II. SUMMARY OF PHYSICAL CHARACTERISTICS

WAIMAHA-SUNFLOWER, HA 1-57
85-934 Lihue Street, Waianae, Oahu

A. Date of Completion:

May 1976

B. Number of Dwelling Units:

		WAIMAHA	
SUNFLOWER			
52	-One bedroom	20=503 sf.	32=513 sf.
46	-Two bedroom	30=745 sf. +90 sf. lanai	16=666 sf.
32	-Three bedroom	32=999 sf. +90 sf. lanai	
130 Units			

C. Type of Structures:

The Waimaha-Sunflower housing project consists of 130 dwelling units Located on two parcels of land separated by a City and County right-of-Way (McArthur Street).

The Waimaha portion consists of eighty-two (82) dwelling units in seven (7) three-story walk-up buildings. The buildings are of wood-framed construction with a combination of stucco and wood exterior walls. There is a separate 2,175 sf. community building which contains an office, a storeroom, restrooms, laundry facilities and a community lanai. There is parking to accommodate 103 vehicles. The parcel consists of 125,534 sf with common areas fully landscaped..

The portion of the project known as Sunflower, located on a 37,766 sf. landscaped parcel, consists of forty-eight (48) dwelling units in two (2), three-story walk up buildings. The construction of the buildings is similar to that of Waimaha. Fifty-seven (57) vehicle parking spaces are located in a two-story concrete structure. There is a 260 sf. masonry structure housing a community laundry facility and a maintenance storeroom adjacent to the parking structure.

D. Type of Appliances:

Ranges	electric
Refrigerators	electric
Water Heaters	electric – individual

SUMMARY OF PHYSICAL CHARACTERISTICS

KAU'IOKALANI
Project No. HA 1-91
85-658 Farrington Highway
Waianae, Hawaii

A. Project completion date: July, 1995

B. Number of Dwelling Units:

Quantity	Type
47	3 bedroom/1.5 bath @ 1,025 s.f.
3*	3 bedroom/1.5 bath @ 900 s.f.
.....	
50	**TOTAL UNITS**

*Handicap units

C. Type of Structure:

The project consists of twelve two story wood frame buildings. There are 50 dwelling units, a free standing community center, project office, laundry room, meeting room, playground area and maintenance storage space. Sixty-four (64) open parking stalls are available on the 4.55 acre parcel.

D. Type of Appliances:

Gas Range

Refrigerator

Individual Gas Water Heater

SUMMARY OF PHYSICAL CHARACTERISTICS

MAILI
Project No. HA 1-33
Maliona, Maipela & Hila Streets
Maili, Hawaii

A. Project completion date: 1969

B. Number of Dwelling Units:

Type

7 - 2 bedroom units @ 768 s.f.

13 - 3 bedroom units @ 912 s.f.

20 Total units

C. Type of Structure:

The project consists of twenty (20) one story buildings situated on a 2.32 acre parcel. The buildings are of single wall construction on concrete slab foundation with corrugated metal roofs. Each unit has as assigned single carport.

D. Type of Appliances:

Gas Range

Refrigerator

Individual Gas Water Heater

SUMMARY OF PHYSICAL CHARACTERISTICS

MAILI II
Project No. HA I-42
Keliikipi & Kulaaupuni Streets
Maili, Hawaii

A. Project completion date: 1970

B. Number of Dwelling Units:

Type

12 – 2 bedroom units @ 624 s.f.

12 – 4 bedroom units @ 960 s.f.

24 Total units

C. Type of Structure:

The project consists of fourteen (14) one-story duplexes of single wall construction, timber on concrete block foundation, and asphalt shingle roofs. There are 28 parking stalls available on the 2.345 acre parcel.

D. Type of Appliances:

Gas Range

Refrigerator

Solar Collectors/electric water heaters

SUMMARY OF PHYSICAL CHARACTERISTICS

NANAKULI
Project No. HA 1-35
87 - 1606 – 87 – 1612 Farrington Highway
Nanakuli, Hawaii

A. Project completion date: 1969

B. Number of Dwelling Units:

Type

36 – 3 bedroom units @ 792 s.f.

36 Total units

C. Type of Structure:

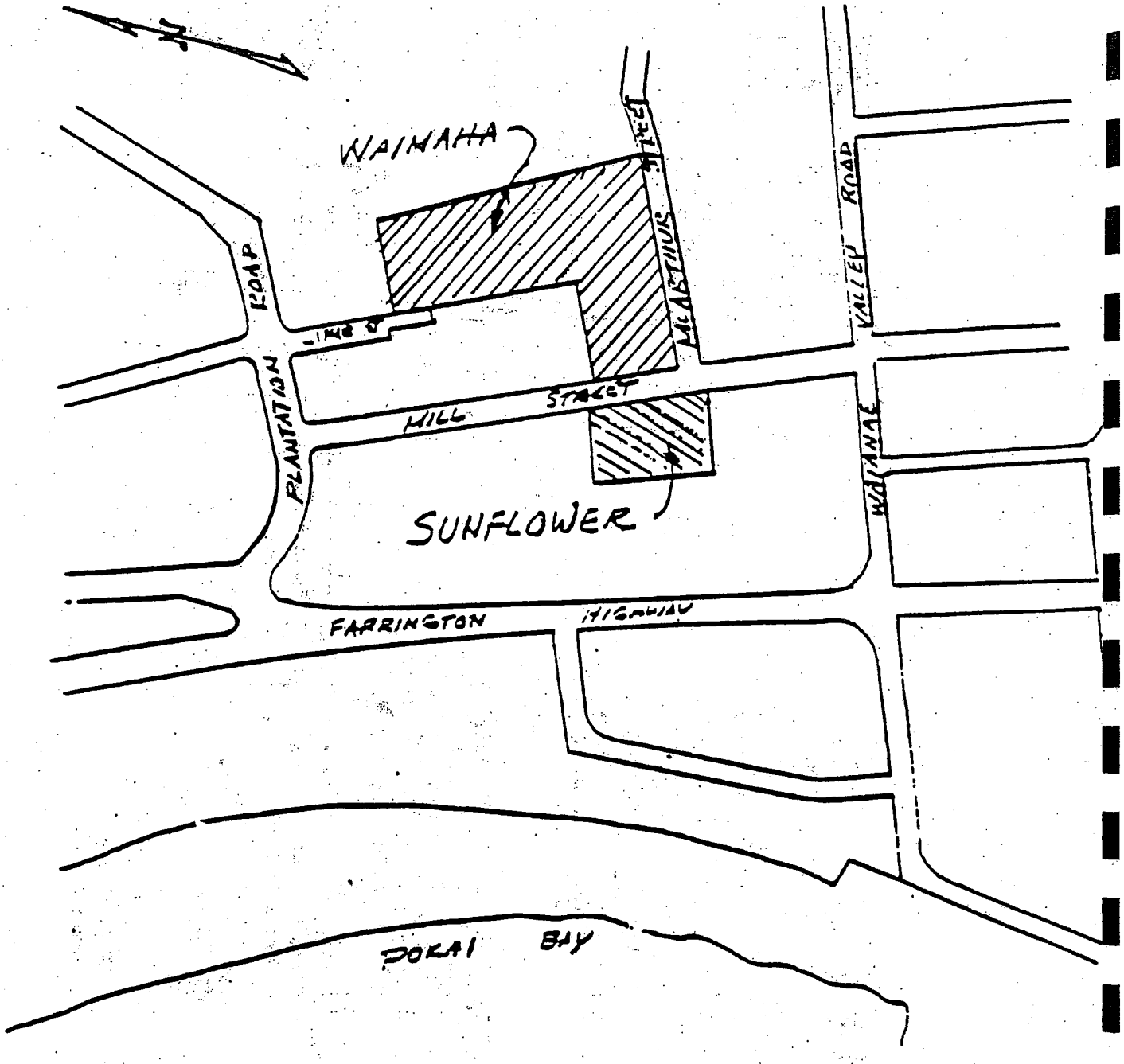
The project consists of thirty-six (36) one-story wood buildings situated on a 4.249 acre parcel. The buildings are of single wall construction, concrete block foundation and corrugated metal roofs. Each unit has a single carport.

D. Type of Appliances:

Electric Range

Refrigerator

Solar collectors/electric water heaters



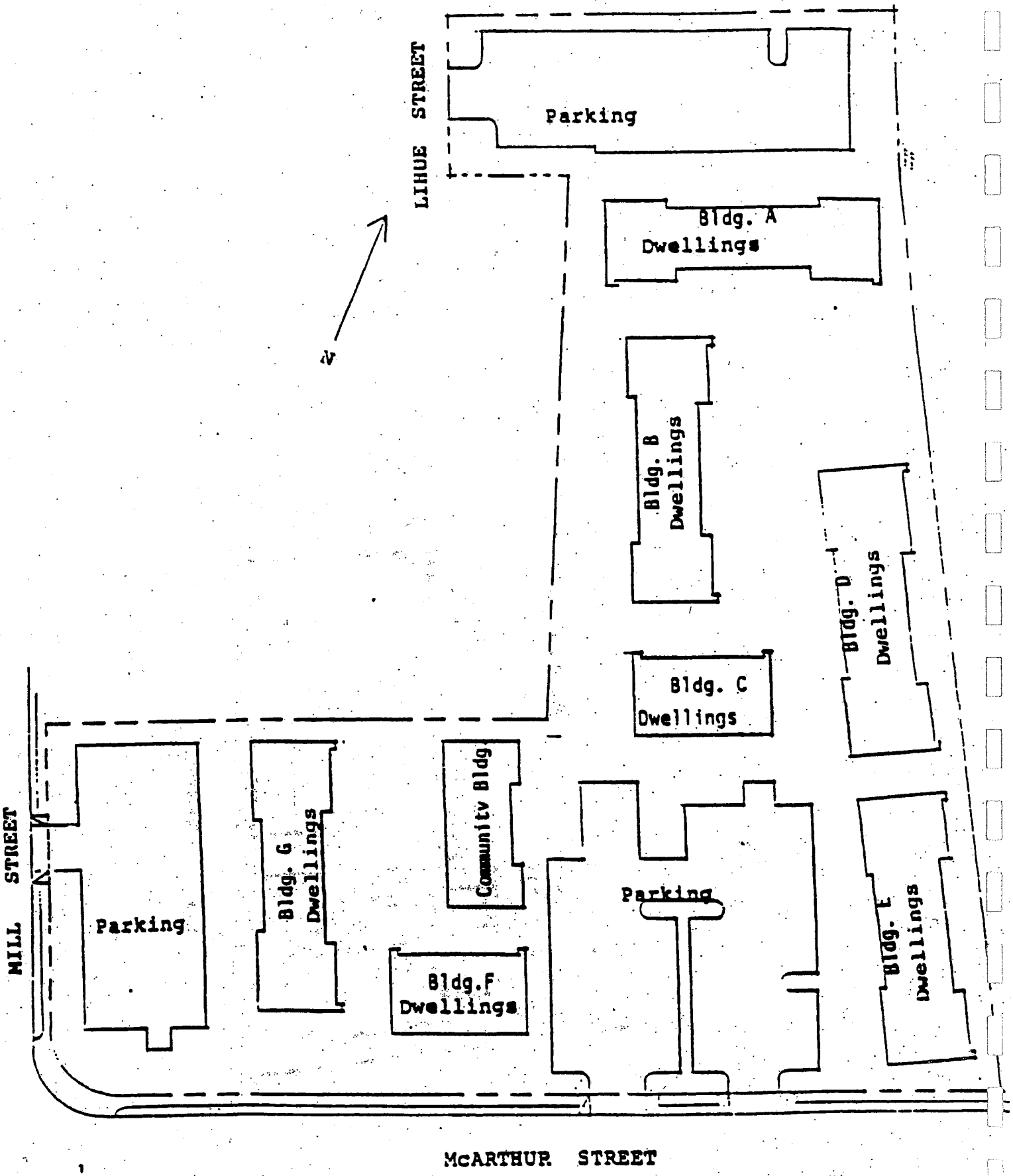
LOCATION MAP

HA1-57

HAWAII HOUSING AUT

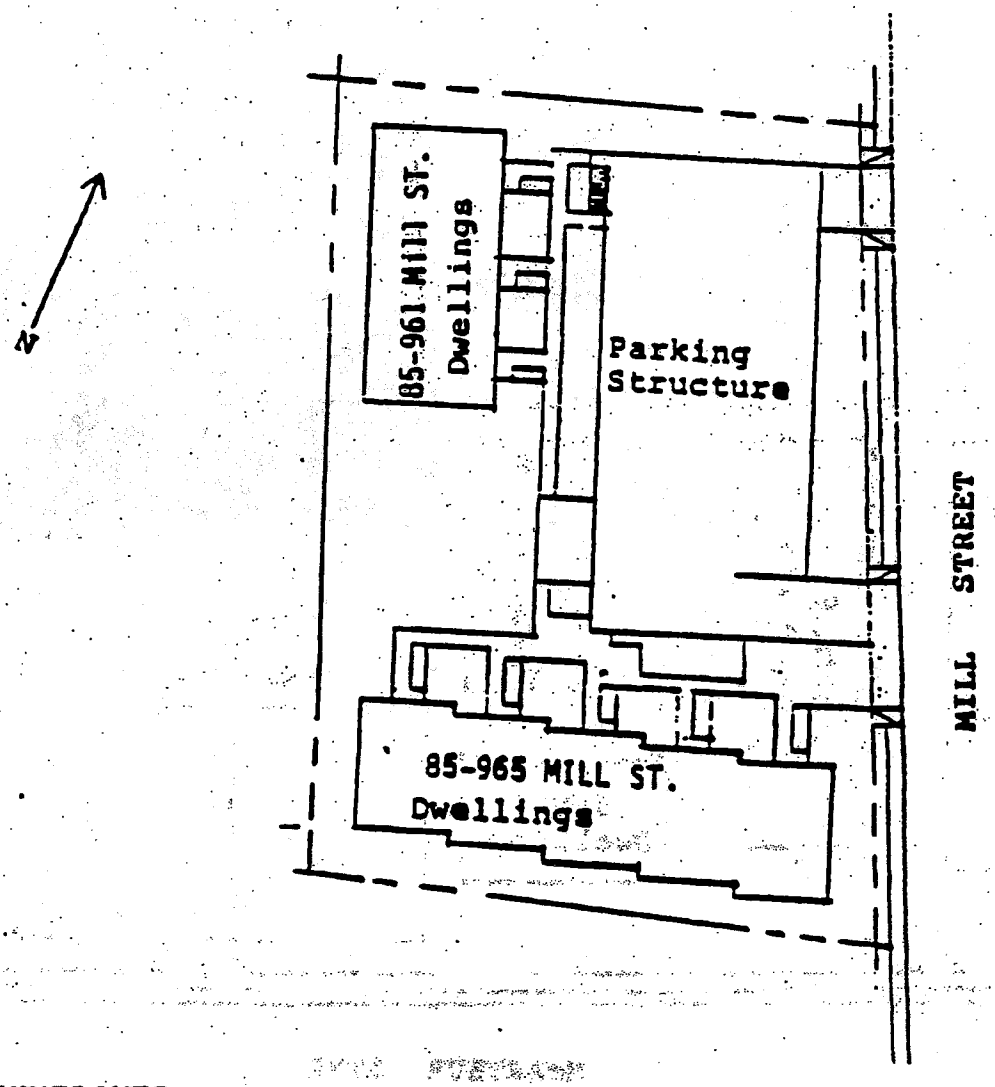
WAIMAHA/SUNFLOWER P

LOCATION:
95-974 Lihue Stre



WAIMAHA
HAI-57

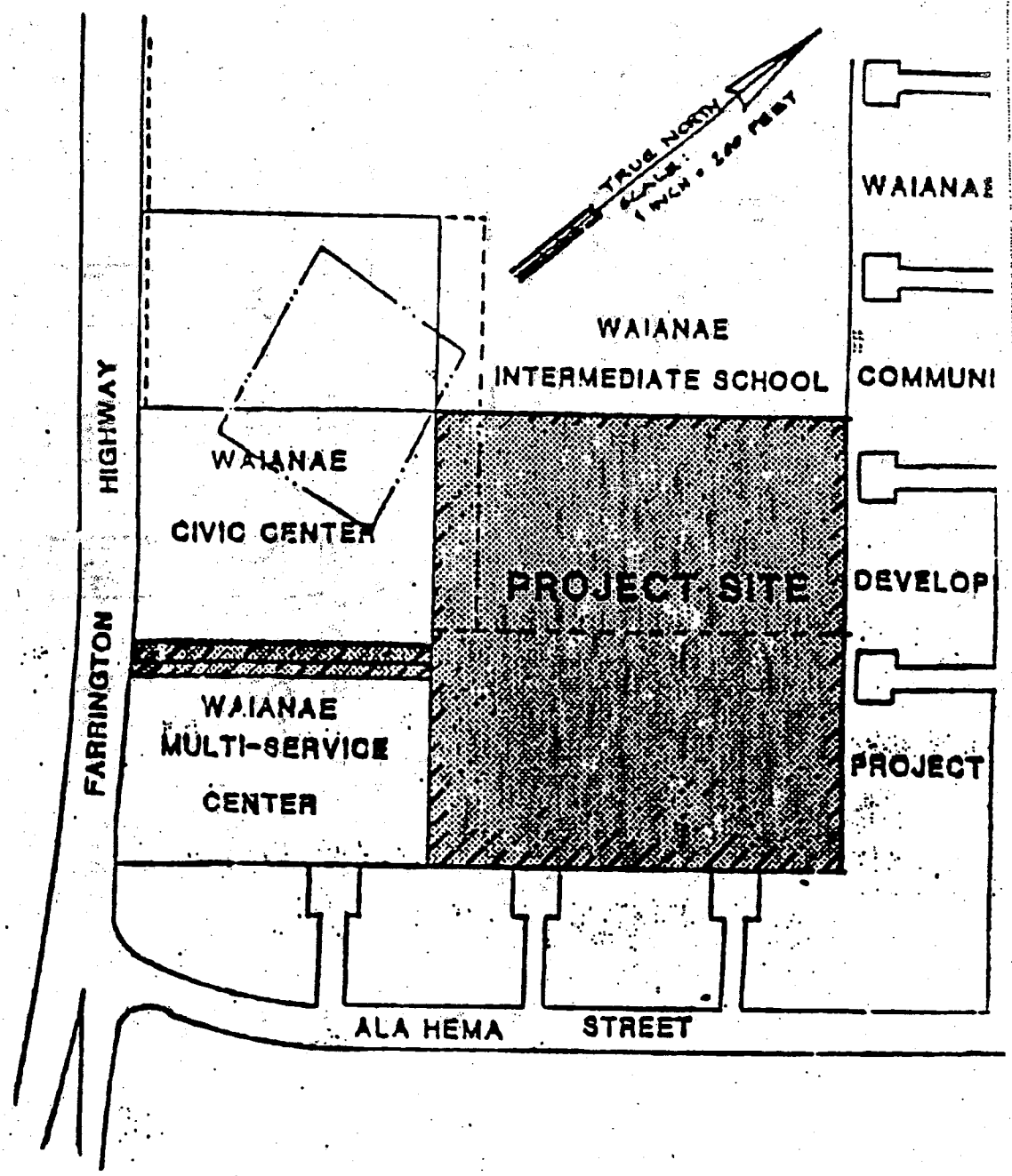
Bldgs. A & B 85-934 Mill Street
Bldgs. C,D & E 85-186 McArthur Street
Bldgs. F & G 85-164 McArthur Street



SUNFLOWER

HA1-57

LOCATION MAP



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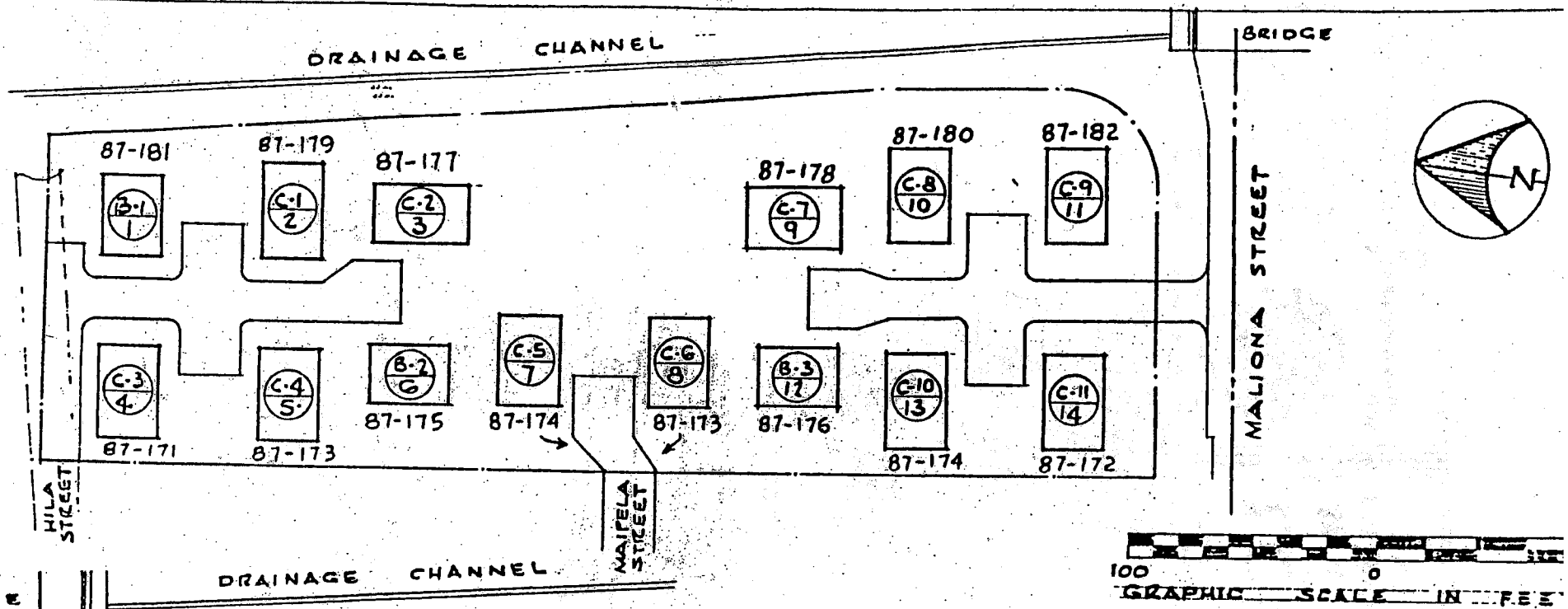
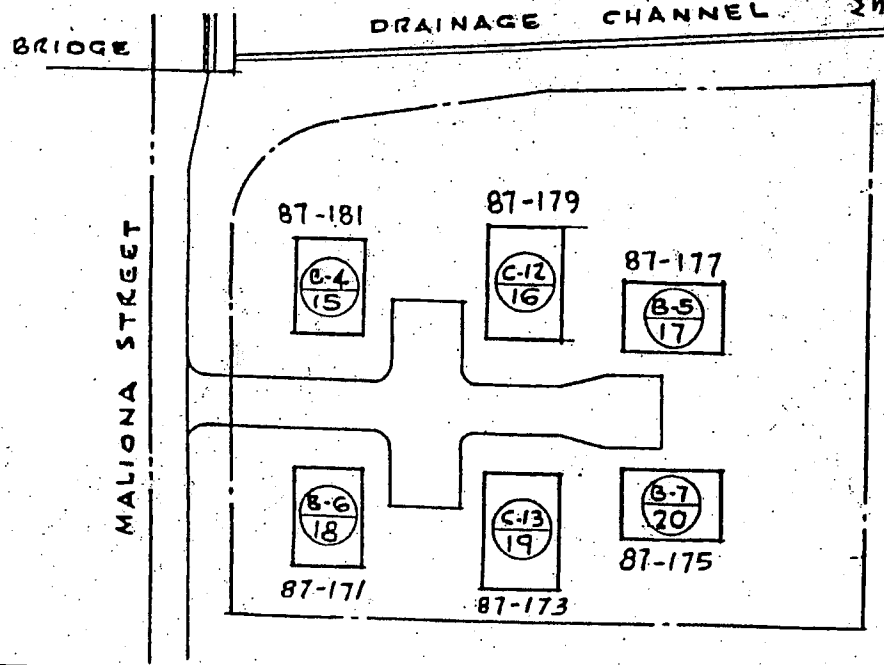




SYMBOLS

B-2 / 6 — DENOTES 2-BEDROOM UNIT AND NUMBER; DENOTES HOUSE NUMBER

C-3 / 4 — DENOTES 3-BEDROOM UNIT AND NUMBER; DENOTES HOUSE NUMBER

MAILI I

LEGEND

Address: 87-175

HAWAII HOUSING AUTH

SITE PLAN DIAGR

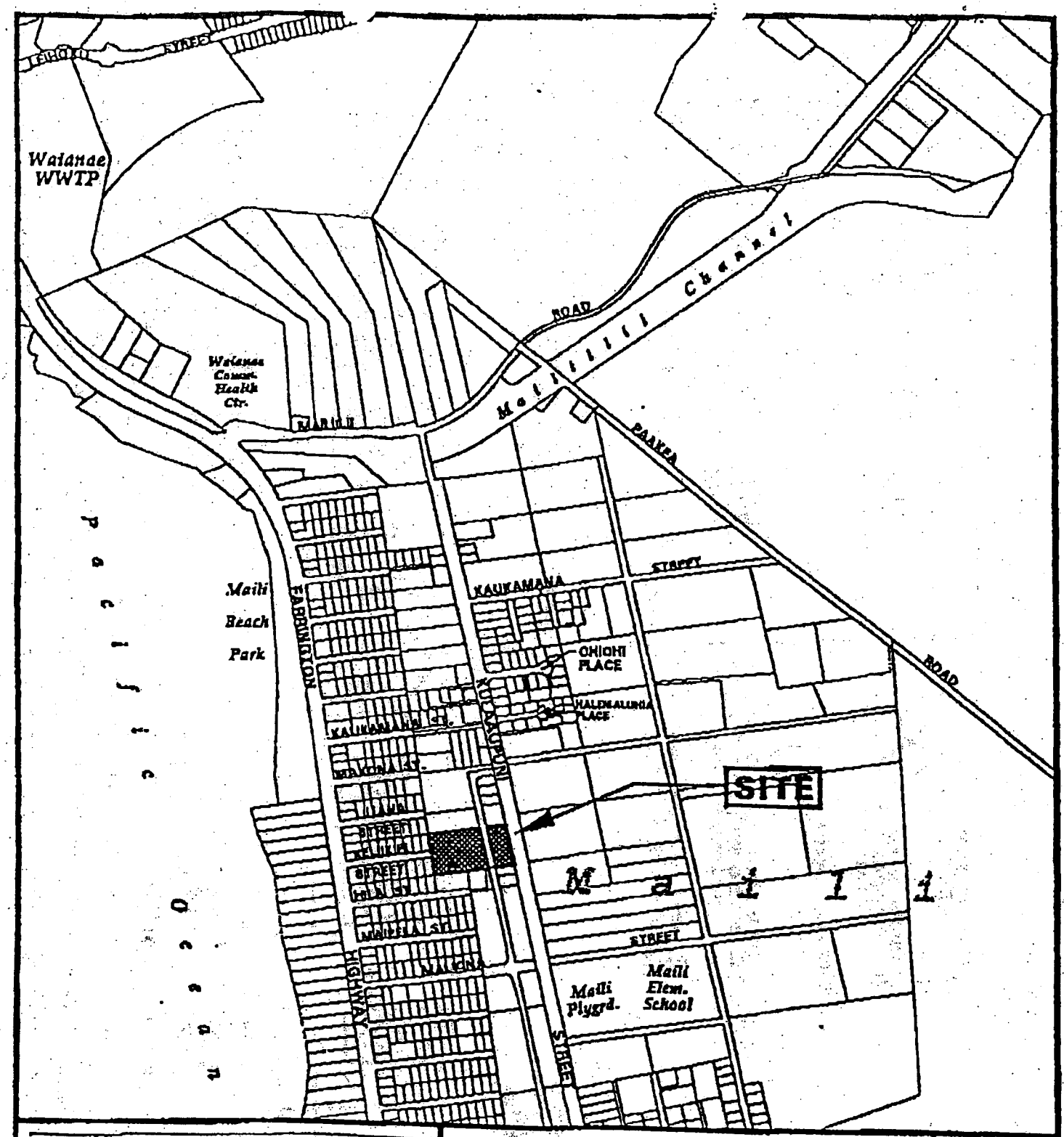
PROJECT

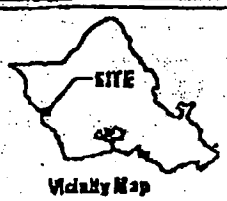
HA 1-33

MAILI WAIANAE HA

Plan No. 98

DATE: JULY



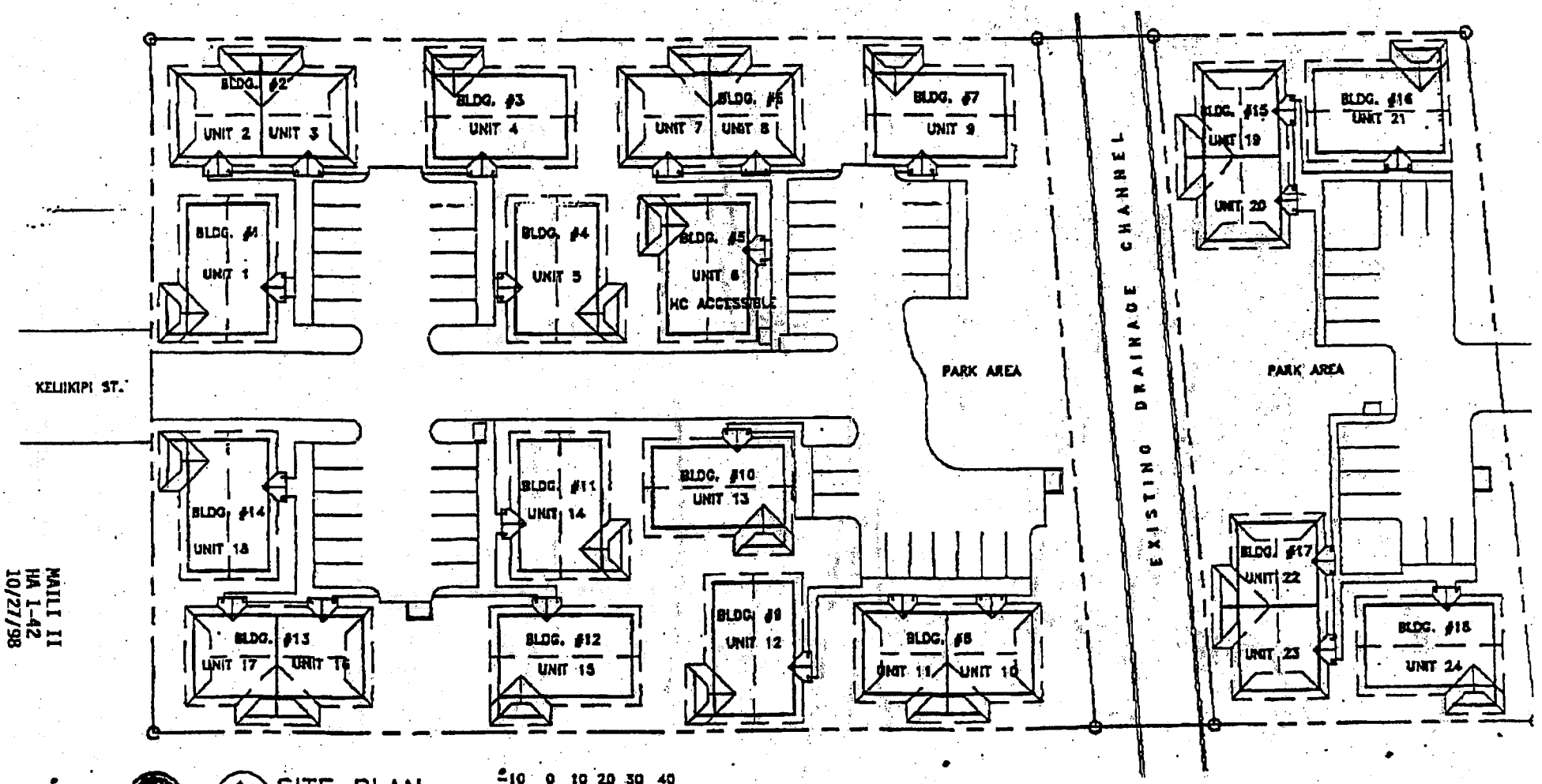


LOCATION MAP

Maili II

FOLDER NO.: 98/CL-1

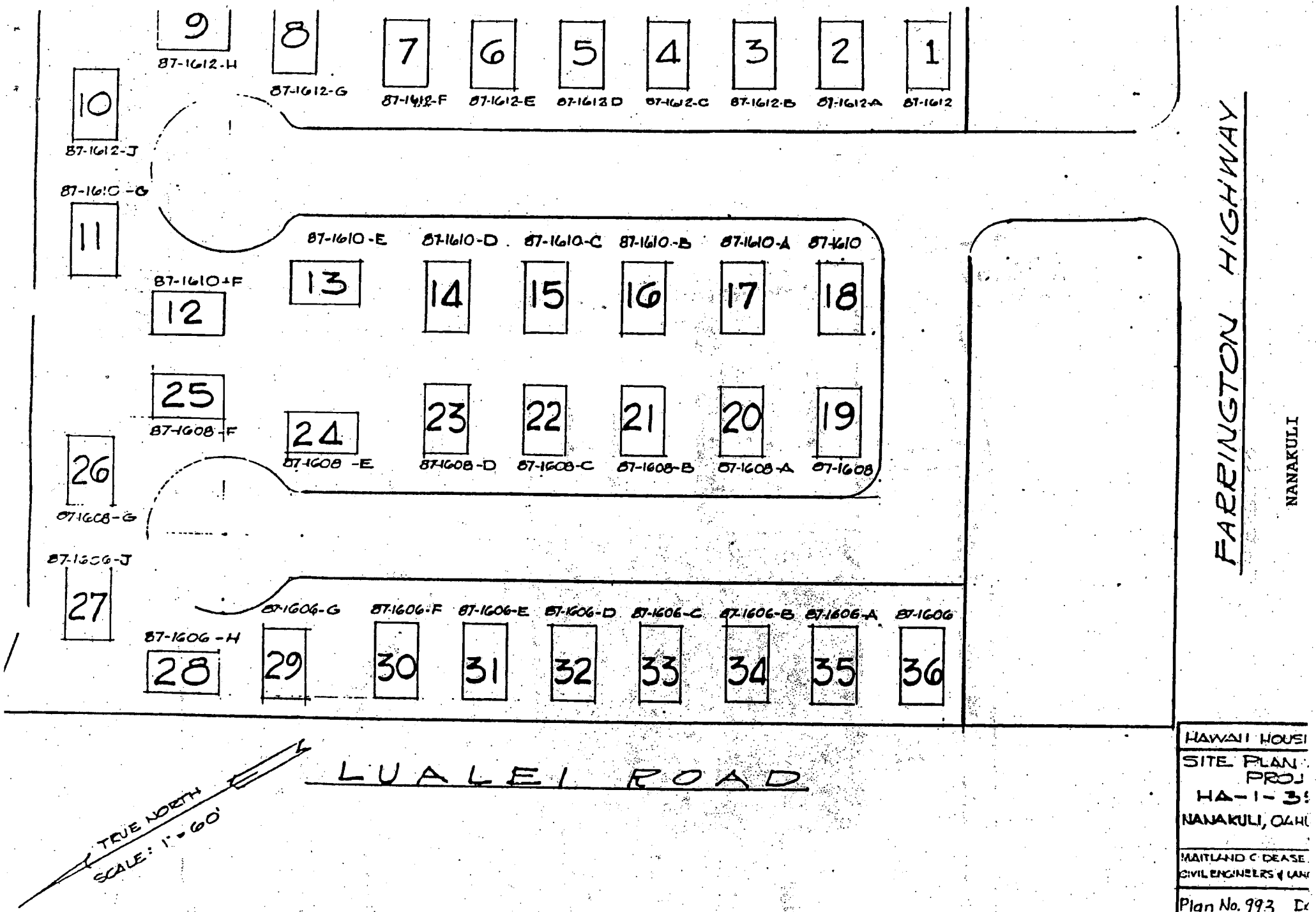
TAX MAP KEY: 8-7-01 : 01 & 37



MAILI II
HA 1-42
10/27/98

1 / A-2 SITE PLAN
SCALE: 1" = 40'-0"

-10 0 10 20 30 40
GRAPHIC SCALE



HAWAII HOUSI
SITE PLAN
PROJ
HA-1-3
NANAKULI, OAHU
MAITLAND C DEASE
CIVIL ENGINEERS & LAN
Plan No. 993 D

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**										
APM 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**

Notes:

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