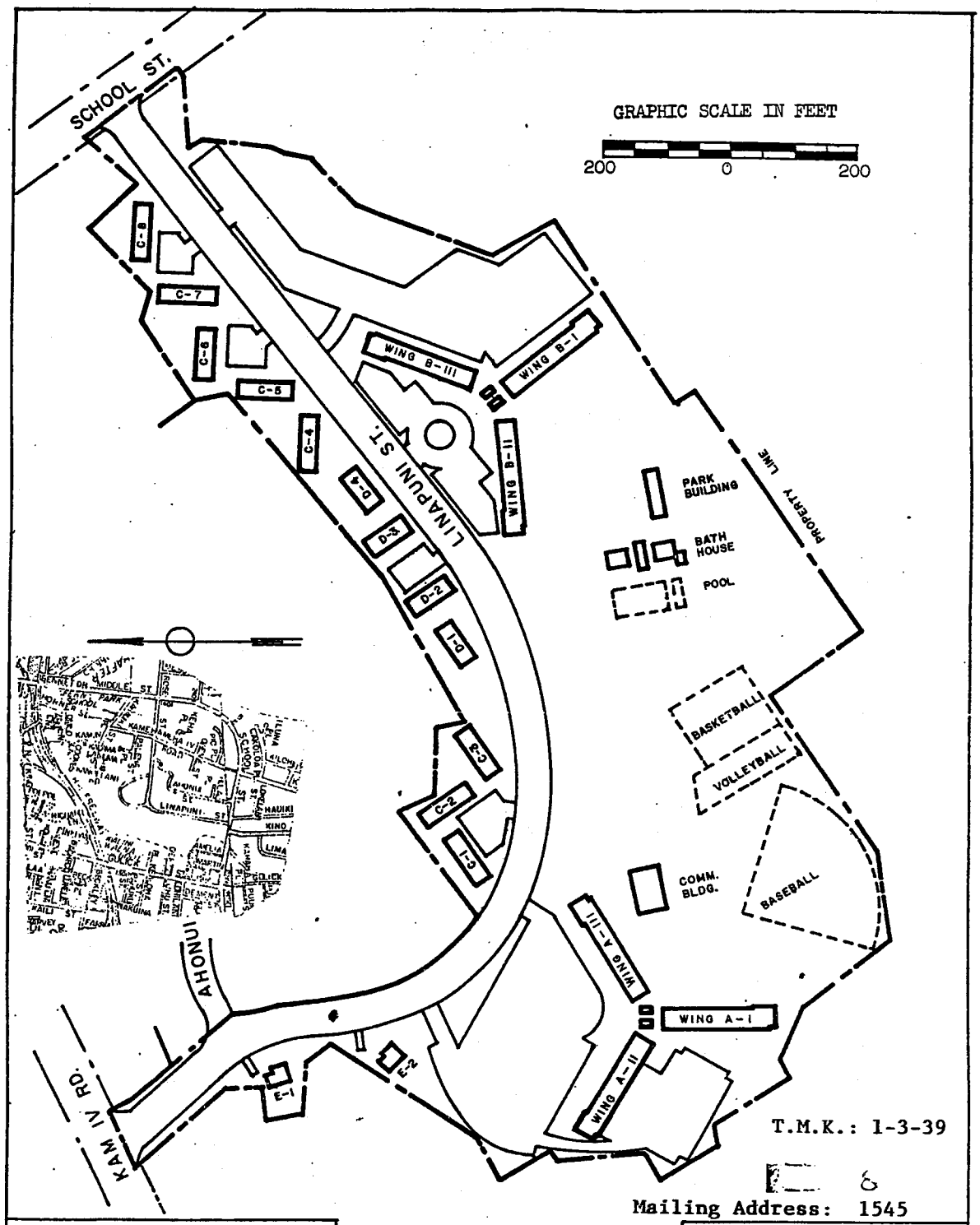
Fact Sheet

Hawaii Public Housing Authority
Asset Management Project 40
Kuhio Homes (1007), Kuhio Park Terrace (1010)

Property	Total Units	Unit Type 1 bedroom	2	3	4	5	Date of Initial Occupancy
Kuhio Homes	134	20	32	37	37	8	11/16/1953
Kuhio Park Terrace Low Rise	40				40		2/2/65

ATTACHMENT 1



LEGEND - CONSTRUCTION		
In Progress	Outlined	
Finished	Solid Color	
Excavation-Foundation	Black	
Floors, Walls, Roofs	Orange	
Interior Partition	Green	
Wiring & Plumbing	Blue	
Painting	Brown	
Punch List Items	Red	
LEGEND - LANDSCAPING		
In Progress	Outlined	
Finished	Hatched	
Plants, Trees, Shrubs	Yellow	
Lawn Work	Purple	

PUBLIC HOUSING ADMINISTRATION

Housing & Home Finance Agency

Accompanying Project Photo Nos. _____

Accompanying Construction Report No. _____

Dated:

HAWAII HOUSING AUTHORITY

SITE PLAN DIAGRAM

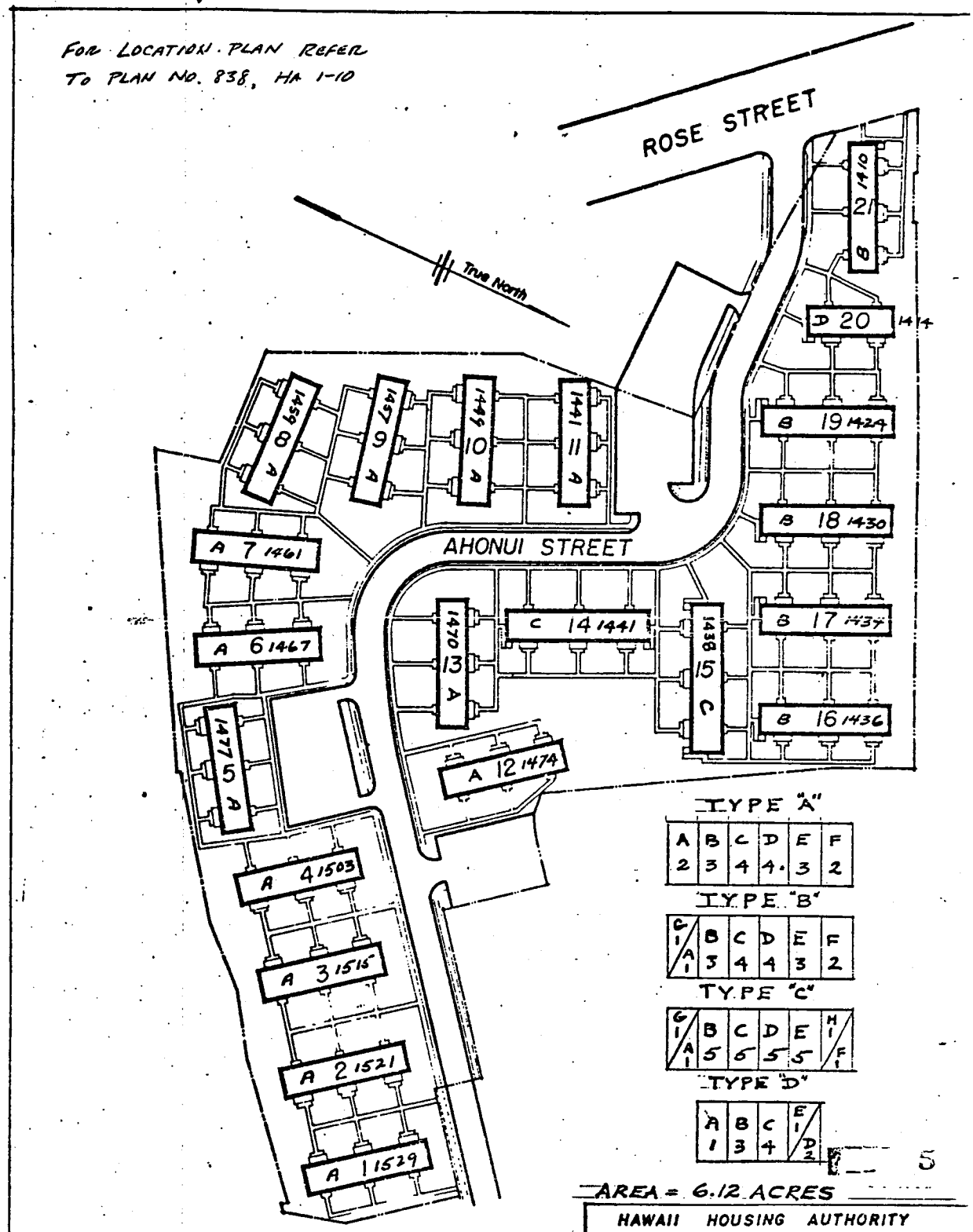
KUHIO PARK TERRACE

PROJECT HA 1-10

REIT, LEMMON & LO
Architects & Engineers

Plan No. 838 Date: 3/1/63

Location: 1475 Linapuni St., Honolulu, HI



AREA = 6.12 ACRES

HAWAII HOUSING AUTHORITY
HONOLULU HAWAII

SITE PLAN DIAGRAM
KUHIO HOMES
PROJECT HA 1-7

APPROVED: O.K.Hung March 6, 1953

PLAN N° 590 T.M.K.: 1-3-39:3&6

PUBLIC HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY
Accompanying Project Photographs Numbers

NOTE:
1515: POSTAL NUMBERS

REVISED 11/62

Location: Ahonui St., Honolulu, Hi

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			*	
Project Total					**5**	**0**	**5**										
PM 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**

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