

SUMMARY OF PHYSICAL CHARACTERISTICS

KAUHALE NANI

A Federal Low Rent Family Project

Project No. HA 156

310 North Cane Street

Wahiawa, Hawaii 96786

A. Date of Initial Occupancy: July 10, 1980

B. Number of Dwelling Units:

<u>Quantity</u>	<u>Type</u>
14	1 Bedroom units
16	2 Bedroom units
<u>20</u>	3 Bedroom units
50	TOTAL UNITS

C. Type of Structure:

The project consists of nine (9) wood frame double wall construction buildings. The community center consists of an office, storage and maintenance shop area. Laundry facility is currently under contract. There a total of 62 parking stalls on the site.

D. Type of Appliances:

Range - Electric

Refrigerator

Water Heater - Solar with electric back-up

SUMMARY OF PHYSICAL CHARACTERISTICS

WAHIAWA TERRACE
A Federal Low Rent Family Project
Project No. HA 115
Palm Street
Wahiawa, Hawaii 96786

A. Date of Initial Occupancy: October 1, 1966

B. Number of Dwelling Units:

<u>Quantity</u>	<u>Type</u>
12	1 Bedroom units
16	2 Bedroom units
24	3 Bedroom units
<u>8</u>	4 bedroom units
60	TOTAL UNITS

C. Type of Structure:

The project consists of eight (8) CMU construction three-story walk up buildings. There is a two-story maintenance shop/office on site. Building renovations were just completed in 1996. There a total of 60 parking stalls on the site.

D. Type of Appliances:

Range - Gas

Refrigerator

Water Heater - Heat pump with gas back-up

Sewage pump under maintenance contract

SUMMARY OF PHYSICAL CHARACTERISTICS

PROJECT NAME **Kupuna Home O'Waiialua, A Federal Low Rent
Elderly Project, Project No. HA 150**
Street Address **67-088 Goodale Avenue
Waiialua, Hawaii 96791**

A. Project completion date: February 1, 1977

B. Number of Dwelling Units: 40

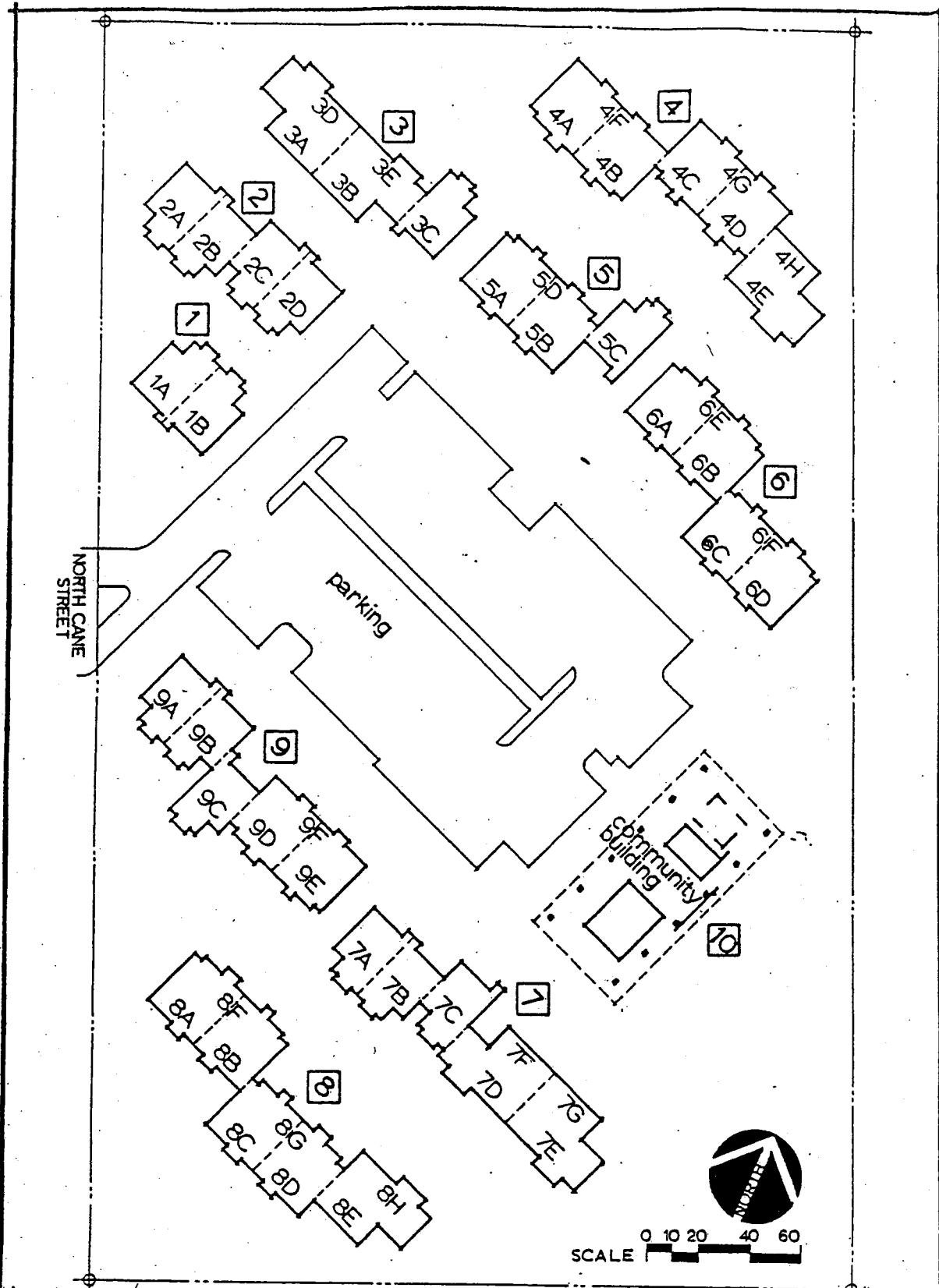
Quantity	Type	
24	Studio	bedroom units
16	One	bedroom units
<hr/> 40	Total units	

C. Type of Structure:

The project consists of twenty (20) one story duplex buildings situated on a 3.3 acre parcel. A community building, community garden and two trash stations serve the project. There are two parking areas with a total of 48 parking stalls.

D. Type of Appliances:

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



Location: E

Address: 310 N. CANE ST.; APT. — WAHIAWA

SITE PLAN DIAGRAM

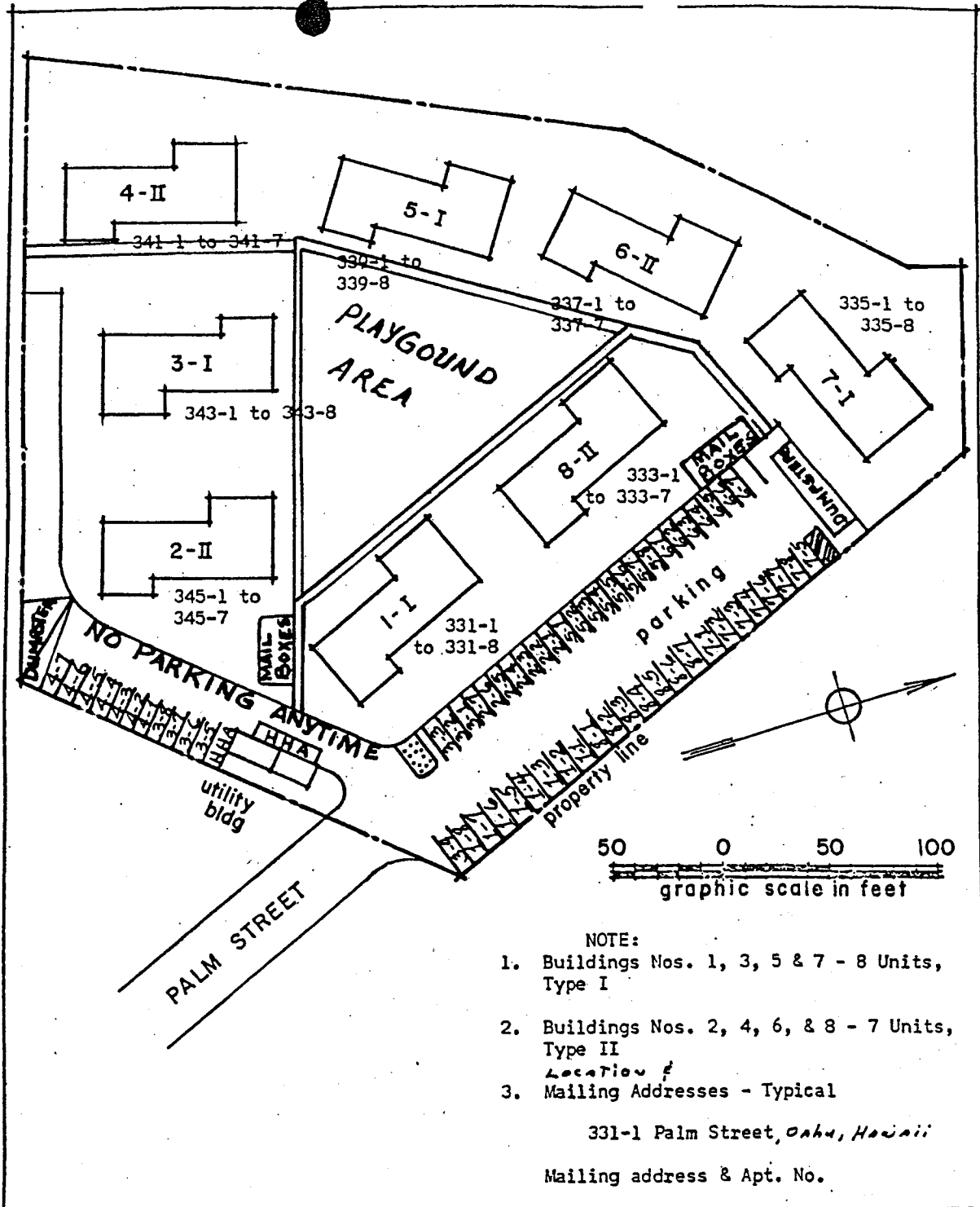
HAWAII HOUSING AUTHORITY
 PROJECT NO. HI 10P 001-056
 WAHIAWA, OAHU, HAWAII
 AKIYAMA KEKOOLANI & ASSOCIATES

PLAN NO. 1099

DATE:
FEBRUARY 1980

TMK: 7-4-07:14 KAHALE NANI

HA 1-56



NOTE:

1. Buildings Nos. 1, 3, 5 & 7 - 8 Units, Type I
2. Buildings Nos. 2, 4, 6, & 8 - 7 Units, Type II
3. Mailing Addresses - Typical

331-1 Palm Street, Oahu, Hawaii

Mailing address & Apt. No.

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: _____

T.M.K. 7-1-01:34

HAWAII HOUSING AUTHORITY

SITE PLAN DIAGRAM

WAHIAWA TERRACE

PROJECT HA 1-15

HOWARD M.Y. WONG
Architect

Plan No. 405

Date: May 1965

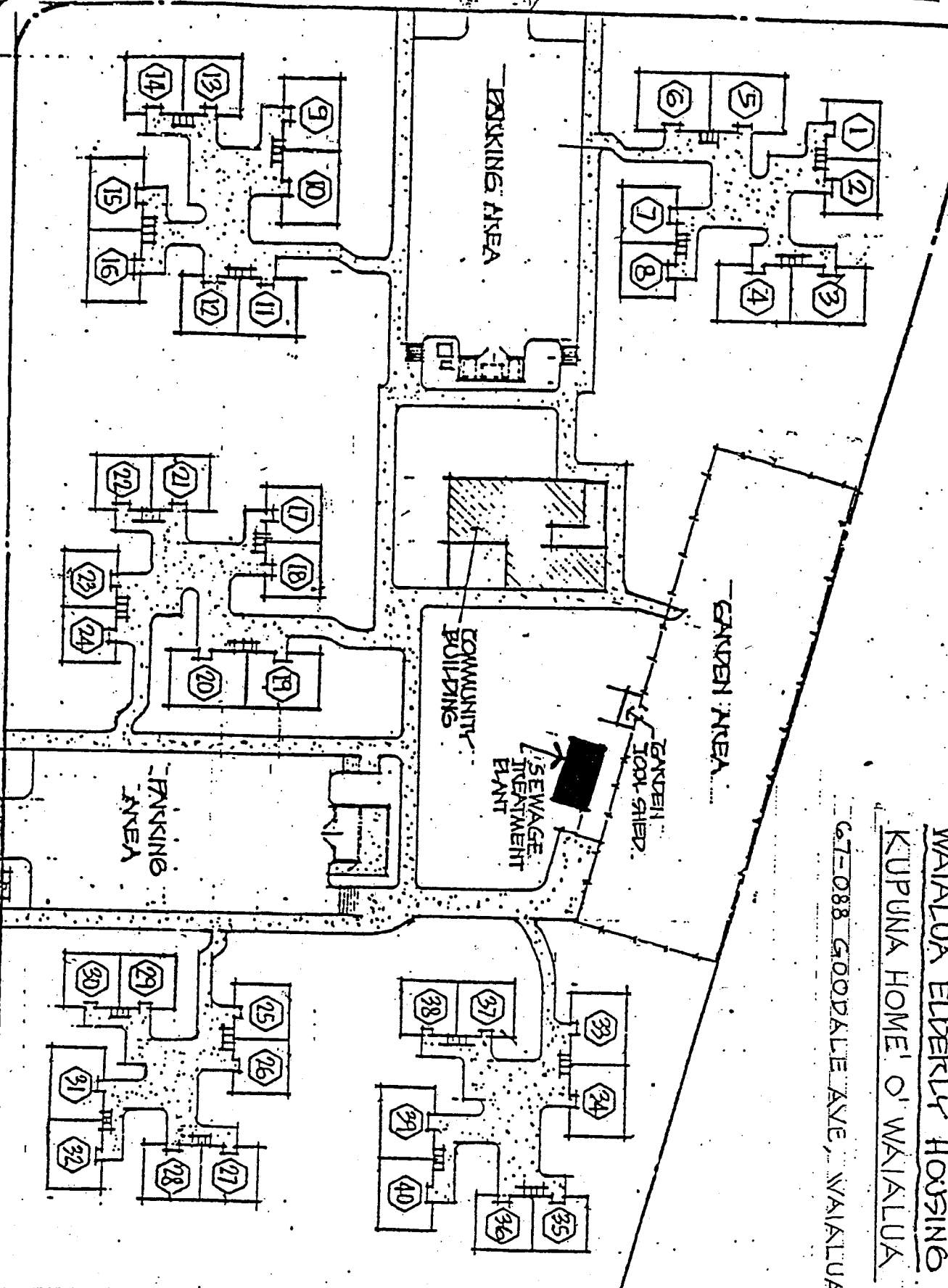
NAHOA STREET

GOODALE AVENUE

SMILPOXES

SIDEWALK

SIDEWALK



WAIALUA ELDERLY HOUSING
KUPUNA HOME O' WAIALUA

67-088 GOODALE AVE, WAIALUA

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 HPFA	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						PER EMPLOYERS REPORT, JOB ENDED 10/2/2008
8		HI001000044	(\$5,883.10)	9/9/2009	X	5						PER EMPLOYERS REPORT, JOB ENDED 9/10/2009
9		HI001000044	(\$5,881.00)	7/1/2009	X	2				X		EVICTION CONTINUED TO 3/23/2010
10		HI001000044	(\$4,500.00)		X	5						EMPLOYERS REPORT PENDING, SENT 1/2010
11		HI001000044	(\$4,368.00)	9/1/2009	X	4			X			EMPLOYERS REPORT PENDING, SENT 1/2010
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 Waiahala/Sunflower (Waiaanae)
 PIC Report Date: 01/2010

#REF!

ACC Units
 Occupied Units
 Vacant Units
 Vacancy Rate

AMP	Project Name	Project Number	Unit Address	# of Bedrooms	Vacant	NIR	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	
																		Project Total
	Maui 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			*		
					5	0	5											
					36	3	39											
	TEAM	0			New	3												
	(Prior to 07/01/2008)	13			Filled	3												
	CMS	26			Net													
	AMP																	
	Notes:																	
	IR																	
	ted																	
	Not reported (Includes Demo/Dispo, Homeownership units)																	
	Net in PIC (Added by AMP Manager)																	
	New Vacant Units																	
	Available Units																	
	Burn Units																	
	***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 Ready/Time: 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																	