



Hawaii Public Housing Authority (HPHA)

We invite highly motivated individuals to make a difference in the lives of others, by joining the team that manages Hawaii's Public Housing Properties.

EXEMPT ADMINISTRATIVE POSITIONS

❖ CHIEF OPERATING OFFICER (PROPERTY MANAGEMENT BRANCH CHIEF)

The Hawaii Public Housing Authority (HPHA) is seeking a highly motivated, innovative and qualified individual that welcomes challenges, to be its Property Management and Maintenance Services Branch Chief. The successful candidate will manage 6000+ statewide federal state properties; develops and/or revises and implements policies and procedures, rules and regulations which govern the operation of housing management programs in compliance with applicable statutes and procedures for program enhancement. In addition, this position will be responsible for the creation and management of partnerships with community organizations, programs to promote economic opportunity and management practices to ensure the viability of our properties.

Minimum Qualification Requirements:

Required Licenses, Certificates, Etc.: Valid Class 3, Hawaii State Driver License or equivalent.

Education: Graduation from an accredited four (4) year college or university with a bachelor's degree in business administration, public administration, social sciences, or closely related field. Substitution: In lieu of education, work experience may be substituted. For work experience to qualify in lieu of education, the applicant's overall applicable work experience must have a similar scope and responsibility as to conclusively demonstrate that he/she has the ability to perform the duties and responsibilities for which he/she is being considered; e.g. must possess the knowledge, skills, and abilities.

Experience:

Supervisory Experience: Five (5) years of supervisory experience which includes: 1) planning and directing the work of others; 2) assigning and reviewing their work; 3) advising them of difficult problem areas, and 4) training and development of employees.

Preferred and Specialized Experience: Five (5) years of progressively responsible experience in the areas of property management, Department of Housing Urban Development (HUD) Rental Assistance experience, asset management budgeting, and fiscal/financial management.

❖ **PROJECT ENGINEER**

The HPHA's Construction Management Branch is seeking a Project Engineer to manage major capital improvement projects for Federal and State Public Housing developments statewide. As a Project Engineer, the incumbent will be responsible for managing several design and construction projects, ensuring that they are completed within budget and time frames, funding deadlines, and in accordance with federal and/or state rules and regulations. This position will plan projects, prepare cost estimates, manage design, and construction progress, change proposal and progress payment requests, maintain cost data records, wage and hour certification, accessibility compliance, review complex engineering designs, manage and administer multiple design construction contacts and projects for the HPHA.

Salary Range:

\$5,833.33 - \$6,666.67 Monthly

\$70,000.00 – \$80,000.00 Annually

Minimum Qualification Requirements:

Education: Graduation from an accredited college or university with a Bachelor's degree in Architecture, Landscape Architecture, Building Construction or Engineering.

Substitution: Excess work experience as described below which provided knowledge, skills and abilities comparable to those acquired in four years of successful study while completing a college or university curriculum leading to a baccalaureate degree may be substituted for Education on a year-for-year basis. To be acceptable, the experience must have been of such scope, level and quality as to assure the possession of comparable knowledge, skills and abilities.

Experience: Three (3) years of experience in the planning, design and construction of projects as a project coordinator, project manager. or contracting officer is preferred.

Quality of Experience: Possession of the required number of years of experience will not in itself be accepted as proof of qualification for a position. The applicant's overall experience must have been of such scope and level of responsibility as to conclusively demonstrate that he/she has the ability to perform the duties of the position for which he/she is being considered.

❖ **HPHA SYSTEMS ANALYST IV**

The Hawaii Public Housing Authority (HPHA) is seeking a highly motivated, innovative and qualified individual that welcomes challenges and be part of the Information Technology Office (ITO). The ITO is responsible for the overall administration, planning, direction, management, development and maintenance of all information technology systems and processing for the HPHA.

The HPHA System Analyst IV will have responsibility to provide overall technical support for the Hawaii Public Housing Authority. This position is responsible for system implementation as well as ancillary system development and enhancement. It also is responsible to provide network, office automation, and telecommunication support.

Salary Range:

\$4,413.00 - \$5,167.00 Monthly

\$52,956.00 - \$62,004.00 Annually

Minimum Qualification Requirements:

Education: Bachelor's degree from an accredited college or university or relevant substitution(s).

Substitution: In lieu of education, work experience may be substituted. For work experience to qualify in lieu of education, the applicant's overall applicable work experience must have a similar scope and responsibility as to conclusively demonstrate that he/she has the ability to perform the duties and responsibilities for which he/she is being considered; e.g. must possess the knowledge, skills, and abilities. Excess experience of the type and quality described above may be substituted for education on a year-for-year basis.

Experience: Two and half (2-1/2) years of progressively responsible technical experience which involved a variety of hardware, software and transmission media that enable connectivity between computers over LANs/WANs.

Physical Requirements: May need to lift up to 50 lbs.

❖ **PROPERTY MANAGEMENT SPECIALIST**

The Property Management & Maintenance Services Branch is seeking a Property Management Specialist. This position is primarily responsible for analyzing proposals for the management of rental properties. This position monitors property management agreements to ensure all terms and agreements are met and executed in accordance to rules and regulations. This position also coordinates and/or conducts special inspections, resolves complaints and conducts tenant file reviews to verify compliance with State and Federal regulations for housing programs eligibility.

Salary Range:

\$4,413.00 - \$4,777.00 Monthly

\$52,956.00 – \$57,324.00 Annually

Minimum Qualification Requirements:

Education: Graduation from an accredited four (4) year college or university with a bachelor's degree.

Experience: Minimum two (2) years of specialized experience in property evaluation, operation of residential and/or commercial properties, including efficient utilization and maintenance of real property which includes property evaluation, preparation of management proposals, solicitation of tenants, planning and execution of protection and maintenance of buildings and grounds. Experience in property inspection (HUD Real Estate Assessment) is required.

❖ **HOUSING CONTRACT SPECIALIST (Construction)**

The HPHA's Contract and Procurement Office is seeking a Housing Contract Specialist to secure construction services for the HPHA's Central Offices. The incumbent is responsible to provide agency-wide administration of all contracts and procurement activities specializing in construction contracts; ensuring that the agency is in compliance with all federal and state procurement laws, program requirements, and all rules and regulations in securing construction services, for the HPHA.

Salary Range:

\$4,413.00 - \$4,777.00 Monthly

\$52,956.00 - \$57,324.00 Annually

Minimum Qualification Requirements:

Required Licenses, Certificates, Etc.: Valid Class 3, Hawaii State Driver License or equivalent.

Education: Graduation from a four-year accredited college or university with a degree in architecture, preferred.

Substitution: In lieu of education work experience may be substituted. For work experience to qualify in lieu of education, the applicant's overall applicable work experience must have a similar scope and responsibility as to conclusively demonstrate that he/she has the ability to perform the duties and responsibilities for which he/she is being considered; e.g. must possess the knowledge, skills, and abilities.

Experience: Two (2) years of work experience specializing in design and construction, specifications, plans, preparing contracts, legal documents or notices requiring the knowledge and application of pertinent Federal and State procurement laws, policies and procedures, and contract management.

Note: These aforementioned positions are exempt non-civil service and are on continuous recruitment until filled. HPHA is an equal opportunity employer. We offer competitive compensation package with added benefits with the State of Hawaii. Salary range is commensurate with training and experience.

For consideration, you may submit a cover letter, a completed State of Hawaii Application for Non-Civil Service Appointment HRD 278 (see link below), and a detailed resume to:

Hawaii Public Housing Authority
Human Resources Office – Building J
1002 N. School Street
Honolulu, Hawaii 96817
Email: hphajobs@hawaii.gov | Fax: (808) 832-5979

The State of Hawaii Application for Non-Civil Service Appointment, HRD 278 may be accessed online at <http://humanservices.hawaii.gov/application-for-non-civil-service-appointment/>

For a list of other positions please visit <https://www.governmentjobs.com/careers/hawaii> and apply online.