August – October 2008
Hawaii Public Housing Authority (HPHA)
Resident Community Meeting
6:00 to 7:30 p.m.

Agenda

Ground Rules:

1) One person speaks at a time
2) No interrupting each other
3) Everyone's input is important
4) Respectful behavior
5) Start and end on time

Topics for Discussion:

1) New HUD requirement for Asset Management (project based management)
2) Resident Association and resident issues/concerns
3) Community, police, neighborhood board, nonprofit and elected official issues/concerns
4) HPHA staff and management issues/concerns
5) Long-term public housing repair and maintenance needs
6) Possible solutions such as, a) resident and volunteer involvement, b) mixed income/mixed finance development (successfully done in places such as San Francisco and Seattle), and c) other solutions

6/28/07

Hawaii Public Housing Authority
Values

Treat People Right

- As you would want to be treated, with respect and courtesy
- Provide superior customer services externally and internally

Do the Right Thing

- Restore the public trust by spending public funds carefully as if it were your own
- Do the right job, the right way

Communicate

- Practice effective 2-way communication with all stakeholders on a timely and regular basis
- In a respectful and appropriate manner

Encourage Initiative and Innovation

- Work towards continuous improvement to increase efficiency and effectiveness
- Learn from our mistakes
- Be open minded to positive changes
- Commit to continuous education
- Empower staff to improve or make system changes

Inspire Greatness in Others

- Recognize and build on our successes
- Lead by Example

- Priorities
  - Fixing vacant units
  - Filling vacant units, administrative rules
  - Evictions for nonpayment of rents and rules violations
  - Finishing work orders
  - Performance evaluations
  - Community organizing: maintain units and grounds, conserve energy and water, work with staff

chad.taniguchi@hcdch.hawaii.gov 832-~~6003~~ 4694

State of Hawaii
Department of Human Services
Hawaii Public Housing Authority
Financial Operations Summary - Federal Low Rent Program,
(State) Single Family Housing Program, and Elderly Housing Program (State)
Fiscal Years 2004 through 2009

	2009 **	2008 **	Audit 2007 *	Audit 2006 *	Audit 2005 *	Audit 2004 *
Rental Income	19,457,560	18,554,755	18,343,559	16,395,760	15,568,626	15,884,499
Operating Subsidy	16,947,154	16,003,836	10,642,544	13,424,541	20,379,898	10,751,136
State Repair & Maint Fund	3,824,869	4,500,000	-	-	-	-
State Security	1,891,717	1,500,000	-	-	-	-
Federal Capital Transfer	2,577,055	3,000,000	-	-	-	-
Other Income	2,294	791,048	2,031,296	734,970	768,139	651,331
Total Revenue	44,700,649	44,349,639	31,017,399	30,555,271	36,716,663	27,286,966
Project (a)	11,778,234	8,403,168	6,980,784	6,960,997	7,688,007	5,209,581
Personal Services (b)	11,176,695	14,933,408	14,284,809	13,697,371	12,371,553	11,873,298
Administrative Expenses (c)	3,825,310	2,239,200	3,596,722	4,071,824	2,096,381	2,675,726
Professional Services (d)	683,102	759,000	703,857	337,630	250,331	291,419
Security (e)	2,097,188	1,801,271	1,718,776	1,579,942	2,115,911	662,281
Insurance (f)	836,436	1,100,000	974,370	202,905	359,988	284,675
Repair & Maintenance (g)	1,299,795	5,250,000	2,379,306	1,917,696	1,819,670	2,181,553
Utilities (h)	10,714,667	10,866,729	10,071,390	9,190,784	7,216,019	7,337,739
Payment Lieu of Taxes (i)	566,997	575,000	500,000	574,114	730,443	813,252
Other expense (j)	5,404,025	405,000	98,488	358,590	540,543	380,193
Total Expenses	48,382,449	46,332,776	41,308,502	38,891,853	35,188,846	31,709,717
Excess (Deficit)	(3,681,800)	(1,983,137)	(10,291,103)	(8,336,582)	1,527,817	(4,422,751)

06/19/08

HPHA FY 2009 Budget and Turnaround Plan
August 5, 2008

Background

- HPHA public housing expenses have exceeded income by $21 million for the last three years:
  - $8.3M FY 2006 (audited)
  - $10.3M FY 2007 (audited)
  - $ 3.1M FY 2008 (projected)
- HPHA's public housing reserves now total $4M, a bare minimum to operate.
- HPHA's trend of losses is unsustainable.

Without a turnaround in financial performance HPHA's 6,200 housing units may need to be sold to nonprofits or privatized, as the City of Honolulu is doing.

HPHA Turnaround plan:

For FY 2009, during the next 12 months

- Increase income by fixing, filling vacant units, collecting rent and implementing business systems recommended by St. Paul Housing Authority.
- Decrease costs by becoming more productive and efficient.

FY 2009 Budget Goals and Performance Targets:

Additions to the budget can be achieved as follows:

95 percent occupancy for all AMPs	= $300,000
95 percent rental collection for all AMPs	= $600,000
95 percent one-time writeoffs of vacated bad debts	= $1,700,000
Payment in Lieu of Taxes (Pilot) adjustment	= $400,000
State Family Legislative operating & utility subsidy	= $1,100,000
State Elderly Legislative operating & utility subsidy	= $1,800,000
	$5,900,000
Estimated budget deficit	($4,220,000)
Effect of achieving budget goals and performance targets on budget	$1,680,000

Get Involved & Get Organized

1. **Resident Associations (RA)**
   - Resident Associations are a group of people coming together with the goal of making their community a better place to live.
   - Resident Councils (RC) are the leaders of the Resident Associations but ARE NOT the whole association.
   - **RESIDENTS** make up the resident associations.
   - More residents involved, stronger the association.
2. **Asset Management Projects (AMPs)**
   - Associations will have a bigger role under asset management.
     - -Important in the communication between managers and residents
     - -Serve as the eyes and ears of the community
     - -Help in the coordination of different events and activities for the community.
     - -Assist management in trying to solve resident issues/concerns.
   - Activities that Resident Associations participate in:
     1. Security Patrol: Can be the eyes of the community to report misconduct of the rules and violations that management may be unaware of.
     2. Volunteers: Can bring a sense of pride to the community by participating in the Weed and Seed events or beautification Projects.
     3. Other activities may include Distribution of food (Honolulu Community Action Project), distribution of Emergency Preparedness Information to residents.
     4. Other resident Ideas
3. **Resident Participation Funds**
   - Money that association can access in order to fund activities for the community.
     Activities should focus on **Building Community**, **Promoting Safety** and having **self-sufficiency activities.** (Training/Classes)
     To Qualify for funding:
     1. Associations need to be organized and active
     2. Need to have a full board of officers (President, Vice President, Secretary, Treasurer and Sgt of Arms)
     3. Create a calendar of activities which include monthly general association meetings.
     4. Create a budget and budget justification for the amount being requested.
4. **Public Housing Management Support**
   - Assist the association with the completion of paperwork needed for resident participation funds.
   - Accommodate the association with space suitable to do association business.
   - Support and help associations to be active and organized.
5. **Contacts:**
   - **Allan Sagayaga, Program Specialist HPHA**
   - Phone 832-4687
   - Email: Allan.P.Sagayaga@hawaii.gov

   - **Clarissa Hosino, Resident Member on the HPHA Board of Directors.**
   - Phone 628-1586
   - Email: Kupuna@mail.com

A Message from Resident Representative CLARISSA HOSINO

Dear Residents of Public Housing in Hawaii,

I want to thank each and everyone for their patience, support and confidence that you given me with the complaints and issues that you have raised.

I appreciate your understanding and your convictions of what changes you believe are needed in regards to past policies and rules so that improvements, that we all stride for, can be made.

I stand for truth, and honesty and all residents need to believe it is and will always be my greatest asset of who I am and what I look forward to as long as I am a resident and a Board of Director.

I am here for you the residents, to make a difference in where we live and what we will accomplish to improve our community.

Thank you for your continued support. I am a voice that you can count on.

Aloha,

Clarissa Hosino, Resident Representative
Hawaii Public Housing Authority Board of Directors
Email: Kupuna@mail.com
Phone: 628-1586

New Holly (after)

- Now: mixed-income, mixed-use
- All public housing units replaced
- Added affordable & market-rate units

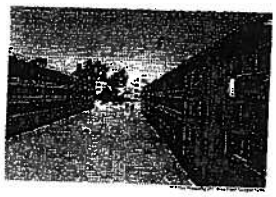
High Point (Seattle)

- 716 public housing units
- Built in the 1940s
- Distressed property

High Point (after)

- 1,559 total mixed-income units
- All public housing units replaced
- 386 traditional public housing units
- 250 additional affordable housing units
- 80 units for very low-income seniors

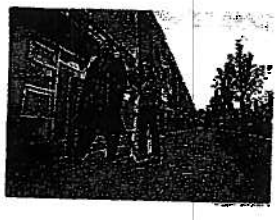
Valencia Gardens (San Francisco)



- 246 dilapidated public housing units
- Poorly maintained

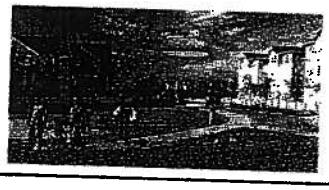
Valencia Gardens (after)

- All public housing units replaced
- Private back yards
- Senior units and senior center



Mixed Financing

- Public & private funding, along with tax credits
- Increase economic diversity by mixed-use development (retail)
- Goal: economic development in tandem with housing



Questions and Comments ?

Hawaii Public Housing Authority
1002 N. School Street
Honolulu, HI 96817
808-832-4694
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The Future of Public Housing in Hawaii

The Redevelopment of Public Housing Units

Current Condition of Public Housing in Hawaii?

- 5,363 'federal' units
- 864 'state' units
- Run-down
- Needs repair

Maintenance & Repair Costs

- $900 million for 2003-2033 (2003 dollars)
- Average $30 million per year for 30 years
- Current amount received from state and federal sources: $18 million per year average
- Funding shortfall: $12 million per year average
- Potential shortfall after 30 years $360 million

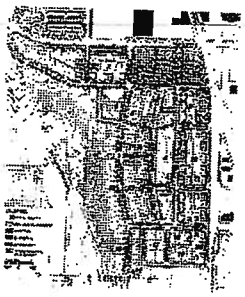
Possible futures if conditions don't change

- Sale of units to nonprofits or other operators
- Reduction of public housing inventories

Preserving public housing

- Residents & community can unite to save public housing
- Volunteers help to repair units
- Conservation of water & utilities to reduce costs
- Mixed-income & mixed finance redevelopments

Mixed-income Redevelopment

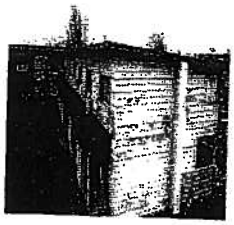


- One for one replacement of public housing units
- Add affordable and market-rate rental units
- Neighborhood & community outreach programs
- Increased safety

Sample Projects

- Seattle & San Francisco Housing Authority redevelopments
- Holly Park (Seattle)
- High Point (Seattle)
- Valencia Gardens (S.F.)

Holly Park (Seattle)



- Built during WWII
- Distressed property, low-income neighborhood
- 871 public housing units

HPHA AMP Overview Report
(As of June 30, 2008)

Name	AMP No.	Total Available Units	Total Occupied Units	HUD "Available for Rent"			Monthly Activity			HUD "NOT Available for Rent" HUD Approved			Application Wait List # of Applicants on Wait List		Delinquencies for Non-vacated Tenants				Evictions Referred for Eviction During this Month		
						Rent Ready									30 to 90 Days		Greater than 90 days				
				Type A & B Vacant Units	Type C Vacant Units	Total Rent Ready	Units that Became Rent Ready This Month	Units that Became Vacant This Month	Units Filled During This Month	Units Approved for Modernization	Units Approved for Demolition	Units Approved for Deprogram Use	Family	Elderly	# of Accounts	Amount ($)	# of Accounts	Amount ($)	Rent	Non-Rent	Decision to Evict This Month
Aiea	30	361	356	5	0	0	0	4	8			2	see AMP 2 & 49 family		37	21,405.36	10	10,979.90			
Kalihi Valley	31	345	292	3	48	2	2	0	5	27		1	3952		65	62,900.05	40	317,443.84			
Mayor Wright	32	363	352	1	9	1	1	1	1			1	see AMP 2		30	12,567.35	12	38,287.29			
Kamehameha-Kalihi-manu	33	371	357	10	1	3	3	6	1			2	see AMP 2		23	14,426.61	15	40,676.85			
Kalakaua	34	570	559	3	5	3	3	2	2	10		3	see AMP 2	7459	1	40.00	0	0			
Kaahumanu	35	556	510	20	5	21	0	5	1	28		3	see AMP 2	see AMP 4 elderly	25	13,124.18	16	30,822.86			
Lilia	37	302	261	18	14	9	0	2	5		94	0	570	268	19	10,373.04	12	3,824.54			
Kuhio	38	319	302	10	3	4	4	3	8			2	789	87	15	10,981.05	14	66,804.59			
Maui	39	196	139	50	1	6	0	4	1			0	743	62	36	26,338.62	26	115,543.20			
Kuhio Homes - Pk Terrace	40	140	109	3	20	8	0	0	11		4	4	see AMP 2		117	51,811.40	20	40,628.38			
Kona	43	200	157	33	3	7	0	0	2			2	881	116	16	7,079.00	7	16,545.17			
Leeward Oahu	44	258	223	29	3	3	3	1	0			2	1758		70	43,134.17	52	169,833.81			
Windward Oahu	45	226	204	5	14	3	0	0	0			0	528		27	15,438.00	17	38,171.59			
Lanakila	46	101	82	11	5	3	0	0	0			2	see AMP 43		17	9,881.00	11	42,260.45			
Central Oahu	49	149	139	4	2	4	0	0	1			1	922	749	15	10,064.00	11	21,716.29			
Palolo	50	114	111	0	0	3	1	0	0			4	see AMP 2		3	2,427.46	0	0.00			
		5171	4753	205	133	80	17	28	46	65	98	29	9,702	2,081	516	$ 311,991.29	263	$ 953,538.76	0	0	0

Total Public Housing Units available to rent = 5171

Note: Delinquency information - as of May 31, 2008

Total Public Housing Units available to rent		5,171
(plus) Units approved by HUD for Modernization	+	65
(plus) Units approved by HUD for Demolition	+	98
(plus) Units approved by HUD for Deprogram Use	+	29
(equals) Total units in Public Housing inventory	=	5,363

Total Units Occupied		4753
(plus) Vacant Units - Type A & B	+	205
(plus) Vacant Units - Type C	+	133
(plus) Vacant Units - Rent Ready	+	80
(equals) Total units available for occupancy	=	5,171

EXHIBIT 2

038

7/10/08

(As of June 30, 2008)

MU	Name	Area	Total Units	Total Available Units	Total Occupied Units	STATE HOUSING "Available for Rent" Type A & B Vacant Units	Type C Vacant Units	Rent Ready Total Rent Ready	Monthly Activity Units that Became Rent Ready This Month	Units that Became Vacant This Month	Units Filled During This Month	"NOT Available for Rent" HPHA Approved Units Approved for Modernization	Units Approved for Deprogram Use	Application Wait List # of Applicants on Wait List Family	Elderly	Delinquencies for Non-vacated Tenants 30 to 90 Days # of Accounts	Amount ($)	Greater than 90 days # of Accounts	Amount ($)	Evictions Referred to Evictions During This Month Rent	Non-Rent	Decision to Evict This Month
MU 2	Hauki Homes	Kalihi	46	46	42	4	0	0	0	0	2			2253		14	13,234.00	10	97,886.80			
MU 2	Puahala I, II, III, and IV	Kalihi	128	128	97	7	24	0	0	3	0			see Hauki		23	11,701.07	12	123,908.46			
MU 7	Lokahi	Hilo	30	30	18	12	0	0	0	0	0			618		4	1,799.23	0	0.00			
MU 8	Kawailehua - State	Kauai	26	26	25	1	0	0	0	1	2			70		2	775.00	1	1,557.00			
MU 42	Hale Pua	Kalihi	206	205	205	0	0	0	0	0	3		1		334	0	0.00	0	0.00			
MU 42	Halia Hale	Kalihi	41	40	40	0	0	0	0	0	0		1		see Hale Pua	2	1,045.00	0	0.00			
MU 46	Ke Kumu Etua	Waikoloa	26	26	15	11	0	0	0	0	0			715		6	1,327.00	2	4,998.60			
MU 47	Kahale Mua - State	Molokai	32	32	26	6	0	0	0	0	2			34		8	1,887.00	2	7,861.00			
MU 48	Kamalu	Waipahu	109	108	107	1	0	0	0	0	1		1		85	2	381.00	1	182.00			
MU 48	Ho'ojuju	Waipahu	112	112	103	9	0	0	0	1	0				see Kamalu	see Kamalu		see Kamalu				
MU 49	Lalola	Wahiawa	108	107	98	9	0	0	0	0	3		1		16	2	203.00	0	0.00			
misc program	Banyan Street Manor	Kalihi	55	54	37	6	11	0	0	0	0		1	403		1	64.00	3	9,936.05			
misc program	Ke Kama Ekahi	Waikoloa	48	47	45	2	0	0	0	0	3		1	4		1	54.08	0	0.00			
misc program	Wilikina Apts	Wahiawa	119	118	80	5	33	0	0	1	0		1	287		5	4,645.50	13	21,555.16			
TOTALS			1086	1079	938	73	68	0	0	6	16	0	7	9,364	435	70	$ 37,115.88	44	$ 267,885.07	0	0	0

Total Combined State Housing Units available to rent =		1079
Total State Housing Units available to rent		1,079
(plus) Units approved by HPHA for Modernization	+	0
(plus) Units approved by HPHA for Demolition	+	0
(plus) Units approved by HPHA for Deprogram Use	+	7
(equals) Total units in HPHA Housing inventory	=	1,086
Total Units Occupied		938
(plus) Vacant Units - Type A & B	+	73
(plus) Vacant Units - Type C	+	68
(plus) Vacant Units - Rent Ready	+	0
(equals) Total units available for occupancy	=	1,079

EXHIBIT f

039

7/10/08

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction				
	Design	*	Construction	Start	End	Vacant Units Affected	Units Rent Ready	Units Filled
2007-2008 Repair and Maintenance Funds ($4.5M)								
$ 3,000,000								
Hoolulu Termite Repair (Waipahu)			$ 73,973	8/1/2007	completed 12/1/2007	9	2	1
Phase 1 - Kalihi Valley Homes A&B Units (Contract)			$ 925,000.00	12/15/2007	completed 6/30/08	49	20	20
Phase 2 - Puahala Homes, Kamehameha Homes, Kaahumanu Homes, Kuhio Park Terrace, Kalanihuia, Spencer House			$ 449,000	4/15/2008	8/28/2008	33		
Phase 2A - Mayor Wright Homes			To be funded with 2009 Vacant Unit Repair & Maintenance Funds					
Phase 3 - Outer Islands A&B Units (Contract) (Hilo)			$ 192,060	1/1/2008	completed 6/30/2008	46		
Phase 4 - Kahale Kahaluu tenant relocation A&B Units (Contract)			$ 223,934	5/12/2008	7/31/2008	18		
Phase 5 - Kahekili Terrace, Makani Kai Hale, David Malo Circle, Piilani Homes			$ 394,910	6/25/2008	10/28/2008	24		
Phase 6 - Makamae Vacant Units		(4)	$ 235,000	7/2/2008	9/29/2008	24		
Haulki Abatement and Vacant Unit Repair			$ 13,167		completed 3/15/08			
Pomaikai Abatement			$ 35,761	10/15/2007	completed 1/1/2008	6	6	6
Kahale Mua Gutter Repair			$ 48,915					
Kahekili Terrace Roof Repair			$ 48,500					
Kuhio Park Terrace: Repair Burned Unit (included in Phase 2)								
CM Repair at KVH			$ 12,000.00					
Makua Alii Vacant Unit Repair			$ 25,970.00	6/30/2008	7/31/2008	2		
Noelani Burned Unit Repair			$ 46,585.00	6/30/2008	7/31/2008	1		
Management Unit Repairs (Contract/Materials)								
David Malo Circle - Fire Damage			$ 860	9/22/2007	2/1/2008	1		
Repair Materials			$ 255,000	on going				
Lokahi Re-tiling			$ 13,695	11/16/2007	completed 12/15/2007	5	5	5
Hanamaulu - Interior Sewer repair			$ 4,735					
Hanamaulu - Repair Unit 14R			$ 934	10/1/2007	8/1/2008	1		
SUBTOTALS (Design and Construction for $3M)			$ 3,000,000		Subtotal	219	33	32
Balance			$ -					
$ 1,000,000								
$ 584,556	General R&M							
	Annual Base R&M							
	Design		Construction					
Kalihi Valley Homes Gym Ceiling Renovation			$ 9,999	10/1/2007	completed 10/19/2007			
Hale Hookipa Tree Removal (Big Island)			$ 72,916	10/26/2007	completed 12/1/2007			
Lai'ola Booster Pump Replacement (Wahiawa)			$ 28,500	9/15/2007	completed 12/1/2007			
Puuwai Momi: Roof & Gutter Repair (Halawa)	$ -		$ 42,875	2/1/2008	completed 4/1/2008			
Makamae Hot Water Pump			$ 2,073	11/1/2007	completed 3/1/2008			
Punchbowl Homes Walkway Roof Repair			$ 3,750	10/1/2007	completed 12/14/2007			
Kalanihuia: Trash Chute Repair	$ -		$ 17,650	4/7/2008	completed 4/11/2008			
Hilo: OCCC (Unit and Site Repairs)	$ -		$ 19,785	7/1/2007	completed 6/30/2008			
Ho'olulu/Kamalu: Emergency Call System (Waipahu)	$ 72,040	(1)	$ -	5/1/2008	5/1/2009			
Bldg E - Design Build Supplement Contract Nos 1 to 4			$ 5,399					
Bldg M - New Data Ground			$ 220					
Bldg A - New AC for Server Room			$ 25,800		completed 6/20/2008			
Elevator Repairs			$ 136,678	on going				
Small Water Jetter for CM			$ 4,721					
Large Water Jetter for CM			$ 40,563					
Recurring Maintenance Contracts								
MU Small Purchases and Materials			$ 514,216					
Refuse Collection	$ -		$ 587,370					
SUBTOTAL	$ 72,040		$ 1,512,516		Subtotal	0		
SUBTOTAL (Design and Construction for $1.5M)			$ 1,584,556					
Balance		(4)	$ 0					
TOTAL (Design and Construction for $3M + $1.5M)			$ 4,584,556					
2006-2007 Capital Improvement Program ($2.0M) Large Capacity Cesspool Conversion								
	Design		Construction					
M&E Pacific - Design for Maui and Kauai	$ 284,750	(5)		6/3/2008				
Okahara & Associates - Supplemental Contract for Big Island Design	$ 15,250	(11)						
Lokahi, Halaula Teacher Cottage, Ka'u Teacher Cottage (Big Island)			$ 752,949	2/1/2008	10/1/2008			
Nani O'Puna & Hale Aloha O'Puna (Big Island)		(7)	$ 388,087	2/1/2008	10/1/2008			
Noelani I & II and Waimea Teacher Cottage (Big Island)	$ -		$ 558,964	7/25/2007	Completed 5/1/2008			
SUBTOTALS	$ 300,000		$ 1,700,000					
TOTAL (Design and Construction)			$ 2,000,000					
Balance			$ -					
*Legend - See Page 3								

EXHIBIT b

032

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction				
	Design	*	Construction	Start	End	Vacant Units Affected	Units Rent Ready	Units Filled
2006-2007 Capital Improvement Program ($5M, previously shown as $4.9M)								
	Design		Construction					
Past CIP work	$ 50,000		$ 50,000					
Hawaii Vertical Transportation (Elev. R&M)	$ -		$ 360,966	10/1/2006	completed 6/30/2007			
Puahala: Site Work, Sidewalks, Retaining Wall	$ 155,420	(10)		8/1/2008	10/1/2009			
Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps	$ 318,414	(10)		8/1/2008	8/1/2009			
Elevator Consulting Services	$ 716,242	(6)		7/11/2008	1/10/2013			
Lanakila: Disability Fair Housing Renovations (Big Island)	$ 273,349	(10)		7/1/2008	12/1/2008			
Makani Kai Hale: Siding & Electrical Work (Maui)	$ 159,037	(10)						
Kahekili Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui)	$ 365,445	(10)						
Puuwai Momi: Electrical Distribution System (Halawa)	$ 10,428	(10)						
Hale Hauoli: Roofing and Interior Repairs (Big Island)	$ 255,932	(10)		6/16/2008	5/11/2010			
Kuhio Park Terrace: Sewer Repair	$ 284,696	(10)						
Lokahi: Site Work and Bath Renovations (Big Island)	$ 374,507	(10)		7/1/2008	4/1/2009			
Lai`ola: Fire Alarm System (Wahiawa)	$ 36,307	(10)						
Kupuna Home Waialua: Sewage Trtmnt Plant (Waialua)	$ 262,107	(10)						
LCCC - Nani O'Puna & Hale Aloha O'Puna (Big Island)		(7)	$ 488,513	2/1/2008	1/1/2009			
LCCC - Lailani & Kealakehe Supplemental Contract #1		(11)	$ 700					
Okahara & Associates - Supplemental Contract for Big Island Design	$ 12,858	(12)						
LCCC - Hale Hauoli, Honokaa Teacher Cottage, Nani Olu, & Hale Hookipa (Big Island)	$ -	(9)	$ 825,079	6/1/2008	4/1/2009			
SUBTOTALS	$ 3,274,742		$ 1,725,258					
TOTAL (Design and Construction)			$ 5,000,000					
Balance			$ -					
2006-2007 Capital Improvement Program ($500K)								
Palolo Rockfall Mitigation	$ 138,200.84		$ 388,690.95	7/15/2008	11/23/2008			
SUBTOTALS								
TOTAL (Design and Construction)								
2006-2007 Capital Improvement Program Associated with Modernization								
Lanakila IIA/IIB: Overage on TDC	$ 700,000.00	(13)	$ 1,500,000.00	9/1/2008	9/1/2009			
Lanakila IIIA: Overage on TDC	$ 350,000.00	(13)	$ 2,100,000.00	9/1/2008	9/1/2009			
Kalihi Valley Homes Phase 3B: Overage on HDC	$ -	(14)	$ 300,000.00	7/1/2008	5/1/2009			
SUBTOTALS	$ 1,050,000.00		$ 3,900,000.00					
TOTAL (Design and Construction)	$ 4,950,000.00							
2007-2008 Capital Improvement Program Elevators ($5M)								
	Design		Construction					
Minor Elevator Modernization at Ho'olulu, Kamalu, Halia Hale			$ 600,000	10/1/2009	5/1/2010			
Kalakaua Elevator Modernization			$ 630,000	2/1/2010	9/1/2010			
Kuhio Park Terrace Elevator Modernization		(6)	$ 3,763,596	7/15/2008	11/1/2009			
Kalanihula - Elevator Modernization		(2)	$ 520,000	8/1/2009	3/1/2010			
Paoakalani - Elevator Modernization		(2)	$ 450,000	2/1/2010	9/1/2010			
Makua Alii - Elevator Modernization			$ 450,000	2/1/2010	9/1/2010			
Pumehana Elevator Modernization		(2)	$ 450,000	8/1/2009	3/1/2010			
Punchbowl Elevator Modernization		(2)	$ 400,000	11/1/2010	6/1/2011			
Makamae Elevator Modernization		(2)	$ 400,000	11/1/2010	6/1/2011			
Salt Lake Apt Elevator Modernization		(2)	$ 200,000	2/1/2010	5/1/2010			
Hale Poai Elevator Modernization			$ 300,000	10/1/2008	5/1/2009			
Laiola Elevator Modernization			$ 200,000	12/1/2008	5/1/2009			
Elevator Repairs			$ 110,245					
Elevator Consultant - Elevator Modernization of 17 Projects	$ 314,968		$ -					
SUBTOTALS	$ 314,968		$ 8,473,841					
TOTAL (Design and Construction)			$ 8,788,809					
Balance		(2)	$ (3,788,809)					
2007-2008 Capital Improvement Program ($20M)								
	Design		Construction					
Lanakila: Disability Fair Housing Renovations (Big Island)		(10)	$ 3,000,000	12/1/2008	6/1/2010			
Landscape Architect for Tree Trimming	$ 75,000							
Mayor Wright Homes: Solar Water Heater	$ 380,759	(3)						
Makani Kai Hale: Siding & Electrical Work (Maui)		(10)	$ 750,000	4/1/2008	2/1/2009			
Kahekili Terrace (Bldg A & B: 82 units): Roof & Solar Repairs (Maui)		(10)	$ 400,000	4/1/2008	10/1/2008			
Puuwai Momi: Electrical Distribution System (Halawa)	$ 144,922	(10)	$ 1,000,000	8/1/2008	7/1/2009			
Kalihi Valley Homes Phase 4 w/ Retaining wall	$ 651,971		$ 3,000,000	6/1/2008	4/1/2009	22		
Hale Hauoli: Roofing and Interior Repairs (Big Island)		(10)	$ 2,000,000	5/1/2008	3/1/2009			
Kuhio Park Terrace: Sewer Repair		(10)	$ 2,000,000	1/1/2009	12/1/2009	22		
Ho`olulu/Kamalu: Emergency Call System (Waipahu)	$ -	(1)	$ 500,000	5/1/2008	5/1/2009			
Lokahi: Site Work and Bath Renovations (Big Island)		(10)	$ 3,000,000	7/1/2008	4/1/2009	9		
Lai`ola: Fire Alarm System (Wahiawa)		(10)	$ 300,000	6/1/2008	7/1/2008			
Mayor Wright Homes: Kitchen/Bath Repairs	$ 100,000	(2)		1/1/2009	1/1/2011	16		
Kupuna Home Waialua: Sewage Trtmnt Plant (Waialua)		(10)	$ 120,800	4/1/2008	10/1/2008			
Cesspool Conversions to Sewer Hook Up ($2M)	$ -	(5)						
Hana Teacher's Cottages			TBD	10/1/2008	4/1/2009			
Kekaha Ha'aheo, Kalaheo & Hale Hoolulu			TBD	10/1/2008	10/1/2009			
School Street bldg A & C AC and Ltg			$ 500,000	3/1/2008	7/1/2008			
Puahala: Site Work, Sidewalks, Retaining Wall		(10)	$ 1,500,000	8/1/2008	10/1/2009			
Hale Poai: Fire Alarm, Landscape Sprinklers, Heat Pumps	$ -	(10)	$ 1,500,000	8/1/2008	8/1/2009			
ADA Accessibility for 17 Projects	$ 700,000	(10)						
SUBTOTALS	$ 1,352,652		$ 19,570,800		Subtotal	69		
TOTAL (Design and Construction)			$ 20,923,452					
Balance		(2)	$ (923,452)					

*Legend - See Page 3

EXHIBIT b

HAWAII PUBLIC HOUSING AUTHORITY
REPAIR and MAINTENANCE AND CAPITAL PROJECTS

	Budget			Construction				
	Design	*	Construction	Start	End	Vacant Units Affected	Units Rent Ready	Units Filled
CAPITAL FUND CONTRACTS FFY2004 & 2005	Design		Construction					
Federal Physical Needs Assessment	$ 369,031			12/1/2007	4/1/2009			
Mákua Alii Sewer Repair			$ 33,440	9/1/2007	completed 12/2007			
Noelani Exterior Repair of 43 Units (Big Island)		(8)	$ 2,387,932	9/1/2007	completed 7/11/2008			
Lanakila Demo/Abatement - 94 units (Big Island)			$ 894,000	6/2/2008	9/2/2008			
Lanakila Phase 3A (Big Island)		(13)	$ 61,300	9/1/2008	10/1/2009	20		
Kahale Kahaluu (Big Island)			$ 10,600,000	1/2007	completed 11/2007	50	50	48
Makamae Spall Repair			$ 3,377,300	9/18/2006	completed 3/14/2008			
Kuhio Park Terrace Bldg B Telephone Infrastructure	$ -		$ 207,227		completed 1/2008			
SUBTOTALS	$ 369,031		$ 17,561,198		Subtotal	70	50	48
TOTAL (Design and Construction)			$ 17,930,229					
CAPITAL FUND CONTRACTS FFY2006 ($10M)	Design		Construction					
Kalihi Valley Homes Phase 3B Construction			$ 5,214,888	7/1/2008	5/1/2009	27		
Paoakalani - Roofing, Conc Spall Repair & Parapet Wall Constr			$ 615,706	7/1/2008	11/1/2008	10		
Kuhio Park Terrace Fire Alarm - Design/Build			$ 1,857,258	7/1/2008	7/1/2009			
Kalmalino, Exterior Repairs and Painting (Big Island)	$ -		$ 1,300,000	8/1/2008	5/1/2009			
SUBTOTALS	$ -		$ 8,987,852		Subtotal	37		
TOTAL (Design and Construction)			$ 10,000,000					
CAPITAL FUND CONTRACTS FFY2007 ($10M)	Design		Construction					
Kealakehe - Roofing and Exterior Repairs (Big Island)			$ 1,200,000	1/1/2009	11/1/2009			
Mayor Wright Homes Solar Water Heater Improvements		(3)	$ 3,000,000	8/1/2008	8/1/2009			
Nani Olu Roofing and Exterior Repairs (Big Island)			$ 1,200,000	8/1/2008	8/1/2008			
Hale Hookipa Roofing and Exterior Repairs (Big Island)			$ 1,100,000	8/1/2008	12/1/2008			
Cesspools - Kalmalino (Big Island)			$ 502,200	4/3/2008	12/1/2008			
Type "C" - Vacant Units								
Kauhale Ohana - 4 type C			$ 165,574	11/1/2007	completed 5/19/08	4		
Roof Repair - Kaahumanu, Mayor Wright, Wahiawa Terrace, Kuhio Park Terrace, Kaulokalani	$ 137,850		$ 800,000	7/1/2008	5/1/2009	12		
Termite Repair - Hui O'Hanamaulu, Kalaheo, Kuhio Park Terrace	$ 96,630		$ 500,000	7/1/2008	5/1/2009	6		
Kuhio Park Terrace - Trash Chutes	$ -		$ 500,000	8/1/2008	2/1/2009			
SUBTOTALS	$ 234,480		$ 8,987,774		Subtotal	22		
TOTAL (Design and Construction)			$ 9,202,254					
OTHER STATE FUNDS								
Hauiki Abatement			$ 883,894		completed 3/15/08	13	1	1
					Subtotal	13	1	1
						Affected	Rent Ready	Filled
					Total Units	430	84	81

*Legend:
Jobs and Estimated Costs are Subject to Change
A & B units - Require cleaning and minor repairs.
C units - Require major repairs.
MU - management units (now known as Asset Management Units - AMPs.)

Bold Numbers indicate actual consultant/contractor fees
(1) - Design 07 R&M, Construction 07 CIP
(2) - Future funding for construction needed
(3) - CIP Design & CFP Construction.
(4) - May use split funding if necessary.
(5) - Design 06 CIP Large Capacity Cesspool Conversion, Construction 07 CIP.
(6) - Includes elevator designs for 6 KPT elevators and monitoring repairs & maintenance contractor for up to 5 years.
(7) - Large Capacity Cesspool Conversion at Nani O Puna and Hale Aloha O Puna split funding sources.
(8) - Exterior siding and roof repairs of all four buildings include repairing 2 vacant units.
(9) - Large Capacity Cesspool Conversion at Hale Hookipa, Nani Olu, Honokaa TC & Hale Hauoli split funding sources.
(10) - Split Funding Sources, Design 06 CIP & Construction 07 CIP.
(11) - Split Funding Sources, 2006 CIP and 2005 LCCC
(12) - Split Funding Sources, 2006 CIP and 2006 LCCC
(13) - Consolidated Lanakila funds into Phase 3A. Total Bid amount = $5,711,300. Remaining balance to be funded from Federal Replacement Rental Housing Fund
(14) - Total Bid amount = $5,514,888. Co-funded with CIP and Cap Fund

EXHIBIT b

034

›vator Repair Report: Hawaii Public Housing Authority Elevators reported as of 06/30/08

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of June			No. and duration of Repairs to Elevator between 7/1/07 to 6/30/08			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			
o Park ace A	Family	1		2			13		2			$ 101,222.00
		2		1			7	1	2			$ 64,727.85
		3					2					$ 550.00
o Park ace B	Family	4	Parts used to repair #5	Cannot be repaired.					1	06/29/07	Cannot be repaired.	
		5							2			$ 129,581.38
		6		1			40					
kalani	Elderly	1					2					
		2					1		1			$ 17,038.90
aua Home	Elderly	1		2			12	1	1			
		2					4	1				$ 14,538.60
ulu Elderly	Elderly	1							1			$ 12,140.20
		2					1					
ihula	Elderly	1					12	1	1			$ 27,488.74
		2					13					
lu Elderly	Elderly	1					4	2	1			$ 9,330.00
		2					3					
nae	Elderly	1					2		1			$ 2,722.51
		2										
Alii	Elderly	1			1		6	2	1			
		2					2					
owl Homes	Elderly	1					8	2				$ 23,350.78
		2					6	1	1			
St Manor	Family	1					2					$ 2,722.51
al	Elderly	1					2	1				
		2		1			2					
ale	Elderly	1					1					$ 3,323.02
hua	Homeless	1					3					
	Elderly	1					0					
		2					4					
na	Elderly	1					6	2				$ 17,038.74
		2					3					
Apts	Family	1					2					$ 23,350.78
Apts	Family	1					5					$ 3,323.02
		2					4					$ 17,038.90
		34		7	1	0	172	14	15			
											Total Cost for Repairs to date	$ 469,487.93

EXHIBIT C

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		Design & Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A	Family	1	1964	43	271	16	3		$627,266	To be funded w/ 2007 Elevator CIP	Sep-07	Nov-08	Mar-09
		2	1964	43					$627,266		Sep-07	Mar-09	Jul-09
		3	1981	26					$627,266		Sep-07	Jul-09	Nov-09
Kuhio Park Terrace B	Family	4	1964	43	298	16	3		$627,266	To be funded w/ 2007 Elevator CIP	Sep-07	Nov-08	Mar-09
		5	1964	43					$627,266		Sep-07	Mar-09	Jul-09
		6	1981	26					$627,266		Sep-07	Jul-09	Nov-09
Kalanihuia	Elderly	1	1968	39	151	15	2		$560,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1968	39							Aug-08	Dec-09	Mar-10
Kalakaua Home	Elderly	1	1983	24	221	10	2		$700,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1983	24							Aug-08	Jun-10	Sep-10
Wilikina Apts	Family	1	1977	30	119	9	2		$500,000	Project Funding	Aug-08	Nov-08	Jun-09
		2	1977	30							Aug-08	Nov-08	Jun-09
Paoakalani	Elderly	1	1970	37	151	17	2		$490,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1970	37							Aug-08	Jun-10	Sep-10
Pumehana	Elderly	1	1972	35	139	21	2		$485,000	To be funded w/ 2007 Elevator CIP	Aug-08	Aug-09	Nov-09
		2	1972	35							Aug-08	Dec-09	Mar-10
Punchbowl Homes	Elderly	1	1961	46	144	7	2		$435,000	To be funded w/ 2007 Elevator CIP	Aug-08	Nov-10	Feb-11
		2	1961	46							Aug-08	Mar-11	Jun-11

EXHIBIT d

036

...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		Design & Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Makua Alii	Elderly	1	1967	40	211	20	2		$485,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
		2	1967	40							Aug-08	Jun-10	Sep-10
Banyan St Manor	Family	1			55	3	1		$250,000	Project Funding	Aug-08	Oct-08	Aug-09
Salt Lake Apts	Family	1	1970	37	28	8	1		$220,000	To be funded w/ 2007 Elevator CIP	Aug-08	Feb-10	May-10
Makamae	Elderly	1	1971	36	124	4	2		$435,000	To be funded w/ 2007 Elevator CIP	Aug-08	Nov-10	Feb-11
		2	1971	36							Aug-08	Mar-11	Jun-11
Hale Poai	Elderly	1	1989	18	206	7	2		$320,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-08	Mar-09
		2	1989	18							May-08	Dec-08	May-09
Halia Hale	Elderly	1	1995	12	41	5		1	$255,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-09	Mar-10
Laiola	Elderly	1	1991	16	108	6	2		$220,000	To be funded w/ 2007 Elevator CIP	May-08	Dec-08	Feb-09
		2	1991	16							May-08	Mar-09	May-09
Kulaokahua	Homeless	1	1992	15	30	3		1	$60,000	Project Funding (Renovate for ADA compliance)	May-08	Oct-08	Mar-09
Ho`olulu Elderly	Elderly	1	1994	13	112	7		2	$245,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-09	Mar-10
		2	1994	13							May-08	Dec-09	May-10
Kamalu Elderly	Elderly	1	1993	14	109	7		2	$240,000	To be funded w/ 2007 Elevator CIP	May-08	Oct-09	Mar-10
		2	1993	14							May-08	Dec-09	May-10
	TOTAL	34			2,518	181	28	6	$9,663,596				

Average age of elevators 27

EXHIBIT

037