HAWAII PUBLIC HOUSING AUTHORITY

Annual Report
Fiscal Year 2016—2017

State of Hawaii
Department of Human Services
1002 North 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 2017 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,

It has been my privilege to serve as the Chair of the Hawaii Public Housing Authority's (HPHA) Board of Directors (Board) during Fiscal Year 2017, and I have seen firsthand the impact that the HPHA has on the lives of the people we serve.

It has been said that the character of a community can be best judged by how it cares for its most vulnerable residents. Our Board has provided guidance and priorities with this in mind, and have directed the HPHA towards goals of improving customer service, eliminating inefficient business processes, and taking the lead in promoting and supporting the HPHA's future redevelopment projects.

Through the fine accomplishments that the HPHA has performed, and the steps we are taking now to address the housing challenges of the future, I am confident that the HPHA will further improve as an Agency, and continue to compassionately fulfill the mandates of our mission.

Respectfully,

Pono Shim
Chairman of the Board

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Message from the Executive Director

Reflecting on the past year, the Hawaii Public Housing Authority (HPHA) is proud to share with you our accomplishments during Fiscal Year 2017 (FY17). The HPHA, together with its community partners, provided and expanded affordable housing and services that improved quality of life, enhanced safety, and promoted personal success for the people we serve and the neighborhoods in which they reside in.

The highlights in this report showcase some of our accomplishments, which were in most cases, the realization of months of hard work that took place prior to their fruition. The families that we serve are at the heart of everything we do, and it is through these efforts that the HPHA was able to assist over 30,000 of the most vulnerable population of our great state by providing them with a stable living environment. Not only do we provide a roof overhead through income based rents, but we also provide a solid foundation on which every participant has a chance to build a better life.

Much of our work in FY17 was guided by the serious shortage of affordable housing in our state, long waitlists, and our commitment to our residents. Looking forward, we continue to make strides towards exciting redevelopment projects in our pipeline. Some of these projects include Mayor Wright Homes, the School Street Property, and the second phase of Kuhio Park Terrace. Through public-private partnerships, the HPHA is answering the call to provide10,000 affordable rental units by 2020, and contributing to the State's goal of providing 22,500 affordable rental housing units by 2026. We need to ensure the long-term viability of this important resource and use these opportunities to add more housing to these sites. These redeveloped properties will be mixed income/mixed use, and include people of all income levels that will contribute to the vibrancy of our communities.

While much has been accomplished, there is some trepidation for the future as we hear the news from Washington and the potential for devastating cuts in funding for housing and support programs that serve needy families by the Trump Administration. Despite the HPHA's best efforts, nearly 10,000 families will remain on the wait list for several years before receiving either low-income public housing or rental assistance vouchers.

None of these accomplishments would have been possible without the support and leadership of the Administration and the Legislature. For that, on behalf of the HPHA and its tenants, we express our appreciation and gratitude for their continued commitment to affordable and public housing. We are grateful for your assistance in pledging resources to preserve and improve our public housing properties for our current and future residents. The appropriations the HPHA has received have made a tremendous impact on those we serve statewide, and we have a renewed commitment to meeting the housing needs of the poorest people in the State.

I am grateful to the HPHA Board of Directors for their ongoing guidance and support as we continue our efforts to provide affordable housing and build communities. Also, a big MAHALO to all the HPHA public servants for their hard work and commitment to the Agency's mission. Our work is more important than ever, and you can count on the HPHA's continued dedication to serve program participants who are homeless or on the brink of becoming homeless by providing stable housing, supportive services, and an opportunity for a better quality of life.

Sincerely yours,

Hakim Ouansafi

Board of Directors

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.

Back Row: HPHA Executive Director Hakim Ouansafi, Director En Young, Secretary Jason Espero, Vice Chairperson Alena Medeiros, Director George De Mello, and HPHA Executive Assistant Barbara Arashiro.

Front Row: Director Laura Smith, Director Lisa Darcy, and Chairperson Pono Shim

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.

Pono Shim, Chairperson
Oahu, Term to expire 6/30/19

Alena Medeiros, Vice Chairperson
Oahu, Term to expire 6/30/18

Jason Espero, *Secretary*
Advocate for Persons with Disabilities
Term to expire 6/30/19

George De Mello
Resident Member, Term to expire 6/30/20

Myoung Oh
Oahu, Term to expire 6/30/18

Lisa Darcy
Maui, Term to expire 6/30/20

Vacant
Kauai

En Young
Hawaii, Term to expire 6/30/19

Laura Smith
At-Large, Term to expire 6/30/19

Pankaj Bhanot, Director
Ex-Officio Member
Department of Human Services

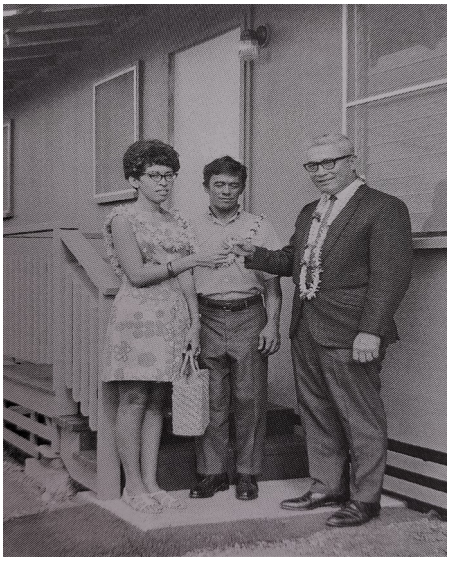
Vacant
Ex-Officio
Designee of Governor David Y. Ige

Historical Overview: 82 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.



In 1969, Board Chair William D. Among, presents keys to a family moving into the new Nanakuli 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 Waihe'e'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.

On October 5, 1961, State, County and Authority officials participated in a dedication ceremony for a 50-unit addition at Lanakila Homes

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.

In June of 1972, HUD Secretary George Romney signs a $1,975,000 contract with the Hawaii Housing Authority to develop new and better public housing management systems.

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.

Governor John Waiheʻe signs bills that affect the Hawaii Housing Authority in 1998.

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).

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.

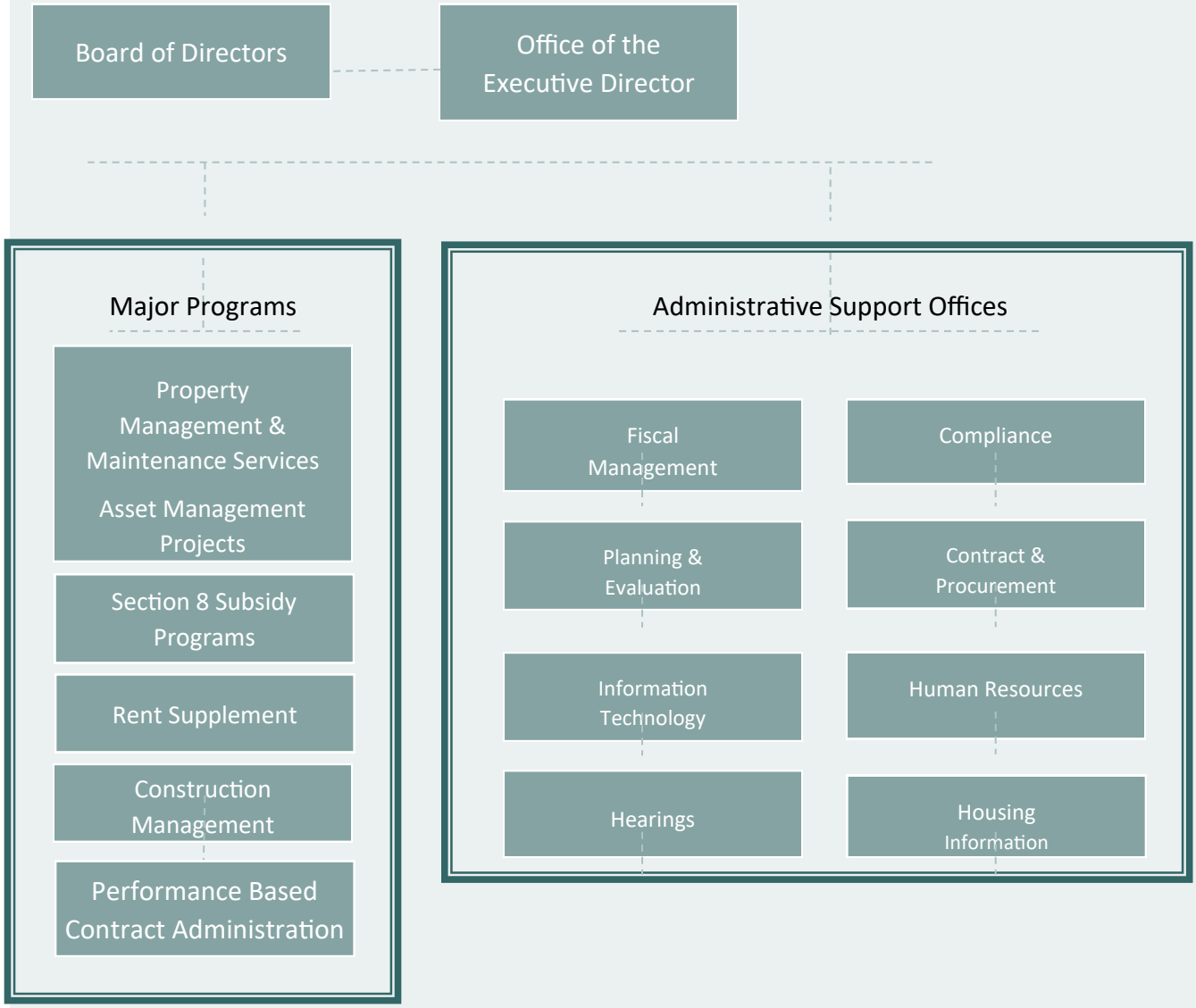
2014 The HPHA achieved a record high occupancy of 98% in its public housing programs. The Section 8 Program is rated a high performer under the Federal Assessment System. With a combined State and Federal capital program, the HPHA is managing approximately $150M in ongoing design and construction projects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

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

HPHA Organization



Years of Dedicated State Service

10 Years of Dedicated State Service

Angel B Acorda
Jonessa K. Burns
Bryan Canencia
Craig K. Colburn
Marina S..C. Endo
Richline P. Fong
Steven A. Kobashigawa
Cynthia N. Lai
Placido A. Lumabao
Imelda J. Mangoba
Devin T. Nakasone
Darrell K. Wong

20 Years of Dedicated State Service

Earl K. Nakaya

30 Years of Dedicated State Service

Ernesto A. Delos Santos
Bert T. Hashimoto
Gilbert M. Nakagawa
Cynthia B. Yoshida

Gary Ito retired after 37 years of service

Greg Cuadra retired after 5 years of service

Randy Albano testing the newest drills at an HPHA organized fair for vendors to showcase the latest in maintenance tools and equipment.

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 (PHA) for the State of Hawaii, established by the Territory of Hawaiʻi in 1935 (see page 6) to provide safe, decent, and sanitary housing for low-income residents. Guided by an eleven (11) member Board of Directors (see page 4) 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.

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; and
- Continued collaboration with law enforcement to combat fraud in housing programs.

Due to HPHA's efforts, HUD recognized that the HPHA was owed 74 additional units and has increased the HPHA's total Federal Annual Contributions Contract inventory.

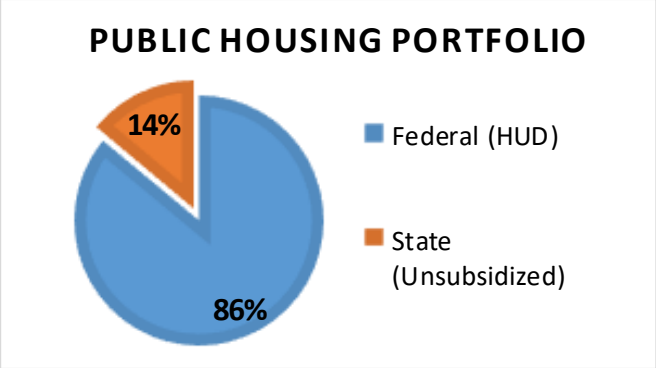
HPHA's portfolio of **85 properties** consists of **6,270** units of public housing:

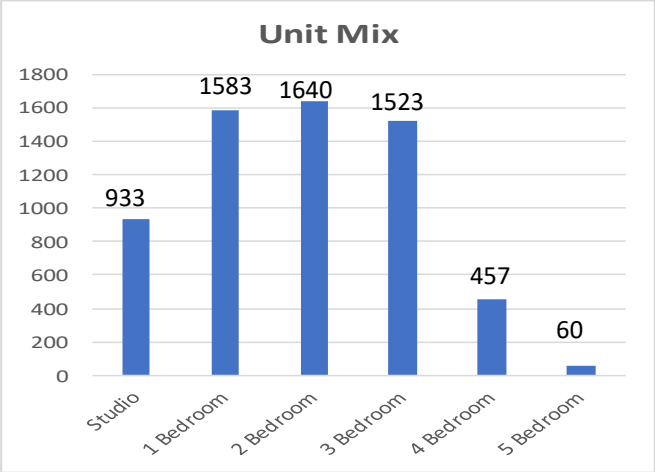
- **5,406 units** HUD subsidized
- **864 units** State (no subsidy)
- Units on Kauaʻi, Oʻahu, Molokaʻi, Mauʻi, and Hawaiʻi

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

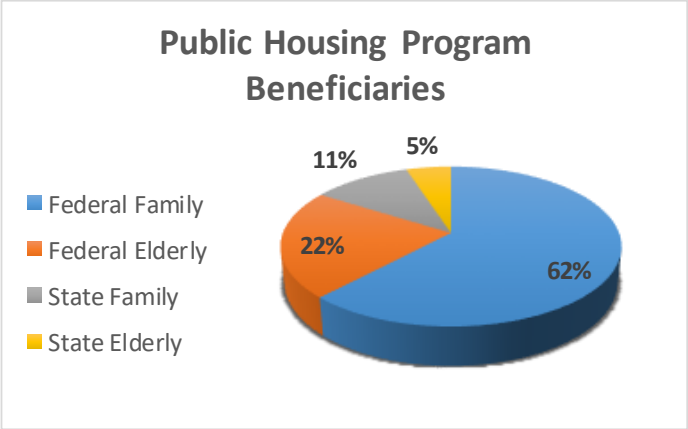


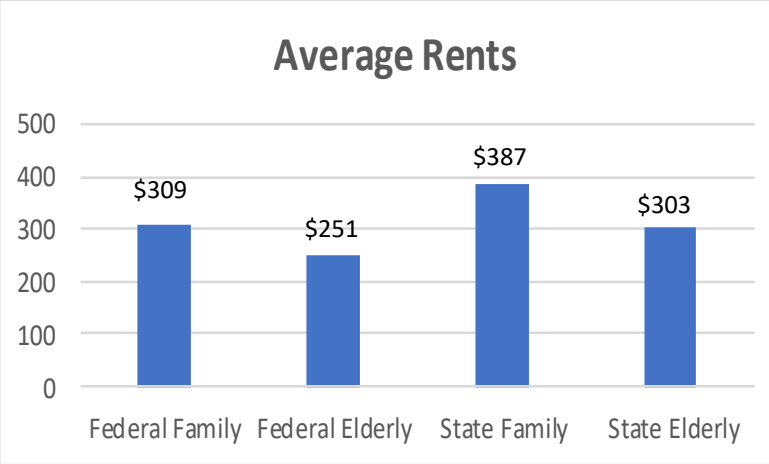


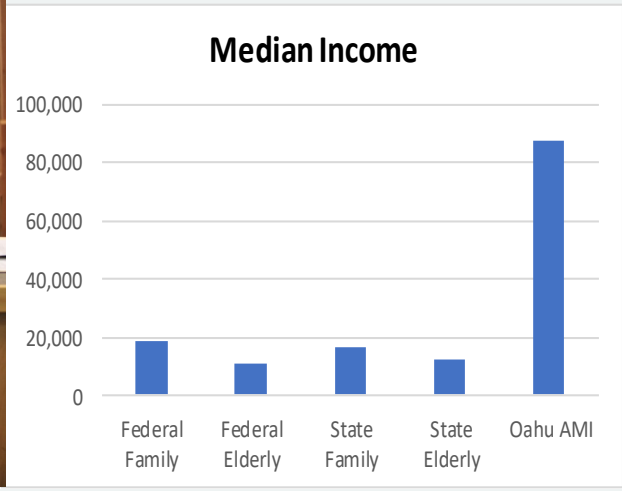
Public Housing Program—Tenant Characteristics

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

- Honolulu Metropolitan Statistical Area AMI, family of 4 for FY17 = **$83,680**
- **Not less than 40%** of Federal family public housing units are restricted to "**Extremely Low Income**" families earning **30% AMI or less**







Mass Interviews to lease up needy families from the waitlist. The waitlist is currently closed and contains approximately 10,000 families.

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. Approximately 20,000 such inspections are conducted nationwide each year, and 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. Last fiscal year, thanks to the hard working HPHA public servants, the Governor and Legislative appropriations, 5 out of 7 Asset Management Projects (2,249 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

Maintained Adjusted Occupancy to 98%

Improve Rent Collections to 98%

Increased Tenant Services

Improve the Quality of Services

Increase Accessibility to Housing and Services

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

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.

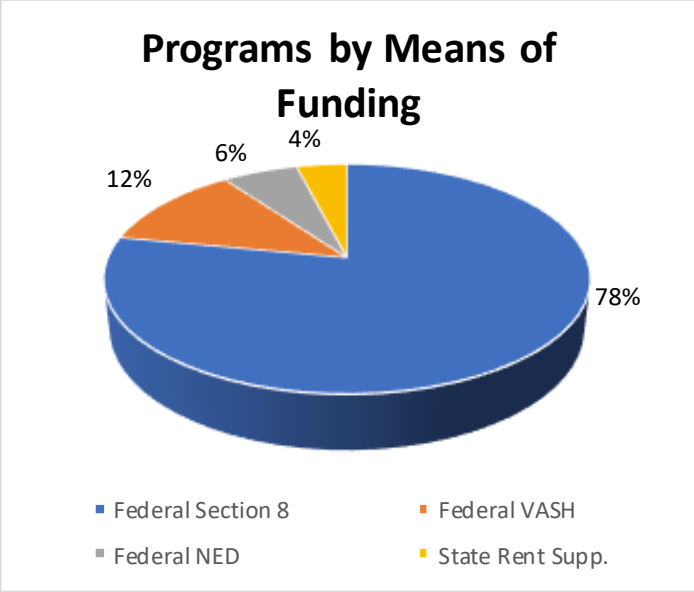
PROGRAM STATISTICS

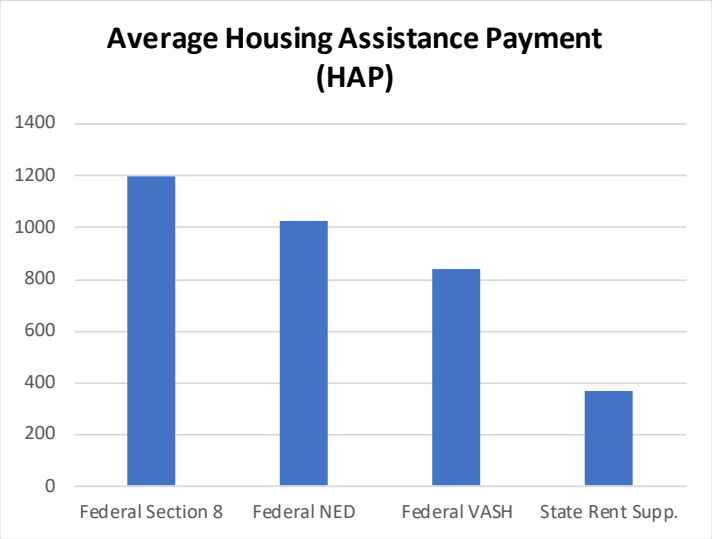
1,762 HUD Housing Choice Vouchers, Avg. Housing Assistance Payment (HAP) = **$998** per month

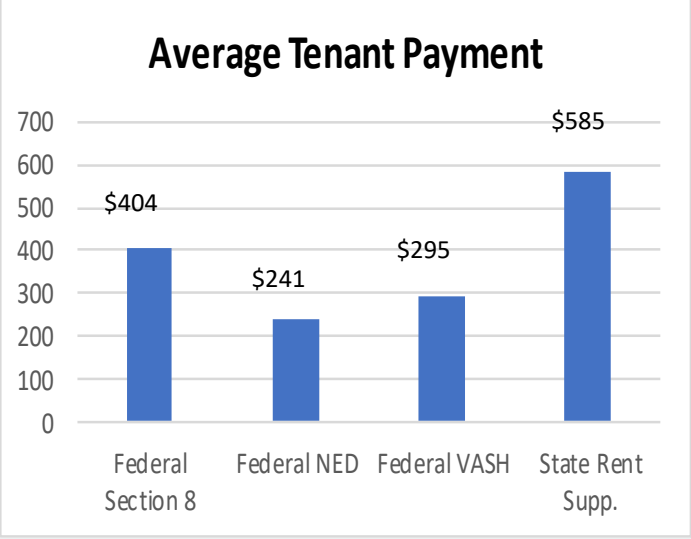
162 Non-Elderly Disabled Vouchers (NED) Average HAP = **$1019 month**

466 Veterans Affairs Supportive Housing (VASH) , Avg. HAP = **$838 month**

268 State Rent Supplement Program Avg. payment of **$362** per household







Section 8 Programs

Program	Number of Families	Number of Individuals	Average Family Size
Section 8	1,762	5,903	3.35
NED	164	267	1.63
VASH	466	468	1.004
Total Federal	2,392	6,638	2.78
State Rent Supp.	268	576	2.15
PBCA	2,996	5,974	1.99
Total Recipients	5,656	13,188	2.33

Program	Median Income
Federal Section 8	$20,950
Federal NED	$13,436
Federal VASH	$13,987
State Rent Supplement	$18,906
Oahu AMI	**$86,600**

STATE RENT SUPPLEMENT PROGRAM

Following Governor David Y. Ige's Emergency Proclamation to provide emergency relief to address the homeless situation, the HPHA took swift action by requesting the HPHA Board of Directors to adopt "Special Rent Supplement Program Emergency Rules" on June 16, 2016.

This allowed the HPHA to contract with Catholic Charities of Hawaii with the purpose of quickly screening homeless families in need of assistance to the HPHA, and to allow a maximum payment of $1000 per household.

During FY17, the HPHA was able to assist a total of 268 families in attaining housing. We are pleased to report that as of December of 2017, the agency has expanded the program to currently assist a total of 494 families.

Public Housing Specialists Beverly Vallesteros (left) and Curtis Kaneoka (below) assist families during their eligibility interviews.

Landlords who are interested in renting their units to a needy family should contact the HPHA's Section 8 Branch at (808) 832-6040.

Section 8 Programs—Family Self Sufficiency Helping Families Succeed

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.

As the eldest child of 15 siblings, Ms. Theresa Pestana knew from an early age about caring for her family, and the value of hard work. Starting as a Candy Striper at Tripler Hospital, Ms. Pestana has used her experience with the FSS program to improve her job status to currently serve as a Community Service Worker with the City and County of Honolulu. Her future goals are to attain an online Case Management degree and possibly create her own business in the Caregiving Services field. Ms. Pestana serves as a shining example to her fellow residents and encourages her community to always do your best for your family, and take the steps necessary to achieve your goals.

Mr. Paco Alfanso is from the Ton Village of Wonei on the island of Chuuk, and was working with the Hawaii Carpenter's Union, but would often go months without work. Because of this, Mr. Alfanso decided to participate in the FSS program with the goal of better providing for his family while having more flexibility in also spending time with them. While in the FSS, Mr. Alfanso took a micro-enterprise class with the Parents and Children Together (PACT) non-profit, and applied the skills that he learned to create Paco's Wholesale Fish. He looks forward to expanding Paco's Wholesale Fish into a food truck, and believes in working hard to follow your dreams.

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 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.

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 2016-17 the HPHA created 10 ADA/UFAS compliant units and 18 common areas were made accessible together with accessible parking and routes of travel. Additionally, it created 77 visual and/or hearing impaired units. $459,856 was spent in design and $5,412,678.51 was spent in construction toward this effort in FY2016-17.

With another 19 units for mobility and 31 units for visual/hearing under construction at that time, when completed HPHA will be at 5.3% compliance for mobility and 3.15% compliance for visual/hearing impaired units. Although when construction is complete HPHA will be in target with the federal accessibility requirements, HPHA will continue to make additional units accessible striving for these percentages as much as is feasible at each of its sites.

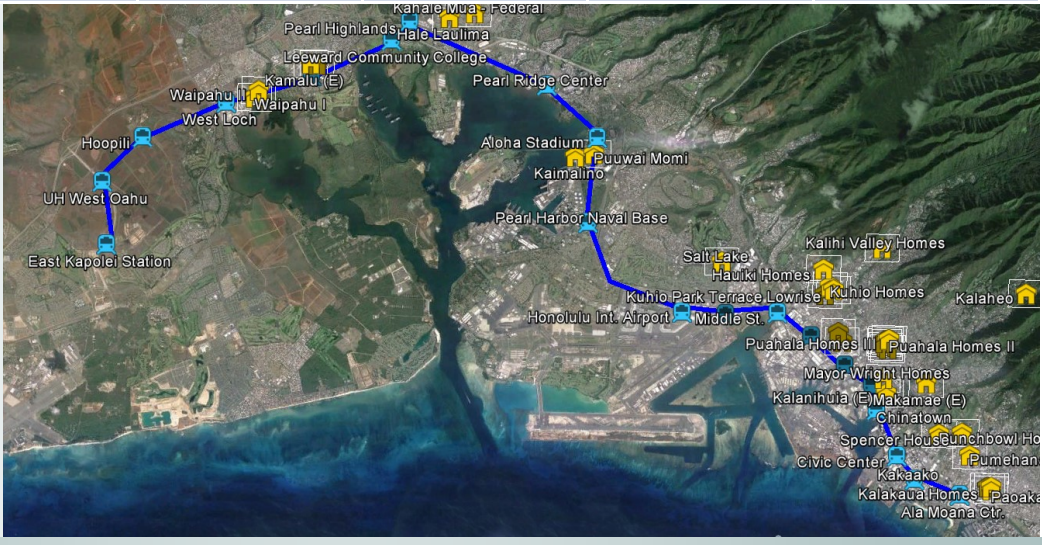
Redevelopment Efforts

The vast majority of the 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, create more vibrant communities, and contribute to the State's mandate of 22,500 affordable rental housing units by 2026 and the Governor's goal of 10,000 affordable rental housing units by 2020.

Project	Current Units	Proposed	Net Gain	Estimated Start Date	Estimated First Stage Completion Date
Makua Ali'I & Paoakalani	362	1,000	340 to 640	2025	2027
Mayor Wright Homes	364	2,500	2,140	2019	2021
Kalanihuia	151	500	350	2022	2024
School Street Project	0	300 to 800	300 to 800	2020	2022
KPT Phase 2	176	425	250	2020	2022
Kamehameha & Kaahumanu	373	2,500	2,127	2022	2025
Puuwai Momi	260	1,500	1,240	2021	2023
Hale Laulima	36	1,000	960	2023	2026
Waipahu I & II,	260	1,000	740	2023	2026
UH West Oahu		2,000	2,000	Pending 2024	Pending 2026
	1,976	Up to 13,200	Up to 10,600		

Above: Table of 10-Year Projection for HPHA Redevelopment Projects that could potentially add up to 10,000+ affordable housing units. (Subject to availability of funds and tax credits)

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, and its team, for the redevelopment of Mayor Wright Homes (MWH). The vision for the redevelopment includes: one-for-one replacement of public housing units, and to create additional affordable units in this mixed income, mixed use development.

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

The HPHA has signed a Predevelopment Agreement with Hunt Development group, and through continuous community engagement, has created a Preferred Master Plan. The HPHA is anticipating to have the Final Environmental Impact Statement (EIS) completed and the Master Development Agreement signed by December of 2017, and looks forward to having the Federal National Environmental Protection Act (NEPA) EIS completed by the end of 2018.

Proposed conceptual Illustration. Actual Design subject to change.

Redevelopment Efforts cont.

North School Street HPHA 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 is looking forward to publishing the Draft Environmental Impact Statement (EIS) in January of 2018. 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.

Proposed conceptual Illustration. Actual Design subject to change.

From left: HPHA Housing Development Administrator Becky L. Choi; Katie Pierce of the Section 8 Subsidy Programs Branch; Housing Planner Sarah Beamer; Planner Benjamin Park; Chief Financial Officer Chong Gu; and (seated) Executive Director Hakim Ouansafi

CONSTRUCTION MANAGEMENT

With a backlog of approximately 820 million, the Construction Management Branch focuses primarily on bringing vacant units that are classified as Type C (units needing major repairs), while administering all capital improvement projects, and ensures the timely obligation and expenditure of program funds.

In FY17, the HPHA has been working hard to successfully encumber the $14.3M by the June 30, 2018 deadline. As of June 30, 2017, the HPHA has successfully encumbered 50.2% of the Biennium 2015-2017 Lump Sum appropriation. This is in addition to obligating $9.1M of the Federal CFP (Capital Fund Program) appropriated by HUD.

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

The HPHA also demolished down to the slab 31 obsolete duplex buildings at Lanakila Homes in Hilo, Hawaii. The Hazmat report indicted high levels of lead which is also in the soil. HPHA is working with a consultant and the Department of Health on a mitigation work plan for the site and contaminated soil. This work is planned for completion in FY18.

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 and HPHA will work towards abating the sites that test positive as funds are made available.

Funding as of June 30, 2017:

In Contract:
$12,127,266 – Federal funds (Capital Fund Program, CFP)
$62,802,759 – State funds (Capital Improvement Projects, CIP)
$74,930,025 – Total in Contract

Budgeted:
$36,429,015 – Federal CFP funds appropriated and budgeted
$146,145,000 – State CIP funds appropriated and budgeted
$182,594,015 – Total Budgeted

New Contracts in FY 2016-2017:

10 New Consultant Contracts
14 New Construction Contracts
1 New Service Contract

25 Total New Contracts (plus 2 in-house design)

$5,645,709 in New Consultant Contracts
$34,936,659 in New Construction Contracts
$40,613,058 Total New Contracts

Thanks to Governor Ige and appropriations from the Legislature, the *Pomaika'i Community Center on the Big Island was modernized.*

CONSTRUCTION MANAGEMENT CONT.

The HPHA is undergoing a systematic assessment and upgrade of all major building systems for its high rise properties. Assessments and upgrades to fire prevention systems, backflow preventers, hot water heaters, hot water storage tanks, heat pumps, booster pumps and trash chutes.

Completing the major building systems upgrades moving into FY18 will include call-for-aid systems, fire pumps, exhaust fans and ventilation systems. Additionally, the elevators at all State public housing buildings will be assessed and upgraded.

The Construction Management Branch continues to diligently work to meet all Federal Capital Fund Program (CFP) and State Capital Improvement (CIP) deadlines for encumbrance, obligation and expenditure.

Punchbowl Homes—New Water Heaters

Pumehana—New Tankless Gas Water Heaters

Before and after: Renovated roll-in shower

Completed Construction Projects FY 2017

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

Kauhale `Ohana – Site & Dwelling Improvements	Des: $470,543 ($32,130 CFP, $438,413 CIP) Const: $2,637,430 ($254,130 CFP, $2,383,300)
Mayor Wright Homes – Bldg and Site Improvements	Des: $427,728 CIP; Const: $4,314,722 CIP
Hale Hau`oli (Elderly) – Accessible Ramp to Comm Center	Des: *In-House;* Const: $7,652 CIP
Ko`olau Village – Site & Bldg. Improvements	Des: $668,527 ($82,253 CFP, $586,274 CIP), Const: $5,396,961 ($105,233 CFP, $5,291,728)
Pomaika`i (Elderly) – Site & Bldg Improvements	Des: $378,155 CIP; Const: $3,826,320 CIP
Hale Po`ai (Elderly)– Building Improvements	Des: $578,997 CIP; Const: $1,903,229 CIP
Hale Po`ai (Elderly) – Fire Prevention System Improvements	Des: $9,000 CIP; Const: $31,099 CIP
Ho`olulu (Elderly) – Fire Prevention System Improvements	Des: $12,000 CIP; Const: $62,962 CIP
Kamalu (Elderly) – Fire Prevention System Improvements	Des: $12,000 CIP; Const: $62,962 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	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	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 Accessibility Improvements	Des: *In-House;* Const: $119,279 CIP
Kalanihuia (Elderly) – 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

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, and architectural/ engineering services to name a few.

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 160 new contracts/supplemental contracts/change orders in the amount of $46,347,893 (state funds) and $18,170,515 (federal funds) for a sum total of $64,518,408.

HEARINGS

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

For Fiscal Year 2017, the Hearings Office received 262 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.

Left to Right—Raynette Suganuma-Carlson (Assistant), Marisa Pirtle (Secretary), and Renee Blondin-Nip (Hearings Officer)

COMPLIANCE

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.

The total agency-wide expenditure for interpretation and translation costs was approximately $77,729 for over 1,483 LEP encounters in 18 different languages, broken down into $48,746 for oral interpretation services, and $23,593 for written translations.

Some accomplishments for fiscal year 2017 include:

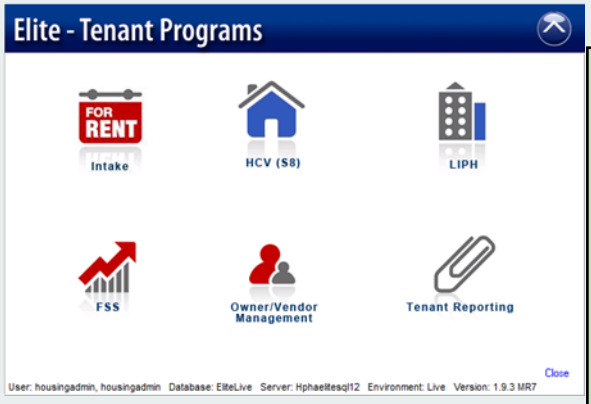
- Recommitted to a discrimination free agency and updated discrimination complaint procedure and forms, and provided additional translated discrimination complaint forms
- Continued training the HPHA staff on its obligations related to fair housing
- Reviewed modernization projects to ensure improvements to sites and residential units incorporate necessary accessibility features per the direction of the agency
- Revised notices and forms for Reasonable Accommodation (R.A.) requests to streamline the resolution process, and provided notices and forms in various languages
- 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
- Provided technical assistance to property managers in tenant requests involving VAWA issues
- 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
- 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 HPHA currently has 296 American with Disabilities Act (ADA) compliant units, and 19 additional ADA units currently under construction or slated for construction in 2018.

INFORMATION TECHNOLOGY

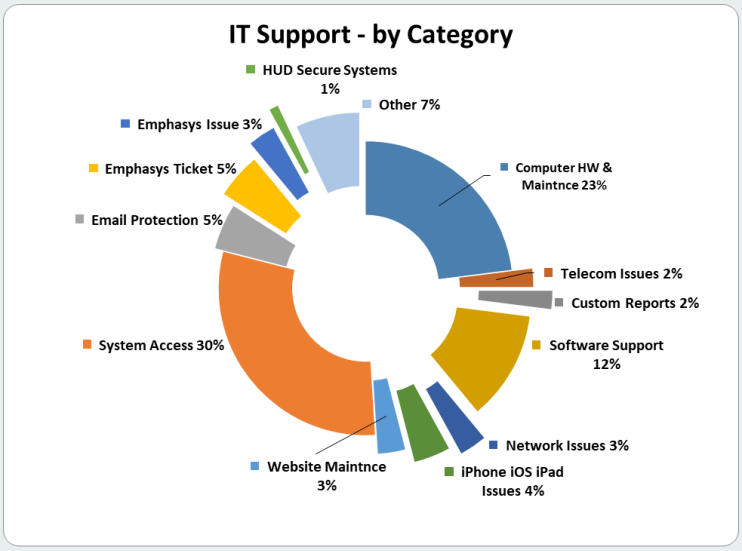
The Information Technology Office (ITO) provides critical support to HPHA operational and strategic practices. Services include supporting and integrating applications, hardware and systems implementation and maintenance, telecommunications support, and the much needed help desk support.

This was an interesting year for ITO as various projects were completed, and many more on their way to implementation. Over 4,100 trouble calls and requests over the course of this year alone, with a substantial increase in system access and software support due to implementation of tighter security policies and installation and upgrades of business software to support staff needs.



EmPHasys Elite is the main system used by HPHA to administer its public housing projects statewide. This year, ITO updated this system to its latest version (MR 7 SP2), thereby solving reported bugs, streamlining some processes and updating compliance with HUD regulations. This is a continuous effort that ITO strives to maintain.
RIGHT – Elite Interface showing some of the modules available to users.

The use of portable document format or PDF has increased over the years and turned into a de facto standard. HPHA makes use of pdf files on a broad range of documents for both online and offline usage. With a joint effort with the State of Hawaii Enterprise Technology System, HPHA upgraded from Adobe Acrobat version 9 to the latest DC version at minimal cost, improving efficiencies at the office level.
MS O365 was implemented the previous year, and it is the main business and productivity application used by HPHA. ITO continues to support this implementation via administration of licenses and accounts.



Human Resources

The Human Resources Office oversees the recruitment, screening, interviewing and employee relations of our agency. The HPHA employed approximately 300 Full Time Equivalents , of which only 2 are state funded, as of June 30, 2017.

This past fiscal year, the agency hired well over 70 employees state-wide for Branch Chiefs, Managers, Project Engineers, Program Specialists, Planners, support staff and maintenance. Despite the challenges of attracting staff due to low wages, and other Departments and Agencies offering higher pay, this was done through a variety of outreach efforts including job fairs, the University of Hawaii system, social media, and Public Housing Organizations across the country.

This past fiscal year, the agency held our own career fair and attended various job fairs at Blaisdell, and Universities to recruit and fill various exempt and civil service positions. With the success of the job fairs, the HR Office was able to hire personnel to various offices to assist with their immediate operational needs.

In 2016, the Multi-Skilled Worker Pilot Program (MSWPP) was honored to have been selected as the Department of Human Services' Team of the Year and represents the Department of Human Services Team Award for the Governor's Award.

Front Row (left to right): Greg Cuadra, Clinton Kusada, Jewel Apana, Garrison Quisano, Phillip Ramos, Governor David Ige, Department of Human Services Director Pankaj Bhanot, Department of Human Services Deputy Director Bridget Holthus, Cesar Tabula, Rico Vasquez, Janice Shintaku, Paul Pasion, Kenneth Sasaki.
Second row (left to right): Betty Lee-Mara, Robert Dadis, Allan Dela Cruz, Amor Idelfonso, Nelson Lagadon, Hitler Manual, Renante Valiente, Blake Morikawa, Clayton Papapa, Joaquin Pascual, Boyd Richardson, Asher Tamanaha, Jamison Waiolama and Berman Viernes.

The Human Resources Office partnered with Times Supermarket/Pharmacy Team in October 2016, holds a successful Flu-Shot clinic which provides on-the-spot flu immunization to our employees at our School Street Campus. Employees were able to participate in this event. We will continue to be innovative and partner with local health care providers to expand our agency's wellness program.

According to KMH LLP, over the past 5 years of auditing the HPHA, they have seen "significant improvement in the financial reporting area", and Fiscal Year 2017 was the "cleanest year ever" under their contract.

The Fiscal Management Office (FMO) oversees all budgeting and accounting needs of our agency. During Fiscal Year 2017, the FMO processed an average of over 2,700 financial transactions per working day, and disbursed over $179 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 Position
June 30, 2017 and June 30, 2016
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2017	2016 As restated	2017	2016 As restated	2017	2016 As restated
Assets						
Current and other assets	$ 111,429	$ 109,891	$ 86,072	$ 78,099	$ 197,501	$ 187,990
Capital assets	4,146	4,309	340,003	325,200	344,149	329,509
Other assets	-	-	8,717	8,717	8,717	8,717
Total Assets	115,575	114,200	434,792	412,016	550,367	526,216
Deferred Outflows of Resources	847	172	12,093	2,926	12,940	3,098
Total Assets & Deferred Outflows of Resources	$ 116,422	$ 114,372	$446,885	$ 414,942	$ 563,307	$ 529,314
Liabilities						
Current and other liabilities	$ 5,169	$ 4,079	$ 7,063	$ 7,037	$ 12,232	$ 11,116
long-term liabilities	3,754	2,613	59,122	44,895	62,876	47,508
Total Liabilities	8,923	6,692	66,185	51,932	75,108	58,624
Deferred Inflows of Resources	(7)	77	737	1,712	730	1,789
Net position						
Investment in capital assets, net of related debt	4,146	4,309	340,003	325,200	344,149	329,509
Restricted	4,657	3,301	-	-	4,657	3,301
Unrestricted	98,703	99,993	39,960	36,098	138,663	136,091
Total Net Position	107,506	107,603	379,963	361,298	487,469	468,901
Total liabilities, Deferred Inflows of Resources and net position	$ 116,422	$ 114,372	$446,885	$ 414,942	$ 563,307	$ 529,314

HAWAII PUBLIC HOUSING AUTHORITY
Government-Wide Statements of Activities
Years Ended June 30, 2017 and June 30, 2016
(In thousand of dollars)

	Governmental Activities		Business Activities		Total	
	2017	2016 As restated	2017	2016 As restated	2017	2016 As restated
Revenues						
Program Revenues:						
Charges for services	$ -		$ 22,226	$ 20,592	$ 22,226	$ 20,592
Operating grants and contributions	65,449	62,885	24,054	24,013	89,503	86,898
Capital grants and contributions			5,999	9,669	5,999	9,669
Other income			270	127	270	127
General Revenues:					-	-
State allotted appropriations, net of lapsed funds	42,498	16,171	-	-	42,498	16,171
Total revenues	107,947	79,056	52,549	54,401	160,496	133,457
Expenses						
Governmental Activities						
Rental housing assistance program	66,539	62,878			66,539	62,878
Business-type activities					-	-
Rental assistance program			60,362	56,982	60,362	56,982
Housing development program			9,896	9,553	9,896	9,553
Other expenses	-	-	5,131	3,839	5,131	3,839
Total government-wide expenses	66,539	62,878	75,389	70,374	141,928	133,252
Excess (deficiency) of revenues over (under) expenses	41,408	16,178	(22,840)	(15,973)	18,568	205
Capital contributions	(30,573)	(31,969)	30,573	31,969	-	-
Transfers	(10,932)	(10,653)	10,932	10,653	-	-
CHANGES IN NET POSITION	(97)	(26,444)	18,665	26,649	18,568	205
Net position, beginning of year	107,603	134,047	361,298	334,649	468,901	468,696
Total net position, end of year	$107,506	$107,603	$379,963	$361,298	$487,469	$468,901

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, 2017 (in $1,000)

Fund Name	Cash Balance at 7/1/2016	Expenditure FY16-17	Revenue FY16-17	Transfers In FY16-17	Encumbrance at 7/1/2017	Cash Balance at 6/30/2017
Equipment Rental Revolving Fund	736.4	0.3	0.6			736.7
Special Assistance of Housing Special Fund	2.0					2.0
Housing for Elders Revolving Fund	3,180.9	2,003.1	2,363.7		1,173.2	3,541.5
Housing Project Bond Special Fund	-					-
HPHA Administration Revolving Fund	-					-
Payroll Clearing Trust Account	0.0	21,374.6	21,374.6			0.0
Public Housing Revolving Fund	8,356.5	32,548.1	32,531.7			8,340.1
State Low-income Housing Revolving Fund	721.5	1,520.3	2,590.3		216.3	1,791.6
Temporary Deposit - Payroll Overpayment Trust Fund	41.6	21,374.6	21,374.6			41.6
Vehicle Rental Revolving Fund	429.5	2.7	3.2			430.0

2018 Legislative Proposals

Looking forward, the HPHA tentatively intends to pursue the following legislative proposals in 2018 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 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.	HMS-01(18)
Relating to State Public Housing Evictions	Create an eviction process for the agency's state low-income housing and state housing for elders programs.	HMS-02(18)
Relating to Public Lands	To exempt Hawaii Public Housing Authority titled lands from the definition of "public lands".	HMS-03(18)
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.	HMS-04(18)

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					
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

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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EQUAL HOUSING
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