SUMMARY OF PHYSICAL CHARACTERISTICS

PROJECT NAME	**Noelani I**
Project No. HA	HA 171
Street Address	65-1191 Opelo Road Kamuela, HI

A. Project completion date: April, 1983

B. Number of Dwelling Units: 19

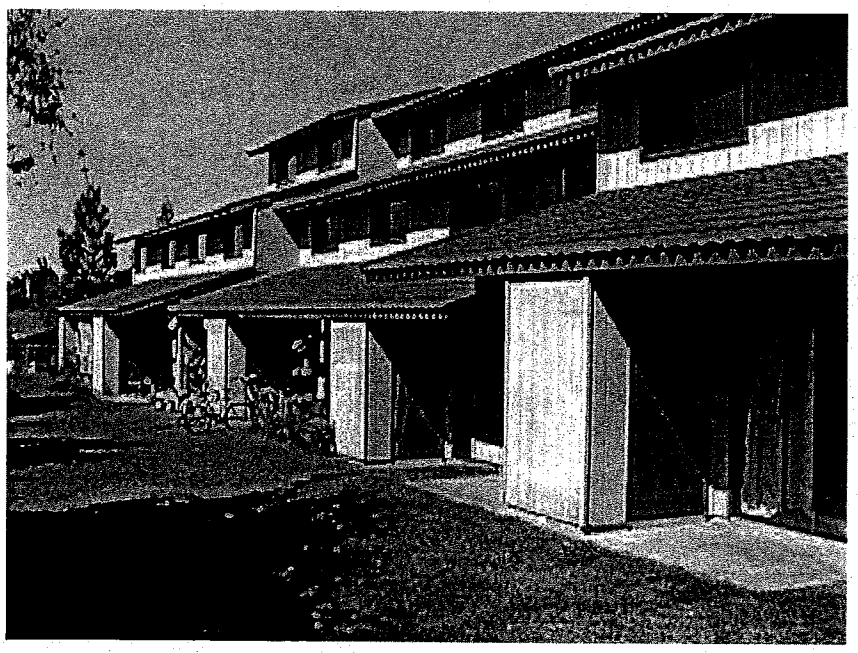
Quantity	Type	
7	One	bedroom units @ 732 s.f.
12	Two	bedroom units @ 924 s.f.
19	Total units	

C. Type of Structure:

The project consists of two split-level masonry wood frame buildings on 30,000 s.f. of land. The common area includes a project office, maintenance storage area and a laundry room. There are 25 parking stalls on site.

D. Type of Appliances:

- ☒ Range (Electric)
- ☒ Refrigerator
- ☒ Water Heater (Electric)



SUMMARY OF PHYSICAL CHARACTERISTICS

PROJECT NAME	**Noelani II**
Project No. HA	HA 178
Street Address	65-1191 Opelo Road Kamuela, HI

A. Project completion date: November, 1988

B. Number of Dwelling Units: 24

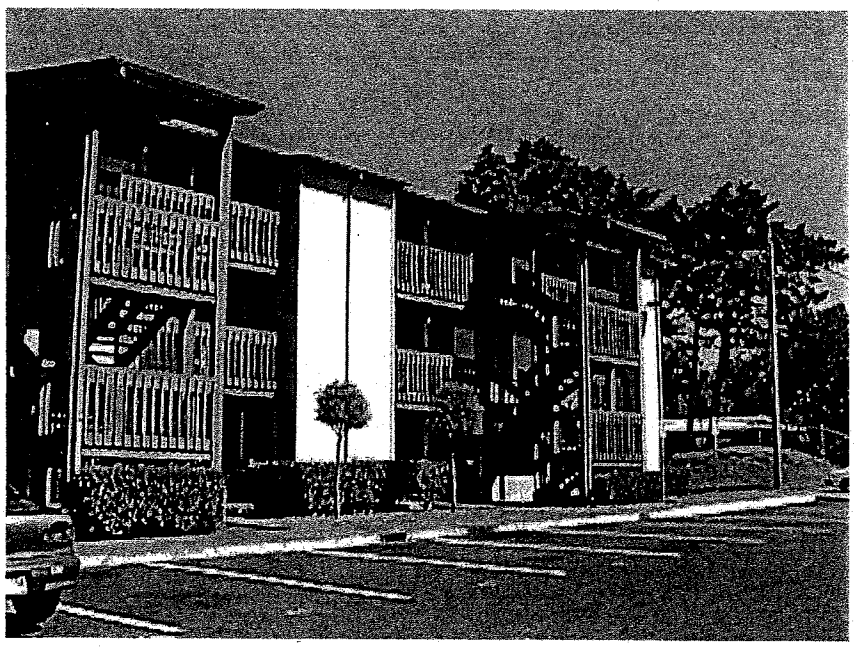
Quantity	Type	
24	Three	bedroom units @ 880 s.f.
24	Total units	

C. Type of Structure:

The project consists of three two story walk-up buildings on 30,000 s.f. of land. The common area includes a project office, maintenance storage area and laundry room. There are 27 parking stalls on site.

D. Type of Appliances:

- ☒ Range (Electric)
- ☒ Refrigerator
- ☒ Water Heater (Gas)



SUMMARY OF PHYSICAL CHARACTERISTICS

PROJECT NAME	**Hale Hauoli**
Project No. HA	HA 131
Street Address	45-540 Kaniaka Place Honokaa, HI

A. Project completion date: March, 1970

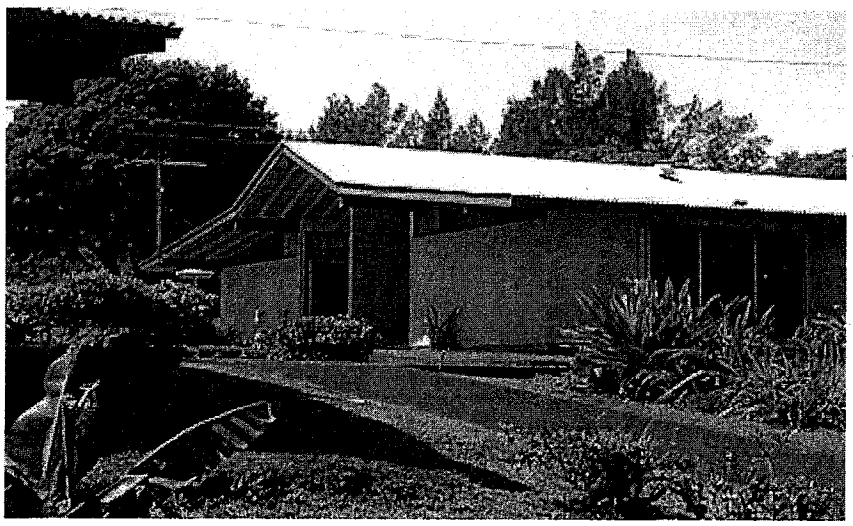
B. Number of Dwelling Units: 40

Quantity	Type	
24	Studio	bedroom units @ 375 s.f.
16	One	bedroom units @ 425 s.f.
40	Total units	

C. Type of Structure:
The project consists of 10 single story wood-framed four-plex buildings on 45,792 s.f. of land. The common area includes a project office, laundry room, maintenance storage and a community center. There are 25 parking stalls on site.

D. Type of Appliances:

- ☒ Range (Gas)
- ☒ Refrigerator
- ☒ Water Heater (Gas)



SUMMARY OF PHYSICAL CHARACTERISTICS

PROJECT NAME	**Ke Kumu Ekolu**
Project No. HA	HA 197
Street Address	68-3385 Ke Kumu Place Waikoloa, HI

A. Project completion date: February, 1997

B. Number of Dwelling Units: 20

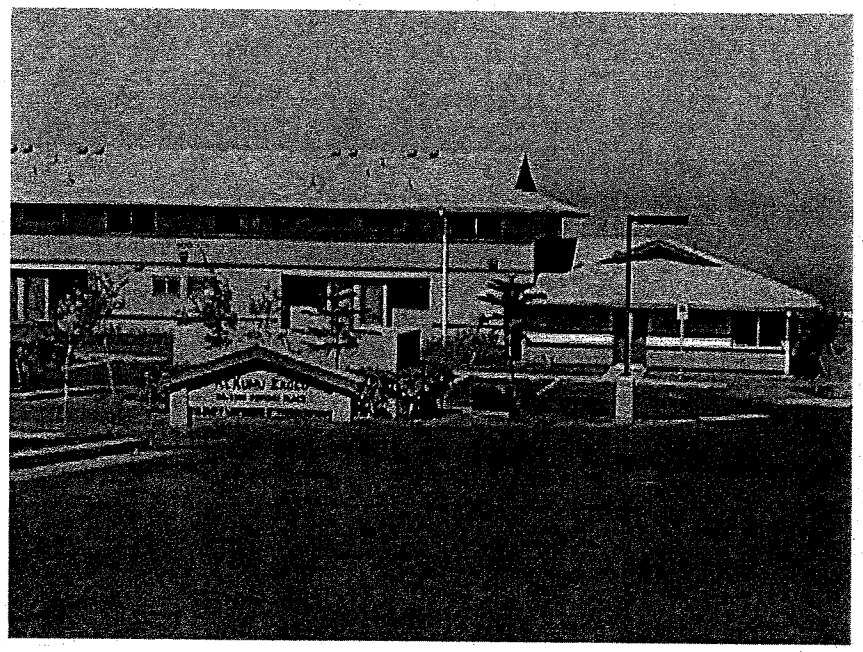
Quantity	Type	
20	Three	bedroom units @ 1,069 s.f.
20	Total units	

C. Type of Structure:

The project consists of three wood frame buildings on 6.3 acres of land (of which 2 acres are landscaped). The common area includes a project office, maintenance room and community laundry room. There are 32 parking stalls on site.

D. Type of Appliances:

☒ Range (Gas)
☒ Refrigerator
☒ Water Heater (Gas)



SUMMARY OF PHYSICAL CHARACTERISTICS

PROJECT NAME	**Ke Kumu Elua**
Project No. HA	HA 207
Street Address	68-3367 Ke Kumu Place Waikoloa, HI

A. Project completion date: October, 1995

B. Number of Dwelling Units: 26

Quantity	Type	
10	One	bedroom units @ 572 s.f.
16	Two	bedroom units @ 704 s.f.
26	Total units	

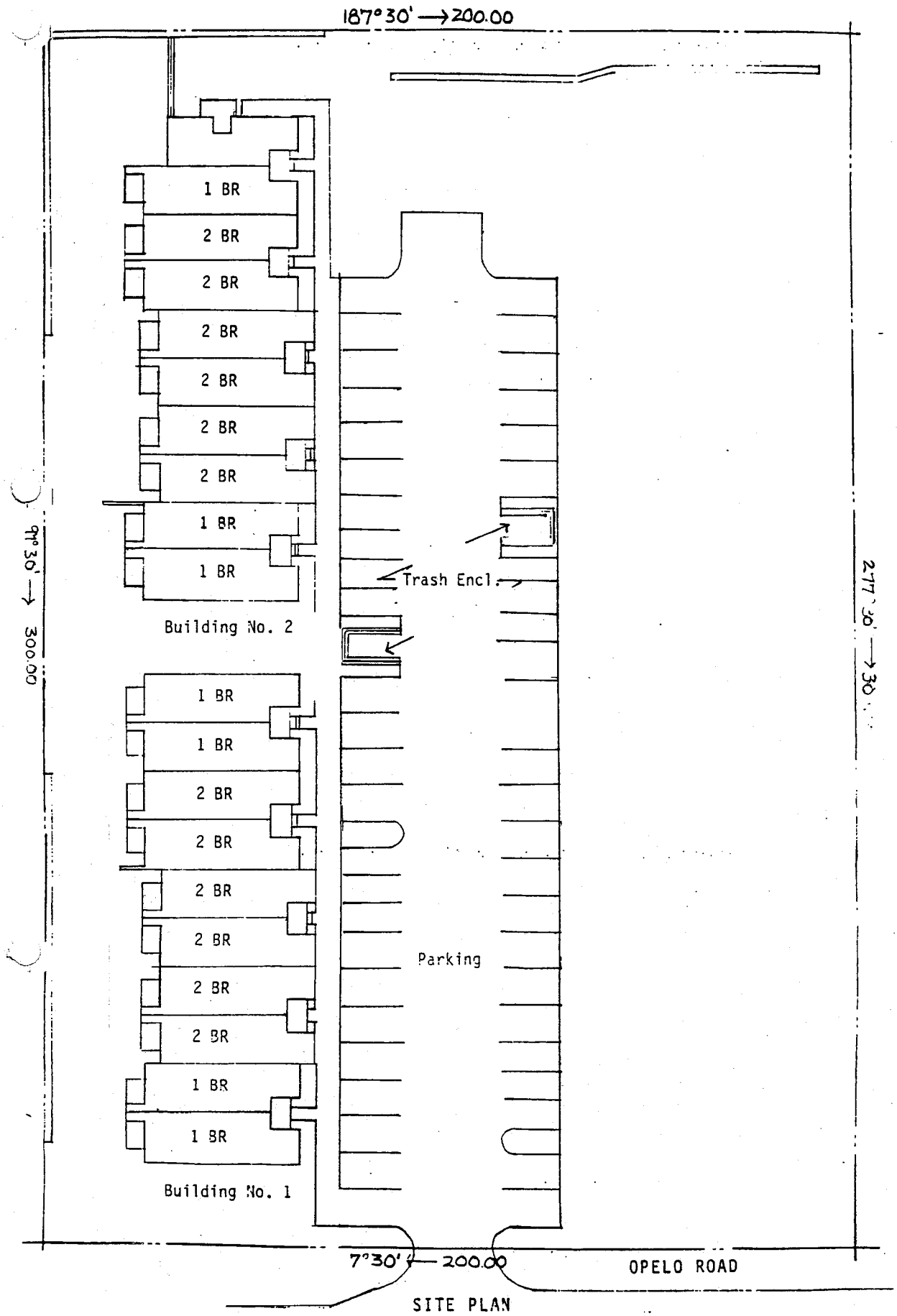
C. Type of Structure:

The project consists of five wood frame buildings on 1.705 acres of land. The common area includes a project office, maintenance room, community laundry room and covered pavillion area. There are 43 parking stalls on site.

D. Type of Appliances:

- ☒ Range (Electric)
- ☒ Refrigerator
- ☒ Water Heater (Gas)

ATTACHMENT 2

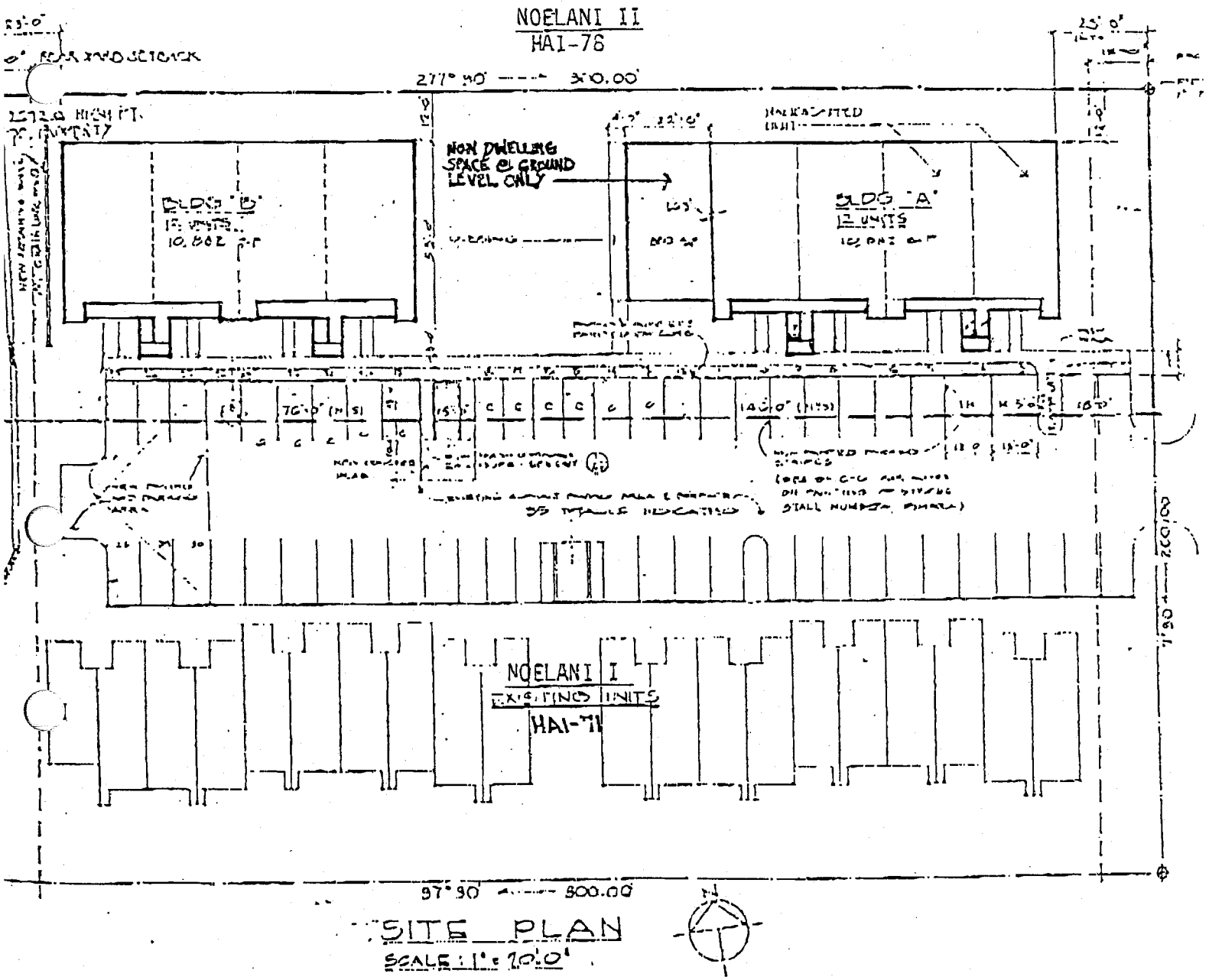


SITE PLAN

NOELANI
HAI-71

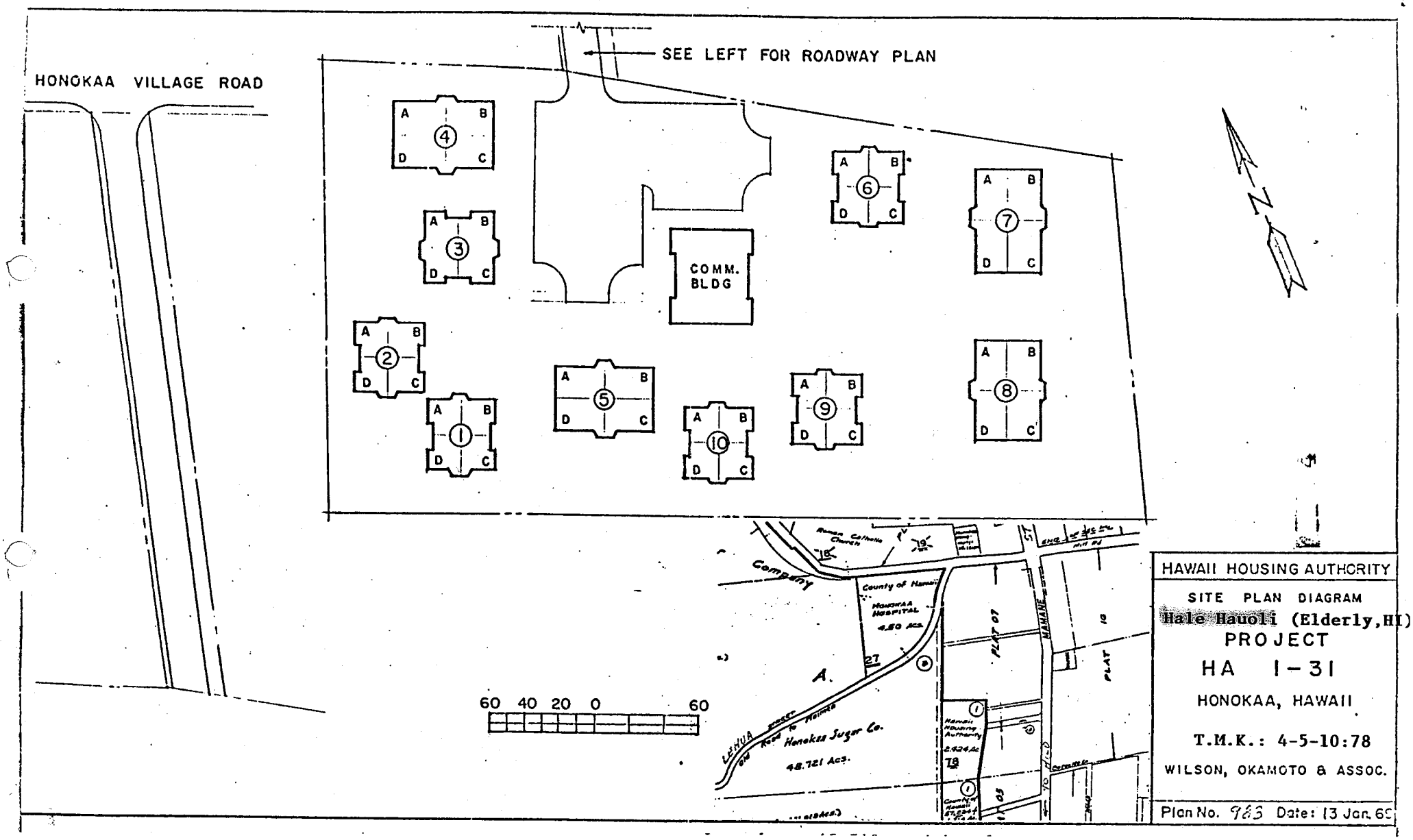
T.M.K. 6-5-9:25&26

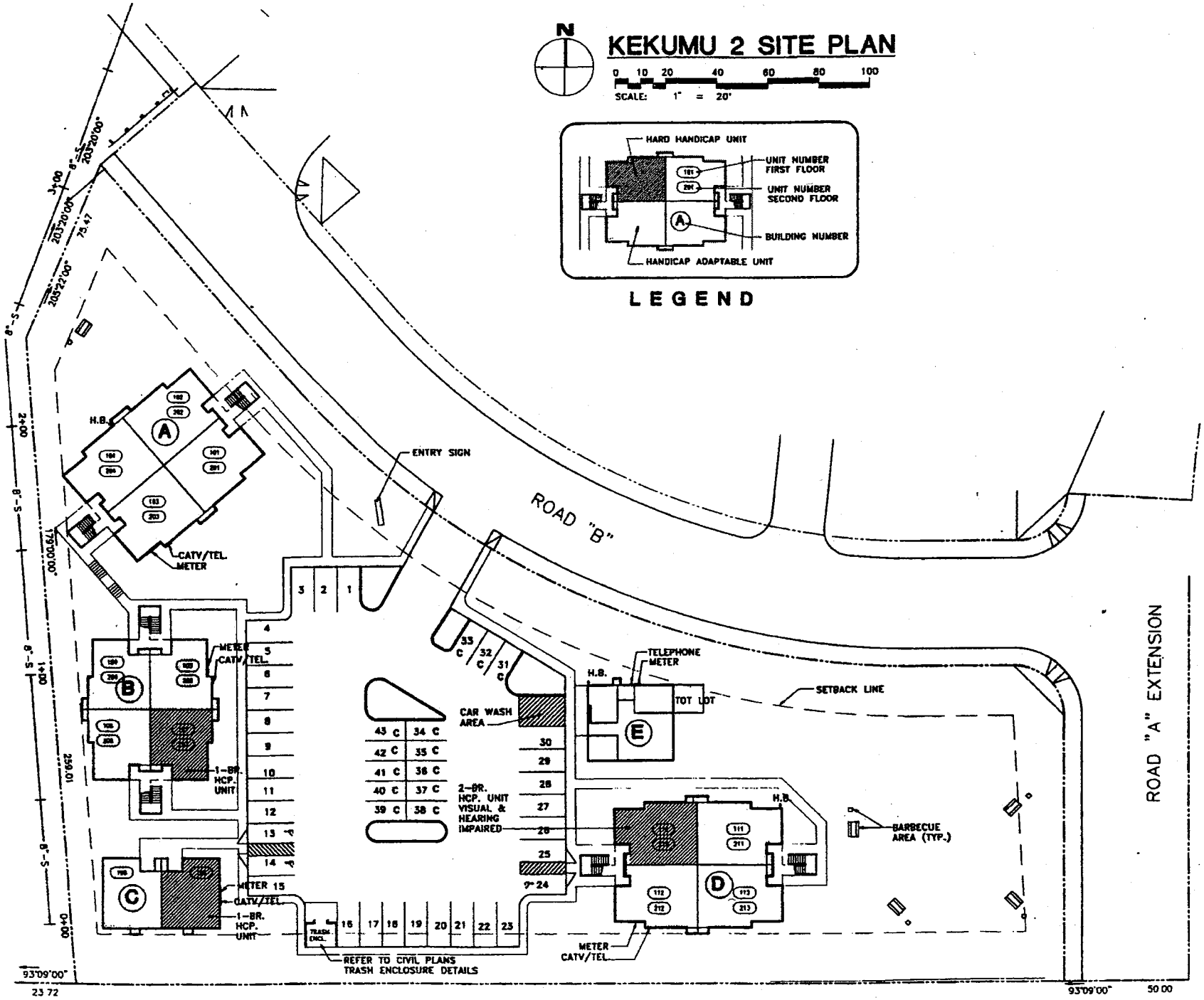
TION: OPEN ROAD KAMUZIA



SITE PLAN

SCALE: 1" = 20'-0"


HONOKAA VILLAGE ROAD
SEE LEFT FOR ROADWAY PLAN
COMM. BLDG
A B C D
1 2 3 4 5 6 7 8 9 10
N
60 40 20 0 60
Company
County of Hawaii
HONOKAA HOSPITAL
4.50 Acs.
Honokaa Sugar Co.
48.721 Acs.
Hawaii Housing Authority
2.424 Ac
PLAT 07
PLAT 10
MAMANE
HAWAII HOUSING AUTHORITY
SITE PLAN DIAGRAM
Hale Hauoli (Elderly,HI)
PROJECT
HA 1-31
HONOKAA, HAWAII
T.M.K.: 4-5-10:78
WILSON, OKAMOTO & ASSOC.
Plan No. 983 Date: 13 Jan. 69



Design Partners Incorporate

Architects Interior Designer

Owen Chock AIA
John Aveiro AIA
Vernon Inoshita
Michael Goshi AI

KEKUMU ELUA
MULTIFAMILY RENTAL PROJECT
WAIKOLOA, HAWAII

Revision	By	D

Title FAIR HOUSIN
Project No. 93032
Date 9-2-9
Drawn
Designed
Checked
Drawing No.
SP-1

Asset Management Project _____

_____

SUPERVISOR'S REVIEW LOG

Month/Year _____

Total Number of Re-Exams _____

Total Number of Reviews _____

Interviews Initials	Unit No./ HAP No.	Tenant Name	Eff. Date of Re-exam	Review Date	# of Errors Found	Type of Errors	Action Taken	Date Corrected	Review's Initial

Manager's Signature _____

Date _____

ATTACHMENT 3

Feb-10

	Households with Income Discrepancy												
	SSN	Last Name	Project	Annual Income Discrepancy (Actual)	Effective Date of 50058	Invalid	Reason Case is Invalid	Valid	Backcharge Due to HPHA	Tenant Evicted or Pending Eviction	Tenant Moved	Case Referred to OIG	Comments
1			HI001000044	($33,233.67)	7/1/2009	X	6			X			EMPLOYERS REPORT PENDING, SENT 1/2010
2			HI001000044	($26,772.00)	10/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010
3			HI001000044	($14,624.00)	10/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010
4			HI001000044	($14,220.45)	8/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010
5			HI001000044	($12,451.07)	9/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010
6			HI001000044	($11,622.00)	7/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010
7			HI001000044	($7,486.97)	8/1/2009	X	4						
8			HI001000044	($5,883.10)	9/9/2009	X	5						PER EMPLOYERS REPORT, JOB ENDED 10/2/2008
9			HI001000044	($5,881.00)	7/1/2009	X	2				X		
10			HI001000044	($4,500.00)		X	5						PER EMPLOYERS REPORT, JOB ENDED 9/10/2009
11			HI001000044	($4,368.00)	9/1/2009	X	4			X			EVICTION CONTINUED TO 3/23/2010
12			HI001000044	($4,133.40)	8/1/2009	X	6						EMPLOYERS REPORT PENDING, SENT 1/2010

Reason case is Invalid
1 - UIV data is incorrect
2 - Effective date of income is after re-exam effective date and PHA has no interim increase policy
3 - PHA recorded income data on 50058 incorrectly
4 - PHA Administrative Error (Calculations based on best available data at that time)
5 - Other (explain in "Comments" column)
6 - Verification still pending

Enter one code in "Reason Case is Invalid" column. If multiple reasons list one code in column and record additional codes in the "Comments" column

Note: Income Discrepancy Report contains household discrepancies only for household members that successfully pass SSA Identity Verification test.
These households may have potentially under-reported household incomes.
Confidential Privacy Act Data. Civil and Criminal penalties apply to misuse of this data.

HPHA Vacancy Report For The Month Of Dec 2009
AMP NO. 44 Waimaha/Sunflower (Waianae)
PIC Report Date: 01/2010

ACC Units	
Occupied Units	
Vacant Units	
Vacancy Rate	

#REF!

AMP	Project Name	Project Number	Unit Address	# of Bedrooms	Vacant	N/R	Project Total	Vacancy Confirmation (Y/N)	Reason for Vacancy	Start Date of Vacancy	Current Status	Projected Date of Occupancy	***Down Time	***Make Ready Days	***Lease Up	Date Applications Notified	Comments
44	Maili I	1033															
Project Total					0	0	0										
	Nanakuli Homes	1035	1035-00001	3	x			Y		4/30/2008	CMS	*	681			*	
			1035-00002	3	x			Y		9/3/2008	CMS	*	555			*	
			1035-00005	3	x			Y		10/21/2009	AMP	5/1/2010	142			*	
			1035-00006	3	x			Y		6/11/2007	CMS	*	1005			*	
			1035-00034	3	x			Y		11/30/2007	CMS	*	833			*	
Project Total					5	0	5										
	Maili II	1042															
Project Total					0	0	0										
	Waimaha/Sunflower	1057	1057-00109	1	x			Y		1/15/2010	AMP	3/30/2010	56				
			1057-00216	1	x			Y		11/9/2009	AMP	3/30/2010	123			*	
			1057-00313	2	x			Y		1/11/2010	AMP	3/30/2010	60				
			1057-A223	2	x			Y		8/2/2009	Available	2/28/2010	222			12/15/2009	
			1057-0B125	3	x			Y		6/18/2009	Available	2/15/2010	267			*	
			1057-0B128	3	x			Y		3/5/2009	CMS	*	372			*	
			1057-0B218	2	x			Y		1/6/2010	AMP	4/30/2010	65				
			1057-0B220	3	x			Y		3/5/2009	CMS	*	372			*	
			1057-0B320	3	x			Y		3/5/2009	CMS	*	372			*	
			1057-0D118	1	x			Y		12/1/2009	AMP	2/15/2010	101			*	
			1057-0G101	1	x					1/11/2010	AMP	5//2010	60				
			1057-0G201	3	x			Y		9/14/2009	Available	2/28/2010	179			12/15/2009	
			1057-0G303	2	x			Y		9/30/2009	Available	2/28/2010	163			12/15/2009	
Project Total					13	0	13										
	Kau'iokalani	1091	1091-00101	3	x			Y		3/25/2008	CMS	*	717			*	
			1091-00103	3		x		Y		2/26/2010	AMP	4/30/2010	14				
			1091-00201	3	x			Y		12/4/2006	CMS	*	1194			*	
			1091-00303	3	x			Y		12/19/2007	CMS	*	814			*	
			1091-00304	3	x			Y		6/22/2006	CMS	*	1359			*	
			1091-00403	3	x			Y		1/9/2008	AMP	3/31/2010	793			12/15/2009	
			1091-00404	3	x			Y		10/2/2009	AMP	3/31/2010	161			12/15/2009	
			1091-00501	3	x			Y		5/30/2007	Available	3/15/2010	1017			12/15/2009	
			1091-00602	3	x			Y		7/10/2009	AMP	3/1/2010	245			12/15/2009	
			1091-01004	3		x		Y		2/16/2010	AMP	3/15/2010	24				
			1091-01101	3	x			Y		11/15/2005	AMP	*	1578			*	
			1091-01102	3	x			Y		5/16/2005	AMP	*	1761			*	
			1091-01104	3	x			Y			AMP	3/30/2010				12/15/2009	
			1091-01201	3	x			Y		10/1/2009	AMP	3/31/2010	162			*	
			1091-01202	3		x		Y		2/10/2010	AMP	4/31/2010	30				
			1091-01203	3	x			Y		8/20/2007	AMP	3/31/2010	935			12/15/2009	
Project Total					13	3	16										

HPHA Vacancy Report For The Month Of Dec 2009
AMP NO. 44 Waimaha/Sunflower (Waianae)
PIC Report Date: 01/2010

ACC Units	
Occupied Units	
Vacant Units	
Vacancy Rate	

#REF!

AMP	Project Name	Project Number	Unit Address	# of Bedrooms	Vacant	N/R	Project Total	Vacancy Confirmation (Y/N)	Reason for Vacancy	Start Date of Vacancy	Current Status	Projected Date of Occupancy	***Down Time	***Make Ready Days	***Lease Up	Date Applications Notified	Comments
	Maili II	1108	1108-00005	4	x			Y		2/6/2009	AMP	5/31/2010	399			12/15/2009	
			1108-00009	4	x			Y		4/30/2009	AMP	5/31/2010	316			12/15/2009	
			1108-00013	4	x			Y		9/21/2009	AMP	5/31/2010	172			12/15/2009	
			1108-00019	2	x			Y		12/31/2007	CMS	*	802			*	
			1108-00024	4	x			Y		1/18/2009	CMS	*	418			*	
'roject Total					5	0	5										
'M 44 TOTAL					36	3	39										

TEAM (Prior to 07/01/2008)	0	New	3
CMS	13	Filled	3
AMP	26	Net	

***Down Time: Number of days from the date unit was vacated until the date keys are handed to maintenance staff for cleaning/fix up
***Make ReadyTime: Number of days from the date maintenance staff receives keys until date they turn unit back to management for rental
***Lease up time: Number of days from date maintenance staff turns unit back to management for rental unit effective date of new lease

es:

Not reported (Includes Demo/Dispo, Homeownership units)	
Not in PIC (Added by AMP Manager)	
New Vacant Units	
Available Units	
Burn Units	