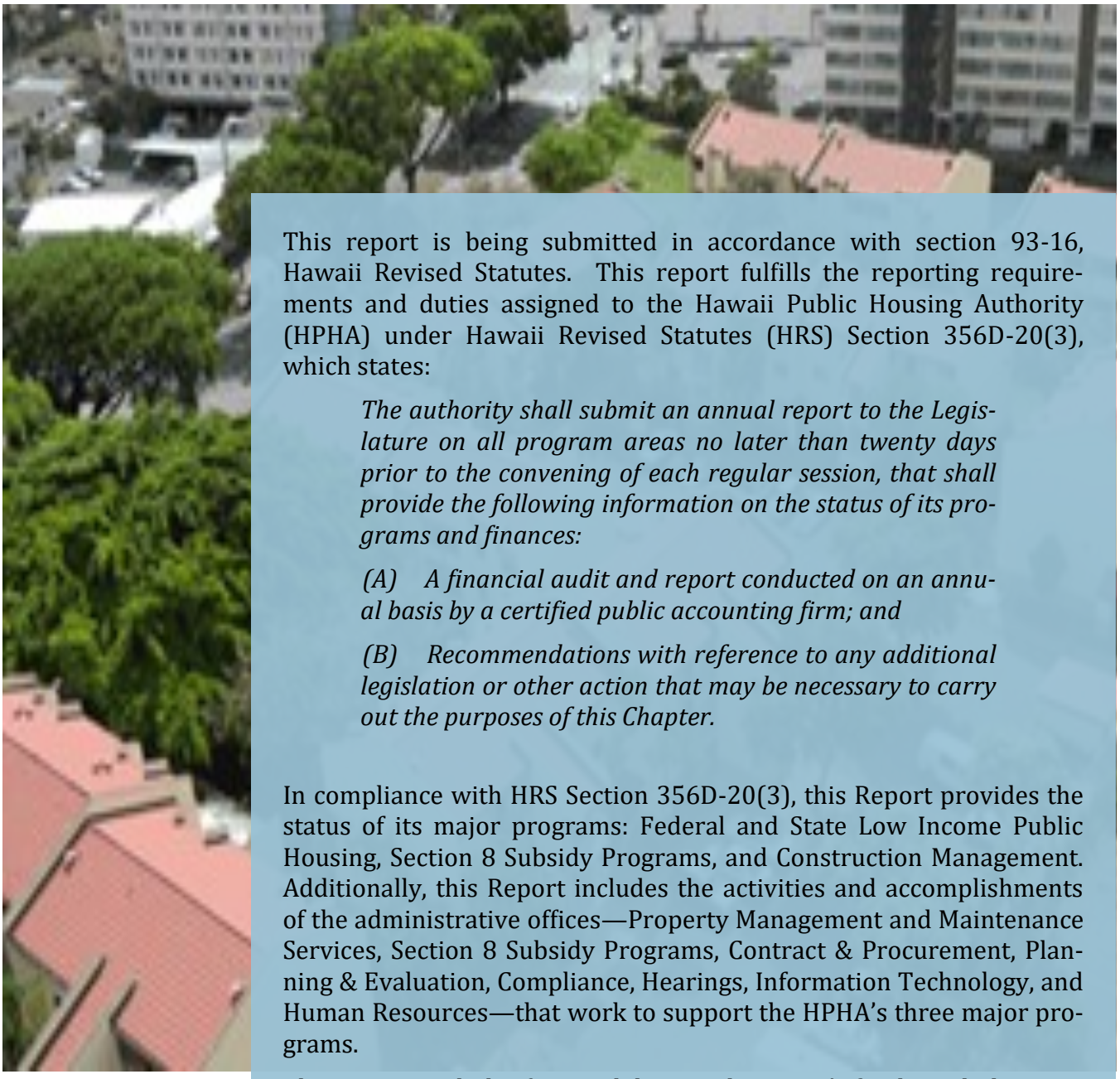
Annual Report
Fiscal Year 2017—2018

HAWAII PUBLIC HOUSING AUTHORITY

State of Hawaii
Department of Human Services
Hawaii Public Housing Authority
1002 N. School Street
Honolulu, Hawaii 96817

Purpose & Introduction



This report is being submitted in accordance with section 93-16, Hawaii Revised Statutes. This report fulfills 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 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, Contract & Procurement, Planning & Evaluation, Compliance, Hearings, Information Technology, and Human Resources—that work to support the HPHA's three major programs.

This Report includes financial data on the HPHA's funds, including non-general funds required under section 37-52.5, Hawaii Revised Statutes, and an auditor's report, and summarizes legislation proposed by the HPHA for the 2019 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.

EQUAL HOUSING OPPORTUNITY

Chairman's Message

Aloha Mai Kakou,

On behalf of the HPHA's Board of Directors, I am pleased to join Executive Director Hakim Ouansafi, in presenting the HPHA's FY 2018 Annual Report.

The HPHA Board of Directors continues to provide policy guidance to the HPHA with a focus on improving the living conditions for the residents that call these communities their home.

From existing property renovation/ rehabilitation to redevelopment of our aging properties through public private partnerships, it is our sincere hope that these current and future projects will increase and preserve housing options for our State's low-income residents.

We look forward to building on our existing partnerships and continuing our important work to not just provide the required amount of assistance, but instead strive to assist our needy families above and beyond what is deemed necessary.

Respectfully,

Pono Shim
Chairman of the Board

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LEADING WITH ALOHA

The Hawaii Public Housing Authority is governed by an eleven member Board of Directors that represent a cross section of public and private entities who provide guidance concerning policy matters.

(Front L-R: Lisa Darcy, Pono Shim, Laura Smith Back L-R: Myoung Oh, Pankaj Bhanot, Jason Espero, George DeMello, Albert Nahale-a. Not Pictured: Alena Medeiros.)

Pono Shim, Chairperson
Oahu Member

Alena Medeiros, Vice Chair
Oahu Member

Jason Espero, *Secretary*
Advocate for Persons with Disabilities

Pankaj Bhanot
Ex-Officio, DHS Director

Lisa Darcy
Maui Member

George De Mello
Resident Member

Albert Nahale-a
Hawaii Member

Myoung Oh
Oahu Member

Laura Smith
At-Large Member

Vacant Position
Kauai Member

Vacant Position
Ex-Officio, Designee of Governor David Y. Ige

Message from the Executive Director

Aloha Friends and Colleagues,

As we look back upon Fiscal Year 2018 (FY 18), the Hawaii Public Housing Authority (HPHA) has seen many notable achievements, successes and partnerships, and we are proud to share a small selection of the ways the HPHA works to meet our commitment to provide safe and stable housing for approximately 37,000 people with low incomes, many of whom have or would otherwise face homelessness.

Throughout FY 18, homelessness and housing affordability dominated the collective civic dialogue in Hawaii as people with modest and low incomes continue to look to the HPHA for assistance. The HPHA used all available resources to either 1- keep families housed through the State Rent Supplement Program that is currently housing 400 families; 2 - provide 50% of all available public housing units to prevent homelessness; 3- serve the homeless through 50% of our available public housing and 100% of our Section 8 Vouchers; and 4- take a clear lead in the state to end the homelessness of our veterans though the Veterans Affairs Supportive Housing (VASH) program that is housing 460 veterans.

With the modernization of our existing properties, the HPHA also ensured the timely obligation and expenditure of federal and state program funds for all major repairs and renovations to existing structures. In addition to improving our older properties, the HPHA is strengthening communities through innovative partnerships that help public housing and Section 8 families improve their lives and create opportunities for greater self-sufficiency with the goal of one day becoming financially secure enough to move out of HPHA's programs.

Investment in housing is very important in our State, as it strengthens our workforce, boosts our construction industry, and brings us closer to our goal of ensuring that our low-income families have a place to call home. With housing prices and rents continuing to increase, the HPHA continues to move forward with its public private partnerships and major redevelopment projects. While our development partner experienced some delays with our Mayor Wright Homes project, The HPHA is on track to increase the number of affordable rental housing units for families and seniors.

As the lion share of our operating funds and practically all of our staffing is derived from federal sources, we continue to monitor the current political and housing funding uncertainty in Washington DC. With that being said, we pause and give our thanks and gratitude on behalf of our over 300 public servants, to the Governor and Legislature for including the HPHA in their budget and appropriating much needed funding to address our very old public housing inventory in order to continue to serve the most disadvantaged people of our State.

Sincerely yours,

Hakim Ouansafi
Executive Director

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.

Historical Overview: 83 Years of Service to the People

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. The average charged in an HHA unit was $14.03 per month.

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.

Photo of the main administrative offices of the Hawaii Housing Authority in the 1960's

Even in 1961, the executive staff of the HHA would meet frequently to plan future developments for the people of Hawaii.

1960 The Governor issued an executive order implementing the Government Reorganization Act of 1959, which created a new Department, and placed the Hawaii Housing Authority in the Department of Social Services for administrative purposes only. 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.

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 Waiheʻe'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.

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

1990's (con't) 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).

Former Executive Director, the late Mitsuo Shito listens to a resident at an event on Molokai in the 1980's.

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.

2010 Pursuant to Act 89 of the 2010 Hawaii Session Laws, the Homeless Programs Section was transferred from HPHA to the Benefit, Employment, and Support Services Division (BESSD) of DHS.

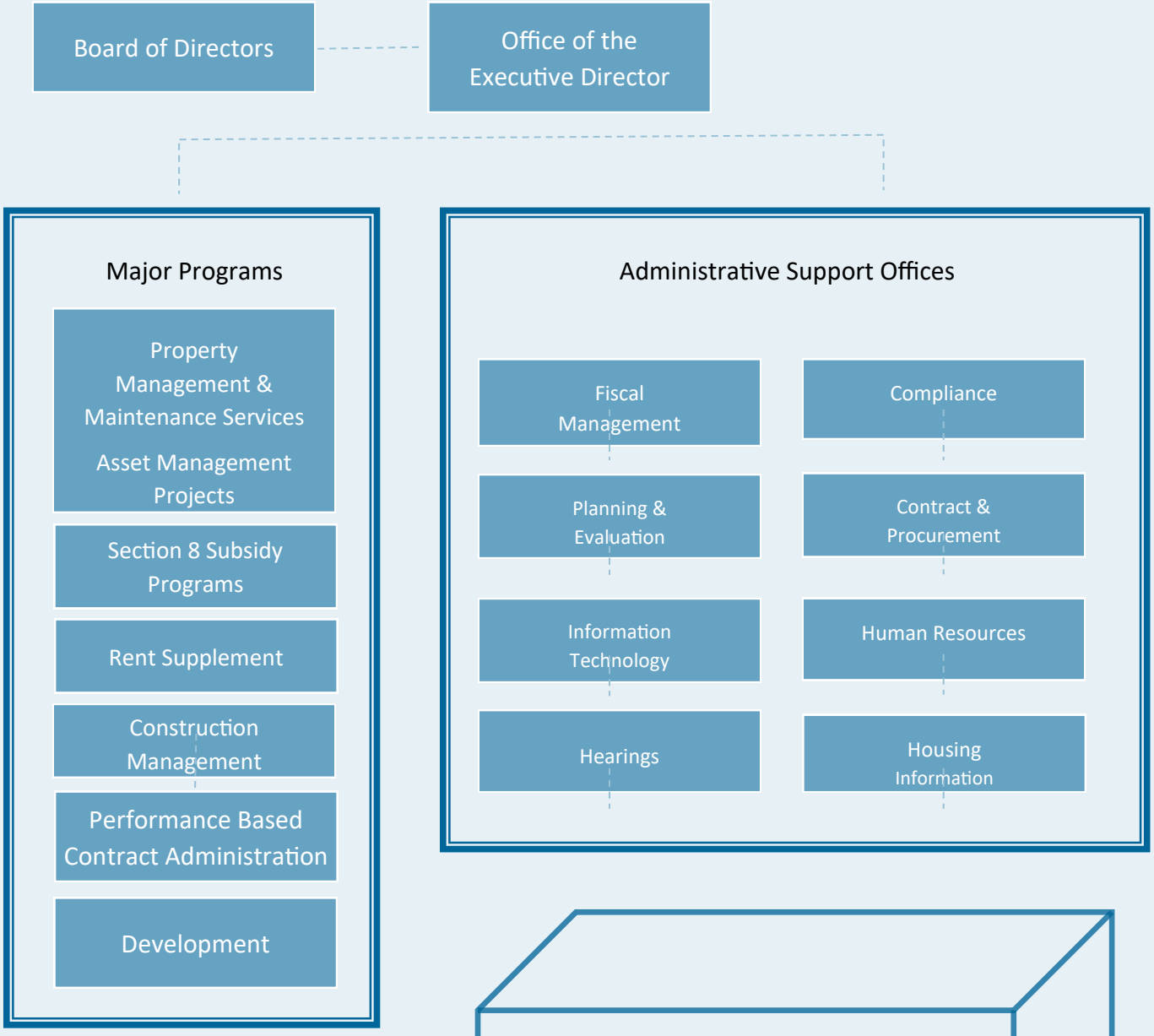
2014 The HPHA achieved a record high occupancy of 98% in its public housing programs. The Section 8 Program is rated a high performer under the Federal Assessment System. With a combined State and Federal capital program, the HPHA is managing approximately $150M in ongoing design and construction projects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

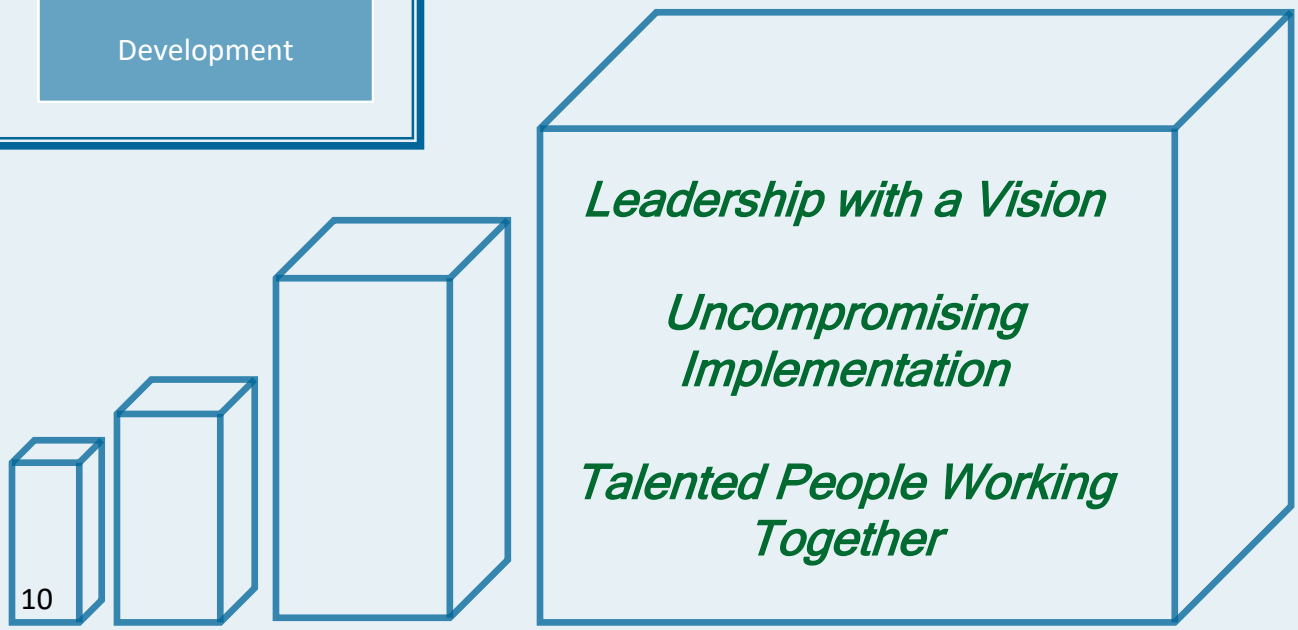
2015 The HPHA embarked on expansion and redevelopment of its property inventory by establishing public/private relationships for the redevelopment of Mayor Wright Homes and HPHA's N. School Street Administrative Offices.

2016 The HPHA successfully exhausted the Section 8 Housing Choice Voucher waitlist, after ten years of being closed due to the amount of applicants requesting vouchers. The HPHA is now working toward assisting new residents suffering hardship with their housing needs.

UPW held a special ceremony to recognize the members of the Multi-Skilled Worker Program. Special Guests included the Honorable Governor David Ige and Board Chairperson Pono Shim.

HPHA Organization





Years of Dedicated State Service

10 Year of Dedicated State Service
Lesford Ching
Marites Cruzada
Charles Itliong
Tamara Kamai
Caster Konou
Jose Madiro
Vanessa Medeiros
Jennifer Menor
Shirley Tagaban

20 Years of Dedicated State Service
Mark Buflo
Debra Kahula
Robert Muromoto
Gary Nakatsu

30 Years of Dedicated State Service
Clarence Akui
Mary Jane Hall-Ramiro
Eric Johnston
Louise Kaneshiro
Davis Matsushima
Ross Murakami
Linda Okamoto
Mark Redman
Leslie Suekuni

40 Years of Dedicated State Service
Leonardo Inso, Jr.

2018 Sustained Superior Performance Award

Sunny Viriyapunt, Building Maintenance Worker

Photo (L to R) : Governor David Y. Ige, Sunny Viriyapunt, DHS Director Pankaj Bhanot

In 2018, Mr. Sunny Viriyapunt received the HPHA's Sustained Superior Performance Award. Sunny is the perfect name for this 13-year employee of Asset Management Project 31 in Kalihi. Sunny brings a positive "can do" attitude and a strong desire to learn and grow.

Because of his great attitude, Sunny has learned to repair and replace solar water heater, cold water mixing valves, waste-overflows and double glazed windows.

Sunny is willing to take on any task assigned to him and has been the on-call maintenance staff for the last five years. Always concerned about the tenants, Sunny is willing to stay long after hours to work on repairs so that tenants don't need to be relocated or displaced from their homes.

For this and many other reasons, Sunny is well liked by his peers and tenants and has earned high praise from his supervisors and the HPHA's management team. Congratulations to Sunny on a well-deserved recognition!

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. The HPHA is the sole statewide Public Housing Agency (PHA) for the State of Hawaii, established by the Territory of Hawai'i in 1935 (see page 8) to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven (11) member Board of Directors (see page 6) 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 approximately 18,000 individuals.

Public Housing Assessment System (PHAS)

HUD's Real Estate Assessment Center (REAC) effectively and fairly measures the performance of the HPHA using the Public Housing Assessment System (PHAS). Last fiscal year, the HPHA produced a "Standard Performer" score of 86 out of 100, and has incorporated measures to improve its score to hopefully achieve "High Performer" status next year.

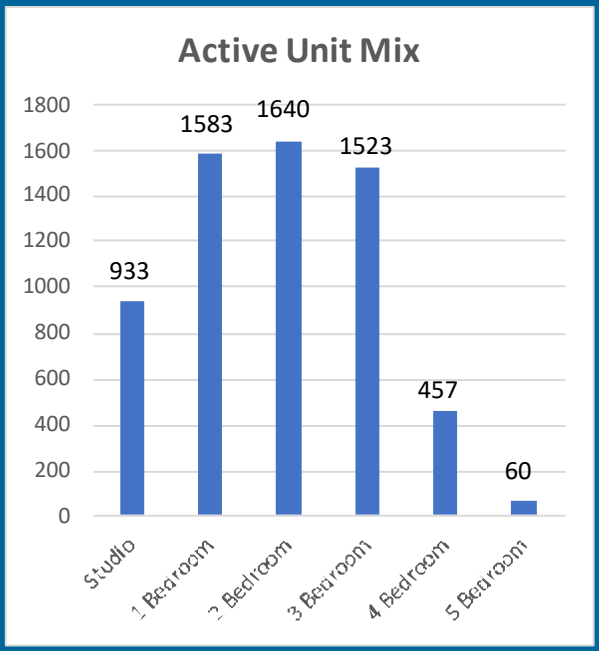
PHAS Indicator	Original Score	Maximum Score
Physical	35	40
Financial	25	25
Management	19	25
Capital Fund	7	10
PHAS Total Score	86	100

Smoke Free Policy

With the assistance of the Legislature, the HPHA successfully improved its existing "Smoke Free" policy by extending the buffer zone from 20 feet to 25 feet away from public housing units, and included HPHA's administrative buildings to abide by HUD's final "Smoke Free" rule.

HPHA's portfolio of **85 properties** consists of **6,270** units of public housing across the State:

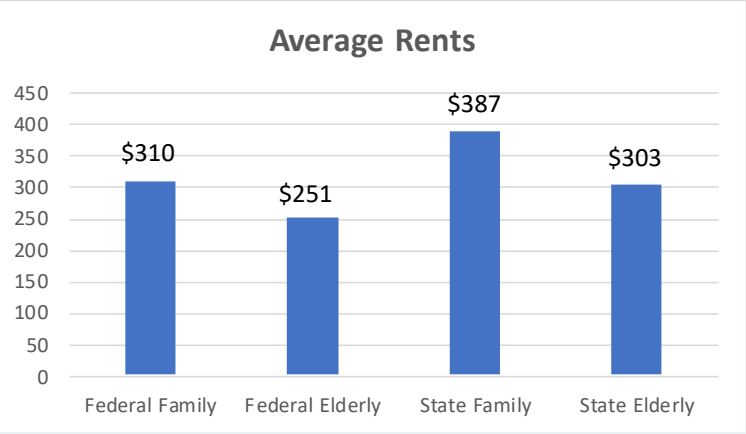
- **5,406 units** HUD subsidized
- **864 units** State (no subsidy)
- Unit sizes range from studios to five (5) bedrooms

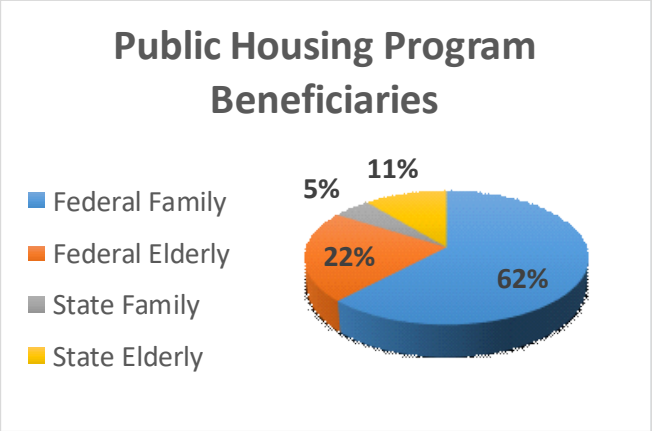


85 properties are grouped into **Seventeen (17) Asset Management Projects**

- **8 AMPs** managed by State employees
- **8 AMPs** managed by private contractors
- Accounting, budgeting, management, over sight, and evaluation are performed by AMP with Central Office assistance
- 1 AMP is provided subsidy under a mixed finance redevelopment

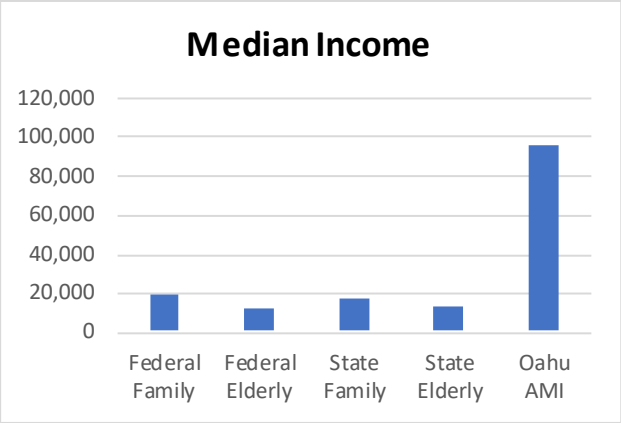
Public Housing Program—Tenant Characteristics





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

- Honolulu Metropolitan Statistical Area AMI, family of 4 at 80% for FY18 = **$93,280**
- **Not less than 40%** of Federal family public housing units are restricted to "**Extremely Low Income**" families earning **30% AMI or less**



Program	Number of Families	Approximate Number of Individuals
Federal Family Low Income Public Housing	3,242	12,000
Federal Elderly Low Income Public Housing	1,132	1,400
Total Federal Tenants	4,374	13,400
State Family Low Income Public Housing	250	1000
State Elderly Low Income Public Housing	569	800
Total State Tenants	819	1,800
Total Tenants	5,193	15,200

Public Housing: Redevelopment Efforts

HPHA continues to embrace innovative approaches to redeveloping its aging and obsolete property inventory through higher density, mixed-income, mixed-use projects. The United States Department of Housing and Urban Development (HUD), who provides the majority of HPHA's annual operating funding, encourages this approach through Mixed-Finance strategies and other programs such as Rental Assistance Demonstration (RAD). These programs are typically executed through public private partnerships, better positioning HPHA properties to access the private capital and financing necessary to revitalize them into vibrant communities for future generations.

To execute this plan, HPHA has begun a major initiative to enter into a series of public-private partnerships to redevelop its low income public housing portfolio into vibrant, mixed-income/mixed-finance communities. HPHA has identified ten (10) properties within its portfolio, most of which are also located nearby planned stations of the Honolulu Light Rail System currently being developed by The Honolulu Authority for Rapid Transportation (HART), that could immediately benefit from this initiative. Undertaking redevelopment of these state assets would not only allow the HPHA to rehabilitate functionally obsolete public housing units, but would eliminate expensive repair and maintenance expenses required to maintain these units, while also significantly expanding the inventory of critically needed affordable housing units on Oahu. While our development partners experienced some delays, all redevelopment efforts are back on track.

North School Street HPHA's Administrative Offices

The HPHA partnered with non-profit Retirement Housing Foundation to redevelop the HPHA administrative offices located at 1002 N. School Street. The project will include HPHA offices, and commercial uses that best serve the surrounding community.

The HPHA has signed a Predevelopment Agreement with Retirement Housing Foundation and the Final Environmental Impact Statement (EIS) should be completed in FY 19. Community engagement has been a vital part of this project, and has the support of the majority of the community to create senior affordable rental housing units.

Reshaping Our Future: Mayor Wright Homes

The HPHA entered into a public/private partnership with Hunt Development Group (Hunt) under a Master Development Agreement in December 2017 to undertake a complete ground-up redevelopment of Mayor Wright Homes. The redevelopment is envisioned as a catalytic project with the potential to transform an existing, obsolete, state-owned land asset, into a new, mixed-income, mixed-use, transit-oriented development designed to complement the existing vibrant Kalihi, Liliha, Kapālama, and Iwilei communities. While providing vastly improved housing conditions for its current residents, the proposed redevelopment will also deliver desperately needed new rental housing units within Downtown Honolulu's Primary Urban Center. The property is well located nearby existing employment centers, easily accessible by public transit, and within walking distance of the future HART Iwilei rail station.

On April 24, 2018, Governor David Ige accepted the Final Environmental Impact Statement (FEIS) for Mayor Wright Homes. As a federal undertaking, the project is also required to comply with the National Environmental Protection Act (NEPA) and the National Historic Preservation Act (NHPA). HPHA's partner and its consultants are now in the process of drafting an *Environmental Assessment Determinations and Compliance Finding for HUD-assisted Projects* as required and is expected to complete by December 2018.

The master plan for the redevelopment of Mayor Wright Homes has evolved with extensive input from residents, community leaders and stakeholders, elected officials, government agencies, school officials, and service providers who participated in a series of community meetings held over several months beginning in early 2016. It builds on research gathered on its historical, physical, social, and geographic context and technical information provided by consultants performing various site analyses. The HPHA is looking forward to completing future milestones which include obtaining federal Environmental Clearance, participation in HUD's Rental Assistance Demonstration Program, finalizing a Relocation Plan, and selecting architectural designs,

CONSTRUCTION MANAGEMENT BRANCH

With a backlog of approximately $750 million, the Construction Management Branch focuses primarily on managing and administering all capital improvement projects, including bringing vacant units that are classified as Type C (units needing major repairs) back into use, and ensuring the timely obligation and expenditure of capital improvement funds.

In FY18, the HPHA successfully encumbered all of the Biennium 2015-2017 appropriation by the June 30, 2018 deadline, as well as obligated all Federal Capital Fund Program (CFP) 2016 funds appropriated by the U.S. Department of Housing and Urban Development, (HUD) by the April 12, 2018 deadline, for a total expenditure of $62.9M as of June 30, 2018.

During this period, in addition to dozens of units fixed by our maintenance staff, the HPHA repaired and placed 49 vacant units back into service, and performed lead-based paint and lead-containing paint testing on 52 public housing building exteriors and 45 public housing unit interiors.

The HPHA continues to work toward making all sites accessible and free from hazardous materials (lead, asbestos, mold and any chemicals that may be present in the soil). All sites built before 1968 will be undergoing Lead-Based Paint Testing and Risk Assessments with all tenants and new applicants provided with required disclosures. HPHA's goal is to abate the sites that test positive as funds are made available.

The HPHA is committed to providing affordable housing and services that improve quality of life, enhanced safety, and promote personal success for the people it serves and its surrounding community. To assist the Agency with achieving this goal, the HPHA entered into a Memorandum of Agreement with the University of Hawai`i Community Design Center to conduct multi-disciplinary efforts across the University of Hawai`i in partnership with the School of Architecture, Center on the Family and the School of Sociology. It looks forward to out of the box creative solutions that the intellectual university environment stimulates to discover a new model for public housing and co-create a 21st Century workplace environment for its employees as it looks to develop and maximize the current central office campus.

Funding as of June 30, 2018:

In Contract:
$7,914,613 – Federal funds (Capital Fund Program, CFP)
$46,200,265 – State funds (Capital Improvement Projects, CIP)
$54,114,878 – Total in Contract

Budgeted:
$40,801,064 – Federal CFP funds appropriated and budgeted
$150,388,769– State CIP funds appropriated and budgeted
$191,189,833 – Total Budgeted

New Contracts in FY 2017-2018:

7 New Consultant Contracts
7 New Construction Contracts

14 Total New Contracts (plus 1 in-house design)

$2,127,851 in New Consultant Contracts
$3,843,970 in New Construction Contracts
$5,971,851 Total New Contracts

The Construction Management Branch currently employs two architects and five engineers for a combined total of 182 years of professional experience in addition to their technical training and advanced degrees.

Construction Management Branch
FY 2017-2018

PROJECT: **Installation of New Backflow Preventers at Various HPHA Properties**
CONTRACTOR: D&C Construction, Inc., (CMS 17-10), $279,341 CIP
CONSULTANT: Insynergy Engineering
PROJECT COMPLETION: December 6, 2017

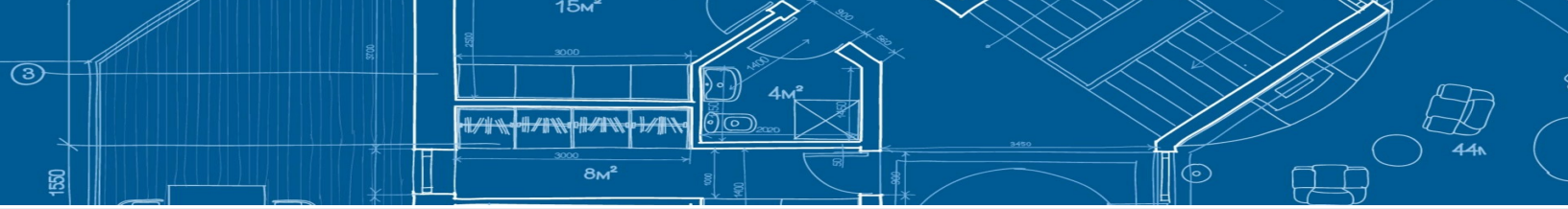
SCOPE: Installation of new backflow preventers and expansion tanks at Kalanihuia, Kaneohe Apartments, Pumehana, Punchbowl Homes and Spencer House

Kalanihuia — New backflow preventer

Pumehana — New backflow preventer

Punchbowl — New backflow preventer

Spencer House — New backflow preventer



Construction Management Branch
FY 2017-2018

PROJECT: Physical Improvements to David Malo, HA1016
CONTRACTOR: Artistic Builders Corporation (CMS 15-02), $1,550,000 CIP, $2,261,170.56 CFP
CONSULTANT: GYA Architects, Inc. (CMS 13-22), $429,902.37 CIP
PROJECT COMPLETION: September 2017

SCOPE: ADA compliance, re-roofing, exterior painting, building repairs and site improvements including repavement and site light.

Before: Typical building exterior

After: Typical building exterior has been renovated

Before: Typical kitchen

After: Typical renovated kitchen

Construction Management Branch
FY 2017-2018

PROJECT: IWS and Site Improvements at Home Nani, HA1023
CONTRACTOR: Cushnie Construction Company, Inc. (CMS 17-23), $77,900.00 CIP
CONSULTANT: Limtiaco Consulting Group, Inc. (CMS 16-03), $210,784.59 CIP (for multiple projects)
PROJECT COMPLETION: July 2018

SCOPE: The improvements include demolishing manhole frame and covers, and manhole cone. Backfill the Pre-Loader, cavitette, seepage pit, and sewer pipes. With controlled low strength material (CLSM). Restore grass where disturbed by construction.

Before: Typical building exterior at Comm. Center

After: Typical building exterior has been renovated at Comm. Center

Before: Typical building exterior at Bldg 925

After: Typical renovated Building 925 exterior

Construction Management Branch
FY 2017-2018

PROJECT: Improvements to Major Systems at Various State and Federal projects – Phase II
CONTRACTOR: Doonwood Engineering, Inc. (CMS 16-09), $931,750.00 CIP
CONSULTANT: Insynergy Engineering, Inc. (CMS 14-01), $318,888.00 CIP
PROJECT COMPLETION: May 2018

SCOPE: The improvements include water heaters, heat pumps, booster pumps, and hot water storage tanks. These improvements occurred at Kamalu, Hoolulu, Hale Poai, Halia Hale, and the Laiola facilities.

Before: Typical heat pumps at Kamalu and Hoolulu

After: Typical heat pumps at Kamalu and Hoolulu

Before: Typical hot water storage tank at Kamalu and Hoolulu

After: Typical hot water storage tank at Kamalu and

Construction Management Branch
FY 2017-2018

PROJECT: Reroof Maintenance Shop and Shed, AMP 37, HA 1004
CONTRACTOR: Isemoto Contracting Co., Ltd. (CMS 18-03), $178,500.00 CIP
CONSULTANT: N/A (In-House)
PROJECT COMPLETION: July 2018

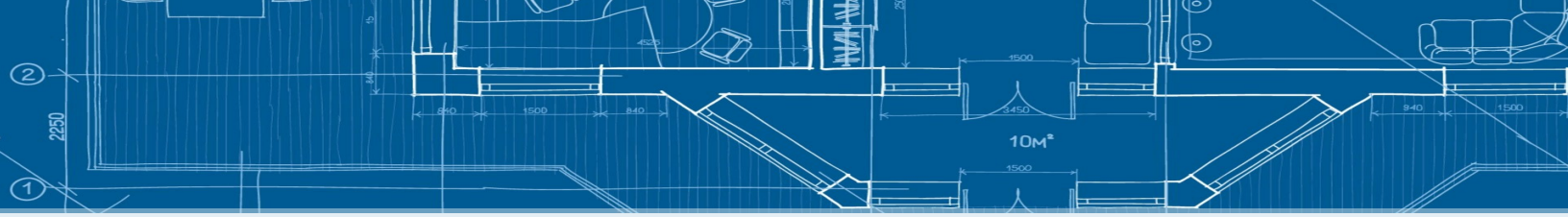
SCOPE: Replace the existing roof of the Maintenance Shop and adjacent Shed, including fall protection, painting of eaves and posts, gutters, and downspouts.

Before: Existing roof trusses

After: Existing roof trusses, painted

Before: Existing roof panels, Office on left

After: New roof panels matching adjacent Office



Construction Management Branch
FY 2017-2018

PROJECT: Spencer House, Masonry Stabilization and Repairs (HA 1073)
CONTRACTOR: All Maintenance and Repair, LLC (CMS 17-08), $ 797,917.00 CIP
CONSULTANT: Hawaii Engineering Group, Inc. (CMS 15-21), $ 77,579.44 CIP
PROJECT COMPLETION: June 2018

SCOPE: The work consisted of the removal and replacement of the deteriorated concrete block walls along the exterior corridors with new aluminum guardrails, concrete spall repair and floor coating on the exterior corridors.

Before: Front elevation on Spencer Street

After: Front elevation on Spencer Street

Before: Exterior corridor with concrete block wall

After: Exterior corridor with aluminum guardrail

Completed Construction Projects FY 2018

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

Punchbowl Homes – Replacement to Sewer line;
Des: $19,343 (CFP); Const: $2,637,430 ($254,130 CFP, $2,383,300 CIP)
David Malo Circle – Physical and Accessible Improvements;
Des: $429,902 CIP, Const: $3,811,171 ($1,550,000 CIP, 2,261,171 CFP)
Ka`ahumanu Homes – Modernization;
Des: $542,292 ($540,292 CIP, $2,000 CFP); Const: $5,424,004 ($4,980,000 CIP, $444,004 CFP)
Ho`olulu (Elderly) – Improvements to Fire Prevention Systems;
Des: $668,527 ($82,253 CFP, $586,274 CIP), Const: $5,396,961 ($105,233 CFP, $5,291,728 CIP)
Kaimalino – IWS installation of 3 seepage pit risers / manholes, Installed new manhole inserts;
Des: $46,000 CIP, Const: $32,680 CIP
Hale Ho`okipa – IWS installation of 3 seepage pit risers / manholes, installed new manhole inserts;
Des: $26,000 CIP, Const: $6,710 CIP
Paoakalani (Elderly) – Upgrade to existing water heaters, heat pumps and booster pumps;
Des: $13,973 CIP, Const: $414,572 CIP
Kamalu (Elderly) – Improvements to Fire Prevention Systems;
Des: $12,000 CIP, Const: $59,339 CIP
Hale Po`ai (Elderly) – Improvements to Fire Prevention Systems;
Des: $9,000 CIP, Const: $31,09 CIP
Paoakalani (Elderly) – Installation of new Backflow Preventers;
Des: $12,000 CIP; Const: $42,000 CIP
Kalakaua (Elderly) – Installation of new Backflow Preventers;
Des: $23,000 CIP; Const: $117,000 CIP
Makua Ali`i (Elderly) – Upgrade to Gas Water Heaters;
Des: $5,122 CIP, Const: $138,700 CIP
Paoakalani (Elderly) – Upgrade to Water Heaters, Heat Pump and Booster Pumps;
Des: $13,973 CIP, Const: $303,672 CIP
Kalakaua – Upgrade to Heat Pumps and Booster Pumps;
Des: $13,819 CIP, Const: $374,224 CIP
Makua Ali`i (Elderly) – Replacement of Trash Chute, ADA access;
Des: $66,395 CFP, Const: $850,903 ($514,463 CFP, $336,440 CIP)
Ho`okipa Kahalu`u – Accessibility and Site Improvements;
Des: $682,789 ($626,850 CIP, $55,939 CFP), Const: $4,554,043 CIP
Ke Kumu `Elua – Interior RAR Accessibility Improvements;
Des: *In-House;* Const: $119,279 CIP
Kalanihuia (Elderly) – Upgrade to Gas Water Heaters & Booster Pumps;
Des: $7,378 CIP, Const: $199,814 CIP
Pumehana – Upgrade to Water Heaters; Des: $19,103 CIP, Const: $517,335 CIP
Spencer House – Upgrade to Gas Water Heater; Des: $2,178 CIP, Const: $59,000 CIP
Punchbowl Homes (Elderly) – Upgrade to Gas Water Heater; Des: $5,410 CIP, Const: $146,500 CIP
Makamae – Upgrade to Gas Water Heater; Des: $4,317 CIP, Const: $116,900 CIP

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

Oahu Properties - Completed Construction

AMP 33

- Kaahumanu Homes

AMP 34

- Kalakaua Homes
- Makua Alii (E)
- Paoakalani (E)

AMP 35

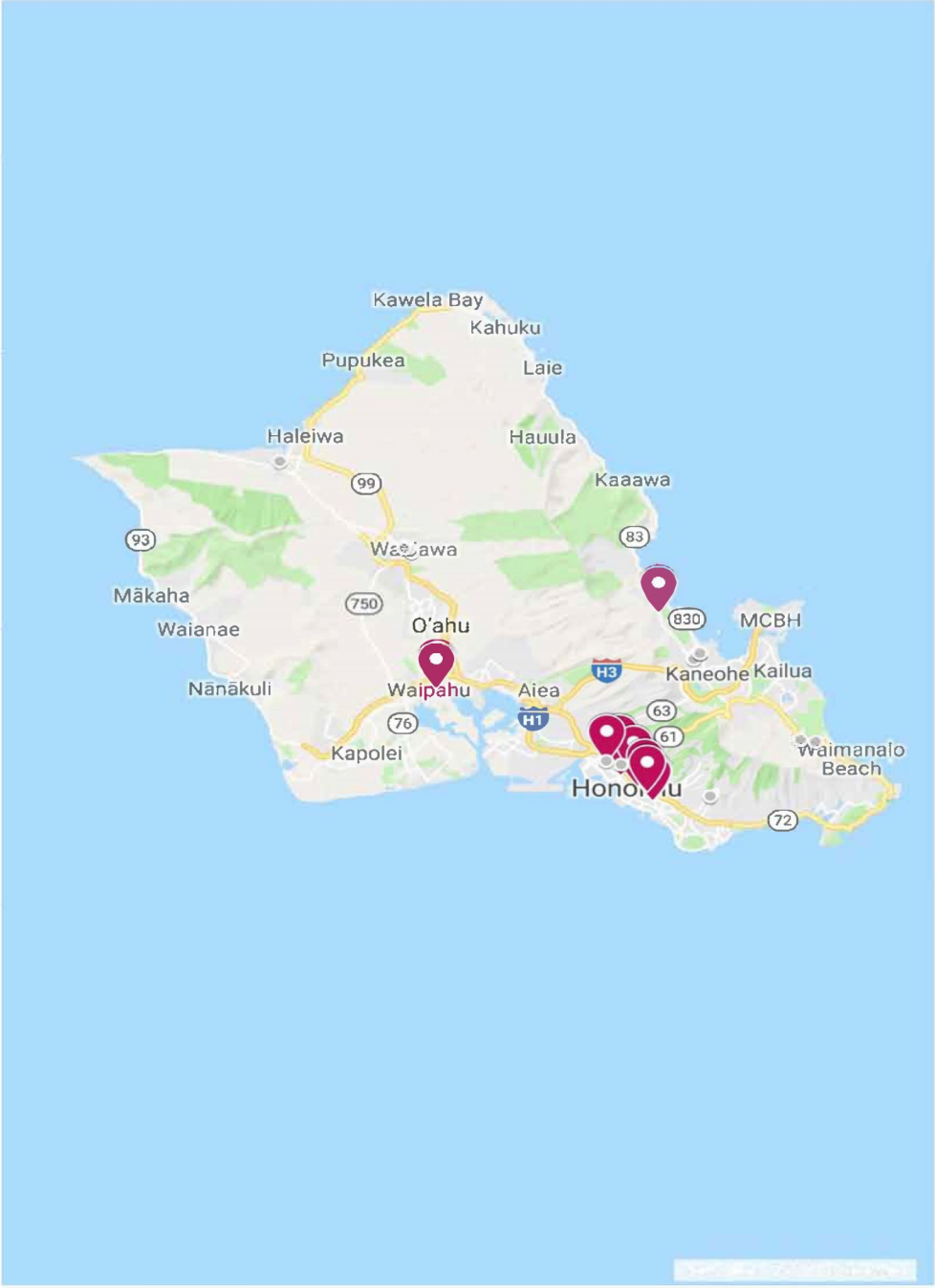
- Punchbowl Homes (E)
- Kalanihuia (E)
- Makamae (E)
- Spencer House
- Pumehana (E)

Oahu Management Unit 42

- Hale Po'ai (E)
- Kamalu (E) -State
- Ho'olulu (E) - State

AMP 45

- Hookipa Kahaluu



Maui Property - Construction Completed

Maui Property

David Malo Circle

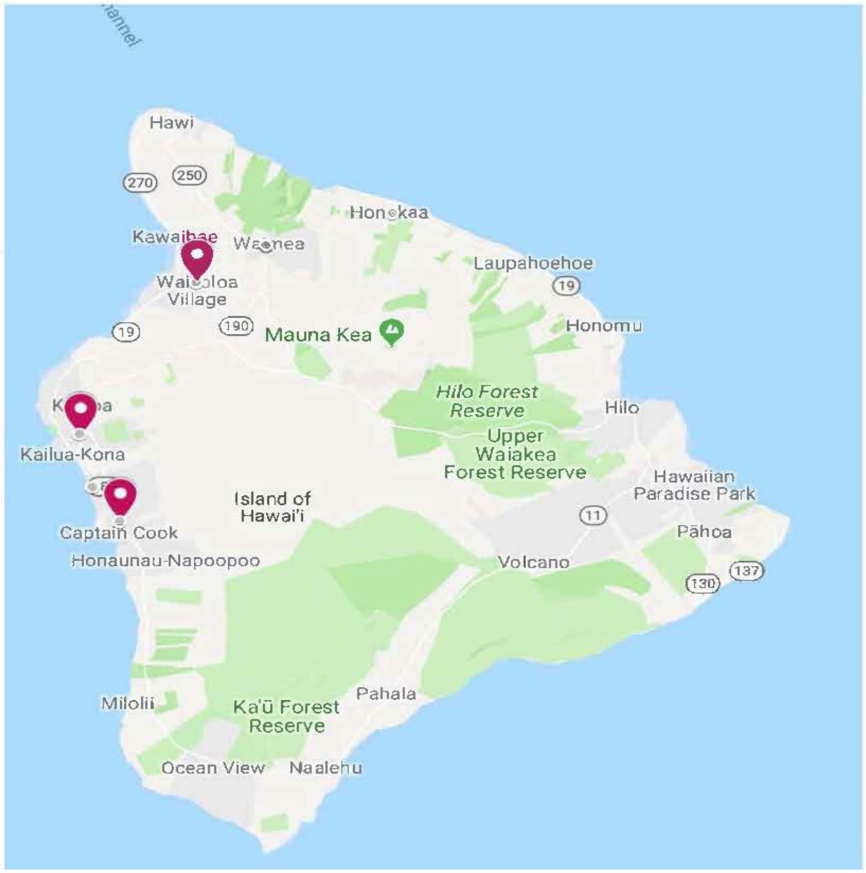
Hawaii Properties - Construction Completed

Hawaii Properties

Hale Hookipa (E)

Kaimalino

Ke Kumu Elua



Section 8 Subsidy Programs Branch

FEDERAL AND STATE RENTAL SUBSIDIES

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 funding for a Rent Supplement Program (RSP) that is administered similar to the federal program providing shallow rent subsidies for units statewide.

PROGRAM STATISTICS

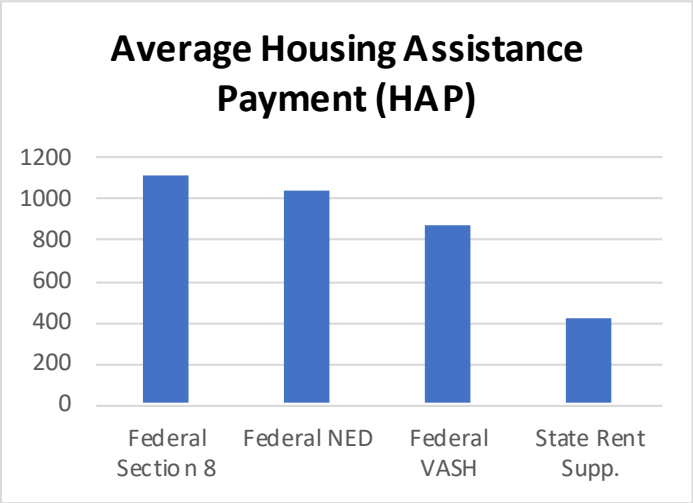
1,722 HUD Housing Choice Vouchers, Avg. Housing Assistance Payment (HAP) = **$1,112** per month

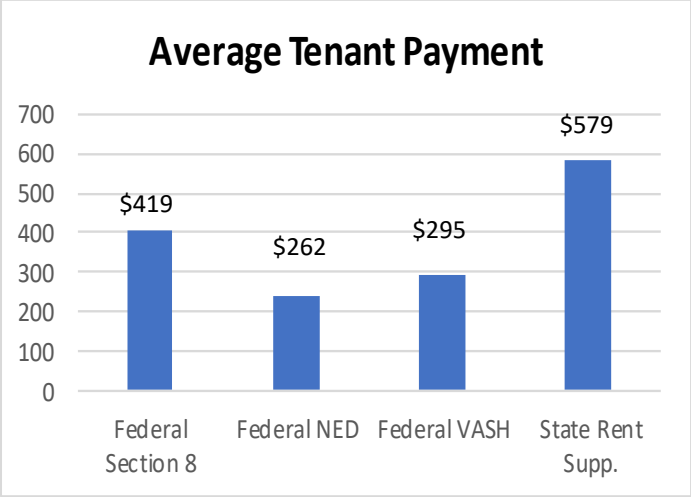
155 Non-Elderly Disabled Vouchers (NED) Average HAP = **$1035 month**

460 Veterans Affairs Supportive Housing (VASH) , Avg. HAP = **$865 month**

444 State Rent Supplement Program Avg. payment of **$408** per household

Program	Median Income
Federal Section 8	$17,791
Federal NED	$10,128
Federal VASH	$12,482
State Rent Supplement	$16,782
Oahu AMI	**$96,600**





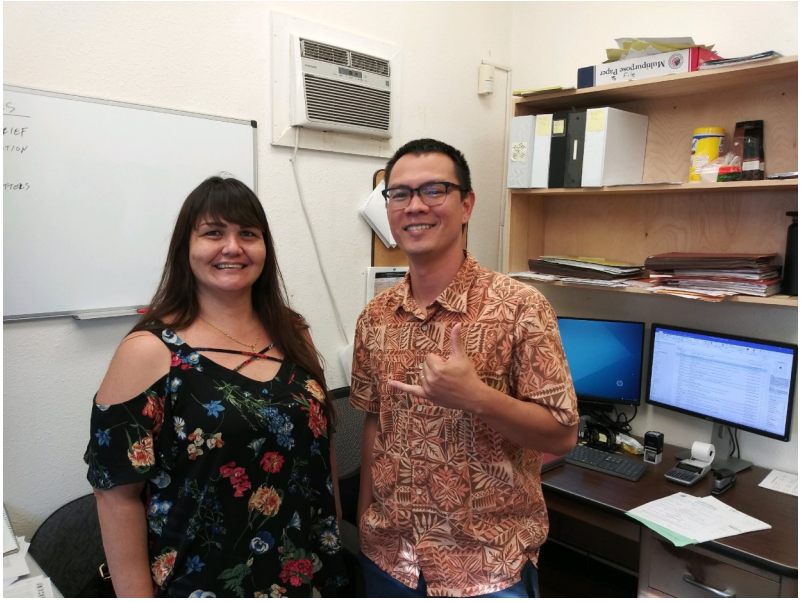
Program	Number of Families	Number of Individuals	Average Family Size
Section 8	1,722	5,694	3.10
NED	155	266	1.72
VASH	460	467	1.34
Total Federal	2,337	6,427	2.10
State Rent Supp.	444	950	2.14
PBCA	2,996	5,974	1.99
Total Recipients	5,713	13,351	2.10

FAMILY SELF-SUFFICIENCY PROGRAM

The HPHA administers the Family Self-Sufficiency (FSS) Program and its 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. Since the start of the new fiscal year, the HPHA took over the administration of the FSS Program in-house and are excited to be working with these public housing and Section 8 families.

Lori Alford – Final Escrow Disbursement $46,650.20

I want to thank the Family Self Sufficiency Program for the opportunity to participate in this program. I have worked hard for the past five years, trying to support my children and show them that with hard work and perseverance, goals are attainable, and anything is possible. I would not have been able to put myself through college without public housing. It afforded me to set goals and reach a higher degree so that I would be able to eventually move out and purchase my own home. I never imagined that I could rise up from drug addiction and homelessness and become a licensed clinical social worker! My experiences have shaped who I am and help me to support and encourage others, so they can change their lives as I have.



HPHA Administrative Functions

PLANNING AND EVALUATION

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 the Agency's redevelopment efforts.

Collaboration

Across the State of Hawaii, housing for our residents in the low-income to workforce income spectrum is on the top of the priority list at all government levels. PEO works closely with Federal, State, and County partners through the Housing Directors' meeting. Hawaii Interagency Council for Transit Oriented Development meetings, Neighborhood Board meetings and meetings with area legislators to come up with solutions to increase our housing inventory and prevent homelessness.

PEO periodically updates long and short-range functional plans to meet the HPHA's program objectives and HUD requirements. During the fiscal year, the HPHA updated its Five Year and Annual Public Housing Agency Plan (PHA Plan) for the federal public housing and Section 8 programs for the coming years. Some of the proposed improvements described in the PHA Plan include:

- Updating Utility Allowance schedules for the public housing and voucher programs.
- Implementing public housing safety and security improvements to enhance the 24 hours a day No Trespassing statute, such as increased lighting, security cameras, and fencing,.
- Adopting payment standards for the Section 8 program by Oahu zip codes.
- Strengthening rules and policies related to drug use and serious criminal activities that threaten the health and safety of public housing properties.
- Administering public hearings.

These plans can be viewed at: http://www.hpha.hawaii.gov/housingplans/index.htm.

Emergency Planning

In preparation for State emergencies, members of the PEO are Hawaii Emergency Management Agency (HiEMA) trained and are available to report in and assist the State during natural disasters.

During the Kauai and Oahu flooding, PEO assisted by providing staff with essential updates both before and after the disaster to help tenants stay safe, as well as coordinated preparation for utilization of HPHA's emergency/disaster response team.

Emergency Rules

In response to the Governor Ige's emergency proclamation related to the Pu`u `O`o vent in the East Rift Zone of Kilauea volcano located in the County of Hawaii. the HPHA understood the volcanic events to be an imminent peril to the public health and safety of those affected by the volcanic activity and PEO held public hearings to establish emergency rules relating to preferences of "Involuntary Displacement" due to the lava emergency for the Hawaii County Waiting List.

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 and as the State's Fair Housing Officer.

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

The total agency-wide expenditure for interpretation and translation costs was approximately $78,190 for over 1,600 LEP encounters in 20 different languages, broken down into $73,337 for oral interpretation services, and $4,583 for written translations.

Some accomplishments for fiscal year 2018 include:

- Recommitted to a discrimination free agency and updated discrimination complaint procedure and forms, and provided additional translated discrimination complaint forms
- Reviewed modernization projects to ensure improvements to sites and residential units incorporate necessary accessibility features per the direction of the agency
- Responded to approximately 900 tenant requests for R.A.s
- Improved language accessibility for limited English proficient program participants
- Worked to provide written translations of vital documents in at least 8 different languages
- 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

One of the most important priorities of the HPHA is ensuring that its public housing, community spaces and pathways are accessible to persons with disabilities. The HPHA has been working hard in making the Agency's properties compliant 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). Where possible, when modernizing a site, the HPHA strives to ensure that the property be above the minimum requirements for achieving accessibility. When funds are available and where site conditions allow, more than the ADA minimum required accessible units and parking stalls are provided, including improvements to units to make them accessible to the visually and hearing impaired as well as adding additional units that are easily convertible to become accessible units, allowing residents to age in place.

While there is still much work to do, the HPHA has made progress in becoming fully compliant with ADA/UFAS requirements. In FY 2017-18 the HPHA created 15 additional ADA/UFAS compliant units together with common areas, accessible parking and routes of travel. $4,222,390 was spent in construction toward this effort in FY 2017-18. Over the past 5 years, the HPHA has completed 93 ADA/UFAS, Visual and Hearing Impaired (VHI) compliant units, performed elevator repairs, and spent over $33 million in design and construction.

The HPHA currently has 310 accessible housing units, and 13 additional ADA units currently under construction or slated for construction in 2019.

CONTRACT & PROCUREMENT

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, security services, property management and architectural/engineering services. The Contract and Procurement Office is responsible to oversee all procurements of goods, services, professional services, construction and health and human services for the Hawaii Public Housing Authority (HPHA). The Contract and Procurement Office's objective is to: 1) provide a procurement system of quality and integrity; 2) provide for the fair and equitable treatment of all persons or firms involved in purchasing by the HPHA; 3) assure that supplies, services and construction are procured efficiently, effectively, and at the best value to the HPHA; 4) promote competition in contracting; and 5) assure that HPHA purchasing actions are in full compliance with applicable Federal standards, HUD regulations, and State and local laws.

During the fiscal year, the HPHA executed 147 contracts and supplemental contracts in the amount of $13,436,393 (state funds) and $14,466,455 (federal funds) for a sum total of $27,902,848. HPHA also processed over 10,000 individual small purchases via pCard or purchase order. While most Managers have delegated procurement authority for micro purchases, the Procurement Office processed over $4.5 m in small purchases over the micro purchase threshold.

HEARINGS

The Hearings Office manages the Federal Low Income Public Housing Evictions pursuant to Chapter 356D, Hawaii Revised Statutes and Chapter 17-2020, Hawaii Administrative Rule.

For Fiscal Year 2018, the Hearings Office received 255 case referrals for the nonpayment of rent and cases related to criminal activities, drug use, or misconduct. For this period, a total of 85 families were evicted statewide, while others were put on conditions.

The Hawaii Public Housing Authority continues to monitor the federal project's rent delinquencies and expedite the removal of tenants engaged in drug related and/or criminal activities that threaten the health, safety, and peaceful enjoyment of the project premises.

During the 2018 Legislative session, H.B. No. 2357 was passed, and Governor Ige signed this bill into Act 204, on July 10, 2018. This new law places the State Low Income Housing Program eviction procedure directly under Chapter 356D, HRS, to be processed as contested case hearings by a State eviction board. The intent of this new law is to process the State public housing evictions as contested case hearings through an administrative process using a State eviction board similar to Federal low income public housing evictions.

Since the close of the fiscal period, the HPHA was able to hold public hearings on the newly drafted administrative rules and appoint eviction board members, so that evictions can be processed expeditiously.

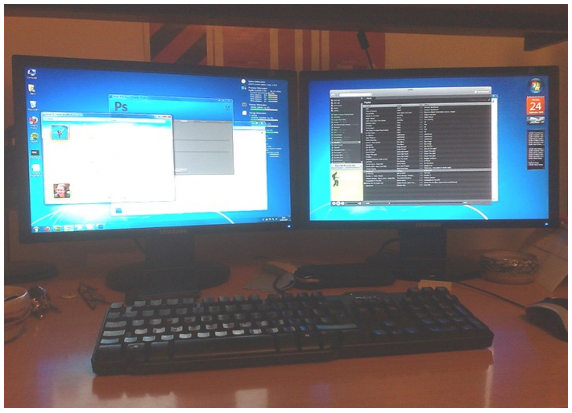
INFORMATION TECHNOLOGY

The Information Technology Office (ITO) delivers critical services and support that enable HPHA to succeed in its mission to provide low income public housing to the most disadvantaged. The ITO received over 3,985 requests, mainly from the helpdesk portions as end-user support is still the largest and most labor intensive duties for ITO. This year included the replacement of depreciating PCs and printers that reached their end of life. A slight decrease in the number of requests from previous years reflects the increase in end-user technical knowledge as users grow accustomed to resolve low tier issues themselves, which is supplemented with further training and written instructions and face-to-face tutoring.

During the fiscal year, ITO shifted its attention to digital vigilance. There was a sharp increase in the number of security attempts to breach HPHA assets in the form of phishing and vishing (phone phishing). Studies indicate that the number of vishing attempts may increase by 50% in the year 2019. ITO recognizes that firewalls and security software has its limitations in safeguarding our environment, thus we invested our efforts in better educating our users.

HPHA installed cameras on its administrative campus to provide an extra layer of security for staff.

The implementation of digital signing via eSign was a stepping stone in automation as it seeded for digital flow of documents in our operation workflows. This momentum is being applied with a disciplined and persistent approach to additional procedures and to further automation. Finally, HPHA continues its support to maintain Elite database which houses tenant and financial information. Various updates and software upgrades were applied to increase compliance with any changes from HUD, and to fix any bugs reported by end users.



In its continuing efforts to increase efficiency and improve productivity, all of the HPHA's offices and work stations for professional staff are outfitted with two computer monitors. This allows staff to easily reference laws, rules, and policies on one monitor and transition to an active work document on the other screen.

Human Resources

The Human Resources Office provides personnel staff support and advisory services to the Executive Director, managers and employees of the HPHA; and manages the personnel programs and activities for the agency. The HPHA employed over 315 Full Time Equivalents in a variety of Civil Service and Exempt capacities statewide as of June 30, 2017. Pursuant to Section 356D-2 HRS, the HPHA provides the following on the employment of civil service positions.

This past fiscal year, the agency hired well over 40 employees state-wide for Branch Chiefs, Managers, Project Engineers, Program Specialists, support staff and maintenance. With the unemployment in Hawaii at the lowest of 2.2, the agency continues to identify strategies in hiring qualified candidates such as outreaching throughout the community as well as other Housing Authorities.

Multi-Skilled Workers (MSW) Program

Under the MSW Program, skilled trade workers both provide and receive training in areas outside the confines of their traditional position description. The program provides opportunities for staff to learn different types of trade through an on-going "on-the-job" training, and trains its staff to be multi-skilled, with applicable instruction in electrical, plumbing, welding, roofing and carpentry work. This provides the HPHA with increased efficiency and allows repair work to occur more expeditiously, thereby saving time and money by doing repairs in-house and immediately, rather than having to go through the procurement process to hire an outside vendor.

Total Housing Units renovated	59
Total Bldgs. renovated on campus	1
Total number of hours worked	50,242
Total unloaded dollars labor	$2,388,846.39
Total Material dollars spent	$331,872.21

FINANCIAL MANAGEMENT

The Fiscal Management Office (FMO) oversees all budgeting and accounting needs of our agency. During Fiscal Year 2018, the FMO processed over 730,000 financial transactions, and disbursed over $145 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

"This year, we don't have any financial control material weakness, which is the most severe, followed by no significant deficiencies. So we're happy to report that management has done an excellent job maintaining their controls. If you process over 700,000 transactions, you need a good control system. Without it, you're going to have all kinds of problems. And if you look at the past, yes we did." ~Wils Choy—KMH LLP

HAWAII PUBLIC HOUSING AUTHORITY
Condensed Statements of Net Position
June 30, 2018 and June 30, 2017
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2018	2017	2018	2017	2018	2017
Assets						
Current and other assets	$ 102,626	$ 111,429	$ 92,040	$ 86,072	$ 194,666	$ 197,501
Capital assets	4,053	4,146	351,317	340,003	355,370	344,149
Other assets	-	-	8,717	8,717	8,717	8,717
Total Assets	106,679	115,575	452,074	434,792	558,753	550,367
Deferred Outflows of Resources	763	847	10,959	12,093	11,722	12,940
Total Assets & Deferred Outflows of Resources	$ 107,442	$ 116,422	$ 463,033	$ 446,885	$ 570,475	$ 563,307
Liabilities						
Current and other liabilities	$ 6,300	$ 5,169	$ 5,270	$ 7,063	$ 11,570	$ 12,232
long-term liabilities	5,661	3,754	74,009	59,122	79,670	62,876
Total Liabilities	11,961	8,923	79,279	66,185	91,240	75,108
Deferred Inflows of Resources	-	(7)	943	737	943	730
Net position						
Investment in capital assets, net of related debt	4,053	4,146	351,317	340,003	355,370	344,149
Restricted	3,729	4,657	-	-	3,729	4,657
Unrestricted	87,699	98,703	31,494	39,960	119,193	138,663
Total Net Position	95,481	107,506	382,811	379,963	478,292	487,469
Total liabilities, Deferred Inflows of Resources and net position	$ 107,442	$ 116,422	$ 463,033	$ 446,885	$ 570,475	$ 563,307

HAWAII PUBLIC HOUSING AUTHORITY
Government-Wide Statements of Activities
Years Ended June 30, 2018 and June 30, 2017
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2018	2017	2018	2017	2018	2017
Revenues						
Program Revenues:						
Charges for services	$ -		$ 23,781	$ 22,226	$ 23,781	$ 22,226
Operating grants and contributions	66,961	65,449	23,821	24,054	90,782	89,503
Capital grants and contributions			11,903	5,999	11,903	5,999
Other income	765		330	270	1,095	270
General Revenues:					-	-
State allotted appropriations, net of lapsed funds	24,243	42,498	-	-	24,243	42,498
Total revenues	91,969	107,947	59,835	52,549	151,804	160,496
Expenses						
Governmental Activities						
Rental housing assistance program	71,193	66,539			71,193	66,539
Business-type activities					-	-
Rental assistance program			61,293	60,362	61,293	60,362
Housing development program			9,781	9,896	9,781	9,896
Other expenses	-	-	3,511	5,131	3,511	5,131
Total government-wide expenses	71,193	66,539	74,585	75,389	145,778	141,928
Excess (deficiency) of revenues over (under) expenses	20,776	41,408	(14,750)	(22,840)	6,026	18,568
Capital contributions	(23,140)	(30,573)		30,573	(23,140)	-
Transfers	(7,972)	(10,932)	31,111	10,932	23,139	-
CHANGES IN NET POSITION	(10,336)	(97)	16,361	18,665	6,025	18,568
Net Position at July 1, 2017, as previously reported	107,506	107,603	379,963	361,298	487,469	468,901
Restatement due to change of accounting principle	(1,618)		(12,600)		(14,218)	
Net position at July 1, 2017, as restated	105,888		367,363		473,251	
Total net position, end of year	$ 95,552	$ 107,506	$ 383,724	$ 379,963	$ 479,276	$ 487,469

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.

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

FINANCIAL MANAGEMENT

Pursuant to section 37-52.5 Hawaii Revised Statutes, this audited 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.

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 Central Payroll
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 an audited 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, 2018 (in $1,000)

Fund Name	Cash Balance at 7/1/2017	Expenditure FY17-18	Revenue FY17-18	Transfers In FY17-18	Encumbrance at 7/1/2018	Cash Balance at 6/30/2018
Equipment Rental Revolving Fund	739.30	3.3	14.1			750.1
Special Assistance of Housing Special Fund	2.0					2.0
Housing for Elders Revolving Fund	3,541.5	2,066.1	2,285.5		278.6	3,760.8
Housing Project Bond Special Fund	-					-
HPHA Administration Revolving Fund	-					-
Payroll Clearing Trust Account	0.0	22,534.8	22,534.8			0.0
Public Housing Revolving Fund	8,340.1	25,969.4	30,508.3		-	12,879.1
State Low-income Housing Revolving Fund	1,791.6	1,763.5	1,281.8		224.0	1,309.9
Temporary Deposit - Payroll Overpayment Trust Fund	41.6	-	-			41.6
Vehicle Rental Revolving Fund	430.1	2.4	57.5			485.2

2018 Legislative Acts

During the 2018 legislative session, the following bills were enacted which will positively impact the HPHA.

Title/ Intent	Bill Purpose	Act
Relating to the Hawaii Public Housing Authority	To expressly provide that certain areas of the Hawaii Public Housing Authority (HPHA) housing projects are closed to the public. To amend criminal trespass in the second degree to permit the prosecution of any unauthorized entry into any closed HPHA project property or any violation of a written prohibition to enter such property.	Act 31
Relating to No Smoking	Align the smoking prohibition statue of the Hawaii Public Housing Authority with the U.S. Department of Housing and Urban Development's "smoke-free" policy.	Act 127
Relating to State Public Housing Evictions	Create an eviction process for the agency's state low-income housing and state housing for elders programs.	Act 204

2019 Legislative Bills

Looking forward, the HPHA tentatively intends to pursue the following legislative proposals in 2019 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 / Public Lands	Excludes from the definition of "public lands" lands set aside by the governor, and lands to which the Hawaii Public Housing Authority in its corporate capacity holds title.	HMS-01(19)

Federal and State Public Housing Properties

OAHU PROPERTIES

PROPERTY NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 30					
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
Asset Management Project 31					
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
Asset Management Project 32					
Mayor Wright Homes	521 N. Kukui St	Honolulu	96817	364	10/27/52
Asset Management Project 33					
Kaahumanu Homes	Alokele & Kaiwiula St	Honolulu	96817	152	10/26/58
Kamehameha Homes	1541 Haka Dr.	Honolulu	96817	221	08/26/97
Asset Management Project 34					
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
Asset Management Project 35					
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
Asset Management Project 40					
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
Oahu Management Unit 42 (State Properties)					
Hale Po'ai (E)	1001 N. School St.	Honolulu	96817	206	06/01/89
La'iola (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 (cont.)

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 Kalanianaole 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

HAWAII PROPERTIES

NAME	ADDRESS	CITY	ZIP	UNITS	OCCUPANCY
Asset Management Project 37 (East Hawaii)					
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
Punahele 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 Kealakaa 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

KAUAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 38 (Kauai)					
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

MAUI / MOLOKAI PROPERTIES

NAME	ADDRESS	CITY	ZIP	TOTAL UNITS	DATE OF INITIAL OCCUPANCY
Asset Management Project 39 (Maui / Molokai)					
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

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