

# HAWAII PUBLIC HOUSING AUTHORITY

Annual Report  
Fiscal Year 2014—2015



Department of Human Services  
State of Hawaii  
1002 North School Street  
Honolulu, Hawaii 96817

# Purpose & Introduction

The purpose of this Report is to fulfill the reporting requirements and duties assigned to the Hawaii Public Housing Authority (HPHA) under Hawaii Revised Statutes (HRS) Section 356D-20(3), which states:

The authority shall submit an annual report to the Legislature on all program areas no later than twenty days prior to the convening of each regular session, that shall provide the following information on the status of its programs and finances:

(A) A financial audit and report conducted on an annual basis by a certified public accounting firm; and

(B) Recommendations with reference to any additional legislation or other action that may be necessary to carry out the purposes of this Chapter.

In compliance with HRS Section 356D-20(3), this Report provides the status of its three major programs—Federal and State Low Income Public Housing, Section 8 Subsidy Programs, and Construction Management. Additionally, this Report includes the activities and accomplishments of the administrative offices—Property Management and Maintenance Services, Section 8 Subsidy Programs, Contracts & Procurement, Planning & Evaluation, Compliance, Hearings, Information Technology, and Personnel—that work to support the HPHA’s three major programs.

This Report includes financial data on HPHA’s funds, including non-general funds required under section 32-57.5, Hawaii Revised Statutes, an auditor’s report, and summarizes legislation proposed by the HPHA for the 2016 Legislative Session that will allow the HPHA to better serve its tenants, voucher holders, the communities they live in, and the State’s very low-income populations.

Finally, this report is being submitted in accordance with section 93-16 Hawaii Revised Statutes.





# Chairman’s Message

Aloha mai kakou,

As the new Chairman of the Hawaii Public Housing Authority Board of Directors (Board), I would like to reaffirm the Board’s commitment to meeting the housing policy needs of some of our community’s most vulnerable residents.

We look forward to creating and enforcing policies that look to empower our residents through stable housing, improving their overall quality of life, maintaining and improving their self-sufficiency, and providing resources and avenues for our residents to ultimately live independently in a home of their own.

Access to a secure, stable place to live is a basic human need, and with homeless families, the elderly, and those with disabilities being targeted specifically for support, we will pursue and continue to leverage our existing community partnerships and resources to assist our extremely low-income residents to receive safe, decent and sanitary rental housing.

HPHA’s properties are on average over thirty eight years old. Maintaining and improving these properties will continue to be a top priority, as well as expanding HPHA’s inventory with new affordable rental housing units to meet the needs of our State’s housing crisis. The Board will look to adopt effective private sector principles for managing our real estate holdings while applying diligent management oversight.

By working together to assist our brothers and sisters in need of housing and supportive services, we can improve the quality of life for many and create better communities.

Respectfully,

Pono Shim, Chairman

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# Board of Directors

The Hawaii Public Housing Authority is governed by a Board of eleven directors representing a cross section of public and private entities. The members meet monthly to oversee the Authority and to provide guidance concerning policy matters.

**Pono Shim, Chairperson**

*Oahu, Term to expire 6/30/19*

**Alena Medeiros, Vice Chairperson**

*Oahu, Term to expire 6/30/18*

**Jason Espero**

*Secretary*

*Oahu, Term to expire 6/30/19*

**Vacant**

*Kauai*

*Lisa Darcy*

*Maui, Term to expire 6/30/16*

**En Young**

*Hawaii, Term to expire 6/30/19*

**Myoung Oh**

*Oahu, 6/30/18*

**Laura Smith**

*At-Large, Term to expire 6/30/19*

**Vacant**

*Resident Member*

**Rachael Wong**

*Ex-Officio*

**Director—Department of Human Services**

**Elizabeth “Betsy” Kim**

*Ex-Officio*

## Our Mission

The Hawaii Public Housing Authority is committed to promoting adequate and affordable housing, economic opportunity and a suitable living environment, for low income families and individuals, free from discrimination.

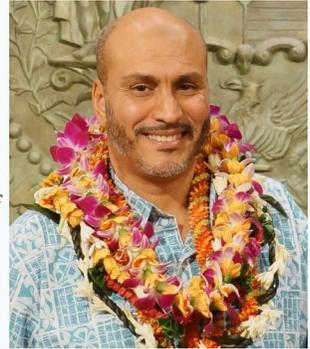


*L to R: Robert Sato, representing Senator Breene Harimoto’s office, Governor David Ige, HPHA Executive Assistant Barbara Arashiro, Executive Director Hakim Ouansafi, Representative Glenn Wakai and Senator Suzanne Chun Oakland.*

# Message from the Executive Director

On behalf of our three hundred truly dedicated public servants statewide of the Hawaii Public Housing Authority (HPHA), it is with great pleasure and warmest Aloha that I submit the HPHA's Fiscal Year 2015 Annual Report to the Legislature.

Over the past year, the HPHA continued its progress of improving our agency while providing a variety of housing services and preferences to the most vulnerable of State. The HPHA's Housing Choice Voucher (Section 8) Branch earned the U.S. Department of Housing and Urban Development's (HUD) "High Performer" status for the third consecutive year, the agency has improved its statewide Real Estate Assessment Center (REAC) scores from HUD, and prevented homelessness by providing housing assistance to homeless individuals, families and Veterans.



The HPHA staff dedication and care resulted in many successes including continued repair and maintenance, taking the lead on ending veteran homelessness in Hawaii and proving section vouchers to every qualified individual on our waitlist that was closed since 2006. HPHA continues to made measurable strides toward bringing the Agency's properties into compliance with ADA guidelines and HUD's accessibility standards.

We are thankful for the Legislature's assistance in committing resources to preserve public housing properties for our current and future residents. With the leadership of Governor David Y. Ige and the support of the Legislature, all the appropriations have made a tremendous impact on the brothers and sisters that we serve statewide such as the \$3 million in additional General funds for the State Family and State Elderly public housing programs which resulted in not increasing rent for our 864 state housing units, who are predominately elderly and disabled individuals.

We look to continue improving our efficiency and customer service with a new automated phone system that will connect the public and our residents with the appropriate staff or recorded information in a more timely manner and improving our efficiency by implementing a new interactive website to provide an online application process and a rent payment option for all HPHA program participants and expediting the civil service work through the creation of the multi skilled teams.

The HPHA has identifies many eligible sites and embarked on an aggressive mixed use/mixed income public/private partnerships within Honolulu's TOD zones. The HPHA is in negotiations with the Hunt Companies and its team that has been selected to transform Mayor Wright Homes into a vibrant mixed use/mixed income community, as well as negotiations with the Retirement Housing Foundation for the School Street Project and with the Michaels Group for Phase II of the Kuhio Park Terrace project.

You can count on the HPHA for its continued dedication to serve program participants who homeless or on the brink of becoming homeless by providing stable housing, supportive services and a better quality of life. We look forward to working with you to make the lives of the most vulnerable of this great state better.

Respectfully,

Hakim Ouansafi  
Executive Director

## Historical Overview: 80 Years of Public Service... Celebrating our Legacy

**1935** The Hawaii Housing Authority was created by the Territorial Legislature to provide safe and sanitary housing for low-income residents of Hawaii. Two years later, the U.S. Housing Act of 1937 made federal construction funds available.

**1941** After December 7, 1941, an unprecedented defense building program began. After the war, a civilian housing shortage loomed and affordable housing was hard to come by.

**1951** The HHA was Hawaii's largest rental agency. Throughout the 1950's, Oahu experienced unprecedented economic growth with development spreading in the windward and leeward areas. By the end of the decade, HHA completed eight new developments which provided 1,752 new units for Hawaii's families.



*On December 27, 1960, the HHA's dream of opening an elderly housing property officially came into being. Governor William F. Quinn speaks at the dedication ceremony of Punchbowl Homes.*

**1988** By 1988, HHA had developed through Act 105, a staggering 10,132 dwelling units—single family, townhouse, duplex, apartment and house lot unit types. The State of Hawaii's Housing Finance and Development Corporation was created by Act 337 as part of Governor John Waihee's initiative to create one streamlined State organization to promote and develop a continuum of affordable housing.

The change allowed the HHA to refocus its energies as the statewide public housing authority.



*After taking oath (March 1960), the new Hawaii Housing Authority Commissioners witness legal certification by Chief Justice Wilfred S. Tsukiyama of the Supreme Court.*

**1960** The Governor issued an executive order implementing the Government Reorganization Act of 1959. The order created a new Department, and placed the Hawaii Housing Authority in the Department of Social Services for administrative purposes only. The new Commissioners were sworn into office by Chief Justice Wilfred S. Tsukiyama of the Supreme Court of the State of Hawaii.

By the mid-60's, the HHA had responded to the changes in the housing market and opened housing projects designed for the special economic, social and physical needs of Hawaii's senior citizens.

**1970** By 1970, the State Legislature broadened HHA's duties by enacting Act 105 which permitted the State to raise \$100 million to build low and moderate income housing.



*Ground breaking ceremonies in 1985.*

**1990's** In the 1990's, the HHA once again broadened its responsibilities adding the State's Homeless Programs. During this time, the HHA also realized the value of a comprehensive approach and grew its programs on drugs and crime prevention, education, job training and self-sufficiency.

HHA opened the Family Investment center to address the self-sufficiency needs of families in public housing. Equipped with a computer lab and classrooms, residents were able to complete GED classes and obtain valuable job training.

By June 1998, the HHA must once again ride the waves of change when it is abolished. Act 350, under the Cayetano Administration, consolidated the Hawaii Housing Authority and Housing Finance and Development Corporation into a single housing agency known as the Housing and Community Development Corporation of Hawaii (HCDCH).



*Governor George Ariyoshi visit residents at the Hale Laulima public housing project in Pearl City.*

**2005** On July 5, 2005, Act 196 effectively bifurcated the HCDCH into two agencies, the Hawaii Public Housing Authority (HPHA) and the Hawaii Housing Finance and Development Corporation (HHFDC). Under this new structure, HPHA's core function is to manage federal and state public housing programs, including Section 8 and senior housing. In the next year, Homeless Programs are transferred to the Department of Human Services.

**2014** The HPHA is able to achieve a record high of 98% occupancy in its public housing programs. The Section 8 Program is rated a high performer under the federal assessment system. With a combined State and Federal capital program, the HPHA is managing approximately \$150M in ongoing design and construction projects for its aging inventory.

**2015** The HPHA embarks on expansion and redevelopment of its property inventory by establishing public/private relationships with private developers for the redevelopment of Mayor Wright Homes and HPHA's North School Street Administrative Offices. Both projects are anticipated to create additional affordable housing units as well as mixed-uses, and promise to revitalize their surrounding neighborhoods.



*Press conference announcing the RFQ for the HPHA School Street Administrative Offices..*

# HPHA Organization

Board of Directors

Office of the  
Executive Director

## Major Programs

Property  
Management &  
Maintenance Services  
Asset Management  
Projects

Section 8 Subsidy  
Programs

Rent Supplement

Construction  
Management

## Administrative Support Offices

Fiscal  
Management

Compliance  
Office

Planning &  
Evaluation

Contract &  
Procurement

Information  
Technology

Personnel  
Office

Hearings Office

Housing  
Information

## 2015 SERVICE EXCELLENCE AWARDS

### HPHA's Service Excellence Awards

Many outstanding employees were recognized for their exceptional work during the fiscal year, including:

**Randy Albano, *Sustained Superior Performance***

**Shirley Befitel, *2015 Chief of the Year***

**Sam Liu, *2015 Director's Award***

**Rachelle Russo, Dept. of Veterans Affairs, *2015 People's Choice Awards***

**Jane Moana Gray, Eviction Board Floating Member, *2015 People's Choice Awards***

# Years of Dedicated State Service

## 10 Years of Dedicated State Service

Kinohi Aki  
Chong Gu  
Cathy Ho  
Edmund Loy  
Clinton Kruse  
William Richardson  
Dennis Xiao

## 20 Years of Dedicated State Service

Michi Kanoura-Hatae  
Norvin Manuel  
Reuben Nagasako

## 30 Years of Dedicated State Service

Deidra Ahakuelo-Kepa  
Nonnitta Leong  
Karen Funayama

## 40 Years of Dedicated State Service

Eddie Salamat



L to R: Executive Director Hakim Ouansafi, Governor David Ige, HPHA employee Eddie Salamat and Chairperson Pono Shim.

## Our Staff, Our Success... Spotlight on Ms. Joanna Renken

Joanna Renken grew up in Kalihi Valley Homes. She started her career with the HPHA as a part-time tenant aide, and after 30 years of continued service, she now oversees the Property Management and Maintenance Services Branch as the HPHA Public Housing Supervisor. Prior to becoming the Public Housing Supervisor, Joanna worked as a Social Service Assistant IV, a Public Housing Specialist, a deputy manager and a property manager.



As the Public Housing Supervisor, Joanna oversees the largest branch within the HPHA, with approximately 200 authorized positions. The Property Management and Maintenance Services Branch manages the day-to-day operations of HPHA properties from rent collection, to filling vacant units, handling complaints, lease enforcement, tenant eligibility and maintaining the buildings/grounds to provide decent, safe and sanitary conditions.

The HPHA is proud to have Joanna as part of the HPHA `Ohana and appreciates her dedication that has propelled her up the ranks. Joanna is kind, patient and truly cares for the well-being of our tenants, and is a wonderful coworker to her colleagues.

# Federal & State Public Housing Program

**FEDERAL PUBLIC HOUSING** is a U.S. Department of Housing and Urban Development (HUD) program established to provide decent, safe rental housing for eligible low-income families, the elderly, and persons with disabilities. There are approximately 1.2 million households living in public housing units nationwide, managed by some 3,300 Public Housing Agencies. Program eligibility and rents are income-based.

The HPHA is the sole statewide public housing agency for the State of Hawaii, established by the Territory of Hawai'i in 1935 to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven (11) member Board of Directors appointed by the Governor of Hawaii, today the HPHA Federal and State Low Income Public Housing programs combine to serve over 6,100 families or more than 13,600 individuals.

During the fiscal year, the HPHA updated its Five Year and Annual Public Housing Agency Plan (PHA Plan) which lays out the road map for the federal public housing and Section 8 programs for the coming years. Some of the proposed improvements described in the PHA Plan include:

- Assessing the feasibility of acquiring or developing properties to create additional housing opportunities on all islands;
- Pursuing additional housing assistance and supportive services for veterans;
- Increasing lease up under the voucher and rent supplement programs;
- Continued collaboration with law enforcement to combat fraud in housing programs; and
- Automating more of the HPHA's administrative functions to provide improved services such as web-based applications, interactive voice response system and on-line bill payments.

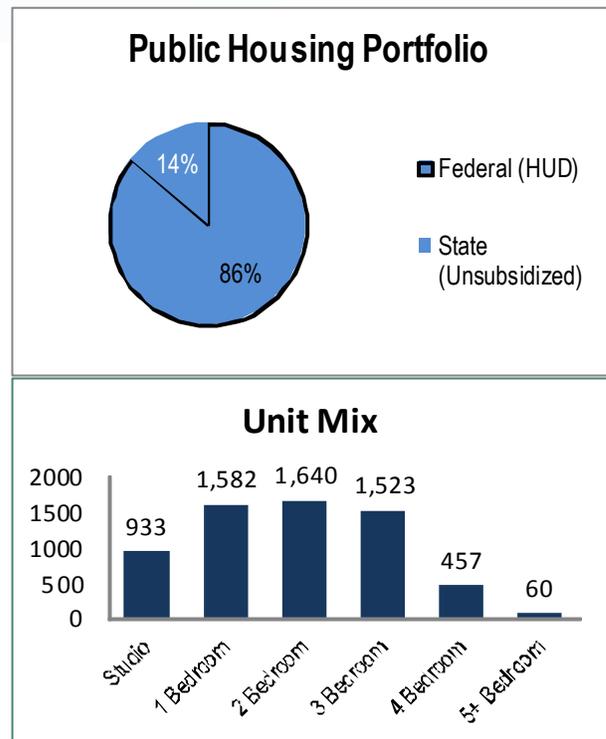
HPHA's portfolio of **85 properties** consists of **6,196 units** of public housing:

- **5,332 units** HUD subsidized
- **864 units** State (no subsidy)
- Units on Kaua'i, O'ahu, Moloka'i, Maui, and Hawai'i

Unit sizes range from studios to five (5) bedrooms

85 properties are grouped into **Sixteen (16) Asset Management Projects**

- **8 AMPs** managed by State employees
- **9 AMPs** managed by private contractors
- Accounting, budgeting, management, oversight, and evaluation are performed by AMP with Central Office assistance

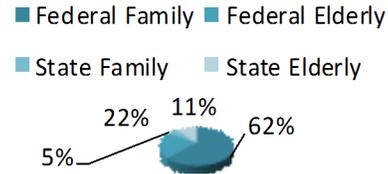


# Public Housing Program—Tenant Characteristics

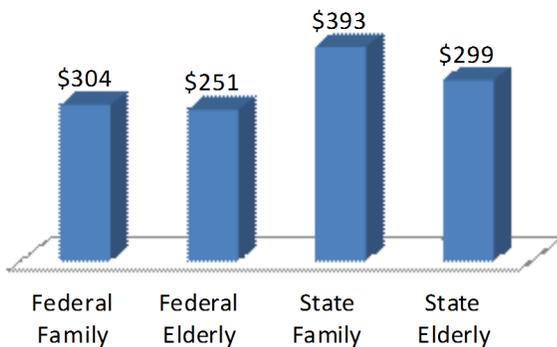
HPHA houses “**Low Income**” families earning **80% Area Median Income (AMI) or less**

- Honolulu Metropolitan Statistical Area AMI, family of 4 = **\$95,800**
- Not less than 40%** of Federal family public housing units are restricted to “**Extremely Low Income**” families earning **30% AMI or less**

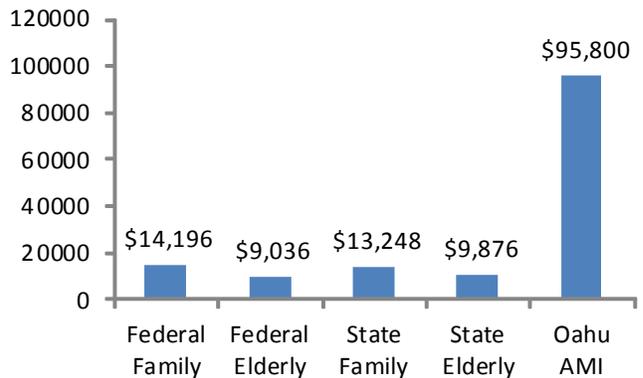
## Public Housing Program Beneficiaries



## Average Rents



## Median Income



*Puahala Homes is a State family public housing project in Honolulu that is currently undergoing renovations to modernize sixteen units, including converting four of the units to ADA mobility compliant units and two units to ADA compliant units for hearing or sight impaired tenants.*

# Property Management & Maintenance Services Branch

## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT—REAL ESTATE ASSESSMENT CENTER INSPECTIONS

The Real Estate Assessment Center (REAC) Inspection is a tool that the U.S. Department of Housing and Urban Development (HUD) uses to promote the effective use of accurate, timely and reliable data in assessing the condition of all HUD subsidized properties. These inspections look for health and safety deficiencies and ensure that our HPHA properties are safe, decent and sanitary.

The REAC inspections restore public trust by making sure that there is no government fraud, abuse and waste. This past fiscal year, thanks to the hard working staff, 9 out of 10 Asset Management Projects (2,900 units) significantly improved their REAC score from the previous year's inspection. The remaining properties were not inspected due to their high scores in the previous year's inspection.

### PROGRAM GOALS

Increase Occupancy to 98%

Improve Rent Collections to 98%

Reduce Type C Vacant Units

Improve the Quality of Services

Increase Accessibility to Housing and Services

Program	Number of Families	Number of Individuals	Average Family Size
<b>Federal Family Low Income Public Housing</b>	3,253	10,939	3.36
<b>Federal Elderly Low Income Public Housing</b>	1,134	1,284	1.13
<b>Total Federal Tenants</b>	4,387	12,223	2.79
<b>State</b>			
<b>State Family Low Income Public Housing</b>	240	723	3.01
<b>State Elderly Low Income Public Housing</b>	564	733	1.30
<b>Total State Tenants</b>	804	1,456	1.81
<b>Total Tenants</b>	5,196	13,679	2.64

# Section 8 Subsidy Programs Branch

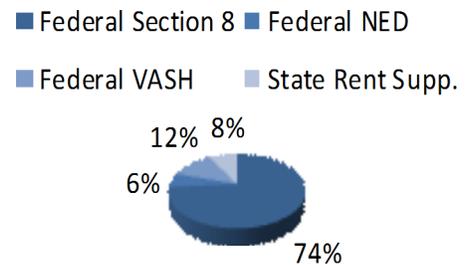
## FEDERAL AND STATE RENTAL SUBSIDIES.

The HPHA manages seven different types of rental assistance or subsidy programs. The Section 8 Housing Choice Voucher (HCV) Program, commonly known as “Section 8”, is a HUD program established to provide rental subsidies for units that are chosen by the tenant in the private market with assistance provided through tenant-based vouchers. It is the largest of the HPHA’s rental subsidy programs and is administered on Oahu only. The HPHA also administers Non-elderly Disabled vouchers, Veteran’s Affairs Supportive Housing vouchers, Performance Based Contract Administration (project based) vouchers, tenant protection vouchers, and Section 8 project based vouchers. The State of Hawai’i provides the HPHA with limited funding for a Rent Supplement program that is administered similar to the federal program providing shallow rent subsidies for units statewide.

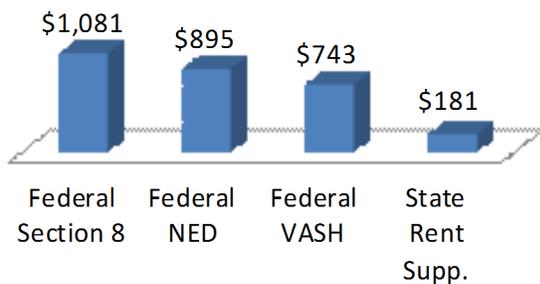
### PROGRAM STATISTICS

- 1,816** HUD Housing Choice Vouchers,  
Avg. Housing Assistance Payment (HAP) = **\$1,081** per month
- 159** Non-Elderly Disabled Vouchers (NED)  
Average HAP = **\$895** month
- 392** Veterans Affairs Supportive Housing (VASH), Avg. HAP = **\$743** month
- 160** State Rent Supplement Program  
Avg. payment of **\$181** per household

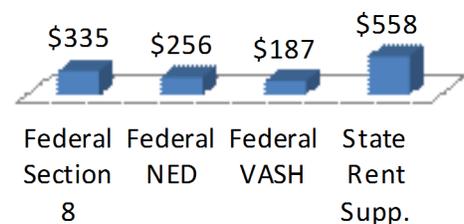
### Programs by Means of Funding



### Average HAP



### Average Tenant Payment



# Section 8 Programs

Although the Section 8 waitlist has been closed since 2006, the HPHA has recently begun serving waitlist applicants. During the year, the HPHA Board of Directors adopted a policy change to close the waitlist for the Palolo Project Based Section 8 property and will continue to work on updating the Section 8 Plan to assist our most vulnerable populations.



Karen Zane and Liane Kakuchi assist at the Section 8 lease up.

Program	Number of Families	Number of Individuals	Average Family Size
<b>Section 8</b>	1,639	5,278	3.22
<b>NED</b>	170	311	1.83
<b>VASH</b>	303	403	1.33
<b>Total Federal</b>	2,112	5,992	2.84
<b>State Rent Supp.</b>	160	237	1.45
<b>Total Recipients</b>	2,272	6,229	2.74

Program	Median Income
Federal Section 8	\$19,735
Federal NED	\$14,802
Federal VASH	\$11,719
State Rent Supplement	\$16,423
Honolulu AMI	<b>\$95,800</b>



Cynthia Michael and Murphy Tilimwar's family, shown here, successfully completed the Family Self Sufficiency program.

## FAMILY SELF-SUFFICIENCY PROGRAM

The HPHA administers the Family Self-Sufficiency Program via a contract with the City and County of Honolulu. FSS participants are linked to social services to help them gain economic independence from government assistance. Participants sign a FSS contract which sets out goals for their progress. As part of the program, an interest-bearing FSS escrow account is established by the HPHA for each participating family. As their income grows, the funds are deposited into the escrow account for the family who is eligible to receive the funds at the completion of their contract.

# HPHA Administrative Functions

## PLANNING AND EVALUATION OFFICE

The HPHA's Planning and Evaluation Office (PEO) performs overall planning evaluation and research activities for programs and policies administered by the HPHA, coordinates legislative activities and oversees redevelopment efforts for the HPHA. PEO periodically updates long and short-range functional plans to meet the HPHA's program objectives and HUD requirements. Additionally, PEO compiles, reviews and analyzes statistical, demographic and market data to identify specific levels and types of housing needs within the State, works with the other branches in determining how these needs may best be met and works with government agencies, developers, advocacy groups and others to assess needs and identify strategies. PEO develops and updates administrative rule-making of the HPHA and works with legislators to develop state funding and policies to better fulfill the goals of the HPHA.

## Wellness Initiative

What started out as discussions with the Department of Health on how to enforce the new no smoking policy at HPHA properties, evolved into an ongoing HPHA Wellness Initiative that seeks to identify and address a broad spectrum of issues that are encountered by tenants, managers and staff on a daily basis. PEO and the Property Management & Maintenance Services Branch, in collaboration with the De-



*HPHA Tenant Services Specialist Kau'i Martinez introduces the Wellness Initiative at a monthly managers' meeting.*

partment of Health and public health nurses have begun to identify some of the issues through group discussions and surveys with HPHA managers about the various issues that can help them perform their jobs better, and what they believe their tenants are dealing with.

Some of the wellness issues that have been identified thus far include mental health, domestic violence, cultural understanding and acclimation, youth services, nutrition and diet, self-sufficiency, elder care, parenting, safety and security, emergency preparedness, food handling, community building, substance abuse, stress management, and job training.

A major component of the Wellness Initiative is to bridge the identified issues with existing services and programs in the community, thereby ensuring no additional costs to the HPHA. Over the last few months, the HPHA has focused on providing informational presentations to managers on the

following: cultural sensitivity and understanding with presentations by community leaders on the history and background on the Compact of Free Association with Federated States of Micronesia, a safety and security presentation by Honolulu Police Department in identifying illegal drug use, paraphernalia and manufacture, and identifying and addressing mental health issues.

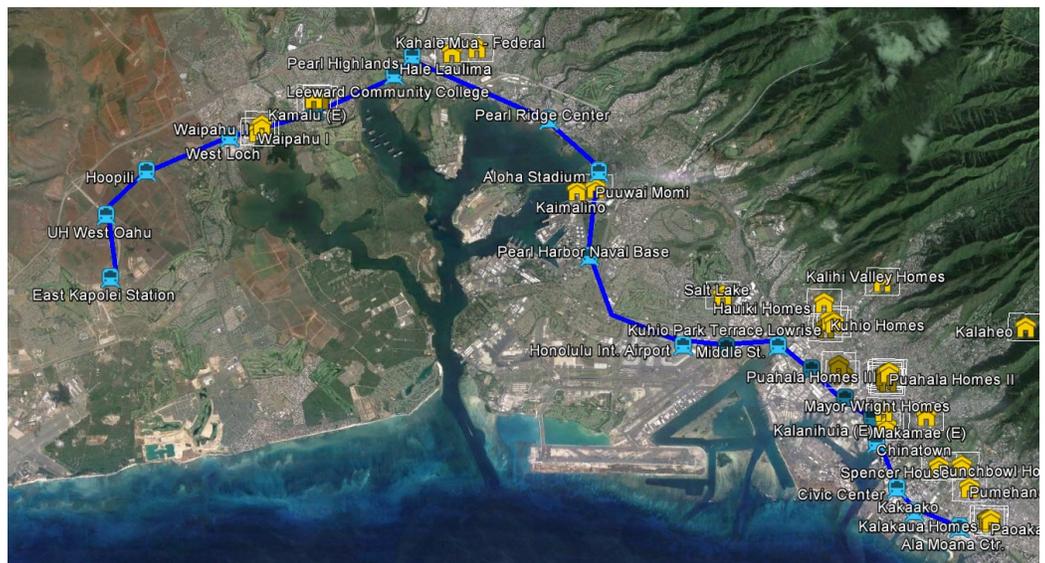
# Redevelopment Efforts

The vast majority of HPHA’s property inventory is at or near its useful life and requires complete overhaul and redevelopment. The HPHA views this as an opportunity to expand the number of affordable units for the State, to leverage financing through public/private partnerships, take advantage of City and County of Honolulu Transit Oriented Development (TOD) incentives and benefits, and to create more livable, vibrant and integrated communities.

Project	Current Units	Proposed	Net Gain	Construction	Beginning Occupancy
Makua Ali'i & Paoakalani	362	700 to 1,000	340 to 640	End of 2017	End of 2020
Mayor Wright Homes	364	1,500	1140	End of 2016	2017
Kalanihuia	151	500	350	End of 2017	2019
HPHA Offices		200 to 800	200 to 800	End of 2016	End of 2017
KPT Phase 2	170	300 to 750	130 to 580	End of 2016	End of 2017
Kamehameha& Kaahu-manu	373	1,500 to 2,300	1,125 to 1925	End of 2017	End of 2019
Puuwai Momi	260	600 to 1,200	340 to 940	End of 2017	End of 2019
Hale Laulima	36	700 to 1,000	660 to 960	End of 2017	End of 2019
Waipahu I & II,	260	700 to 1,000	440 to 740	End of 2016	End of 2018
UH West Oahu		2,000	2,000	Pending	Pending
	1,976	Up to 11,800	Up to 10,075		

*Above: Table of 5-Year Projection for HPHA Redevelopment Projects that could potentially add up to 10,000+ affordable housing units to the State’s inventory..*

*Left: Proposed Honolulu Rail route and stations (blue), and HPHA properties (yellow).*



## Redevelopment Efforts cont.

### **Mayor Wright Homes**

The HPHA has teamed up with Hunt Development Group, McCormack Barron Salazar and the Vitus Group for the redevelopment of Mayor Wright Homes. The vision for the redevelopment includes: one-for-one replacement of public housing units, mixed-income and mixed-uses.

MWH is located within the Transit-Oriented Development (TOD) zone of the Honolulu Rail System, in close proximity to the Iwilei Station.



### **Kuhio Park Terrace, Phase II**

With the completion of KPT Phase 1, the HPHA is currently negotiating Phase 2 – the redevelopment of the KPT low-rises – with Michaels Development Group.

The project will increase the number of affordable housing units, include mixed-incomes and mixed uses and maximize the greatest use of the parcel.

### **North School Street HPHA Administrative Offices**

The HPHA has recently partnered with nonprofit Retirement Housing Foundation to redevelop the HPHA administrative offices located at 1002 N. School Street. The project will include new HPHA offices, affordable housing units and commercial uses that best serve the surrounding community.



## CONSTRUCTION MANAGEMENT BRANCH

During the fiscal period, the HPHA managed approximately \$262 million in capital funds (\$215 million in State CIP and \$47 million in Federal CFP funds). Of the \$71.6 million in State CIP appropriated for the Biennium 2014-2016, \$66.6 million was released to encumber. HPHA is well on its way to fully encumber the \$66.6 million that was released by the June 30, 2016 deadline. Additionally, HPHA also fully obligated \$9.1 million of Federal Capital Funds by the September 23, 2015 obligation deadline and by June 30, 2015 had expended 87% of the \$19.8 million of Federal Capital Funds for the April 17, 2016 expenditure deadline.

The Construction Management Branch (CMB) continues to renovate the long standing Type C vacant units with repairs that were beyond the scope of maintenance staff, helping to increase the Agency's public housing occupancy rate and get more families into permanent housing.

HPHA made huge strides toward bringing the Agency's properties into compliance with the Americans with Disabilities Act (ADA) as well as the Department of Housing and Urban Development's (HUD's) Uniform Federal Accessibility Standards (UFAS). CMB's goal is to have all sites above the minimum requirements for achieving accessibility. Where site conditions allow, more than the minimum required ADA accessible units will be provided, including improvements to units accessible to the visually and hearing impaired as well as adding additional units that will be convertible to become accessible units, allowing residents to age in place.

In December 2014, HUD conducted an on-site audit of the Agency's Environmental Review Records via a sampling of several major construction projects that were federally funded. HUD was impressed by the thorough reviews that were performed and the records that documented the necessary consultations and research conducted, as well as the staff's knowledge and experience in Environmental Reviews.

As required by HUD every five years, an Environmental Review was conducted on all Federal projects to ensure conformance to NEPA (National Environmental Policy Act) standards and to ensure all adverse environmental impacts are being addressed and appropriately mitigated, protecting any endangered species, and other wildlife, natural and historic resources. While the survey has been completed, the HPHA is receiving final comments from the various departments and stakeholders (such as the Department of Fish and Wildlife, State Historic Preservation Department, etc.) for comments and mitigation measures to be incorporated into the final reports. The HPHA is confident that its Environmental Review Records are in accordance with all environmental rules and laws.

### Funding as of June 30, 2015:

#### In Contract:

\$28,491,678 – Federal funds (Capital Fund Program, CFP)  
\$157,908,685 – State funds (Capital Improvement Projects, CIP)  
**\$186,400,363 – Total in Contract**

#### Budgeted:

\$33,375,345 – Federal CFP funds appropriated and budgeted  
\$172,979,000 – State CIP funds appropriated and budgeted  
**\$206,354,345 – Total Budgeted**

### New Contracts in FY 2015:

3 New Consultant Contracts  
22 New Construction Contracts  
4 New Service Contracts

**29 Total New Contracts** (plus 2 in-house design)

\$1,141,043 in New Consultant Contracts  
\$61,618,364 in New Construction Contracts  
**\$62,759,407 Total New Contracts**

### Summary of Completed Construction Projects for FY 2015:

\$676,508 in CIP for Design  
\$789,218 in CFP for Design  
\$12,285,981 in CIP Construction  
\$3,345,868 in CFP Construction



*Roof Replacements: HPHA completed reroofing of Kalihi Valley Homes with a capital improvement appropriation from the State.*

**Completed Construction Projects  
FY 2015**

*The HPHA manages dozens of ongoing design and construction projects. Below are completed projects for the fiscal year.*

Kauī’okalani Fire Damage Repair	Des: \$6,500, CIP Const: \$39,037 CIP
Maili II Type C Vacant Unit	Des: in-house, Const: \$124,932 CIP
Hale Nana Kai O Kea Site & Dwelling / ADA	Des: \$240,330 CIP, Const: \$2,458,082 CFP/CIP
Puahala Homes Site Repairs	Des: \$4,500 CIP, Const: \$44,020 CIP
Kauhale O Hanakahi Exterior Painting	Des: in-house, Const: \$99,890 CIP
HPHA Campus Electrical Connections Repair	Des: in-house, Const: \$5,970 CIP
Mayor Wright Homes Security Camera System	Des: in-house, Const: 136,005 CIP
Palolo Valley Homes Modernize Bldg. 16,17 & 20	Des: \$676,508 CFP, Const: \$6,120,750 CFP/CIP
Paoakalani Repavement / ADA	Des: \$17,189 CIP, Const: \$141,885 CFP
Makua Alii Repavement / ADA	Des: \$50,810 CIP, Const: \$422,473 CFP
Kalakaua Homes Repavement / ADA	Des: \$29,230, CIP Const: \$229,305 CFP/CIP
Kauhale Ohana Replace Sewage Lift Station	Des: \$9,000 CIP, Const: \$72,272 CIP
Kalihi Valley Reroofing Bldg. 20,21 & 30	Des: \$51,930 CIP, Const: \$611,524 CFP
Kalihi Valley Reroofing Bldg. 32, 36, 37, 41 & 42	Des: \$51,930 CIP, Const: \$1,214,572 CFP
Wahiawa Terrace Type C Vacant Unit	Des: \$140,901 CIP, Const: \$1,377,309 CFP
Puuwai Momi Electrical Upgrade	Des: \$180,928, Const: \$2,442,167 CFP
Kauhale Nani Exterior Lighting Upgrade	Des: in-house, Const: \$49,326 CIP
Lanakila Homes—Exterior Paint Comm. Ctr.	Des: in-house, Const: \$48,300 CIP

CIP = State funded Capital Improvement Project  
CFP = Federal funded Capital Fund Program

## CONTRACT & PROCUREMENT OFFICE

The Contract and Procurement Office is responsible for overseeing all procurement of goods, services, construction and health and human services for the HPHA. The Contract and Procurement Office's objective is to provide a procurement system of quality and integrity that assures the HPHA's purchasing actions are in full compliance with applicable Federal standards, HUD regulations, and State and local laws.

The HPHA receives federal and state funds for the procurement of a variety of goods and services such as capital improvement projects, repair and maintenance services, and refuse collection services to name a few.

During the fiscal year, the HPHA executed 163 contracts/supplemental contracts/change orders in the amount of \$62,198,778 (state funds) and \$17,672,761 (federal funds) for a sum total of \$79,871,539.

## HEARINGS OFFICE

The Hearings Office is responsible for the administration of Hawaii Revised Statutes §356D-93 as it relates to the lease termination proceedings of tenants of federal public housing projects, and preparing the record on appeal, settlement agreements on eviction matters and contested cases.

In 2015, the Hearings Office received 274 case referrals, 204 cases were for the nonpayment of rent and 70 cases were for cases related to criminal activities, drug use, or misconduct. Of the 89 families evicted for Fiscal 2015 there is only 1 appeal to the Circuit Court, State of Hawaii that are pending with the Attorney General's Office.

The Hearings Office will continue to enforce the manager's timely eviction referrals for the nonpayment of rent cases and other cases involving criminal activity, drug use and misconduct in compliance with the applicable laws, rules and policies to maintain the safety and sanitary conditions of the federal public housing projects in Hawaii.



### Hearings Office Statistics

274	eviction referrals
204	were for rent in arrears
70	were for non rent (criminal or drug cases)
89	families evicted for this period.
90	families were put on conditions or vacated their units willingly.

## COMPLIANCE OFFICE

The Compliance Office provides oversight to ensure that programs and activities operate according to Federal and State requirements, agency policies, fair housing laws and regulations. The Chief Compliance Officer also serves as the lead staff on litigation involving the HPHA.

Specifically, the Compliance Office covers fair housing, accessibility, reasonable accommodations, language access, the Violence Against Women's Act (VAWA), Declarations of Trust, and the Uniform Relocation Act.

Accomplishments of the Compliance Office for fiscal year 2015 include:

- Updated discrimination complaint procedure and forms, and providing translated discrimination complaint forms
- Educating the HPHA on its obligations related to fair housing
- Reviewed modernization projects to ensure improvements to sites and residential units incorporate necessary accessibility features
- Revised notices and forms for reasonable accommodation requests to streamline the resolution process, and provide notice and forms in various languages
- Responded to approximately 720 tenant requests for reasonable accommodations
- Improved language accessibility for limited English proficient program participants
- Provided technical assistance to property managers in tenant requests involving VAWA issues,
- Worked with the HUD Honolulu Field Office and the Department of the Attorney General to comply with the U.S. Housing Act of 1937, federal regulations, and the Annual Contributions Contract (ACC) provision requiring public housing agencies to record current Declarations of Trust against all property that receives federal funding under the ACC.

The total agency-wide expenditure for interpretation and translation costs was approximately \$65,000 for over 1,350 LEP encounters in 18 different languages, broken down into \$61,200 for oral interpretation services, and \$3,800 for written translations.



*The Compliance Office coordinated Governor David Ige's Fair Housing Awareness Month Proclamation for all housing agencies across the State.*

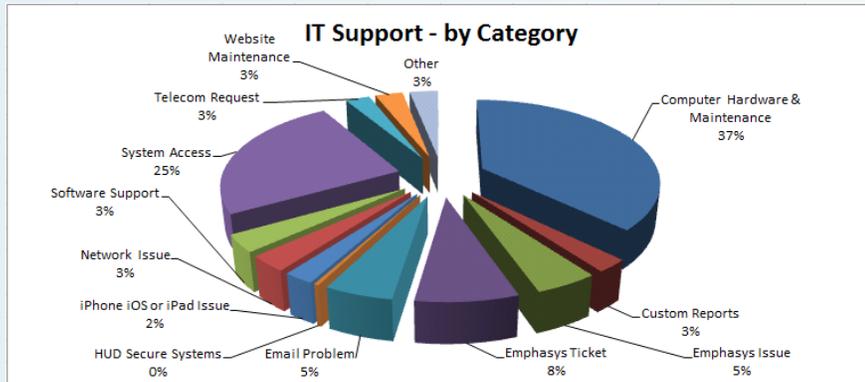
Approved relocation plans for various properties undergoing upcoming modernization work for compliance with the federal Uniform Relocation Act, in preparation for relocation activities due to modernization work at various properties.

The HPHA currently has 171 American with Disabilities Act (ADA) compliant units, and 56 additional ADA units currently under construction or slated for construction in 2016.



## INFORMATION TECHNOLOGY OFFICE

The Information Technology Office (ITO) manages all of HPHA's computer and telecommunications operations statewide. Based upon figures from its internal support ticket system, ITO fielded more than 1,000 computer and telecom related trouble calls from HPHA offices statewide this fiscal year. These included requests for assistance with hardware, software, and network issues. ITO supports HPHA's employees, and the staff of contractors managing HPHA's properties statewide that use the agency's computer resources.



## Upgrades to Emphasys Elite Software

ITO continued implementing the agency's Emphasys Elite software for Public Housing Authorities. While there are still some issues being worked out for some of the modules, the newer software is more intuitive and user friendly than the old software. A mass password change was enforced, to help keep access to certain functions protected.



*L to R:  
Data Processing  
System Analysts  
Marc Orbito and  
Nelson Lee work on  
software issues for  
HPHA's offices and  
maintain a state-  
wide inventory of IT  
equipment.*

## PERSONNEL OFFICE

### Exempt Employment & Volunteer Report

The Personnel Office oversees the human resources of the HPHA. The HPHA employed 297 Full Time Equivalents in a variety of Civil Service and Exempt capacities statewide as of June 30, 2014. Pursuant to Section 356D-2, HRS, the HPHA provides the following report on the employment of non-civil service positions. All positions are considered critical to agency operations and do not have a civil service equivalent or were hired under Act 159.



L to R: HPHA HR Clerk Ala Tala'ai, U.S. House Representative Mark Takai and HR Specialist Cathy Ho.



In addition to her job duties at the HPHA, Sharon Zhou provides volunteer translation services to HPHA resident applicants and tenants. Sharon Zhou was recognized with the HPHA's Exemplary Performance Award for 2015.

### MAHALO TO THE VOLUNTEERS!

Pursuant to Section 90-5, HRS, the HPHA provides the following report on the use of Volunteers:

**Total Number of Volunteers Utilized:  
Approximately 140**

**Total No. of Service Hours Logged:  
Over 1,900 hours**

*Maintenance Staff participate in pest control training (below).*



## FINANCIAL MANAGEMENT OFFICE

The Fiscal Management Office (FMO) oversees all budgeting and accounting needs of the HPHA. During Fiscal Year 2015, the FMO processed over 600,000 financial transactions and disbursed over \$140 million in expenditures. The FMO has developed its capacity to generate the HPHA's Annual Financial Report and Financial Data Schedules in-house, and continues to improve itself to gain operational effectiveness and efficiency.

### Financial Data and Auditor's Report

HAWAII PUBLIC HOUSING AUTHORITY						
Condensed Statements of Net Positions						
June 30, 2015 and June 30, 2014						
(In thousand of dollars)						
	Governmental Activities		Business Activities		Total	
	2015	2014	2015	2014	2015	2014
<b>Assets</b>						
	\$		\$		\$	
Current and other assets	134,369	\$ 129,689	68,007	\$ 68,316	202,376	\$ 198,005
Capital assets	4,483	4,720	304,653	298,227	309,136	302,947
Other assets	-		8,717	8,717	8,717	8,717
<b>Total Assets</b>	<b>138,852</b>	<b>134,409</b>	<b>381,377</b>	<b>375,260</b>	<b>520,229</b>	<b>509,669</b>
Deferred Outflows of Resources	151		2,986		3,137	
	\$		\$		\$	
<b>Total Assets &amp; Deferred Outflows of Resources</b>	<b>139,003</b>	<b>\$ 134,409</b>	<b>384,363</b>	<b>\$ 375,260</b>	<b>523,366</b>	<b>\$ 509,669</b>
<b>Liabilities</b>						
	\$		\$		\$	
Current and other liabilities	2,566	\$ 3,178	6,257	\$ 6,788	8,823	\$ 9,966
long-term liabilities	2,251	89	40,694	16,611	42,945	16,700
<b>Total Liabilities</b>	<b>4,817</b>	<b>3,267</b>	<b>46,951</b>	<b>23,399</b>	<b>51,768</b>	<b>26,666</b>
Deferred Inflows of Resources	140		2,763		2,903	-
<b>Net position</b>						
Investment in capital assets, net of related debt	4,483	4,720	304,653	298,227	309,136	302,947
Restricted	2,600	2,276	-		2,600	2,276
Unrestricted	126,963	124,146	29,996	53,634	156,959	177,780
<b>Total Net Position</b>	<b>134,046</b>	<b>131,142</b>	<b>334,649</b>	<b>351,861</b>	<b>468,695</b>	<b>483,003</b>
<b>Total liabilities, Deferred Inflows of Resources and net position</b>	<b>\$ 139,003</b>	<b>\$ 134,409</b>	<b>\$ 384,363</b>	<b>\$ 375,260</b>	<b>\$ 523,366</b>	<b>\$ 509,669</b>

HAWAII PUBLIC HOUSING AUTHORITY  
Government-Wide Statements of Activities  
Years Ended June 30, 2015 and June 30, 2014  
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2015	2014	2015	2014	2015	2014
<b>Revenues</b>						
Program Revenues:						
Charges for services	\$ -	\$ -	\$ 19,906	\$ 19,315	\$ 19,906	\$ 19,315
Operating grants and contributions	57,494	52,662	22,536	20,358	80,030	73,020
Capital grants and contributions			10,877	13,869	10,877	13,869
Other income			549	47	549	47
General Revenues:						
State allotted appropriations,					-	-
	25,558	49,630	-	-	25,558	49,630
<b>Total revenues</b>	<b>83,052</b>	<b>102,292</b>	<b>53,868</b>	<b>53,589</b>	<b>136,920</b>	<b>155,881</b>
<b>Expenses</b>						
Governmental Activities						
Rental housing assistance program	72,290	69,590			72,290	69,590
Business-type activities						
Rental assistance program			53,663	58,285	53,663	58,285
Housing development program			9,552	8,591	9,552	8,591
Other expenses	-	-	6,020	3,109	6,020	3,109
<b>Total government-wide expenses</b>	<b>72,290</b>	<b>69,590</b>	<b>69,235</b>	<b>69,985</b>	<b>141,525</b>	<b>139,575</b>
Excess (deficiency) of revenues over (under) expenses	10,762	32,702	(15,367)	(16,396)	(4,605)	16,306
Capital contributions			13,539	14,479	13,539	14,479
Transfers	(6,251)	(6,682)	6,251	6,682	-	-
<b>CHANGES IN NET POSITION</b>	<b>4,511</b>	<b>26,020</b>	<b>4,423</b>	<b>4,765</b>	<b>8,934</b>	<b>30,785</b>
Net position at 7/1/14, as restated	129,535	105,122	330,226	347,095	459,761	452,217
<b>Total net position, end of year</b>	<b>\$ 134,046</b>	<b>\$ 131,142</b>	<b>\$ 334,649</b>	<b>\$ 351,860</b>	<b>\$ 468,695</b>	<b>\$ 483,002</b>

The above financial data is subject to audited year end adjustments.

The most recent financial and audit information is available on the HPHA website:

<http://www.hpha.hawaii.gov/reportsstudies/index.htm>

## FINANCIAL MANAGEMENT OFFICE

Pursuant to section 37-52.5 Hawaii Revised Statutes, this report on non-general funds is being submitted listing all administratively established funds or accounts along with a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account. Copies of the HPHA's full audited financial statements can be found at [www.hpha.hawaii.gov](http://www.hpha.hawaii.gov).

Fund Name	Cite of Law	Intended purpose	Current program activities
Equipment Rental Revolving Fund	Administratively Established	The fund purchases equipment by its administrative office and rents to various programs administered by HPHA.	Purchasing and renting equipment
Special Assistance of Housing Special Fund	Administratively Established	The fund was for HHFDC but erroneously accounted for under HPHA	Inactive
Housing for Elders Revolving Fund	356D-72, HRS	The fund supports the management, operation and maintenance of housing for the elderly and the disabled.	Serving the housing needs for the elderly and the disabled
Housing Project Bond Special Fund	356D-28, HRS	The fund was to account for the public housing projects financed from the proceeds of bonds secured under the trust indenture.	Inactive
HPHA Administration Revolving Fund	Administratively Established	The fund was established as temporary holding account to pay other state agencies for services provided to the Private Housing Development and Ownership Program	Fund was closed and balance returned to State Treasury by 6/30/2015
Payroll Clearing Trust Account	Administratively Established	The account is used as overdraft account to support the payroll activities of HPHA	Whenever there is a balance due. HPHA clears it promptly.
Public Housing Revolving Fund	356D-28, HRS	The fund supports developing and administering public housing for low-to-moderate income families	Serving the housing needs for low-to-moderate income families
State Low-income Housing Revolving Fund	356D-45, HRS	The fund supports developing and administering public housing for low income families	Serving the housing needs for low income families
Temporary Deposit - Payroll Overpayment Trust Fund	Administratively Established	The fund serves as temporary deposit for payroll that is overpaid to HPHA employees	Collecting reimbursements from employees and returning the proceeds to Cen-
Vehicle Rental Revolving Fund	Administratively Established	The fund collects vehicle rental fees to purchase replacement vehicles for HPHA administrative and area offices	Purchasing and renting vehicles

Below is a financial activity report on all administratively established funds or accounts, which includes a statement of the revenues, expenditures, encumbrances, and ending balance for each fund or account.

**Non-general Fund Report for FY Ended June 30, 2015 (in \$1,000)**

Fund Name	Cash Balance at 7/1/2014	Expenditure FY14-15	Revenue FY14-15	Transfers In FY14-15	Encumbrance at 7/1/2015	Cash Balance at 6/30/2015
Equipment Rental Revolving Fund	706.9	8.1	14.3	-	-	725.2
Special Assistance of Housing Special Fund	2.0	-	-	-	-	2.0
Housing for Elders Revolving Fund	3,062.6	4,467.5	2,253.9	180.4	1,078.6	1,910.7
Housing Project Bond Special Fund	-					
HPHA Administration Revolving Fund	89.0	89.0	-	-	-	-
Payroll Clearing Trust Account	157.3	19,563.1	19,484.5	-	-	78.7
Public Housing Revolving Fund	2,638.4	25,597.0	27,777.1	-	-	4,818.5
State Low-income Housing Revolving Fund	534.3	3,093.2	1,117.3	1,678.2	115.6	815.3
Temporary Deposit - Payroll Overpayment Trust Fund	32.7	2.4	11.3	-	-	41.6
Vehicle Rental Revolving Fund	291.7	52.3	85.3	-	-	378.5

## 2016 Legislative Proposals

Looking forward, the HPHA tentatively intends to pursue the following legislative proposals in 2016 to further improve and streamline its operations to better serve its tenants and program applicants. This portion of the report is required under Section 356D-20(3)(B), Hawaii Revised Statutes.

Title / Intent	Bill Purpose	DHS No.
Relating to the Hawaii Public Housing Authority	To expand the civil service exemption for tenant hires by the Hawaii Public Housing Authority by removing the percentage limit of the project workforce.	HMS-1
Relating to Public Lands	To exempt the Hawaii Public Housing Authority lands from the “public lands” definition.	HMS-2

# Federal and State Public Housing Properties

## OAHU PROPERTIES

PROPERTY NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
<b>Asset Management Project 30</b>					
Puuwai Momi	99-132 Kohomua St.	Aiea	96701	260	07/15/69
Hale Laulima	1184 Waimano Home Rd.	Pearl City	96782	36	03/24/81
Salt Lake	2907 Ala Ilima St.	Honolulu	96818	28	06/25/82
Waipahu I	94-111 Pupuole St.	Waipahu	96797	19	04/20/70
Waipahu II	94-132 Pupupuhi St.	Waipahu	96797	20	01/05/70
<b>Asset Management Project 31</b>					
Kalihi Valley Homes	2250 Kalena Dr.	Honolulu	96819	373	08/25/53
Hauiki Homes	Meyers St.	Honolulu	96819	46	06/09/64
Puahala Homes I	Ahiahi Pl. & Hala Dr.	Honolulu	96817	28	04/19/52
Puahala Homes II	Ahiahi Pl.	Honolulu	96817	20	04/19/52
Puahala Homes III	Ahiahi Pl.	Honolulu	96817	40	07/15/59
Puahala Homes IV	School St. & Lanakila Ave.	Honolulu	96817	40	07/15/59
<b>Asset Management Project 32</b>					
Mayor Wright Homes	521 N. Kukui St	Honolulu	96817	364	10/27/52
<b>Asset Management Project 33</b>					
Kaahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	152	10/26/58
Kamehameha Homes	1541 Haka Dr.	Honolulu	96817	221	08/26/97
<b>Asset Management Project 34</b>					
Kalakaua Homes	1545 Kalakaua Ave.	Honolulu	96826	221	12/05/83
Makua Alii (E)	1541 Kalakaua Ave.	Honolulu	96826	211	12/06/67
Paoakalani (E)	1583 Kalakaua Ave.	Honolulu	96826	151	12/21/70
<b>Asset Management Project 35</b>					
Punchbowl Homes (E)	730 Captain Cooke Ave.	Honolulu	96813	156	12/27/60
Kalanihuia (E)	1220 Aala St.	Honolulu	96817	151	01/16/69
Makamae (E)	21 S. Kuakini St.	Honolulu	96813	124	06/08/71
Spencer House	1035 Spencer St.	Honolulu	96822	17	11/16/86
Pumehana (E)	1212 Kinau St.	Honolulu	96814	139	04/04/72
<b>Asset Management Project 40</b>					
Kuhio Homes	Ahonui St.	Honolulu	96819	134	11/16/53
Kuhio Park Terrace Low Rise	Ahonui St. & Linapuni St.	Honolulu	96819	40	02/02/65
<b>Oahu Management Unit 42</b>					
Hale Po'ai (E)	1001 N. School St.	Honolulu	96817	206	06/01/89
La'ioia (E)	1 & 15 Ihoiho Pl.	Wahiawa	96786	108	10/01/91
Kamalu (E)	94-941 Kau'olu Pl.	Waipahu	96797	109	12/01/93
Ho'olulu (E)	94-943 Kau'olu Pl.	Waipahu	96797	112	02/02/95
Halia Hale (E)	851 N. School St.	Honolulu	96817	41	10/20/95

# Federal and State Public Housing Properties

## OAHU PROPERTIES

### Asset Management Project 44

Waimaha-Sunflower	85-186 McArthur St.	Waianae	96792	130	07/01/80
Kau'iokalani	85-658 Farrington Hwy.	Waianae	96792	50	07/26/95
Maili I	Maliona St.	Waianae	96792	20	01/28/69
Maili II	Keliikipi St.	Waianae	96792	24	11/12/99
Nanakuli Homes	Lualei Pl. & Farrington Hwy.	Waianae	96792	36	11/24/69

### Asset Management Project 45

Koolau Village	45-1027 Kamau Pl.	Kaneohe	96744	80	11/05/69
Hookipa Kahaluu	47-330 Ahuimanu Rd.	Kaneohe	96744	56	08/18/83
Kaneohe Apartments	45-507 & 45-513 Pahia Rd.	Kaneohe	96744	24	04/19/84
Kauhale O'hana	41-1260 Kalaniana'ole Hwy.	Waimanalo	96795	25	04/06/95
Waimanalo Homes	Humuniki St. & Humuna Pl.	Waimanalo	96795	19	05/02/01
Waimanalo Homes II	Humuniki St. & Humuna Pl.	Waimanalo	96795	22	05/02/01

### Asset Management Project 49

Kauhale Nani	310 North Cane St.	Wahiawa	96786	50	07/10/80
Wahiawa Terrace	337 Palm St.	Wahiawa	96786	60	10/01/66
Kupuna Home O'Waialua (E)	67-088 Goodale Ave.	Waialua	96791	40	02/01/77

### Asset Management Project 50

Palolo Valley Homes	2107 Ahe Street	Honolulu	96816	118	06/30/57
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## HAWAII PROPERTIES

NAME	ADDRESS	CITY	ZIP	UNITS	OCCUPANCY
<b>Asset Management Project 37 (East Hawaii)</b>					
Lanakila Homes I	600 Wailoa St	Hilo	96720	78	02/29/00
Lanakila Homes II	600 Wailoa St.	Hilo	96720	44	02/29/00
Lanakila Homes III	600 Wailoa St.	Hilo	96720	20	09/14/62
Lanakila Homes IV	600 Wailoa St.	Hilo	96720	48	04/26/05
Hale Aloha O Puna (E)	16-189 Pili Mua St.	Keaau	96749	30	11/08/77
Hale Olaloa (E)	144 Kamana St.	Hilo	96720	50	07/08/76
Kauhale O'Hanakahi	19 Pamala St.	Hilo	96720	20	02/28/97
Lokahi	Lokahi Circle	Hilo	96720	30	05/01/62
Pahala (E)	96-1169 Kou St.	Pahala	96777	24	06/14/72
Pomaikai Homes (E)	929 Ululani St.	Hilo	96720	20	04/06/67
Punahale Homes	Lokahi Pl.	Hilo	96720	30	04/01/67

## Federal and State Public Housing Properties

### Asset Management Project 43 (West Hawaii)

Ka Hale Kahaluu	78-6725 Makolea St.	Kailua-Kona	96740	50	08/13/81
Hale Hookipa (E)	81-1038 Nani Kupuna Place	Kealakekua	96750	32	06/01/76
Kaimalino	74-5060 Kealakea St.	Kailua-Kona	96740	40	06/28/71
Kealakehe	74-991 Manawale'a St.	Kailua-Kona	96740	48	08/28/85
Nani Olu (E)	81-1011 Nani Kupuna Place	Kealakekua	96750	32	08/31/81

### Asset Management Project 46 (North Hawaii)

Noelani II	65-1191 Opelo Rd.	Kamuela	96743	24	11/07/88
Hale Hauoli (E)	45-540 Koniaka Pl.	Honokaa	96727	40	03/04/70
Ke Kumu 'Ekolu	68-3385 Ke Kumu Pl.	Waikoloa	96738	20	02/28/97
Ke Kumu Elua	68-3367 Ke Kumu Pl.	Waikoloa	96738	26	10/22/95
Noelani I	65-1189 Opelo Rd.	Kamuela	96743	19	04/15/83

## KAUAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
<b>Asset Management Project 38 (Kauai)</b>					
Kapaa	4726 Malu Rd.	Kapaa	96746	36	07/19/66
Hale Hoolulu (E)	4264 Ala Muku Pl.	Kilauea	96754	12	04/02/74
Hale Nana Kai O Kea (E)	4850 Kawaihau Rd.	Kapaa	96746	38	10/15/77
Hui O Hanamaulu	Laukona St.	Hanamaulu	96715	46	05/18/66
Kalaheo	Puu Rd.	Kalaheo	96741	8	04/03/67
Kawailehua -State	5220 Paanau Rd.	Koloa	96756	26	11/23/93
Kekaha Ha'aheo	8238 Iwipolena Rd.	Kekaha	96752	78	10/12/82
Eleele Homes	Ahe St.	Eleele	96705	24	06/17/66
Hale Hoonanea (E) (Port Allen)	4401 Waialo Rd.	Eleele	96705	40	07/06/76
Home Nani (E)	Moana & Laau Rd.	Waimea	96796	14	07/07/70
Kawailehua - Federal	5230 Paanau Rd.	Koloa	96756	25	10/15/93

## MAUI / MOLOKAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
<b>Asset Management Project 39 (Maui / Molokai)</b>					
Kahekili Terrace [a & b]	2015 Holowai Pl..	Wailuku	96793	82	05/01/66
David Malo Circle	Mill St	Lahaina	96761	18	06/01/66
Makani Kai Hale	35 Koapaka Ln.	Waiehu	96793	25	09/11/95
Piilani Homes (E)	1028 Wainee St.	Lahaina	96761	42	08/17/70
Makani Kai Hale II	35 Koapaka Ln.	Waiehu	96793	4	05/01/98
Kahale Mua - Federal	P.O. Box 30	Maunaloa	96770	25	12/10/93
Kahale Mua - State	Maunaloa, Molokai	Maunaloa	96770	32	04/11/92



**Hawaii Public Housing Authority**  
**1002 North School Street**  
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**(808) 832-4692**  
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