at June 30, 2008	$ 736,364	$ 528,252	$ 1,264,616

See accompanying independent auditor's report.

Hawaii Public Housing Authority

COMBINING STATEMENT OF CASH FLOWS – INTERNAL SERVICE FUNDS

Year ended June 30, 2008

	Equipment Rental	Vehicle Rental	Total
Cash Flows from Operating Activities:			
Cash receipts from other funds	$ 46,557	$ 2,681	$ 49,238
Other cash payments	(46,557)	(2,681)	(49,238)
Net cash provided by operating activities	-	-	-
Cash Flows From Investing Activity -			
Receipts of interest	35,898	20,339	56,237
Net cash provided by investing activity	35,898	20,339	56,237
NET INCREASE IN CASH	35,898	20,339	56,237
Cash at July 1, 2007	752,466	426,742	1,179,208
Cash at June 30, 2008	$ 788,364	$ 447,081	$ 1,235,445
Cash Flows from Operating Activities:			
Reconciliation of operating loss to net cash provided by operating activities:			
Operating loss	$ (51,235)	$ (40,487)	$ (91,722)
Adjustments to reconcile operating loss to net cash provided by operating activities -			
Depreciation	4,678	37,806	42,484
Changes in assets and liabilities -			
Accounts payable	-	-	-
Due from other funds	46,557	2,681	49,238
Net cash provided by operating activities	$ -	$ -	$ -

See accompanying independent auditor's report.

Hawaii Public Housing Authority

RECONCILIATION OF CASH

June 30, 2008

The Authority's cash consists of the following as of June 30, 2008:

Equity in State Treasury investment pool - Gov't Wide	$ 7,503,466
Equity in State Treasury investment pool - Fiduciary Funds	610,715
Cash in banks	14,066,869
Deposits held in trust	27,165
	$ 22,208,215

Total cash is in agreement with the State Comptroller's central accounting records as of June 30, 2008, as reconciled below:

	Appropriation symbol	June 30, 2008
Cash in State Treasury		
Special Funds	S-04-337-K	$ 18,309
	S-05-337-K	20,773
	S-07-337-K	89,168
	S-08-337-K	1,821,534
	S-00-308-K	8,789
	S-02-308-K	1,062
	S-03-308-K	1,088
	S-05-308-K	70
	S-06-308-K	-
	S-07-308-K	2,425
	S-08-308-K	156,939
	S-08-304-K	147,990
	S-06-332-K	3,200
	S-07-332-K	160,324
	S-08-332-K	1,587,784
	S-06-210-K	391,209
	S-07-210-K	164,829
	S-08-210-K	499,392
	S-07-310-K	2,240
	S-08-310-K	113,842
	S-08-334-K	920,655
	S-08-336-K	788,365
	S-08-335-K	447,080
Trust Funds	T-06-927-K	3,143
	T-07-920-K	607,571
	T-06-913-K	24,225
	T-07-913-K	6,849
	T-08-913-K	104
Subtotal carried forward		7,988,959

See accompanying independent auditor's report.

Hawaii Public Housing Authority

RECONCILIATION OF CASH (continued)

June 30, 2008

	Appropriation symbol	June 30, 2008
Subtotal brought forward		$ 7,988,959
Total cash held in State Treasury as reported by State Comptroller's accounting records carried forward		7,988,959
Reconciling items:		
Deposits not recorded by DAGS		218,519
Summary Warrant Vouchers not recorded by DAGS		(89,005)
Other		(4,292)
		125,222
Cash held outside State Treasury:		
Cash in bank		14,066,869
Deposits held in trust		27,165
		14,094,034
Cash on statement of net assets		$ 22,208,215

See accompanying independent auditor's report.

Reviewed and Approved by the Executive Director
February 19, 2009

FOR ACTION

SUBJECT: To Hold Public Hearings on the Hawaii Public Housing Authority's Draft Five Year and Annual Public Housing Agency Plan for the Period July 1, 2009 – June 30, 2014.

I. FACTS

A. The Public Housing Agency (PHA) 5-Year and Annual Plans are a requirement of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the Housing and Economic Recovery Act (HERA) of 2008. All public housing agencies administering federal public housing and Section 8 tenant-based (housing choice voucher) assistance programs must submit their plans to the U.S. Department of Housing and Urban Development (HUD) to be eligible to receive administrative, operating, Capital Fund Program, and Section 8 Housing Choice Voucher assistance monies.

B. The PHA 5-Year plan (2005 – 2009) states the mission of serving the needs of low-income and very low-income families for a five-year period.

C. The PHA Annual Plan consists of nineteen components. The Hawaii Public Housing Authority (HPHA) will be submitting information for every component and will be using a new HUD-developed template for the plans. HPHA must electronically submit the plans and attachments to the local Honolulu HUD Office for their review and subsequent approval no later than April 17, 2009.

II. DISCUSSION

A. For the FY 2009 PHA Plans, discussions took place with the Resident Advisory Board (RAB) members on a monthly basis starting in July 2008 and ending in January 2009. RAB members were provided with working drafts of the 5-year and Annual plan, and worked on creating recommendations and comments to the PHA Plan. HPHA reviewed their recommendations and met with the RAB on January 20, 2009 to respond to their recommendations. There were no significant modifications to the 5-Year Plan and the Annual Plans.

B. In order to meet the April 17, 2009 deadline, a timeline was developed:

Action	Timeframe
Drafting of Initial Draft Plans	July 2008 - December 2008
Input from RAB (Monthly Meetings)	July 2008 - January 2009
Board – "For Action" (Public Hearing)	February 19, 2009
Publish Hearing Notice (45 Day Notice)	February 20, 2009
Public Hearing	April 6, 2009
Finalize Plan	April 7 - April 10, 2009
Board – "For Action" (To Approve Plans)	April 16, 2009
Transmit Approved PHA Plans to HUD	April 17, 2009

C. Updates and inclusions for FY 2009 Plans are as follows:

1. Add working families as a housing preference.
2. Assess a fee for late rent and bounced checks.

3. Investigate the possibility of a public/private partnership for mixed-use redevelopment of one or more sites.
4. Assess the feasibility of designated elderly housing.

D. In disseminating information on the PHA Plans and the public hearings to public housing residents, HPHA requested the Resident Advisory Board members and each of the Resident Associations' leadership inform their fellow housing project residents about the purpose, date and time, and location of the hearings. Information regarding the public hearings on the PHA Plan will be included in the monthly rent billing statement mailed to all public housing households in the March mailing. To notify the public of the public hearings, notices will be published in the Honolulu Star Bulletin, The Garden Island (Kauai), The Maui News, West Hawaii Today (Kailua-Kona), and the Hawaii Tribune Herald (Hilo) in February 2009 upon Board approval.

E. The required format for the 5-Year and Annual Plan has been changed by HUD for 2009. HPHA will reformat the draft plan and submit to the Board of Directors on February 18, 2009.

III. RECOMMENDATION

That the HPHA Board of Directors authorizes HPHA staff to hold public hearings on the Hawaii Public Housing Authority's draft five year and annual Public Housing Agency Plan for the Period July 1, 2009 – June 30, 2014.

Prepared by: Alan Sarhan, Planner AS

Reviewed by: Barbara E. Arashiro, Executive Assistant

Reviewed and Approved by the Executive Director ____
February 19, 2009

FOR ACTION

SUBJECT: To Authorize the Executive Director to Implement Management and Personnel Actions Necessary to Expedite the Expenditure of Additional Federal Public Housing Capital Funds Provided in the President's Economic Stimulus Package

A. FACTS

A. The U.S. Congress has crafted legislation to make supplemental appropriations for job preservation and creation, infrastructure investment, energy efficiency and science, assistance to the unemployed, and State and local fiscal stabilization, for the fiscal year ending September 30, 2009, also known as the "Economic Stimulus Bill".

B. In the current version of the bill, HUD will receive $4 billion in Capital Funds which would be issued to public housing agencies on a formula and competitive basis. The bill requires that HUD shall distribute $3.0 billion to public housing agencies (PHA) on a formula basis and $1.0 billion by competition.

C. The $1.0 billion will be made available by competition for priority investments including those that leverage private sector funding or financing for renovations and energy conservation retrofit investments. The bill also includes that PHA's shall give priority to projects that can be awarded based on bids within 120 days from the date that funds are made available.

D. The Hawaii Public Housing Authority (HPHA) staff has met with the U.S. Department of Housing and Urban Development (HUD) regarding the possible infusion of an additional $16.0 million in capital funds to the HPHA Capital Fund Program under the Economic Stimulus Bill.

E. In addition to the funds being considered in the Economic Stimulus Bill, the HPHA is expecting to receive around the same amount of Capital Funds for 2009, as was allocated in 2008 – approximately $12 million.

F. The following are highlights from the Economic Stimulus Bill that apply to the Federal Capital Fund program.

1. Funds may not be used for operating or rental assistance activities;
2. Restrictions for replacement housing are inapplicable;
3. Funds shall serve as supplemental funds and shall not supplant other sources of funds.
4. PHAs have 1 year to obligate 100% of the funds or be subject to recapture.
5. PHAs must expend 60% of the funds within 2 years or the unobligated balance will be recaptured.
6. PHAs must expend 100% of the funds within 3 years or the unobligated balance will be recaptured.
7. The HUD Secretary may direct that state procurement laws shall not apply to these funds.
8. Up to .5% may be used for administrative costs.

G. A copy of the final draft of the bill is included at Attachment A.

B. DISCUSSION

A. HUD has indicated that in order to use the additional funds on specific projects HPHA must make the corresponding changes to the PHA Plan to reflect the projects to be funded. The HPHA is reviewing the PHA Plan to check that all projects are identified in the final version of the PHA Plan.

B. Included at Attachment B are the capital planning tables for the federal capital fund supplemental appropriation under the Economic Stimulus Bill.

C. Projects were planned in consideration of the following: 1) health and safety projects; 2) priorities identified in the IBM physical needs assessment (PNA); 3) recommendations from HPHA's consultant on the 2009 PNA; 4) projects submitted to the Legislature for CIP; 5) Requests from project management staff for major renovations/repairs; 6) recommendations from the construction management staff; 7) HPHA requests to the Legislature; and 8) projected timetable for completion of design and construction start.

In the unlikely event that a project is significantly delayed, the Executive Director is seeking approval to transfer projects between funding sources to avoid lapsing any State or federal capital funds.

D. The HPHA will send out notices to all resident associations and meet with the Resident Advisory Board to discuss possible changes to the PHA Plan based on additional funds in the Economic Stimulus Bill. It should be noted that while the HPHA does not anticipate needing to make substantive revisions to the PHA Plan, any substantive change requires public comment.

E. In preparation for the additional procurement, contracting and construction management required, the HPHA intends to hire additional staff as listed below. Existing positions will be used to hire limited term employees with initial not to exceed dates as listed below

Project Engineer, permanent position
Project Engineer, limited term NTE 6/30/11
Project Engineer, limited term NTE 6/30/11
Construction Inspector, limited term NTE 6/30/13

These positions are currently established, but are not included in the current budget. HPHA intends to use cost savings, additional administrative fees from the economic stimulus funds, and current capital funds for salaries, subject to the availability of funds.

G. The Executive Director also intends to make expenditures for training and technical assistance, as deemed appropriate and reasonable. Possible training includes: procurement, contract administration, budgeting, value engineering, program management.

HPHA will make all attempts to fund training from costs savings in other program areas and/or identity no-cost alternatives to paid training. Unbudgeted costs will be reflected as variances in the monthly financial reports to the HPHA Board of Directors.

H. The HPHA will continue to report its progress to the Department of Human Services Director's Office (via Designee Henry Oliva) and to the HPHA Board of Directors on a monthly basis.

C. RECOMMENDATION

That the HPHA Board of Directors authorize the Executive Director to implement management and personnel actions necessary to expedite the expenditure of additional federal public housing capital funds provided in the Economic Stimulus Package.

Prepared by: Barbara E. Arashiro, Executive Assistant

Reviewed by: Chad K. Taniguchi, Executive Director

Reviewed and Approved by the Executive Director CT
February 19, 2009

FOR ACTION

SUBJECT: To Ratify the Hawaii Public Housing Authority's Participation in the City & County of Honolulu's Youthbuild Application as a Partner by Identifying Work Sites in Public Housing

I. FACTS

A. Youthbuild is a program of the U.S. Department of Housing and Urban Development (HUD) authorized under the National Affordable Housing Act, Title IV, Subtitle D, 42 U.S.C. 8011, as amended; Housing and Community Act of 1992, Section 164, Public Law 102-550.

B. Through the Youthbuild Program, HUD provides funding to public and private non-profit organizations, that include community-based organizations, community action agencies, state or local housing agencies, community development corporations, and any other entity including States, and units of general local government eligible to provide education and employment training.

C. The City & County of Honolulu's (City) Youthbuild Program offers disadvantaged youth, ages 16 to 24, the opportunity to attain a high school diploma, receive vocational construction training and build leadership skills while earning an income.

D. The City's Youthbuild participants are registered into the Windward Community College Employment Training Centers' Occupational Construction course (16 weeks), which provides classroom instruction in understanding basic construction principles. Students learn how to function in teams, work productively, demonstrate responsibility and safety.

E. The Hawaii Public Housing Authority (HPHA) has participated with Youthbuild since December 2006 and they have fixed approximately 50 vacant units and assisted with other community service projects at our various locations.

F. Executive Director Chad Taniguchi signed an agreement to participate on December 17, 2008.

II. DISCUSSION

A. A partnership with the Youthbuild Honolulu Program allows participants the opportunity to receive hands-on construction work experience and utilize what they have learned through the Employment Training Center program as well as give back to their community by assisting the HPHA to prepare housing units for immediate occupancy.

B. The next class begins on March 3, 2009.

C. Under the City's Youthbuild Program, the HPHA is responsible for identifying public housing work sites for the program participants to gain hands-on experience. The HPHA is responsible for providing reimbursements for materials, and for inspecting and accepting the work performed.

D. The City is responsible for providing supervision and training for the Youthbuild participants.

III. RECOMMENDATION

The HPHA recommends that the HPHA Board of Directors ratify the agreement with the City's Youthbuild Program.

Prepared by: Stephanie Fo, Acting Property Management & Maintenance Services Branch Chief SF

Reviewed by: Barbara E. Arashiro, Executive Assistant

Reviewed and Approved by the Executive Director CJ
February 19, 2009

FOR ACTION

SUBJECT: To Approve Application for Competitive Grants Under the Continuum of Care Notice of Funding Availability Which is an Annual Initiative of the U.S. Department of Housing and Urban Development

I. FACTS

A. The Housing and Urban Development (HUD) sponsors an annual competitive grant opportunity wherein Continuums of Care may apply for funding under several HUD programs including Shelter Plus Care (S+C), Supportive Housing Program (SHP), and Single Room Occupancy (SRO).

B. The Notice of Funding Availability (NOFA) is usually published between the months of February to June, and the deadline for applications is usually within two months of the publication.

C. There are two continuums of care in the State of Hawaii: Partners in Care which represents the City and County of Honolulu and Bridging the Gap which represents the rural counties of Hawaii, Maui and Kauai.

D. The amount of funding available varies based on the total authorized by the Federal Government and a formula allocation for each continuum that is based on the total population of the continuum. Hence the City and County of Honolulu has an allocation in the area of $3 million and the rural county allocation is $600,000 to $1 million, annually.

E. The Hawaii Public Housing Authority (HPHA) applies annually on behalf of Bridging the Gap, and HPHA has been successful in getting federal funds to the rural counties every year.

G. Present recipients of funding under the Continuum of Care NOFA are Maui Economic Concerns of the Community (two grants), Women Helping Women, Office of Social Ministry, Kauai Economic Opportunity, UH Center on the Family, HPHA Homeless Management Information System, Catholic Charities Kawaihae, and Steadfast Housing (four grants).

II. DISCUSSION

A. HPHA works with the three rural county continuums to prioritize need, solicit private provider applications, and rate the applications. HPHA then amasses the information and forms needed for the application.

B. One required component of the application is a certificate of consistency with the Consolidated Plan signed by the Mayor of the relevant county for each project application. The Consolidated Plan is a strategic planning document, required by HUD, for each county jurisdiction and for the State of Hawaii.

C. Matching funds must also be provided by each applicant: Dollar for dollar match for Shelter Plus Care which may be in cash or in supportive services and a 25% cash or in kind match for the Supportive Housing Program.

D. The State Legislature has provided some funding to meet the Shelter Plus Care match requirement in the past, and they are looking to do that again this year.

E. The Homeless Programs Branch takes $500 in administrative fees for each successful Supportive Housing application. No administrative fees are allowed by HUD for Shelter Plus Care.

F. The administrative fees are nominal, so the Homeless Programs budget accommodates for the administrative expense of the grants. The federal funding for programs for the homeless benefits both the Counties and the State and offsets funds that the local jurisdictions would otherwise have to shoulder.

III. RECOMMENDATION

That the HPHA Board of Directors approve HPHA Homeless Programs submittal of a grant application for the 2009 Continuum of Care Notice of Funding Availability for the three rural counties.

Prepared by: Sandra J. Miyoshi, Homeless Programs Branch Administrator

Reviewed and Approved by the Executive Director C1
February 19, 2009

FOR ACTION

SUBJECT: To Approve the Acceptance of Conveyance of Lots 269 (Map 60) and 65-B-3-B (Map 1150), TMK No.: (1) 9-4-17: Por. 58, From the Hawaii Housing Finance and Development Corporation for the Benefit of the Adjacent Kamalu and Ho'olulu Elderly Housing Projects and Authorize the Executive Director to Take All Actions Necessary to Effectuate the Conveyance

I. FACTS:

A. The Hawaii Housing Finance and Development Corporation (HHFDC) is the owner of the Kau'olu Properties Development in the vicinity of Mokuola Street, Wailani Stream and Paiwa Street in Waipahu, Oahu, Hawaii. The land for the Kau'olu project was purchased by the Hawaii Housing Authority (HHA) from the Crown Land Corporation in 1974.

B. The Housing Finance and Development Corporation (HFDC) developed Kamalu and Ho'olulu State Elders projects in 1993 and 1995 respectively.

C. The HHA operated and managed the projects upon completion for HHFDC. The State Elders program was eventually transferred to HHA.

D. HFDC retained ownership of a large parcel of land (TMK (1) 9-4-17:por. 58 for future development. A portion of this parcel was used for parking by the Ho'olulu project.

E. The Housing and Community Development Corporation of Hawaii (HCDCH) executed a development agreement with a developer, Plantation Town Apartments LLC, dated June 27, 2006. In accordance with the requirements of the Request for Proposal (RFP) and the development agreement, the developer subdivided the parcel. Subdivision approval was received from the City and County of Honolulu on August 11, 2006, and Land Court approval of the subdivision was granted on October 10, 2007 (Map 60) and December 27, 2007 (Map 1150).

F. HHFDC has no need for Lots 269 and Lot 65-B-3-B and wishes to transfer the properties to HPHA for use in conjunction with the Kamalu and Ho'olulu Elders rental projects.

II. DISCUSSION

A. Lot 269, 1.313 acres, contains a portion of a parking lot for the adjacent Ho'olulu Elderly Housing Project owned by HPHA. There is also a narrow strip of land between the Wailani Stream and the rear of the Waipahu Civic Center. See attached Exhibit A.

B. Lot 65-B-3-B is a remnant parcel of 7 square feet which resulted from the subdivision of the Land Court and regular system properties within the unsubdivided property, TMK 9-4-17: 58. See attached Exhibit B.

C. There is access easement for the Plantation Town Apartments over a portion of Lot 269. The easement is over the driveway to the parking area for Ho'olulu and provides access to the Plantation Town Apartments off of the end of Kau'olu Place.

D. This For Action seeks approval to accept conveyance of Lots 269 and 65-B-3-B from the HHFDC.

E. HHFDC is proposing to convey the parcels under the following conditions:

1. Purpose: For use as a parking lot, tenant gardens or other use for the Kamalu or Ho'olulu Elderly Housing Projects;

2. "AS IS";

3. Lots 269 and 65-B-3-B to be conveyed together;

4. Consideration: Gratis;

5. Document: Quitclaim Deed.

III. RECOMMENDATION

To approve the acceptance of conveyance of Lots 269 (Map 60) and 65-B-3 (Map 1150), TMK No.: (1) 9-4-17: por. 58, from the Hawaii Housing Finance and Development Corporation for the benefit of the adjacent Kamalu and Ho'olulu Elderly Housing Projects and authorize the Executive Director to take all actions necessary to effectuate the conveyance.

Attachments: Exhibit A – Lot 269
Exhibit B – Lot 65-B-3-B

Prepared by: Michael J. Hee, Private Management Contracts Section Chief _____

Reviewed by: Stephanie Fo, Acting Property Management & Maintenance Services Branch Chief SF

Exhibit "A"

Page 1 of 2

FOR ESTIMATING PURPOSES ONLY!

THE CURRENT FEE CHARGES APPLICABLE FOR THIS PROJECT ARE AS FOLLOWS: (REF. SECTION/SUBSECTION OF ORDIN.)

DOMESTIC SERVICE INSTALLATION METER:		
FIRE SERVICE INSTALLATION METER:		
TOTAL FOR DOMESTIC & FIRE SERVICE	$	100,800.00
TOTAL FOR FIRE SERVICE	$	0
TOTAL FEE CHARGE FOR THIS PROJECT	$	100,800.00

THIS ESTIMATE IS SUBJECT TO CHANGE AND A FINAL WRITTEN QUOTATION SHALL BE ISSUED WITHIN 30 DAYS AFTER THE CONSTRUCTION PLAN IS APPROVED OR REF. NO. PAYMENTS FOR THE CURRENT PHASE OR THE FORMAL QUOTATION SHALL BE MADE WITHIN 30 DAYS OF THE FEE APPROVAL DATE. IF PAYMENTS ARE NOT RECEIVED WITHIN THE 30 DAY PERIOD, THE PROJECT WILL BE SUBJECT TO THE PREVAILING RATES.

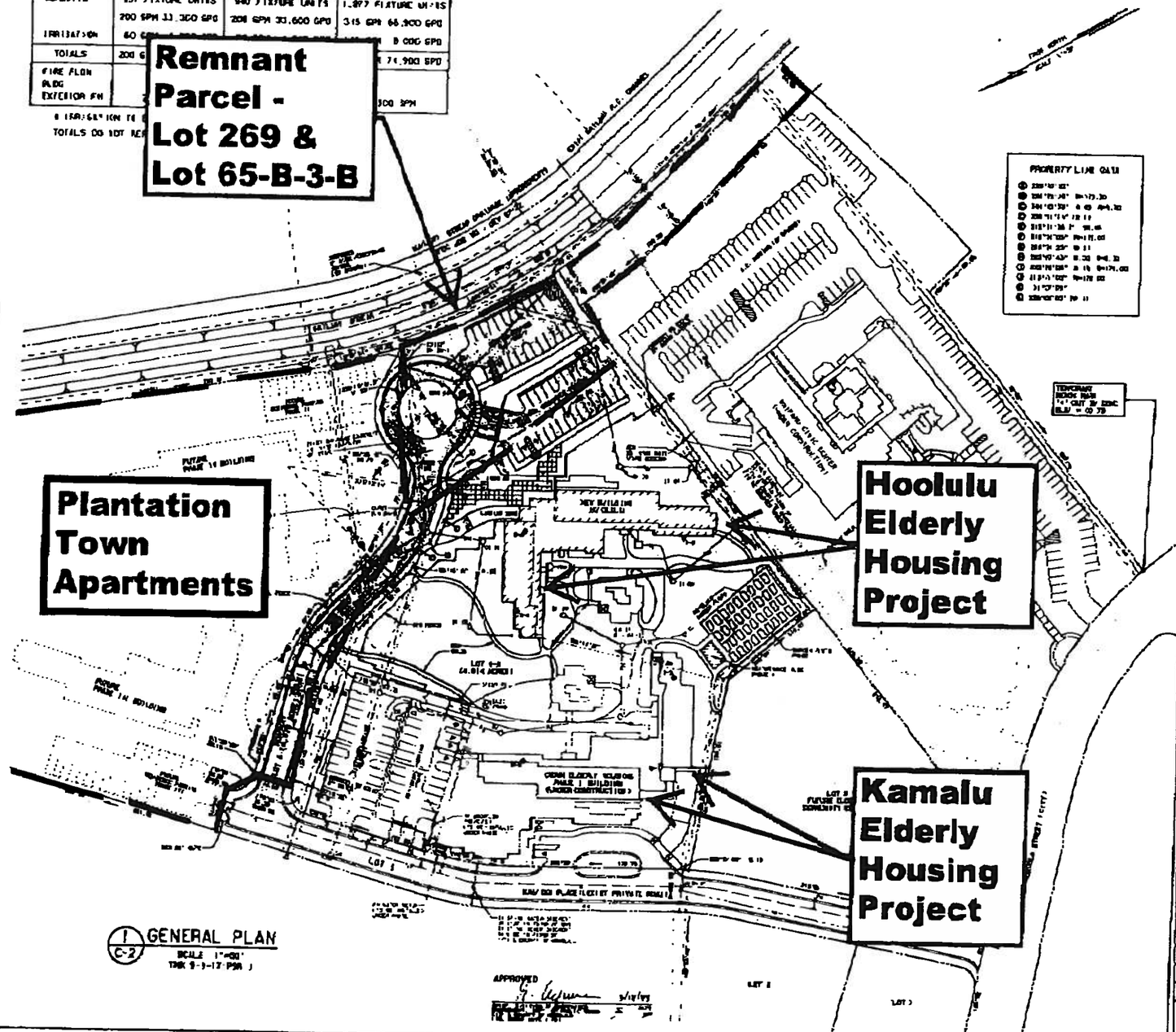
WATER FLOW REQUIREMENTS

	PHASE I (ONLY CONSTRUCT ON)	PHASE II	TOTALS
	7 STORIES 108 UNITS	7 STORIES 112 UNITS	221 UNITS
DOMESTIC	937 FIXTURE UNITS	940 FIXTURE UNITS	1,877 FIXTURE UNITS
	200 GPM 33,300 GPD	200 GPM 33,600 GPD	315 GPM 66,900 GPD
IRRIGATION	60		0 GPM 0 GPD
TOTALS	200		74,900 GPD
FIRE FLOW REQ			
EXTERIOR FH			300 GPM

IRRIGATION TO

TOTALS DO NOT REF

ABBREVIATIONS (CIVIL PLANS)



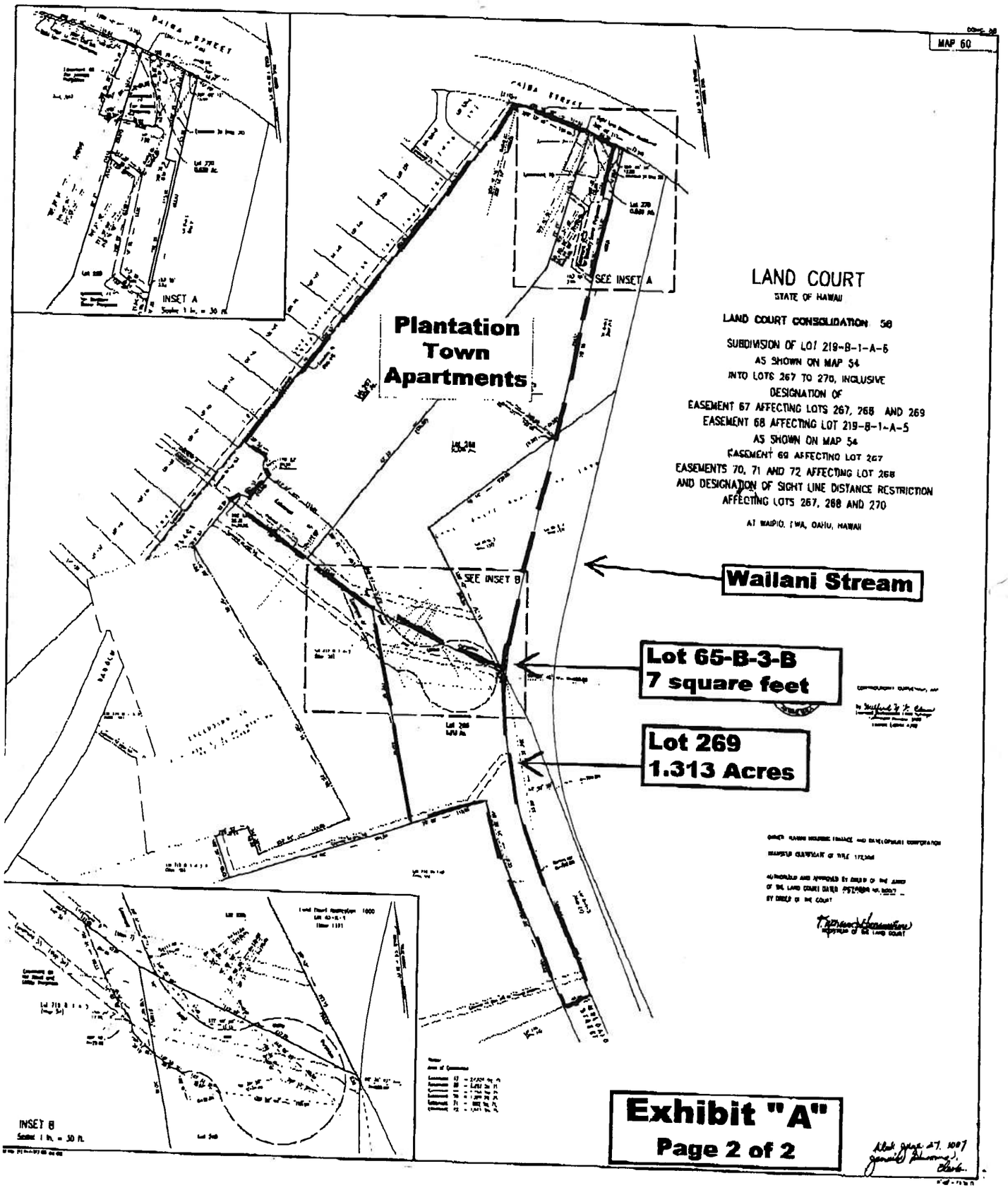
PAUL LOUIE & ASSOCIATES, INC.

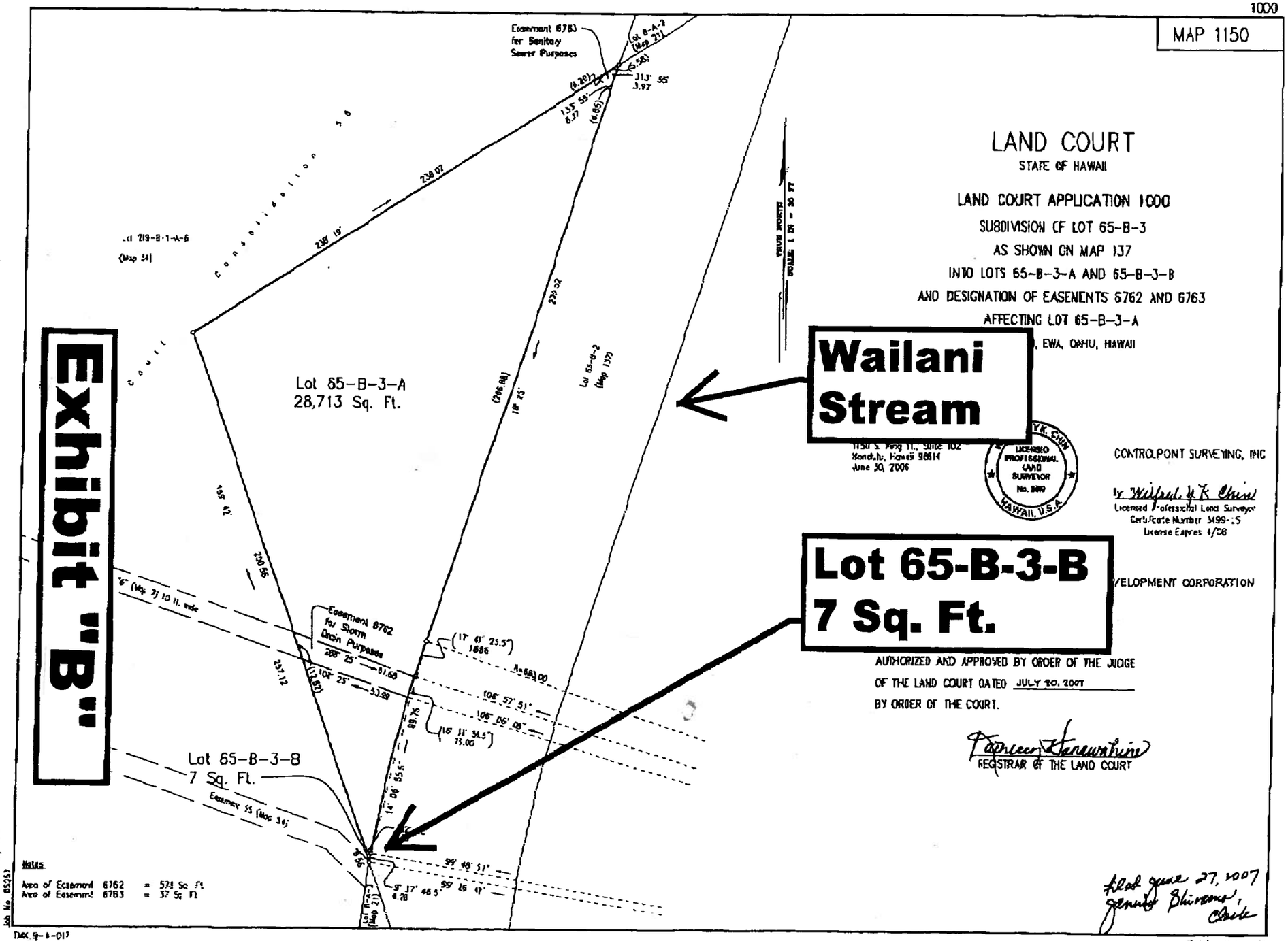
HO'OLULU ELDERLY HOUSING

HOUSING FINANCE AND DEVELOPMENT CORPORATION HFDC PROJ. NO. 1411

GENERAL PLAN

C-2


MAP 60
LAND COURT
STATE OF HAWAII
LAND COURT CONSOLIDATION 58
SUBDIVISION OF LOT 219-B-1-A-5
AS SHOWN ON MAP 54
INTO LOTS 267 TO 270, INCLUSIVE
DESIGNATION OF
EASEMENT 67 AFFECTING LOTS 267, 268 AND 269
EASEMENT 68 AFFECTING LOT 219-B-1-A-5
AS SHOWN ON MAP 54
EASEMENT 69 AFFECTING LOT 267
EASEMENTS 70, 71 AND 72 AFFECTING LOT 268
AND DESIGNATION OF SIGHT LINE DISTANCE RESTRICTION
AFFECTING LOTS 267, 268 AND 270
AT WAIPIO, EWA, OAHU, HAWAII
Plantation Town Apartments
SEE INSET A
SEE INSET B
INSET A
INSET B
Wailani Stream
Lot 65-B-3-B
7 square feet
Lot 269
1.313 Acres
Exhibit "A"
Page 2 of 2


1000
MAP 1150
LAND COURT
STATE OF HAWAII
LAND COURT APPLICATION 1000
SUBDIVISION OF LOT 65-B-3
AS SHOWN ON MAP 137
INTO LOTS 65-B-3-A AND 65-B-3-B
AND DESIGNATION OF EASEMENTS 6762 AND 6763
AFFECTING LOT 65-B-3-A
, EWA, OAHU, HAWAII
Wailani Stream
Lot 65-B-3-B
7 Sq. Ft.
Exhibit "B"
Lot 65-B-3-A
28,713 Sq. Ft.
Lot 65-B-3-B
7 Sq. Ft.
Easement 6763 for Sanitary Sewer Purposes
Easement 6762 for Storm Drain Purposes
Lot 65-B-2 (Map 137)
Lot 219-B-1-A-6 (Map 34)
Lot 65-B-3-B
7 Sq. Ft.
Notes
Area of Easement 6762 = 574 Sq. Ft.
Area of Easement 6763 = 37 Sq. Ft.
CONTROLPOINT SURVEYING, INC
Licensed Professional Land Surveyor
Certificate Number 3499-LS
License Expires 4/08
/ELOPMENT CORPORATION
AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED JULY 20, 2007
BY ORDER OF THE COURT.
REGISTRAR OF THE LAND COURT
Filed June 27, 2007
Jennie Shiroma, Clerk
15'x21' = 2.2 Sq. Ft.

Reviewed and Approved by the Executive Director CT
February 19, 2009

FOR ACTION

SUBJECT: To Ratify the Hawaii Public Housing Authority's Request to Rescind the Demolition of six Units at the Lanakila Homes, Hawaii

I. FACTS

A. On December 9, 1999, the Hawaii Public Housing Authority received HUD approval to demolish 11 buildings, consisting of 108 units at Lanakila Homes. To date, the HPHA has demolished only 42 out of 108 units.

B. Since the original request to demolish the buildings in 1999, the HPHA has reevaluated the immense need for low-income rental housing in Hawaii. After a thorough investigation of the remaining units, the HPHA has determined that the foundations, walls, roofs, and interior structures of the remaining units are in good condition and have more useful life remaining.

C. Subsequently, on August 14, 2008, the Hawaii Public Housing Authority (HPHA) submitted a request (via electronic mail) to the U.S. Department of Housing and Urban Development (HUD) to rescind the demolition approval of three buildings at Lanakila Homes. The request was submitted to Mr. Ainars Rodins, Director of HUD's Special Applications Center in Chicago, Illinois.

D. On January 7, 2009, HUD approved the HPHA's request to rescind the demolition approval of three buildings containing six units at Lanakila Homes. The approved buildings 59, 61 and 62 represent 2 each of a 2- , 3-, and 4 – bedroom units. See attached Exhibit A

II. RECOMMENDATION

That the HPHA Board of Directors ratify the Executive Director's request to the U.S. Department of Housing and Urban Development's Special Applications Center to rescind the demolition approval of three buildings at Lanakila Homes, Hawaii.

Attachments: Exhibit A – Letter from HUD dated January 7, 2009

Prepared by: Barbara Arashiro, Executive Assistant B

Reviewed by: Chad K. Taniguchi, Executive Director CT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

OFFICE OF PUBLIC HOUSING

JAN 0 7 2009

Mr. Chad K. Taniguchi
Interim Executive Director
Hawaii Public Housing Authority
1002 North School Street
P O Box 17907
Honolulu, HI 96817

Dear Mr. Taniguchi:

The Department has reviewed the Hawaii Public Housing Authority's (HPHA) request to amend to rescind the demolition approval of three building containing six units at Lanakila Homes I, HI001000037. The Special Applications Center (SAC) received this request on August 14, 2008, via e-mail.

The project originally had 150 units in the development and demolished 42 units prior to HUD the approval. On December 9, 1999, the Department approved the demolition of remaining 11 dwelling buildings consisting 108 units at Lanakila Homes I, HI001000104. After the approval from SAC, HPHA demolished only 42 units out of 108 units. There are 62 units remain to be demolished. Details of the original approval are as follows:

Lanakila Homes I, HI001000037 DOFA: 2/1/1952					
Bed Room	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	20	34	46	8	108
Approved Units	20	34	46	8	108
Approved Buildings: 8A, 9A, 11A, 19A, 20A, 21A, 22A, 28A, 30A, 37B, 39A, 59, 61, 62 and 1 Community Center and 1 Administration Building					

In the current request, the HPHA proposes to rescind the demolition approval for the dwelling buildings 59, 61 and 62 containing 6 units.

The HPHA has thousands of people on their waiting list which shows there is an immense need for low-income rental housing throughout Hawaii. Currently, the residents of the development have indicated that preserving existing low-income rental housing is a much higher priority than creating open space. In order to expedite re-occupancy of the units, the HPHA plans to minimally fix the units as of this time. After thorough investigation of the remaining units, the HPHA discovered that the foundations, walls, roofs and interior structures are in good conditions and have more useful life remaining. However, it will continue with its ongoing plan for complete renovation of all remaining vacant units as funds become available. There are three nonprofit and volunteer organizations have agreed to rehabilitate six units on a volunteer bases as a demonstration projects. The HUD Honolulu Field Office supports the HPHA's plan to rescind the demolition approval of the remaining three buildings containing six units.

Based on the above information, your request to rescind the demolition approval is hereby approved as follows:

Lanakila Homes I, HI001000037 DOFA: 2/1/1952					
Bed Room	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	20	34	46	8	108
Approved Units	20	34	46	8	108
Rescinded Approval for Units	**0**	**2**	**2**	**2**	**6**
Existing Approved Buildings for Demolition: 8A, 9A, 11A, 19A, 20A, 21A, 22A, 28A, 30A, 37B, 39A, 1 Community Center and 1 Administration Building					
Approved Rescind Buildings: 59, 61 and 62.					

The IMS-PIC manager informed that pending unit data for HPHA was approved on December 3, 2008. The SAC rescinded building 059, 061 and 062 containing 6 units from the Public and Indian Housing Information Center (PIC) application DDA0000922, to reflect this amendment. All other conditions of the original demolition approval dated February 27, 2001, remain as originally approved.

The HUD Honolulu Field Office of Public Housing has been informed of this approval and its staff is available to provide any technical assistance necessary for your agency to proceed with this amendment. Should you have any questions, please contact the SAC reviewer, Naitik Patel, General Engineer, at (312) 353-6236, extension 2153.

Sincerely,

Ainars Rodins

Ainars Rodins, P.E.
Director

Approved by the Executive Director CT
February 19, 2009

FOR ACTION

SUBJECT: Approve the Use of Volunteers to Renovate Vacant Units at Lanakila Homes, Hawaii and Request a Waiver to the U.S. Department of Housing and Urban Development Regarding the Possible conflict of Interest with the Office of Social Ministry

I. FACTS

A. On August 14, 2008, the Hawaii Public Housing Authority (HPHA) submitted a request (via electronic mail) to the U.S. Department of Housing and Urban Development (HUD) to rescind the demolition approval of three buildings at Lanakila Homes. The request was submitted to Mr. Ainars Rodins, Director of HUD's Special Applications Center in Chicago, Illinois.

B. On January 7, 2009, HUD approved the HPHA's request to rescind the demolition approval of three buildings containing six units at Lanakila Homes. The approved buildings 59, 61 and 62 represent 2 each of a 2- , 3-, and 4 – bedroom units.

C. Due to the lack of adequate resources to fund all of the HPHA's repair needs, the HPHA has been inviting community volunteers to assist with repairs in public housing units on Oahu.

D. In July 2008, Ms. Carol Ignacio, Executive Director of the Office of Social Ministry and member of the HPHA Board of Directors indicated interest in providing volunteers to assist in the repair of vacant units on the Big Island.

E. In July 2008, the HPHA issued a notice to the local media inviting nonprofits, volunteer service organizations, businesses and others interested to help repair vacant units as a pilot project between the government and the private sector. The HPHA also solicited for volunteer groups at the community meetings on the Big Island.

II. DISCUSSION

A. The following organizations have volunteered their assistance: New Hope Christian Fellowship, Faith Against Drugs, County of Hawaii Police Activites League (HI-Pal), Office of Social Ministry, Habitat for Humanity-Hilo, and Christ Lutheran Church. The Office of Social Ministry (OSM) subsequently indicated their willingness to coordinate with all volunteer organizations on the project. HPHA will provide $20,000 for OSM or another volunteer organization to hire a project coordinator. Former Hawaii County Mayor Harry Kim expressed support and cooperation to restore the units to useful housing.

B. In October 2008, the HPHA submitted a request to the State Procurement Office (SPO) to request exemption from Chapter 103D, Hawaii Revised Statutes to use volunteer organizations for the repair of the six vacant units at Lanakila Homes, including the

Office of Social Ministry. The SPO approved the use of volunteers, however is not responsible for any volunteer liability issues. HPHA will buy materials with HPHA State funds. HPHA will conduct the procurement for required specialty contractors (electrical, plumbing, roofing, sewer).

C. The Department of the Attorney General has also provided an opinion on the use of volunteers. The AG opinion may be discussed in Executive Session.

D. The HPHA intends to request HUD for a regulatory waiver from volume 24 Code of Federal Regulations, part 85.36 and Section 19 of the Annual contributions Contract between the Hawaii Public Housing Authority and HUD regarding technical conflict of interest with Office of Social Ministry whose executive director is on the HPHA Board. Office of Social Ministry is volunteering its staff time and energy to provide coordination among the volunteer groups, buy materials, and bring in volunteers of its own. In addition, HPHA will provide $20,000 for OSM or other volunteer organization to have a project coordinator

III. RECOMMENDATION

Approve the use of volunteers to renovate vacant Units at Lanakila Homes, Hawaii and request a waiver to the U.S. Department of Housing and Urban Development regarding the possible conflict of Interest with the Office of Social Ministry

Prepared by: Barbara E. Arashiro, Executive Assistant

Reviewed by: Chad K. Taniguchi, Executive Director

Executive Director's Report
February 19, 2009

A. FY 2009 Budget (see page 123-124)

Year to Date (YTD) Financial Variance Report by Program for December, 2008

- Total positive cash flow of approximately $50,000.
  - All programs are now on either Full Accrual Basis reporting (Federal low rent, state family, state elderly, and central office) or Modified Accrual Basis reporting (Section 8 Housing Choice Voucher, Project Based Program, State Rent Supplement, and Homeless). Thanks to the Fiscal Office for meeting this deadline.
  - All liabilities have been estimated via accruals, but for Modified Accrual Basis reporting all state appropriations are required by GAAP (Generally Accepted Accounting Procedures) to be listed when they come in, so revenues continue to be overstated as required, such as for the Homeless Program.
  - Therefore, although the total agency appears to have a $6,036,231 positive cash flow on year to date actual (subtotal operations), this is negated by 5,539,908 in Homeless program funds being overstated as current income. As a result, the real positive cash flow is approximately $50,000.
  - Attention needs to be paid to expediting design and construction of federal and capital funds.

B. Rent Collection Rate from 7/01/08 – 1/30/2009 [Property Branch report from emPHAsys]. (see page 125-130)

  - The collections percentage (Federal) dropped to 91%, but occupancy rose to 94%.
  - The collections percentage (State) dropped to 91%, but occupancy rose to 92%.

HPHA Island Overview Report as of 10/31/08 Federal
HPHA Island Overview Report as of 10/31/08 State

C. Vacant Units Repairs Federal and State combined (see page 131-134)
[Manually compiled reports from Special Teams, Derek Kimura; Construction Management Services, Marcel Audant; Property Branch, Stephanie Fo]

  - 345 "old vacant units" of 537 units vacant as of 6/30/08 have been repaired in six months.
  - Remaining 192 scheduled to be repaired by 6/30/09 (85 to be under contract but not completed by then).
  - Since 7/1/08 379 additional units became vacant, 260 repaired, 119 unrepaired. AMPs are responsible to keep up with turnarounds of newly vacated units, now to be assisted by Correctional Industries and Special Teams (when old units are completed).

D. Elevator Repair Report (see page 135-137)
Elevator Modernization Report

E. Hearings-Results of Eviction Referrals (see page138)

F. Procurement Including Contract Status (see page 140)

G. Section 8 Subsidy Program Branch (see page 141-146)

H. Homeless Programs Branch (see page 147-148)

I. Personnel Issues (see page 149-155)

HAWAII PUBLIC HOUSING AUTHORITY
G/L BUDGET COMPARISON REPORT
MAJOR PROGRAMS

	Dec-09				Year-To-Date				Total Year
	Budget	Actual	Difference	%	Budget	Actual	Difference	%	Budget
FEDERAL LOW RENT PROGRAM (Full Accrual)									
Rental Program	1,412,527	1,410,973	(1,554)	100%	8,475,162	8,423,009	(52,153)	99%	16,950,324
State and Federal Subsidy	1,614,756	2,196,155	581,399	136%	9,688,536	10,422,630	734,094	108%	19,377,072
Other Revenue	36,705	55,273	18,568	151%	220,230	184,860	(35,370)	84%	440,460
Expenses	3,192,147	4,302,207	(1,110,060)	135%	19,152,882	17,370,641	1,782,241	91%	38,305,764
NET CHANGE	(128,159)	(639,806)	(511,647)	499%	(768,954)	1,659,858	2,428,812	-216%	(1,537,908)
STATE FAMILY PROGRAM (Full Accrual)									
Rental Program	65,981	70,528	4,547	107%	395,886	438,486	42,600	111%	791,772
State Subsidy	0	0	0	--	0	0	0	--	0
Other Revenue	190	19,183	18,993	10096%	1,140	30,240	29,100	2653%	2,280
Expenses	200,204	294,342	(94,138)	147%	1,201,224	970,090	231,134	81%	2,402,448
NET CHANGE	(134,033)	(204,631)	(70,598)	153%	(804,198)	(501,364)	302,834	62%	(1,608,396)
STATE ELDERLY PROGRAM (Full Accrual)									
Rental Program	156,034	164,385	8,351	105%	936,204	952,772	16,568	102%	1,872,408
State Subsidy	0	0	0	--	0	0	0	--	0
Other Revenue	0	27,520	27,520	--	0	23,088	23,088	--	0
Expenses	200,619	568,663	(368,044)	283%	1,203,714	1,455,417	(251,703)	121%	2,407,428
NET CHANGE	(44,585)	(376,758)	(332,173)	845%	(267,510)	(479,557)	(212,047)	179%	(535,020)
CENTRAL OFFICE COST CENTER (Full Accrual)									
Other Revenue (Fees)	482,894	1,142,459	659,565	237%	2,897,367	3,286,040	388,674	113%	5,794,733
Expenses	521,712	651,373	(129,661)	125%	3,130,274	3,592,313	(462,039)	115%	6,260,548
NET CHANGE	(38,818)	491,086	529,904	-1265%	(232,908)	(306,273)	(73,365)	131%	(465,815)
SECTION 8 HOUSING CHOICE VOUCHER (Modified Accrual)									
Federal Subsidy	1,687,210	1,582,899	(104,311)	94%	10,123,260	9,497,394	(625,866)	94%	20,246,520
Other Revenue	188,135	165,603	(22,532)	88%	1,128,810	971,681	(157,129)	86%	2,257,620
Expenses	1,899,114	1,693,703	205,411	89%	11,394,684	9,775,171	1,619,513	86%	22,789,368
NET CHANGE	(23,769)	54,799	(332,254)	-231%	(142,614)	693,904	836,518	-487%	(285,228)
SECTION 8 PROJECT BASED PROGRAM (Modified Accrual)									
Federal Subsidy	1,499,994	1,789,920	289,926	119%	8,999,964	10,721,098	1,721,134	119%	17,999,928
Other Revenue	131,441	295,456	164,015	225%	788,646	868,580	79,934	110%	1,577,292
Expenses	1,621,681	2,579,397	(957,716)	159%	9,730,086	11,880,764	(2,150,678)	122%	19,460,172
NET CHANGE	9,754	(494,021)	1,411,657	-5065%	58,524	(291,086)	(349,610)	-497%	117,048
STATE RENT SUPPLEMENT (Modified Accrual)									
State Subsidy	0	0	0	--	0	248,341	248,341	--	0
Other Revenue	98,794	0	(98,794)	0%	592,764	59,916	(532,848)	10%	1,185,528
Expenses	103,768	97,260	6,508	94%	622,608	587,417	35,191	94%	1,245,216
NET CHANGE	(4,974)	(97,260)	(105,302)	1955%	(29,844)	(279,160)	(249,316)	935%	(59,688)
HOMELESS PROGRAMS (Modified Accrual)									
State and Federal Subsidy	1,818,167	0	(1,818,167)	0%	10,909,002	12,572,266	1,663,264	115%	21,818,004
Other Revenue	101,155	0	(101,155)	0%	606,930	2,009	(604,921)	0%	1,213,860
Expenses	1,906,496	767,749	1,138,747	40%	11,438,976	7,034,366	4,404,610	61%	22,877,952
NET CHANGE	12,826	(767,749)	(3,058,069)	-5986%	76,956	5,539,908	5,462,952	7199%	153,912
SUB-TOTAL OPERATIONS	(351,758)	(2,034,340)	(1,682,582)	578%	(2,110,548)	6,036,231	8,146,778	-286%	(4,221,095)
CAPITAL FUND									
State and Federal Subsidy	4,606,353	0	(4,606,353)	0%	27,638,118	2,135,226	(25,502,892)	8%	55,276,236
Expenses	4,606,353	57,379	4,548,974	1%	27,638,118	4,872,960	22,765,158	18%	55,276,236
NET CHANGE	0	(57,379)	(9,155,327)		0	(2,737,733)	(2,737,733)		0
GRAND TOTAL AGENCY	(351,758)	(2,091,719)	(1,739,961)	595%	(2,110,548)	3,298,497	5,409,045	-156%	(4,221,095)

YTD Financial Variance Report by Program
December 2008

Federal Low Rent:

Rental Program revenues show a negative YTD variance to budget of $52K with seven AMPs showing shortfalls to budgeted expectations. This shortfall has remained consistent for the past several months and again, the major challenge remains the Hilo AMP which is generating only 42% of its budgeted rental revenues. **Subsidy Income** is now ahead of budget by $734K due to the increase in monthly draw-downs since October as a result of the change in pro-ration by HUD from 82% to 89%.

Expenses continue to show a positive variance to budget YTD of $1.8M with all major accruals being recorded in the financials as of this month. Wages and benefits are down to budget by $350K due to reduced staffing being in effect. Bad debt expense accruals are down $986K to budget as we are only accruing for possible write offs expenses for the current year. There are also savings in PILOT (payment in lieu of taxes) expenses of $551K and extraordinary maintenance expenses of $789K.

However, these savings are offset by increases in utilities expenses of $938K. The increase in utilities expenses are expected to continue and HPHA has started on the energy savings audit with the Ameresco, Inc. consultants that were retained.

The program is operating at a profit of $1.7M. Expenses for the Special Teams have yet to be transferred from COCC to the AMPs as we are still in the process of detailing the cost components.

State Family Program:

Rental Program revenue is slightly ahead of budget by $42K. **Expenses** show a $231K positive variance to budget. There is a savings of $303K in bad debt expenses, which is partially offset by $186K increase in utilities expenses. Despite the positive variance in revenues and expenses, the program is still operating with a structural deficit of $501K for the first half of FY2009. Revenues are barely sufficient to cover wage and benefits cost and insufficient to support other operating expenses.

State Elderly Program:

Rental Program revenues are slightly ahead of budget by $16K. **Expenses** show an increase to budget of $251K due primarily to increases in private management company expenses. This State program is also still running at a deficit of $479K.

Section 8 Housing Choice Voucher:

Revenue shortfalls total $625K due to decreases in subsidy payments as a result of final HUD calculations. **Expenses** show a $1.6M positive variance to budget due to decreases in payouts for housing assistance payments of $1.2M as a result of planned underutilization of vouchers. Voucher utilization is currently at 93% and the resulting savings will be kept in reserve to support the payouts from January due to the reduction in subsidy support from HUD.

Section 8 Project Based Program:

Subsidy Revenues show an increase to budget of $1.7M due to increases in subsidy receipts. **Expenses** in total, show a negative variance to budget of <$2.1M> due to increased housing assistance payment expenditures of $1.7M and expenses for tenant services of $360K which were not budgeted .

State Rent Supplement:

Revenues in total show a $284K decrease to budgeted expectations. **Expenses** show a positive variance to budget of $35K because of savings in various expenses. The program is incurring an operating loss of $279K.

Homeless Programs:

Subsidy incomes show an increase of $1.6M due to a $12M state allotment recorded in July. This subsidy is actually for the whole year. **Expenses** are down $4.4M due to a reduction in administrative other expenses as a result of timing differences to budget in vendor payments. In addition, wages and benefits are down $164K to budgeted guidelines due to the hiring freeze in effect. Both revenues and expenses will end FY2009 down to budget by $8.5M as one of the programs included in the Homeless budget (Temporary Aid to Needy Families – TANF) was actually to be administered by DHS.

Central Office Cost Center:

Revenues are up $388K to budget as a portion of the appropriate fees have been charged out to other funds. The only costs that need to be expensed to the AMPs would be for the fees for services cost of wages and benefits for the Special Teams group working on the A and B vacant unit turn around project. We are presently finalizing these costs.

Expenses show an increase to budget of $462K due to increased utilities expenses $317K and increased contract expenses. We believe these increases are due to payments for AMP expenses, which were incorrectly charged to COCC during the first two months of year. We are presently researching these payments. Wages and benefits show a savings to budget of $28K.

The COCC cost center is currently in a deficit situation but we expect this to be improved with the charge out for the Special Teams and other fees for services costs.

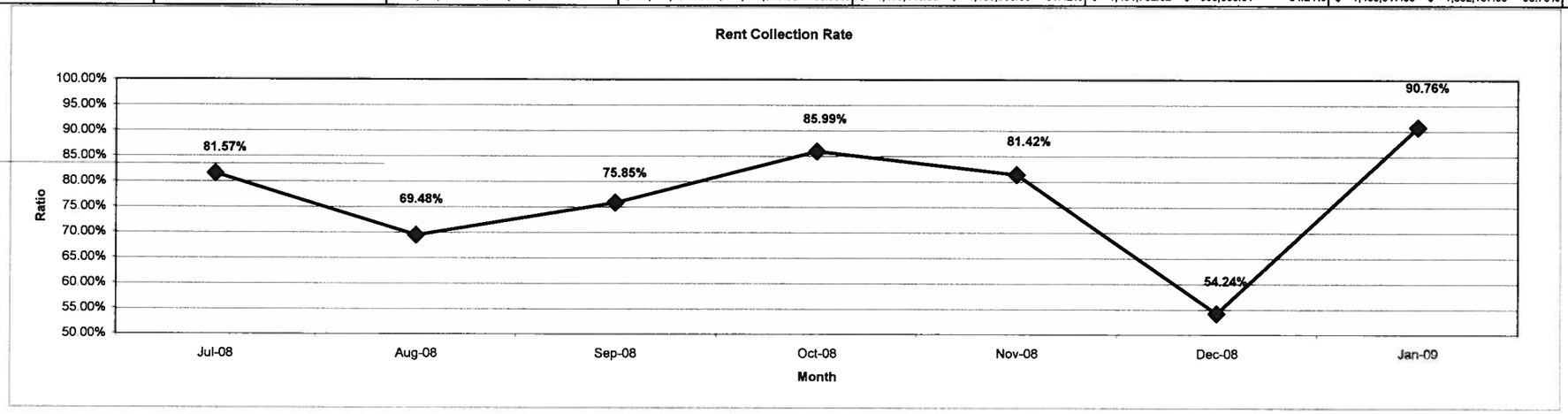
Capital Fund:

Subsidy income of $2.1M partially offsets expenditures of $4.8M. These are not actual operating costs, and income and expenses will offset after timing differences are negated. However, current utilization of the available capital funds is point of concern to HPHA and HUD. HPHA has $41M in Federal Capital and Replacement Housing Funds available but only $6M has been disbursed. Additionally, of the $41M available in State CIP monies, only $2M has been encumbered. Of the $5M available in State R&M only $466K has been encumbered. We are presently formulating a plan to expedite projects, especially in light of the anticipated influx of $20M in additional Federal Stimulus funds.

FEDERAL PUBLIC HOUSING

Rent Collection from 07/01/2008 to 1/31/09

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08			Jan-09			Total		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 116,470.00	107,095.25	91.95%	$ 120,477.92	81,287.55	67.47%	$ 125,439.00	94,326.70	75.20%	$ 125,869.00	108,267.67	86.02%	$ 131,048.00	107,317.90	81.89%	$ 133,281.27	75,796.56	56.87%	$ 133,656.78	$ 109,112.00	81.64%	$ 886,241.97	$ 683,203.63	77.09%
Kauai	$ 79,207.00	64,949.79	82.00%	$ 79,485.00	64,233.72	80.81%	$ 75,965.00	53,117.73	69.92%	$ 78,673.00	67,731.37	86.09%	$ 79,849.00	68,190.49	85.40%	$ 80,041.00	44,791.94	55.96%	$ 83,368.00	$ 83,213.62	99.81%	$ 556,588.00	$ 446,228.66	80.17%
Maui	$ 51,024.00	39,016.72	76.47%	$ 49,455.00	39,995.96	80.87%	$ 48,272.00	33,860.88	70.15%	$ 46,012.00	38,586.48	83.86%	$ 47,977.00	36,284.13	75.63%	$ 46,632.00	30,886.45	66.23%	$ 47,501.00	$ 40,211.48	84.65%	$ 336,873.00	$ 258,842.10	76.84%
Oahu	$ 1,197,434.34	966,885.35	80.75%	$ 1,197,981.61	820,100.06	68.46%	$ 1,200,629.45	918,749.82	76.52%	$ 1,204,135.22	1,036,333.16	86.06%	$ 1,214,272.36	987,707.86	81.34%	$ 1,221,838.55	652,213.86	53.38%	$ 1,225,392.10	$ 1,119,650.53	91.37%	$ 8,461,683.63	$ 6,501,640.64	76.84%
Total	$ 1,444,135.34	$ 1,177,947.11	81.57%	$ 1,447,399.53	$ 1,005,617.29	69.48%	$ 1,450,305.45	$ 1,100,055.13	75.85%	$ 1,454,689.22	$ 1,250,918.68	85.99%	$ 1,473,146.36	$ 1,199,500.38	81.42%	$ 1,481,792.82	$ 803,688.81	54.24%	$ 1,489,917.88	$ 1,352,187.63	90.76%	$ 10,241,386.60	$ 7,889,915.03	77.04%

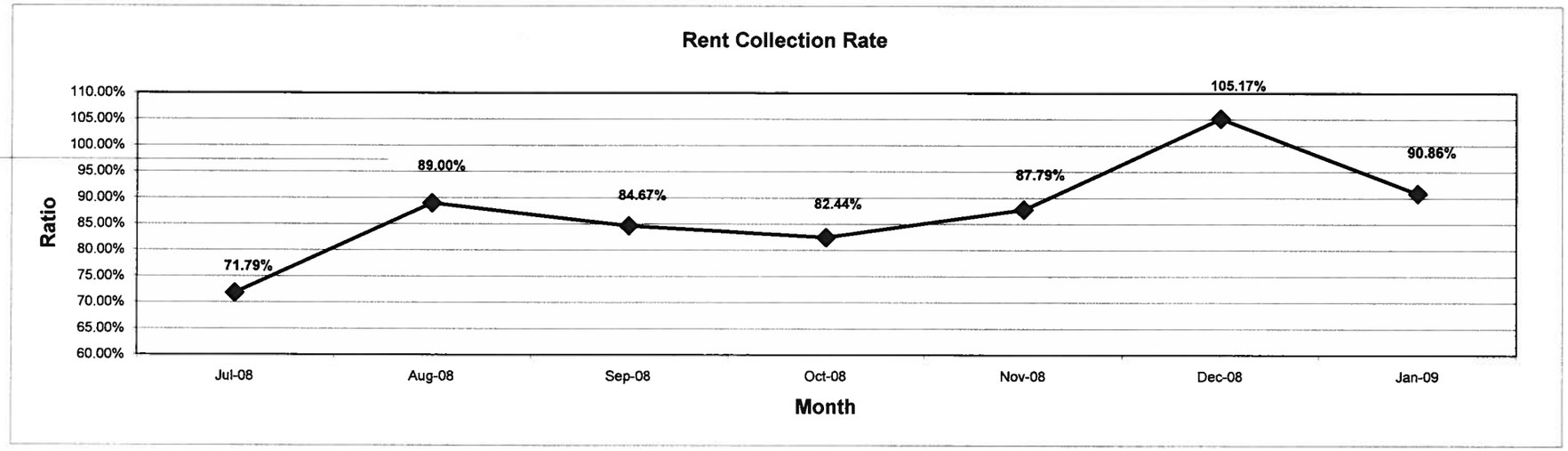


Delinquent rents paid are reflected in the month it is received.

STATE PUBLIC HOUSING

Rent Collection from 07/01/2008 to 1/31/2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08			Jan-09			Total		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	$ 11,693.00	$ 9,638.83	82.43%	$ 11,028.00	$ 8,727.00	79.13%	$ 10,906.00	$ 8,419.00	77.20%	$ 10,906.00	$ 8,886.00	81.48%	$ 11,223.00	$ 7,547.00	67.25%	$ 11,620.00	$ 9,042.00	77.81%	$ 11,429.00	$ 7,994.00	69.94%	$ 78,805.00	$ 60,253.83	76.46%
Kauai	$ 5,861.00	$ 3,776.95	64.44%	$ 6,313.00	$ 5,928.95	93.92%	$ 6,444.00	$ 5,153.00	79.97%	$ 6,279.00	$ 5,891.00	93.82%	$ 6,854.00	$ 5,551.00	80.99%	$ 6,859.00	$ 7,431.00	108.34%	$ 6,290.00	$ 5,308.00	84.39%	$ 44,900.00	$ 39,039.90	86.95%
Maui	$ 4,477.00	$ 3,567.00	79.67%	$ 4,508.00	$ 3,230.94	71.67%	$ 4,556.00	$ 4,326.00	94.95%	$ 4,380.00	$ 2,718.00	62.05%	$ 4,304.00	$ 2,891.00	67.17%	$ 4,203.00	$ 3,124.00	74.33%	$ 4,316.00	$ 4,101.00	95.02%	$ 30,744.00	$ 23,957.94	77.93%
Oahu	$ 210,603.00	$ 150,031.62	71.24%	$ 210,679.00	$ 189,059.95	89.74%	$ 213,530.00	$ 181,451.41	84.98%	$ 213,586.00	$ 176,353.30	82.57%	$ 214,258.00	$ 191,755.89	89.50%	$ 214,175.00	$ 229,516.49	107.16%	$ 218,982.00	$ 201,592.69	92.06%	$ 1,495,813.00	$ 1,319,761.35	88.23%
Total	$ 232,634.00	$ 167,014.40	71.79%	$ 232,528.00	$ 206,946.84	89.00%	$ 235,436.00	$ 199,349.41	84.67%	$ 235,151.00	$ 193,848.30	82.44%	$ 236,639.00	$ 207,744.89	87.79%	$ 236,857.00	$ 249,113.49	105.17%	$ 241,017.00	$ 218,995.69	90.86%	$ 1,650,262.00	$ 1,443,013.02	87.44%



Delinquent rents paid are reflected in the month it is received.

Federal LIPH
HPHA Island Overview Report
As of January 31, 2009

	Occupancy					Monthly Activity				*Federal Waiting List			
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH Family	Transf. to LIPH-Elderly
30P-Aiea	361	355	98.34%	6	3	1	3	1	0	4782	0	6	0
31P-KVH	332	311	93.67%	21	1	4	4	3	0	4782	0	0	0
32P-MWH	363	351	96.69%	12	1	4	2	1	0	4782	0	0	0
33P-Kam/Kaamanu	371	363	97.84%	8	2	1	1	0	0	4782	0	0	0
34P-Kalakaua	568	557	98.06%	11	0	4	1	0	0	4782	1599	0	9
35P-Kalanihuia	581	520	89.50%	61	26	3	12	3	0	4782	1599	0	0
37P-Hilo	292	268	91.78%	24	0	4	10	1	1	668	143	5	5
38P-Kauai	315	309	98.10%	6	1	2	2	0	1	107	51	3	0
39P-Maui	196	139	70.92%	57	1	3	3	1	0	169	73	2	0
40P-KPT	738	703	95.26%	35	3	2	1	1	1	4782	0	0	0
43P-Kona	200	194	97.00%	6	2	0	4	1	0	928	34	5	1
44P-Leeward Oahu	247	225	91.09%	22	9	0	1	0	0	2245	0	2	0
45P-Windward Oahu	226	214	94.69%	12	0	1	5	1	0	1525	0	4	0
46P-Kamuela	101	89	88.12%	12	2	1	0	0	0	658	143	0	0
49P-Central Oahu	147	133	90.48%	14	3	2	4	2	0	1178	197	1	1
50P-Palolo	114	111	97.37%	3	0	0	0	0	0	4782	0	0	0
Total	5,152	4,842	93.98%	310	54	32	53	15	3	8110	1913	28	16

	**Non Vacated Delinquencies				***Collection Rate		
AMP	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	56	28,286.87	15	10,866.01	$ 154,889.00	143,138.23	92.41%
31P-KVH	84	72,517.97	39	336,166.94	$ 111,660.00	80,521.41	72.11%
32P-MWH	33	21,515.09	16	41,476.20	$ 115,891.01	113,991.16	98.36%
33P-Kam/Kaamanu	48	21,003.90	13	40,982.97	$ 108,986.85	100,999.39	92.67%
34P-Kalakaua	18	4,179.00	1	710.78	$ 131,341.03	118,023.85	89.86%
35P-Kalanihuia	28	11,278.18	19	62,456.87	$ 124,329.00	118,218.81	95.09%
37P-Hilo	45	21,234.94	19	16,230.32	$ 62,648.78	53,597.78	85.55%
38P-Kauai	33	19,144.33	17	16,321.37	$ 83,368.00	83,213.62	99.81%
39P-Maui	34	22,833.00	38	78,350.38	$ 47,501.00	40,211.48	84.65%
40P-KPT	211	124,716.18	82	79,344.70	$ 275,898.00	261,407.03	94.75%
43P-Kona	37	26,963.00	21	40,420.98	$ 46,186.00	35,714.02	77.33%
44P-Leeward Oahu	94	53,771.57	67	216,369.33	$ 52,417.00	43,696.10	83.36%
45P-Windward Oahu	62	54,749.78	34	47,828.62	$ 79,539.00	69,408.60	87.26%
46P-Kamuela	36	17,330.14	27	55,379.19	$ 24,822.00	19,800.20	79.77%
49P-Central Oahu	23	17,230.00	15	28,759.76	$ 38,666.00	42,054.38	108.76%
50P-Palolo	13	6,642.73	9	9,667.43	$ 31,775.21	28,191.57	88.72%
	855	$ 523,396.68	432	$ 1,081,331.85	$ 1,489,917.88	$ 1,352,187.63	90.76%

* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
*** - The collection charges reflect only the dwelling rental collections and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Miscellaneous Charges, etc.; prepays are subtracted. Collections Rate uses the same month for calculations. Example: 11/2008 charges are compared against 11/2008 collected.

Federal LIPH
HPHA Island Overview Report
As of January 31, 2009

	Occupancy					Monthly Activity				*Federal Waiting List			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	New Families	New Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	593	551	92.92%	42	4	5	14	2	1	1,479	168	10	6
Kauai	315	309	98.10%	6	1	2	2	0	1	107	51	3	0
Maui	196	139	70.92%	57	1	3	3	1	0	169	73	2	0
Oahu	4,048	3,843	94.94%	205	48	22	34	12	1	6,516	1,655	13	10
Total	**5,152**	**4,842**	**93.98%**	**310**	**54**	**32**	**53**	**15**	**3**	**8,110**	**1,913**	**28**	**16**

	**Non Vacated Delinquencies				***Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	118	$ 65,528.08	67	$ 112,030.49	$ 133,656.78	$ 109,112.00	**81.64%**
Kauai	33	$ 19,144.33	17	$ 16,321.37	$ 83,368.00	$ 83,213.62	**99.81%**
Maui	34	$ 22,833.00	38	$ 78,350.38	$ 47,501.00	$ 40,211.48	**84.65%**
Oahu	670	$ 415,891.27	310	$ 874,629.61	$ 1,225,392.10	$ 1,119,650.53	**91.37%**
Total	**855**	**$ 523,396.68**	**432**	**$ 1,081,331.85**	**$ 1,489,917.88**	**$ 1,352,187.63**	**90.76%**

* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
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Collections Rate uses the same month for calculations. Example: 11/2008 charges are compared against 11/2008 collected.

State LIPH
HPHA Island Overview Report
As of January 31, 2009

	Occupancy					Monthly Activity				*State Waiting List			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
2201-Hauiki	46	43	93.48%	3	1	1	0	0	0	7431	0	0	0
2202-Puahala Homes	128	98	76.56%	30	9	0	1	1	0	557	0	0	0
2204-Kawailehua	26	25	96.15%	1	0	0	0	0	0	32	0	0	0
2205-Kahale Mua	32	27	84.38%	5	0	1	0	0	0	36	0	0	0
2206-Lokahi	30	17	56.67%	13	0	0	0	0	0	665	0	0	0
2207-Ke Kumu Elua	26	12	46.15%	14	0	0	0	0	0	655	0	0	0
2401-Hale Po'ai	206	205	99.51%	1	0	0	0	0	0	0	330	0	0
2402-La'iola	109	107	98.17%	2	0	0	4	0	0	0	69	0	4
2403-Kamalu-Ho'olulu	221	220	99.55%	1	1	0	3	0	0	0	133	0	3
2404-Halia Hale	41	39	95.12%	2	1	1	0	0	0	0	133	0	0
Total	865	793	91.68%	72	12	3	8	1	0	8,723	501	0	7

	** Non Vacated Delinquencies				***Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	11	$ 10,588.20	21	$ 136,154.40	$ 21,137.00	20,470.61	96.85%
2202-Puahala Homes	21	$ 14,130.12	34	$ 190,317.11	$ 34,803.00	30,730.88	88.30%
2204-Kawailehua	6	$ 1,398.00	2	$ 433.46	$ 6,290.00	5,308.00	84.39%
2205-Kahale Mua	9	$ 2,218.00	19	$ 16,735.37	$ 4,316.00	4,101.00	95.02%
2206-Lokahi	5	$ 2,842.00	3	$ 16,124.50	$ 7,566.00	6,472.00	85.54%
2207-Ke Kumu Elua	7	$ 4,170.00	8	$ 4,695.97	$ 3,863.00	1,522.00	39.40%
2401-Hale Po'ai	0	$ -	5	$ 2,284.00	$ 56,604.00	54,217.00	95.78%
2402-La'iola	1	$ 299.00	9	$ 3,174.26	$ 31,750.00	30,497.20	96.05%
2403-Kamalu-Ho'olulu	0	$ -	3	$ 29.39	$ 62,253.00	54,894.00	88.18%
2404-Halia Hale	0	$ -	0	$ -	$ 12,435.00	10,783.00	86.71%
Total	60	$ 35,645.32	104	$ 369,948.46	$ 241,017.00	$ 218,995.69	90.86%

* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
*** - The collection charges reflect only the dwelling rental collections and Rent Payment Agreements. Excluded are Work Orders, Pet Fees, Monthly Pet Fees, Miscellaneous Charges, etc.; prepays are subtracted. Collections Rate uses the same month for calculations. Example: 11/2008 charges are compared against 11/2008 collected.

State LIPH
HPHA Island Overview Report
As of January 31, 2009

	Occupancy					Monthly Activity				*State Waiting List			
Island	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	56	29	51.79%	27	0	0	0	0	0	1,258	0	0	0
Kauai	26	25	96.15%	1	0	0	0	0	0	32	0	0	0
Maui	32	27	84.38%	5	0	1	0	0	0	36	0	0	0
Oahu	751	712	94.81%	39	12	2	8	1	0	7,505	501	0	7
Total	865	793	91.68%	72	12	3	8	1	0	8,723	501	0	7

	** Non Vacated Delinquencies				***Collection Rate		
Island	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	12	$ 7,012.00	11	$ 20,820.47	$ 11,429.00	$ 7,994.00	69.94%
Kauai	6	$ 1,398.00	2	$ 433.46	$ 6,290.00	$ 5,308.00	84.39%
Maui	9	$ 2,218.00	19	$ 16,735.37	$ 4,316.00	$ 4,101.00	95.02%
Oahu	33	$ 25,017.32	72	$ 331,959.16	$ 218,982.00	$ 201,592.69	92.06%
Total	60	$ 35,645.32	104	$ 369,948.46	$ 241,017.00	$ 218,995.69	90.86%

* - Please notice waitlist count does not sum up as applicants may apply on more than 1 listing.
**-Delinquencies reflect only Rents and Payment Agreements (Bill Code 0001 and 0006).
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Vacant Unit Completion Status
Units Vacated After 7/1/08
As of 1/31/09

Project	Total Vacant Units from 7/1/08	Completed	To be completed	Feb '09	Mar '09	Apr '09	May '09	Jun '09	FY 09-10
AMP 30 (Halawa)	30	30	0						
AMP 31 (Kalihi Valley Homes)	24	13	11	1	2	8			
AMP 32 & 33 (Mayor Wright Homes)	28	23	5	4	1				
AMP 34 (Kalakaua)	19	11	8	5	3				
AMP 35 (Punchbowl)	40	19	21	11	10				
AMP 37 (Hilo)	32	9	23	4	7				12
AMP 38 (Kauai)	20	17	3	3					
AMP 39 (Maui)	25	14	11	3	7				1
AMP 40 (Kuhio Park Terrace)	38	31	7	3	4				
MU 42 (State Elderly)	47	46	1	1					
AMP 43 (Kona)	13	12	1	1					
AMP 44 (Leeward Coast)	13	8	5	3	1			1	
AMP 45 (Windward Oahu)	10	10	0						
AMP 46 (North Hawaii)	4	3	1	1					
AMP 49 (Wahiawa/Waialua)	18	9	9	3				6	
AMP 50 (Palolo)	2	0	2		2				
State Public Housing	16	5	11	7	3			1	
Totals	**379**	**260**	**119**	**50**	**40**	**8**	**0**	**8**	**13**

Vacant Units as of 6/30/2008

Vacant Unit Completion Status
2/11/2009

VACANT UNIT REPAIRS

Project	Actual													Projected				
	Vacant Units	Completed	To Be Completed	Assigned to AMP, Team, Others	Assigned to CMS	Assigned to CMS/Team	July 2008	Aug. 2008	Sept. 2008	Oct. 2008	Nov. 2008	Dec. 2008	Jan. 2009	Feb. 2009	Mar. 2009	Apr. 2009	May 2009	June 2009
AMP 30 (Halawa)	4	4	0	0	0		3 A		1 A									
AMP 31 (Kalihi Valley Homes)	130	81	49	0	49	0	1 A	3 T	16 C/T	2 T					27 C			22 C (2/10)
							49 C/T			10 C/T								
AMP 32 (Mayor Wright Homes)	11	4	7	1	6		3 A					1 T			1 A	6 C		
AMP 33 (Kaahumanu/Kam)	15	13	2	1	1		7 A	3 A	3 A						1 C/A			
															1 C			
AMP 34 (Kalakaua)	22	9	13	0	13	0	1 A	2 A			4 T							13 C
							2 C											
AMP 35 (Punchbowl)	44	40	4	0	4	0	1 A			11 A		24 C/T	3 C/T					
													1 A					
															4 C			
AMP 37 (Hilo)	51	32	19	7	12			1 A	2 A		16 C	9 T	4 T	7 T		12 C		
AMP 38 (Kauai)	22	14	8	0	8		6 A	3 A	2 A	1 A			2 A			4 C		4 C
AMP 39 (Maui)	61	39	22	1	21		8 A	5 A	12 C			5 C			5 C		1 T	16 C
								6 C					3 C					
AMP 40 (Kuhio Park Terrace)	32	8	24	0	24		6 A			2 A							1 A/C	23 C
AMP 43 (Kona)	33	28	5	2	3		10 A							3 C				
							18 C							2 T				
AMP 44 (Leeward Coast)	25	11	14	5	9		4 A						2 A			7 C		2 C
													5 I			5 T		
AMP 45 (Windward Oahu)	22	18	4	4	0		2 A		3 A	1 T/A		8 T/A		4 A				
							4 C											
AMP 46 (North Hawaii)	31	14	17	15	2		3 A	3 A	2 A	5 A			1 A	15 A				2 C
MU 48 (Waipahu)	15	15	0	0	0		2 A		5 A			1 T						
									7 V									
AMP 49 (Wahiawa/Waialua)	16	13	3	0	3		9 A					4 T						3 C
AMP 50 (Palolo)	3	2	1	0	1			2 V						1 C				
Total	537	345	192	36	156	0	139	28	53	32	20	52	21	32	39	34	2	85

A - AMP **C** - CMS **I** - Inmates (Dept. of Public Safety) **T** - Team **V** - VIP (Volunteers)

OAHU POOL OF WAIT LIST APPLICANTS

HONOLULU	TOTAL
ELDERLY 0	7
ELDERLY 1	15
ELDERLY 2	1
HONOLULU FAMILY	
1 BEDROOM	14
2 BEDROOM	15
3 BEDROOM	22
4 BEDROOM	26
5 BEDROOM	3
CENTRAL	**TOTAL**
ELDERLY 0	6
ELDERLY 1	3
CENTRAL FAMILY	
1 BEDROOM	9
2 BEDROOM	9
3 BEDROOM	5
4 BEDROOM	2
LEEWARD FAMILY	**TOTAL**
1 BEDROOM	4
2 BEDROOM	14
3 BEDROOM	10
4 BEDROOM	7
WINDWARD FAMILY	**TOTAL**
1 BEDROOM	11
2 BEDROOM	15
3 BEDROOM	7
4 BEDROOM	3

TOTAL: 208
DUPLICATED: 8

	1/15/09 BOARD MEETING PUBLIC TESTIMONY FOLLOW UP					
			Reason Declined or	Investigation	Closure	
Date	Allegation	Case Disposition	Discontinued	Finding	Determination	Complaint Resolution
1/15/2009	Jesse Ponce Deleon - Kaulakaua tape recording trashy language, can hear neighbor, retaiation remove bench, asked for dolly. Woman w/big kids moved in riding skateboard & motorized wheel chair. Why isn't management doing something.	Closed		Manager conducted investigation and took proper action.	Closed	Complaint not resolved.
1/15/2009	Lester Lopes, why not doing job wrote letters - no answer don't mix seniors w/disabled yelling screaming & drinking	Closed		Manager conducted investigation and took proper action.		Pending eviction.
1/15/2009	Moana Maria Hampton - KVH Hoodlums from outside coming in. Coming in at 1 a.m. drinking beer, throwing bottles. Asking for HPD in housing New Year's. Moana Someone brought big tent & boom box & partied untill 4 a.m.	Ongoing.				Implemented driver's license program. Ongoing investigation into complaints re: security
1/15/2009	Mattalina Fuiava - KVH manager trying his best to clean up. Want to have safe place. Thank Clift, Alii & manager for tresspassing bill.					No action.
1/15/2009	Tim Garry - Fireworks new world record, firework ban concerned about evications move forward quicker Puahala drug raid not evicted 6 mo's later didn't do it during xmas bad message to rest of people asking transitional families to do gate monitoring at Puahala.			Manager has taken action.		Eviction pending.
1/15/2009	Roy Nakamura - Kalakaua disagree not all good managers. Managers lie under oath. Deputy open personal mail. Civil rights violated. Employee's have problem w/manager. Wants manager relocated or fired. (Jan, Kuma, Cathy) Favortism, needs somebody strong, (works P/T) A lot of unhappy at Kalakaua & Palolo.					Manager's have a mandatory training schedule.
1/15/2009	Suda - Micronesian United trying to help KPT Bldg B antenna causing sickness to Micronesian people. Wants antennas removed - cell phone antenna - causing health problems.	Under investigation				

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 2/6/09

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of December			No. and duration of Repairs to Elevator between 7/1/07 to 12/31/08			Start Date	Date or Estimated Completion of Major Repair	Total Repair Cost as of Report Date
				Less than one day	2 to 7 days	More than 7 days	Less than one day	2 to 7 days	More than 7 days			
Kuhio Park Terrace A	Family	1		2			27	3	2			$ 114,613.11
		2		6			26	4	2			$ 68,646.00
		3					2					$ 2,475.06
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Cannot be repaired.	
		5					12	1	2		02/05/09	$ 138,931.39
		6		1			45					$ 6,118.74
Paoakalani	Elderly	1		1			3					
		2					1		1			$ 17,038.90
Kalakaua Home	Elderly	1					14	1	1			
		2		2			7	1				$ 14,538.60
Ho`olulu Elderly	Elderly	1							1			$ 12,140.20
		2					3					
Kalanihuia	Elderly	1		8			23	1	1			$ 27,626.25
		2		2			17					$ 137.50
Kamalu Elderly	Elderly	1					5	2	1			$ 9,467.50
		2					3					
Makamae	Elderly	1					4		1			$ 2,722.51
		2					2					
Makua Alii	Elderly	1		1			11	2	1			$ 137.50
		2		1			4					
Punchbowl Homes	Elderly	1		1			9	2				$ 23,350.78
		2					6	1	1			$ 137.50
Banyan St Manor	Family	1		1			4					$ 20,624.00
Hale Poai	Elderly	1					8	2				$ 206.00
		2		1			4					
Halia Hale	Elderly	1					1					$ 3,323.02
Kulaokahua	Homeless	1		1			6					$ 310.00
Laiola	Elderly	1					1					$ 412.00
		2					4					
Pumehana	Elderly	1					7	2				$ 17,726.24
		2					5					$ 240.63
Salt Lake Apts	Family	1					2					$ 23,350.78
Wilikina Apts	Family	1		1			6	1				$ 3,323.02
		2		2			6					$ 17,038.90
Total		34		31	0	0	278	23	15			
											Total Cost for Repairs to date	$ 524,636.12

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 1/30/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS

Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A	Family	1	1964	44	271	16	3		$4,152,919	To be funded w/ FY08 Elevator CIP	Sep-07	Dec-09	Dec-10
		2	1964	44							Sep-07	Jul-10	Jul-11
		3	1981	27							Sep-07	Jun-09	Jun-09
Kuhio Park Terrace B	Family	4	1964	44	298	16	3			To be funded w/ FY08 Elevator CIP	Sep-07	Jun-09	Jun-10
		5	1964	44							Sep-07	Dec-09	Jan-11
		6	1981	27							Sep-07	Jul-10	Aug-11
Kalanihuia	Elderly	1	1968	40	151	15	2		$520,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-09	Jul-10
		2	1968	40							Aug-08	Aug-10	Mar-10
Kalakaua Home	Elderly	1	1983	25	221	10	2		$650,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-13	Jul-14
		2	1983	25							Aug-08	Aug-14	Jul-15
Punchbowl Homes	Elderly	1	1961	47	144	7	2		$400,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Jul-12
		2	1961	47							Aug-08	Aug-12	Jul-13
Paoakalani	Elderly	1	1970	38	151	17	2		$550,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Jul-12
		2	1970	38							Aug-08	Aug-12	Jul-13
Pumehana	Elderly	1	1972	36	139	21	2		$540,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Jul-12
		2	1972	36							Aug-08	Aug-12	Jul-13
Makua Alii	Elderly	1	1967	41	211	20	2		$540,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-09	Jul-10
		2	1967	41							Aug-08	Aug-10	Jul-11
Salt Lake Apts	Family	1	1970	38	28	8	1		$750,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-09	Jul-10

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 1/30/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS

Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Makamae	Elderly	1	1971	37	124	4	2		$630,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-09	Jul-10
		2	1971	37							Aug-08	Aug-10	Jul-11
Wilikina Apts	Family	1	1977	31	119	9	2		$475,000	To be funded w/ Wilikina Funds	Aug-08	Aug-09	Jul-10
		2	1977	31							Aug-08	Aug-10	Jul-11
Hale Poai	Elderly	1	1989	19	206	7		2	$320,000	To be funded w/ FY09 Elevator CIP	May-09	Oct-09	Mar-10
		2	1989	19							May-09	Dec-09	May-10
Halia Hale	Elderly	1	1995	13	41	5		1	$255,000	To be funded w/ FY09 Elevator CIP	May-09	Oct-10	Mar-11
Laiola	Elderly	1	1991	17	108	6		2	$220,000	To be funded w/ FY09 Elevator CIP	May-09	Dec-09	Feb-10
		2	1991	17							May-09	Mar-10	May-10
Kulaokahua	Homeless	1	1992	16	30	3		1	$60,000	To be funded w/ FY09 Elevator CIP	May-09	Oct-09	Mar-10
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	$245,000	To be funded w/ FY09 Elevator CIP	May-09	Oct-10	Mar-11
		2	1994	14							May-09	Dec-10	May-11
Kamalu Elderly	Elderly	1	1993	15	109	7		2	$240,000	To be funded w/ FY09 Elevator CIP	May-09	Oct-10	Mar-11
		2	1993	15							May-09	Dec-10	May-11
Banyan St Manor	Family	1	1977	31	55	3							
	TOTAL	34			2,518	181	23	10	$10,547,919				
	Average age of elevators			31									

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Hearings Office

RESULTS OF EVICTION REFERRALS
July 2007 – January 2009

	REFERRALS								
	TOTAL	REASON FOR REFERRAL		RESULT OF EVICTION REFERRAL					
MONTH		Rent	Other	Evict	Evict with Cond	10-day Cure	Dismiss	Continued	Completed
July 07	21	11	10	9	3	2	0	7	14
Aug 07	12	7	5	2	5	2	1	2	10
Sept 07	13	7	6	6	1	0	0	6	7
Oct 07	13	5	8	6	3	2	0	2	11
Nov 07	21	15	6	12	3	1	1	4	17
Dec 07	3	2	1	1	0	1	1	0	3
Jan 08	10	10	0	5	3	0	0	2	8
Feb 08	10	9	1	3	2	1	0	4	6
Mar 08	7	6	1	2	1	1	0	3	4
Apr 08	30	27	3	9	13	0	1	7	23
May 08	14	11	3	4	6	0	0	4	10
June 08	12	9	3	6	2	0	1	3	9
July 08	0	0	0	0	0	0	0	0	0
Aug 08	13	9	4	5	2	0	1	5	8
Sept 08	14	12	2	4	2	1	3	4	10
Oct 08	22	15	7	5	7	0	2	8	14
Nov 08	14	10	4	9	2	0	1	2	12
Dec 08	11	10	1	7	2	0	0	2	9
Jan 09	5	4	1	3	0	1	0	1	4
TOTALS	245	179	66	98	57	12	12	66	179

Total # of Cases Heard for the Month of January 2009: 5
(Oahu & Neighbor Island)

Rent Violation: 4

Decisions rendered:

Eviction	3
Evict w/cond	0
10-day cure	0
Dismissal	0
Continued	1

Delinquent balances for Rent cases ordered evicted for month of January 2009:

40	$ 994.47
40	$ 4,455.99
40	$ 1,348.00
Ttl	$ 6,798.46

Contract & Procurement Office
Monthly Status Report for January 2009

Solicitations Issued in January 2009:

Solicitation No.	Project	Bid Opening/Proposal Deadline
IFB-CMS-2008-15	IFB-Upgrade fire alarm system at Laiola Job No. 07-027-402-S	February 26, 2009
IFB-CMS-2008-22	IFB-Replace existing booster pump system at Makua Alii Job No. 08-038-112-S	February 17, 2009

Contracts Executed in January 2009:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
HPS 07-08 SA02	Kauai Economic Opportunities, Inc. Stipend Program January 1, 2009 to July 31, 2009	$112,480.00	
HPS 08-27	Catholic Charities Hawaii Supportive Housing Program February 1, 2008 to January 31, 2009 *Note: HUD grant agreement received Aug 2008; contract execution delayed due to untimely submission of contract documents (scope of service, budget) from the contractor.*		$41,788.00
HPS 08-28	Alternative Structures International Stipend Program October 1, 2008 to July 31, 2009 *Note: Contract execution delayed due to untimely submission of contract documents (scope of service, budget) from the contractor.*		$1,111,727.00
HPB 09-01	Honolulu Community Action Program Early Education and Child Care Services August 1, 2008 to November 31, 2008 *Note: Contract execution delayed due to untimely submission of contract documents (scope of service, budget) from the contractor.*		$70,712.00
HPB 09-02	Women Helping Women Supportive Housing Program February 1, 2008 to January 31, 2009 *Note: HUD grant agreement received Oct 2008; contract execution delayed due to untimely submission of contract documents (scope of service, budget) from the contractor.*		$77,036.00
HPB 09-03	Parents and Children Together Early Education and Child Care Services August 1, 2008 to November 31, 2008 *Note: Contract execution delayed due to untimely submission of contract documents (scope of service, budget) from the contractor.*		$33,795.00
HPB 09-04	Hybrid International, Inc. Homeless Management Information System February 1, 2009 to October 31, 2009		$27,520.00
HPB 09-05	Catholic Charities Hawaii Supportive Housing Program February 1, 2009 to January 31, 2010 *Note: Contract amount to be determined upon receipt of HUD grant agreement in Mar 2009.*		*tbd

PMB 09-01	EAH, Inc. Property Mgmt. & Maint. Svcs. – Banyan Street Manor January 30.2009 – January 30, 2010		$251,469.71
PMB 07-11 SA02	Alvarez & Marsal REAS, LLC Sale of Banyan Street Manor February 1, 2009 – July 31, 2009	$-0-	$216,200.00

Status Reports:

1. Sale of Wilikina Apartments

   a. The Dept of the Attorney General (AG) has finalized the re-draft of the purchase and sales agreement.
   b. Alvarez & Marsal Real Estate Advisory Services (A&M) has forwarded the agreement for review by the potential buyer.
   c. The review by the interested buyer is expected to be complete in two weeks.
   d. The interested buyer has completed due diligence activities that may have involved cost estimates for renovations and exploration of any issues that were not visible to avoid delay of the sale of the property.
   e. A&M to negotiate a projected completion of the sale date of June 2009 with the interested buyer and incorporate the date in the purchase and sales agreement.
   f. Staff shall continue to communicate with and monitor A&M's activities to avoid delay of the sale of the property.

2. Sale of Banyan Street Manor

   a. Staff has completed its review of the draft Request For Proposal (RFP).
   b. The RFP is to be issued the week of February 9, 2009 with a proposal deadline to be nine weeks from the issuance date.
   c. Evaluation and recommendation of a buyer and a presentation to the HPHA Board of Directors to occur 30 days after the proposal deadline.
   d. Staff will continue to communicate with and monitor A&M's activities to avoid any delay of the issuance of the RFP.

3. Sale of Vacant Parcel, Hana, Maui:

   a. Hana Coast Realty has shown the property to two interested parties.
   b. Hana Coast Realty has recommended clearing of the parcel to increase the value of the parcel. PMMSB is looking exploring the possibility of hiring Hawaii Correctional Industries to clear the parcel.
   c. Staff will continue to communicate with Hana Coast Realty, the real estate broker for the sale of the vacant parcel in Hana.

Section 8 Subsidy Programs Branch
as of January 31, 2009

Federal Housing Choice Voucher (Section 8) Program

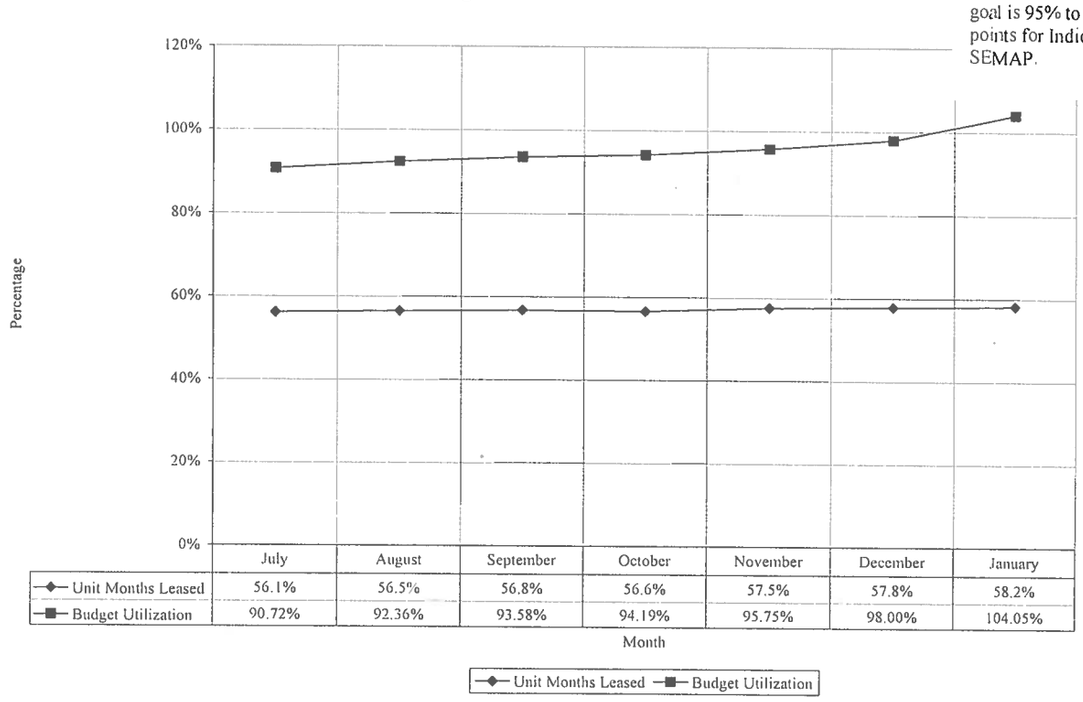
2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly voucher lease up is 1,780 or 58.2% of the total 3,058 baseline vouchers.
- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 95.52% of the total annual allocated budget of $18,486,075 or $1,540,506 per month.
- The monthly average per unit cost subsidy is $860.00 per month. The amount reflects the difference between what the family pays towards rent and the approved payment standard. Payment standards vary among bedroom sizes.
- January 2009 subsidy payments show a 6.05% monthly increase in subsidy expenditures from the previous month and a .4% increase in voucher usage.
- 10 Housing Choice Vouchers were issued for January 2009, bringing total FY 2009 voucher issuances to 61.
- The values for previous reports may not be the same as currently reported due to retroactive adjustments in lease up and subsidy payments.
- The Section 8 received $1,495,458 and $1,495,459 respectively for January and February 2009. The amount falls short of the average HAP expenses of $1,528,712. The unspent HAP reserves for CY2008 of $1,804,711 should be sufficient to cover FY 2009 HAP anticipated expenses. With the decrease in budget authority for January 2009, the budget utilization shows an over-utilization for this month.
- The anticipated prorated share of HAP budget authority has been calculated at 95% of the eligible allotment for CY 2009 as reported by the Department of Housing and Urban Development, Financial Management Center. However, the Branch will attempt to reach and maintain a 95% to 98% of the budget authority without exceeding 100% of the budget authority as Congress has yet to approve the CY 2009 budget.
- The Section 8 received $4,000 as an administrative fee bonus for closing of 4 families for the Homeownership Option Program (HOP). In CY 2008, the Section 8 received $6,000 in HOP administrative fee bonus.

Monthly Report (Monthly Snapshots)

FY 2009 Section 8 Budget Utilization and Unit Months Leased

Current average budget utilization is 94%. HPHA's goal is 95% to attain 15 points for Indicator 13 in SEMAP.

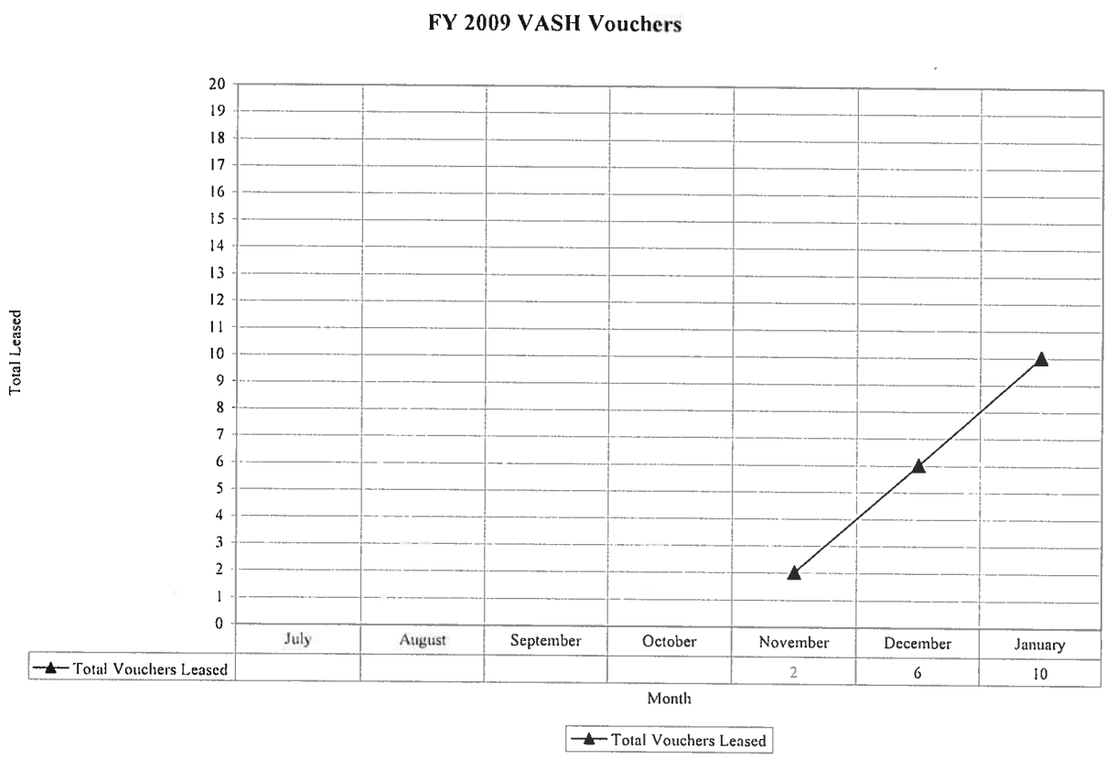


	July	August	September	October	November	December	January
Unit Months Leased	56.1%	56.5%	56.8%	56.6%	57.5%	57.8%	58.2%
Budget Utilization	90.72%	92.36%	93.58%	94.19%	95.75%	98.00%	104.05%

Federal Housing Choice Voucher (Section 8) Program
Veterans Assisted Supportive Housing (VASH)

- HPHA has been awarded 70 Veterans Affairs Supportive Housing Vouchers to assist Veterans with housing assistance.
- Eligible applicants under this program are referred to HPHA from Veteran Affairs.
- Veterans Affairs coordinator has referred 4 families for January 2009. The Branch issued 3 VASH vouchers and 5 veteran families were able to attain housing assistance. To date, a total of 10 veteran families are receiving VASH assistance. VASH has another 2 veteran families pending housing inspections for February 2009.
- VASH voucher holders are now residing on Oahu, Maui and Kauai.

Monthly VASH Report (Monthly Snapshots)



Federal Housing Choice Voucher (Section 8) Program
Quarterly Update of Section 8 Management Assessment Program (SEMAP)

The United States Department of Housing and Urban Development (HUD) established the Section 8 Management Program (SEMAP) to assess performance and delivery of the Section 8 Rental Assistance Program. SEMAP consists of 15 measurement indicators. Hawaii Public Housing Authority's (HPHA) performance for each indicator through December 31, 2008 and respective strategies to achieve maximum points are itemized below.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
1	Wait List Selection (>98% = 15)	Wait List Selection Policies & procedures in place and being followed	15	15	15	Applicants are pulled from the Waiting List in compliance with the Hawaii Administrative Rules Chapter 15-185.
2	Reasonable Rent (>98% = 20; 80-97% = 15)	Procedure in place and being followed to document that rents are comparable to other units in census tract at initial lease up and annual recertification	20	15	20	HPHA's rent comparable data base is updated on a real time basis and reasonable rent is done during lease-up and re-certification. Random audits will be performed to ensure full compliance. 88% files contain no errors. EmPHAsys (ECS) Elite contains a rent comparable module to assist the HQS inspectors when making this determination and improving on this indicator.
3	Adjusted Income (>90% = 20; 80-89% = 15)	Rent computations to determine adjusted income being done accurately	20	15	20	Rent computations are formulated via ECS and backed up by manual calculations. This procedure is automated. Section 8 recipients' (S8R) file audits (10%) are conducted to ensure accuracy of the calculation. Current error rate is at 76%, however, the full quarter has not been reviewed as there is a time lag of two months to review tenant files.
4	Utility Allowance	Maintain and utilize current utility allowance rates (for each county)	5	5	5	All utility allowance schedules have been made current.
5	Housing Quality Standards (HQS) Control	Perform management inspection on 10% of units as quality control.	5	5	5	Although all the required inspections have not been completed, each month based on initial inspections, 2% of the inspections are reviewed.
6	HQS Enforcement	Enforce that landlords correct any emergency situations found during HQS inspections within 24 hours, non-emergency in 30 days	10	0	10	An extremely small percentage of the units have life threatening deficiencies reported during the HQS inspections. The Housing Inspectors immediately call to inform the landlord of all the deficiencies (life threatening and non-life threatening). Furthermore, a copy of the report and corrective actions required is mailed shortly thereafter. The inspectors schedule a follow-up inspection to ensure compliance. Any deficiencies that have not been corrected within 15 days, the HQS clerk contacts the owner/landlord to ensure that corrections were made or not. If corrections not made after 30 days, the HAP will be abated.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
7	Expand Housing Opportunities	Encourage landlord participation in minimal and poverty participating areas through outreach strategies	5	5	5	HPHA and the City & County of Honolulu will co-sponsor a Landlord Outreach Seminar in 2009. The date has not been determined. These seminars are for landlords, property managers and service providers.
8	Fair Market Rent (FMR) Limit & Payment Standards	At least 98% of gross rents are less than or equal to current FMR or Payment Standard	5	5	5	HUD has issued a 2009 FMR update and HPHA has updated the payment standard equivalent to approximately 95% of the FMR. Exception is that for studio units, 100% of the FMR will be used to assist the elderly and disabled households. The intent is to assist families with overcoming high rent barriers.
9	Annual Re-examinations (<5% = 10; 5-10% = 5)	Complete annual recertification on time / less than 5% overdue	10	10	10	PIC SEMAP indicator shows 100% or number of families reported to be in compliance with annual re-certifications completed timely.
10	Tenant Rent Calculations	Calculations are done correctly / error rate of less than 2%	5	5	5	Monthly QC will determine whether tenant rent calculations are within the 2% error rate report.
11	Pre-contract HQS (<2%)	98% of units must pass HQS inspection before lease signed	5	5	5	QC audits will indicate whether a unit passed inspection before HAP payments are made.
12	Annual HQS Inspection	Each unit must be inspected annually / error rate of less than 2%	10	10	10	PIC Ad Hoc reports will determine whether unit inspected was completed with 12 months. QC audits will back up data.

	Indicator	Requirement	Max Score	07-08 Score	08-09 Antici-pated Score	Status
13	Lease Up (>98% = 30; 95-97% = 15)	Maximize lease up and utilization of Section 8 budget allocation.	20	0	15	As of 01/31/2009: **Adjusted Voucher Lease-Up Analysis:** Mainstream (175 / 175 or 100%) Section 8 (2,883 / 1,605 or 55.67%) VASH (70/10 or 14.3%) **Lease-Up (3,128/1,790 or 57.23%)** **Budget Authority to date ($10,992,852/$10,493.184 or 95.52%)** Improvement strategies • Increase payment standard to 95% of FMR. This will increase S8R opportunity to find affordable housing. • Continue to mass contact applicants on wait list and to conduct mass orientations. • Exhaust the "homeless" preference applicants to reach lease in placed applicants. • HUD is operating under a Continuing Resolution at this time and is authorized to only spend at the FY 2008 levels and in accordance with the requirements of the FY 2008 Appropriations Act. The estimated eligibility for all PHA has been totaled and compared to funds available to determine a standard pro-ration, which has been applied to each PHA's eligibility; that pro-ration was approximately 95%. Based on this information, HPHA will receive $87,440 less for the month of January and February 2009. Should the trend continue, the HCV program anticipates meeting indicator 13.
14	FSS (Oahu) (>80% & 30% escrow = 10; 60-79% & 30% escrow = 8; >80% & <30% escrow, or <60% & >30% escrow = 5; 60-79% & <60% escrow = 3)	Maximize enrollment up to budget allocation	10	8	8	The FSS coordinator has been receiving newly leased up referrals to increase the FSS program participants. It is anticipated to have 86 families under contract.
			145	103	138	
15	Deconcentration Bonus (Oahu)	Utilize Section 8 Vouchers to deconcentrate urban areas of poverty	5	5	0	PIC information not available. Points will be determined at the end of the FY 2009.
TOTAL SCORE PLUS BONUS POINTS			**150**	**108**	**138**	

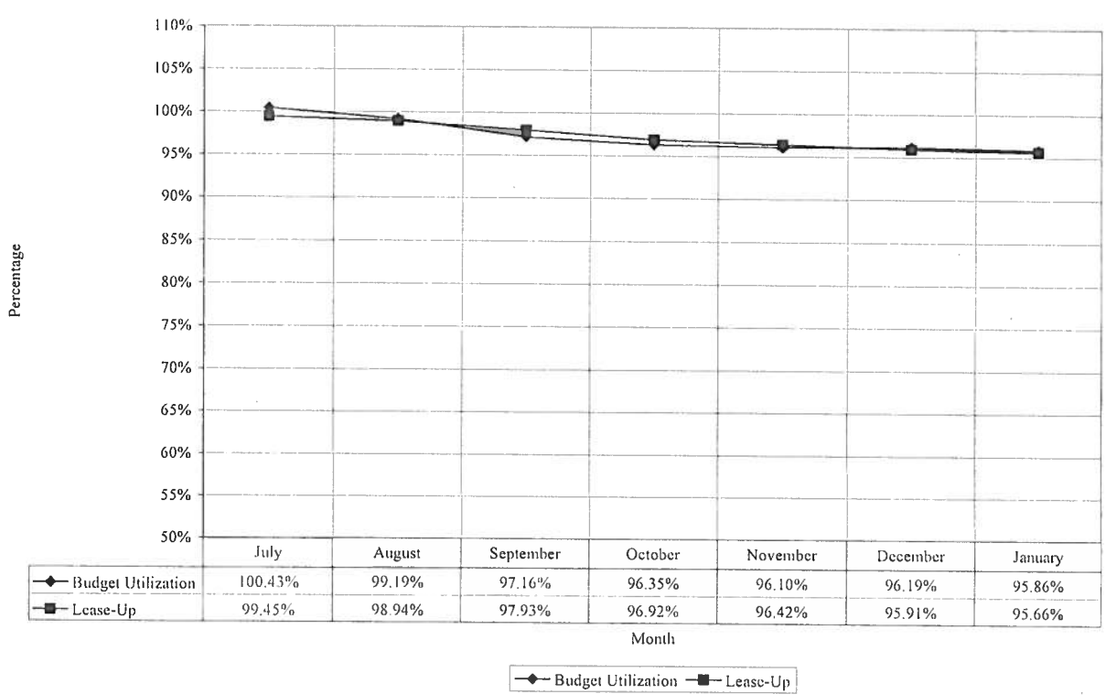
State Rent Supplement Program

2009 Fiscal Year Report (Cumulative Trend)

- For FY 2009, unadjusted average monthly lease up is 379 families or 97.3% of the total 396 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 97.33% of the total annual allocated budget of $924,720 or $77,060 per month.
- The monthly average per unit cost subsidy is $195.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of $230.00 per month.
- January 2009 Rent Supplement Subsidy payments show a .3% monthly decrease in from the previous month due to 1 family who left the program, which caused a reduction in the budget utilization.
- One family has pending items to submit in order to complete their eligibility and another 10 families are scheduled to be contacted for this program.
- For FY 2010, the Department of Human Services anticipates elimination of 3 permanent general funded positions. Should personnel is loss due to elimination of these positions, the Branch would have to reduce the amount of eligible Rent Supplement assisted families to approximately 340 families.
- The values for previous reports may not be the same as the current reported due to retroactive adjustments in lease up and subsidy payments.

Monthly Report (Monthly Snapshots)

FY 2009 Rent Supplement Program Budget Utilization and Lease Up



	July	August	September	October	November	December	January
Budget Utilization	100.43%	99.19%	97.16%	96.35%	96.10%	96.19%	95.86%
Lease-Up	99.45%	98.94%	97.93%	96.92%	96.42%	95.91%	95.66%

HOMELESS PROGRAMS BRANCH
February 19, 2009

I. ACCOMPLISHMENTS

A. Shelter Occupancy Report
This report is updated weekly and available on line at www.homeless.hpha.hawaii.gov
This report is effective as of February 3, 2009, because of the internal deadline for Board items.

The shelters with an asterisk are leased or owned by HPHA.

Shelter Name(s)	Total Number of units /beds	Number of vacant units	Wait List
*Weinberg Village Waimanalo (Waimanalo, Oahu) Family Shelter	30 units	1	210 singles 61 families
*Nakolea (McCully, Oahu) Working singles	64 units	0	1 single
*Kulaokahua (Makiki, Oahu)	29 units	0	36 singles
*Next Step Shelter (Kakaako, Oahu) Emergency shelter for singles & families	200 beds	0	n/a
Next Step – Puahala	13 units	0	n/a
*Onelau'ena (Kalaeloa, Oahu) Emergency shelter for singles & families	40 units	0	105 singles 45 families
*Onemalu (Kalaeloa, Oahu) Transitional shelter for singles & families	44 units	5	175 singles 59 families
*Hale Ulu Pono (Kalaeloa, Oahu)	26 units	10 beds	20 singles
*Paiolu Kaiaulu (Leeward Oahu) Emergency shelter for singles & families	125 units	8 singles	0
*Kumuhonua (Kalaeloa, Oahu) Transitional shelter for adult families Currently taking applications	65 units	0	0
*Ulu Ke Kukui (Leeward Oahu) Transitional shelter for families Currently taking applications	80 units	0	0
Kawaihae (Big Island, Hawaii) Transitional for families	24 units	0	35 singles 8 families
Maililand (Waianae, Oahu) Transitional for families	44 units	0	25 singles 7 families
Faith Against Drugs (Hilo, Hawaii) Transitional for singles & families	20 units	0	16 singles
Ho'olanani (Kahului, Maui) Emergency for singles & families	28 beds	0	0
Honolulu Family Center (Oahu) Emergency for singles & Families	28 beds	0	261 singles 63 families

Shelter Name(s)	Total Number of units/beds	Number of vacant units	Wait List
Windward Family Center (Kailua, Oahu) Emergency for singles & families	14 beds	1	94 singles 27 families
Gregory House (Honolulu, Oahu) Transitional for singles	11 units	1	43 singles 3 families
Waipahu House (Waipahu,Oahu) Transitional for singles	9 units	3	43 singles 3 families
TLP Young Men's Keeaumoku (Honolulu, Oahu) Transitional for young mens	2 units	1	0
TLP Young Men's Maka'aloa (Ewa Beach, Oahu) Transitional for young mens	4 units	1	0
TLP Young Women Apaa (Ewa Beach, Oahu) Transitional for young women	4 units	0	0
Loliana (Honolulu, Oahu) Transitional for families	42 units	0	6 families
Vancouver House (Honolulu, Oahu) Transitional for students with or without families	33 units	0	27 families
IHS Ka'aahi Street (Honolulu, Oahu) Emergency for women & children	120 beds	18	0
IHS Sumner Street (Honolulu, Oahu) Emergency for men	190 beds		0
Kahikolu Ohana Hale O Waianae (Oahu) Emergency for singles & families	17 units	0	7 families
Kahikolu Ohana Hale O Waianae (Oahu) Transitional for singles & families	48 units 42 beds	0	0
Mana'olana (Lihue, Kauai) Emergency for	20 units	0	0
Mana'olana (Lihue, Kauai) Transitional for	8 units	3	0
Komohana Group Home (Lihue, Kauai) Transitional for singles	5 units	0	0
Lihue Court (Lihue, Kauai) Transitional for families	8 units	5	0
Ka Hale A Ke Ola Homeless Resource Ctr. (Wailuku, Maui) Emergency/Transitional for singles & families	72 units	0	152 singles 33 families
Na Hale O Wainee Resource Center (Lahaina, Maui) Emergency/Transitional for singles & families	48 units 42 beds	0	13 families

Shelter Name(s)	Total Number of units/beds	Number of vacant units	Wait List
Safe Haven (Honolulu, Oahu) Transitional for singles	25 units	0	5 singles
Beyond Shelter (Hilo, Hawaii) Transitional for singles & families	8 units	2	2 families
Kiheipua Emergency Shelter (Hilo, Hawaii) Emergency for singles & families	79 beds	0	0
Wilder House (Hilo, Hawaii) Transitional for families	1 units	0	0
Kuleana House (Hilo, Hawaii) Transitional for families	1 units	1	2 families
Lighthouse Outreach Center (Waipahu, Oahu) Emergency for singles & families	85 beds		
Veteran's in Progress (Kalaeloa, Oahu) Transitional for veterans	25 units	0	0
Bridge to Success Transitional for families	5 units	0	3 families
Family House Transitional for women & children	7 units	1	0
Ohana Ola O Kahuamanu (Waianae, Oahu) Transitional for families	48 units	1	21 families
Total:	1205 units 628 beds	123	1221 singles 390 families

B. Program Administration – (Stipend, Outreach and Grants Program)

1. February, March and April ar months set aside for site monitoring with contracted provider agencies. Monitoring reports are generated and corrective action required when there are negative findings from the site visits.

2. All contracted agencies are required to submit their semi annual activity and financial reports.

3. Monitoring legislation and responding to Legislative hearing notices.

C. Federal Programs

1. Working with the three rural counties to produce a draft of the New Five Year Consolidated Plan for the years 2010 to 2014.

2. The bi-annual statewide homeless point-in-time count for the last week of January 2009 was completed. Agencies are now entering their encounters into the Homeless Management Information System and submitting their interview sheets to HPHA.

3. Each County is reviewing the applications submitted for funding under the 2009 Emergency Shelter Grants and Housing Opportunities for Person with Aids allocations.

HPHA PERSONNEL REPORT
For the Period January 1, 2009 – January 31, 2009

I. Staffing:

- **Goal: Continue to attract and retain highly qualified workforce throughout this fiscal year.**
- During the month of January positions filled: Building Maintenance Worker I (AMP34/50), and Social Service Aide IV (AMP 30).
- Sent exit survey for employees who left the agency in January.
- In accordance to the Senate Concurrent Resolution 222, Pers completed the B-1 and B-2 request to fill for the Homeless Secretary.
- Additional positions identified as critical to fill: Procurement Officer, Contract Specialist, Project Engineers, Construction Mgt. Secretary, FMO Secretary, and Accountant III.
- 29 positions identified to fill.
- Currently HPHA has 270 full time employees statewide and 104 vacant positions.
- Currently HPHA has 22 Tenant Aides and 18 vacant positions.
- Completed interviews and recommended the following positions: Hearings Officer, PMMSB Chief, General Laborer I (AMP 34/50), and Public Housing Specialist (Application Unit)
- Termination: one employee
- Received nominations for fourth quarter recognition award.
- Continue to network with various community colleges for intern students spring semester.

II. Employee Safety:

- **Goal: Continue to maintain safety in the workplace, and continue to promote non-violence in all aspect of HPHA work.**
- No injuries reported for January.
- Light duty work continues to be assigned to employees to foster a quick return to work.
- On-going Bargaining Unit 1 Random Drug and Alcohol testing.
- Continue to work on updating the HPHA Disaster Plan. Assigned 3 HPHA employees as designated Disaster Coordinators (Personnel, PMMSB, and Planning Office).
- At February PMMSB Managers meeting, the HPHA Disaster Coordinators will require managers to revise their plan if needed. Recommended revisions includes: Identifying disaster workers and non-disaster workers, evacuation plan, communication to residents etc. etc.

III. Training and Development:

- **Goal: Assist Branch Chiefs and supervisors identifying training programs to address specific training needs for individual employees. Ensure staff attends all mandatory training.**
- Developing supervisory training program covering topics on position classification, recruitment, performance management, workers compensation, safety, and labor relations. Timeline to implement and train: 2/09.
- For the month of January employees attended the following training and conference:
  Train the Trainer in communication skills, Construction Procurement, Competitive Sealed Bids, SPO Price and Vendor Lists, Small Purchases, Affordable Housing Programs and Conducting Investigation 101.

IV. Performance Management:

Goal: Continue monitoring Performance Appraisal System (PAS); send out reminder notices for delinquent appraisals.

- Reviewed all completed appraisals for accuracy and rating periods.
- Continue to remind managers to submit delinquent Appraisals.
- Provided consultation and guidance to managers regarding individual and group performance and productivity issues.

V. Labor Relations:

Goal: Continue to provide consultation to supervisors regarding individual and group employee performance and productivity issues. When disciplinary action is appropriate advice supervisors on the appropriate level of action to take.

- Continue to represent the Agency on a Prohibited Complaint Hearing. Next hearing on February 2, 2009.
- Met with complainant and Manager on 1/12/09. After the meeting Complainant's intent to withdraw soon.
- Provided assistance to supervisor on disciplinary action write-up and investigation report.

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY (HPHA)
STAFFING REPORT
As of February 1, 2009

Branch	Section	Total Full Time Positions Civil Svc	Exempt	Total	Occupied	Vacant	% Vacant	Active Recruitment Yes	No
Office of the Executive Director		5	3	8	7	1	12.50%	1	0
		5	3	8	7	1	12.50%	1	0
Planning and Evaluation Office		1	2	3	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		1	3	4	2	2	50.00%	1	1
		1	3	4	2	2	50.00%	1	1
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	0	2
	Acctg Sec	10	0	10	6	4	40.00%	0	4
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	2	0	0.00%	0	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		20	1	21	14	7	33.33%	0	7
Information Technology		1	5	6	3	3	50.00%	0	3
		1	5	6	3	3	50.00%	0	3
Personnel Office		4	1	5	4	1	20.00%	0	1
		4	1	5	4	1	20.00%	0	1
Procurement Office		5	4	9	5	4	44.44%	1	3
		5	4	9	5	4	44.44%	1	3
Construction Mgt. Branch		2	0	2	1	1	50.00%	1	0
	CMS	3	0	3	1	2	66.67%	2	0
	CMS I	2	7	9	5	4	44.44%	0	4
	CMS 2	4	3	7	6	1	14.29%	0	1
	DSS	1	2	3	2	1	33.33%	0	1
		12	12	24	15	9	37.50%	3	6
Homeless Branch	Homeless	1	10	11	10	1	9.09%	1	0
		1	10	11	10	1	9.09%	1	0
Section 8 Branch	Sec 8 Office	2	0	2	2	0	0.00%	0	0
	Insp Unit	1	7	8	6	2	25.00%	0	2
	Rent Sub Sec 1	15	0	15	9	6	40.00%	1	5
	Rent Sub Sec 2	13	0	13	6	7	53.85%	0	8
		31	7	38	23	15	39.47%	1	14
Property Management & Maint. Services Branch	PMMSB	3	2	5	1	4	80.00%	1	3
	MGT SEC	2	0	2	2	0	0.00%	0	0
	APP	7	0	7	5	2	28.57%	2	0
	RSS	3	8	11	7	4	36.36%	0	4
	PMCS	2	5	7	4	3	42.86%	0	3
	CMSS	23	0	23	19	4	17.39%	0	4
	OAHU 1	25	0	25	20	5	20.00%	1	4
	OAHU 2	28	0	28	21	7	25.00%	2	5
	OAHU 3	35	0	35	29	6	17.14%	3	3
	OAHU 4	28	0	28	22	6	21.43%	4	2
	OAHU 5	30	0	30	21	9	30.00%	3	6
	HAWAII 7	16	0	16	13	3	18.75%	1	2
	KAUAI 8	10	0	10	8	2	20.00%	2	0
	MAUI 9	13	0	13	10	3	23.08%	1	2
		225	15	240	182	58	24.17%	20	38
TOTAL		**307**	**67**	**374**	**270**	**104**	**27.81%**	**28**	**76**

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES

As of February 1, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
19104	CS	N	P	Secretary III	SR16	Employee accepted Temp Intra-government transfer for 2 yrs.
COMPLIANCE OFFICE						
103020	EX	N	T	Chief Compliance Officer	SRNA	Pending interviews.
42104	CS	W	P	Secretary I	SR12	No action; cost savings.
FISCAL MANAGEMENT OFFICE						
41253	CS	N	P	Secretary II	SR14	Position description in review at DHS Office.
98903K	CS	N	P	Office Assistant III	SR08	No action; cost savings.
ACCOUNTING SECTION						
41252	CS	N	P	Accountant IV	SR22	No action; cost savings.
46278	CS	W	P	Accountant II	SR18	Unable to fill; state funded.
22265	CS	W	P	Account Clerk III	SR11	Unable to fill; state funded.
111496	CS	N	P	Accountant III	SR20	Pending internal vacancy announcment.
ASSET MANAGEMENT OFFICE						
96908K	T	N	P	Office Assistant III	SR10	No action; cost savings.
HEARINGS OFFICE						
103012	EX	N	T	Hearings Officer	SRNA	Interview completed; pending recommendation.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
117691	EX	N	T	Contract Specialist	SRNA	No action; cost savings.
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Recruitment start 2/8/09.
31664	CS	W	P	Procurement & Supply Specialist II	SR20	No action; cost savings.
96903K	CS	N	P	Office Assistant III	SR10	No action; cost savings.
CONSTRUCTION MANAGEMENT BRANCH						
25649	CS	N	P	State Housing Dev Administrator	EM07	Received eligilbe listing; pending interviews.
2800	CS	W	P	Secretary II	SR14	No action; cost savings.
102205	SH	N	T	Student Helper II	NA	No action; cost savings.
CONSTRUCTION MANAGEMENT SECTION						
5857	CS	N	P	Secretary II	SR14	Recommendation made for 89day hire.
48707	CS	N	T	Office Assistant III	SR08	Pending eligible listing from DHS.
CONSTRUCTION MGMT UNIT 1						
103024	EX	N	T	Contract Administrator	SRNA	No action; cost savings.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	State funded unable to fill.
102383	EX	N	T	Project Engineer	SR26	Advertised on HPHA website and newspaper.
CONSTRUCTION MGMT UNIT 2						
102676	EX	W	T	Engineer (Building) IV	SRNA	State funded unable to fill.
DEVELOPMENT SUPPORT SECTION						
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
HOMELESS PROGRAM BRANCH						
103011	EX	A	P	Homeless Program Specialist	SRNA	Continuous recruitment.
INFORMATION TECHNOLOGY OFFICE						
51820	CS	N	T	Office Assistant III	SR08	No action cost savings.
100388	EX	N	T	HPHA Systems Analyst	99	No action cost savings.
106429	EX	N	T	HPHA Systems Analyst	99	No action cost savings.
PERSONNEL OFFICE						
51784	CS	N	T	Office Assistant III	SR08	No action; cost savings.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of February 1, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	No action; cost savings.
98902K	EX	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
101072	CS	N	T	Public Hsg Mgr VII	SRNA	Pending recommendation.
96904K	EX	N	T	Hsg Maintenance Manager	SR26	No action; cost savings.
96905K	CS	N	T	Secretary II	SR14	No action; cost savings.
32210	CS	W	P	Office Assistant III	SR08	No action; cost savings.
CENTRAL MAINTENANCE SERVICES						
5968	CS	N	P	Welder I	BC10	No action; cost savings.
5647	CS	A	P	Office Assistant IV	SR10	State funded unable to fill.
8756	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
17576	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spclt II	SR18	Pending request from Supervisor.
9648	CS	N	P	Public Hsg Spclt II	SR18	Recommendation made; pending hire date.
ASSET MANAGEMENT PROJECT 30 (MU 1)						
5636	CS	N	P	Public Housing Spclt II	SR18	No action; cost savings.
6171	CS	N	P	Account Clerk II	SR08	No action; cost savings.
6791	CS	N	P	General Laborer II	BC03	No action; cost savings.
4940	CS	N	P	General Laborer I	BC02	No action; cost savings.
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 31 (MU 2)						
5855	CS	W	P	Secretary I	SR12	Stated funded unable to recruit.
30242	CS	N	P	Office Assistant III	SR08	Recommendation for 89day hire.
11626	CS	N	P	Building Maintenance Worker II	WS09	No eligible listing; DHRD recruitment 3/09.
10879	CS	N	P	Building Maint. Worker I	BC09	No action; cost savings.
4939	CS	N	P	General Laborer II	BC03	No action; cost savings.
32407	CS	N	P	General Laborer I	BC02	No action; cost savings.
6642	CS	N	P	Truck Driver	BC06	No action; cost savings.
105752	TA	N	T	Janitor II	BC02	No action; cost savings.
101119	TA	N	T	General Laborer I	BC02	No action; cost savings.
101137	TA	N	T	Janitor II	BC02	No action; cost savings.
101128	TA	N	T	Social Services Aide I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supr. IV	SR22	Pending request to fill from AMP Supervisor.
9619	CS	N	P	Secretary I	SR12	Pending request to fill from AMP Supervisor.
6286	CS	N	P	Public Housing Specialist II	SR18	No action; cost savings.
46195	CS	N	P	Social Service Asst IV	SR11	Pending request to fill from AMP Supervisor.
8834	CS	N	P	Bldg Maint Wkr I	BCO9	No action; cost savings.
10541	CS	N	P	Bldg Maint Wkr I	BC09	No action; cost savings.
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	W	P	Public Hsg Spvr IV	SR22	State funded unable to fill.
23696	CS	W	P	Public Hsg Spclt II	SR18	State funded unable to fill.
6792	CS	W	P	Building Maint. Helper	BC05	State funded unable to fill.
8842	CS	N	P	Painter I	BC09	DHRD open recruitment 2/22/09.
12703	CS	N	P	General Laborer II	BC03	Start date 2/18/09.
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
119175	CS	N	T	Building Maint. Wkr I	BC09	Pending eligible listing.

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES

As of February 1, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
ASSET MANAGEMENT PROJECT 35 (MU 5)						
41238	CS	N	P	Bldg. Maint. Wkr II	WS09	Pending request to fill from AMP Supervisor.
23574	CS	N	P	Bldg. Maint Wkr I	BC09	Position description in review at DHS Office.
5640	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
10866	CS	N	P	Bldg. Maint Wkr I	BC09	No action; cost savings.
43948	CS	N	P	General Laborer II	BC03	No action; cost savings.
15486	CS	N	P	General Laborer I	BC02	No action; cost savings.
23698	CS	W	P	Public Hsg Spclt I	SR16	State funded unable to fill.
41666	CS	N	P	Public Hsg Spclt II	SR18	Pending request to fill from AMP Supervisor.
8846	CS	N	P	Bldg. Maint. Wkr I	BC09	No action; cost savings.
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 37 (MU 7)						
8719	CS	N	P	Secretary I	SR12	No action; cost savings.
6934	CS	N	P	Bldg. Maint. Supervisor I	F109	Pending start date.
119121	CS	N	T	Building Maint Worker I	BC09	Pending 89day recommendation.
ASSET MANAGEMENT PROJECT 38 (MU 8)						
8830	CS	N	P	Secretary I	SR12	Pending start date.
41349	CS	N	P	Public Housing Supervisor III	SR20	Pending request to fill from AMP Supervisor.
102241	TA	N	T	General Laborer I	SRNA	No action; cost savings.
102242	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 39 (MU 9)						
23050	CS	N	P	Public Hsg Spvr III	SR20	No action; cost savings.
6352	CS	N	P	Secretary I	SR12	No action; cost savings.
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Pending eligible listing from DHRD.
101121	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101134	TA	N	T	Clerk I	SR04	No action; cost savings.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
42096	CS	W	P	Secretary I	SR12	State funded unable to fill.
96903K	EX	N	T	Office Assistant III	SRNA	No action; cost savings.
RESIDENT SERVICES SECTION						
41254	CS	N	T	Secretary I	SR12	No action; cost savings.
51818	CS	N	T	Office Assistant III	SR08	No action; cost savings.
103036	EX	N	T	Resident Services Pgm Specialist	99	No action; cost savings.
111874	EX	N	T	Resident Services Pgm Specialist	99	No action; cost savings.
103043	TA	N	T	Social Service Aide I	SR05	No action; cost savings.
SECTION 8 - INSPECTION UNIT						
101214	EX	N	T	Lead Housing Inspector	99	No action; cost savings.
100572	EX	N	T	Housing Inspector	SRNA	No action; cost savings.
101130	TA	N	T	Office Assistant II	SR04	No action; cost savings.
RENT SUBSIDYSECTION 1						
29009	CS	N	P	Office Assistant III	SR08	No action; cost savings.
23029	CS	N	P	Public Hsg Spclt II	SR18	Position description in review at DHS Office.
28657	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
46983	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
28995	CS	N	T	Public Housing Specialist I	SR16	No action; cost savings.
14977	CS	N	P	Office Assistant III	SR08	No action; cost savings.
RENT SUBSIDY SECTION 2						
28654	CS	N	T	Office Assistant III	SR08	No action; cost savings.
35416	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
23103	CS	A	P	Public Hsg Spclt II	SR18	No action; cost savings.
111465	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111467	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111468	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
111469	CS	N	T	Public Hsg Spclt II	SR18	No action; cost savings.
101132	TA	N	T	Office Assistant II	SRNA	Pending recommendation.