

**HAWAII PUBLIC HOUSING AUTHORITY
NOTICE OF MEETING
REGULAR BOARD OF DIRECTORS MEETING
December 17, 2009
9:00 a.m.
1002 North School Street, Building E
Honolulu, Hawaii 96817**

AGENDA

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Regular Meeting, November 19, 2009
- B. Executive Sessions, November 19, 2009

III. PUBLIC TESTIMONY

Public testimony on any agenda item shall be taken at this time. Pursuant to section 92-3, Hawaii Revised Statutes, and section 17-2000-18, Hawaii Administrative Rules, the Board may limit public testimony to three minutes.

IV. DECISION MAKING

- A. Decision Making: To Adopt Board Resolution No. 22 Expressing Appreciation to Mr. Kaulana Park
- B. Decision Making: To Ratify the Financial Statements for the Banyan Street Manor, Located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2008-2009 as Submitted to the U.S. Department of Housing and Urban Development
- C. Decision Making: To Approve the Proposed Settlement with the U.S. Department of Housing and Urban Development for Late Submittal of Financial Statements for the Fiscal Year 2008-2009 for Banyan Street Manor

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related the Proposed Settlement with the U.S. Department of Housing and Urban Development

V. REPORTS

- A. Report of Task Force Committees
 - 1. Human Resources Task Force – Executive Director Search and Update on Recruitment

The Board may go into executive session pursuant to sections 92-4 and 92-5(a)(2), Hawaii Revised Statutes, to discuss the Executive Director Search and Recruitment, where matters of privacy are involved, and pursuant to section 92-5(a)(4), Hawaii Revised Statutes, to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities, as related to the Executive Director Search and Recruitment.

- 2. Goals and Objectives Task Force Update

- B. Report of the Executive Director
 - 1. November Highlights on ARRA Project Updates, Energy Performance Contracting Update, Section 8 Housing Choice Voucher Program, Personnel Issues

VI. FOR INFORMATION/FOR DISCUSSION

- A. For Information: Kuhio Park Terrace (KPT) Lawsuits: *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578)

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578).

- B. For Information: Issues Related to the Audit of the Hawaii Public Housing Authority by the Office of the Legislative Auditor

The Board may go into executive session pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the audit of the Hawaii Public Housing Authority by the Office of the Legislative Auditor.

- C. For Information: Update on Redevelopment at Kuhio Park Terrace and Kuhio Homes
- D. For Information: Physical Assessment Scores for Federal Low Income Public Housing under HUD's Public Housing Assessment System for 2009
- E. For Information: Status Report for American Recovery and Reinvestment Act Capital Fund Grant
- F. For Information: Bills Carried Over from 2009 Legislative Session

****Meals will be served to Board members as an integral part of the Board meeting****

If any person requires special needs (i.e. large print, taped materials, sign language interpreter, etc.), please call the Secretary to the Board at (808) 832-4690 by close of business two days prior to meeting date.

HAWAII PUBLIC HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING
OF THE HAWAII PUBLIC HOUSING AUTHORITY
HELD AT 1002 N. SCHOOL STREET, BUILDING E,
ON THURSDAY, NOVEMBER 19, 2009,
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Thursday, November 19, 2009 at 9:00 a.m.

The meeting was called to order by Chairperson Travis Thompson and, on roll call, those present and absent were as follows:

PRESENT: Chairperson Travis Thompson
Director Carol Ignacio
Director Clarissa Hosino
Designee Henry Oliva
Director Kaulana Park
Director Linda Smith
Director Rene Berthiaume
Director Sam Aiona
Director Sherrilee Dodson

Chad Taniguchi, Executive Director
Krislen Chun, Deputy Attorney General
John Cregor, Deputy Attorney General

EXCUSED: Director Eric Beaver
Director Matilda Yoshioka

STAFF PRESENT: Barbara Arashiro, Executive Assistant
Alan Sarhan, Planner
Glori Inafuku, Housing Compliance & Evaluation
Specialist
Lydia Camacho, State Housing Development
Administrator,
Marcel Audant, Housing Development Specialist
Mark Buflo, Budget Analyst
Michael Hee, Private Management Contracts Section
Chief
Norhana Schumacher, Acting Section 8 Program Branch
Chief
Rick Sogawa, Acting Contracts and Procurement Officer
Sandra Miyoshi, Homeless Programs Administrator
Shirley Befitel, Personnel Supervisor
Stephanie Fo, Property Management and Maintenance
Services Branch Chief
Taryn Chikamori, Secretary to the Board

OTHERS: Bob Nakata, Faith Action for Community Equity (FACE)
Dolores Glore, Faith Action for Community Equity
(FACE)
Fetu Kolio, Mayor Wright Homes resident
Hope K-Aloha, Kuhio Park Terrace resident
Jesse Ponce de Leon, Kalakaua Homes resident
Jun Yang, Faith Action for Community Equity (FACE)
Larry Sumida, Department of Hawaiian Home Lands
Penelope Tukimaka, private resident
Sinclair Quitugua, Micronesians United

ORDER/
ROLL CALL

HAWAII PUBLIC HOUSING AUTHORITY

Sisan Suda, Micronesians United

Chairperson Thompson declared a quorum present.

QUORUM

Director Ignacio moved, Director Hosino seconded,

That the minutes of the Regular Meeting held on October 15, 2009 be approved as circulated.

APPROVAL OF MINUTES REGULAR MEETING OCTOBER 15, 2009

The minutes were unanimously approved.

Bob Nakata, Faith Action for Community Equity (FACE), stated he is concerned that the Hawaii Public Housing Authority (HPHA) is thinking about selling units to public housing residents. He does not feel that public housing residents can afford to purchase the units. Mr. Nakata stated he is also concerned that the Kuhio Park Terrace (KPT) redevelopment project does not have a project manager. Mr. Nakata questioned whether the HPHA is redeveloping KPT so more units can be sold. Mr. Nakata is also concerned that the HPHA is searching for a new executive director. Mr. Nakata stated Chad Taniguchi, executive director, has stressed responsibility from residents, rent collection is up, and vacant units are down.

PUBLIC TESTIMONY

Jesse Ponce de Leon, Kalakaua Homes resident, stated he is concerned with the HPHA's audit. He can't believe that the HPHA is not on cash basis. He would like an audit done on all of the HPHA financials.

Chairperson Thompson stated that the HPHA is audited annually. The Board approves the audit and the audit is sent to the U.S. Department of Housing and Urban Development (HUD) and the State.

Fetu Kolio, Mayor Wright Homes resident, stated the tenant association has asked the Mayor Wright Homes (MWH) manager to attend the tenant association meeting and inform residents that firework usage is not allowed on the property since there is a new board at MWH. The manager has not attended a meeting. Mr. Kolio also requested a copy of the letter that was written to the previous tenant association regarding firework use. Mr. Kolio asked how can the HPHA and the community work together to keep public housing safe and affordable.

Chairperson Thompson stated that he thought the MWH Board made it clear that the HPHA policy for fireworks usage is not allowed. Chairperson Thompson asked Mr. Taniguchi to follow up on this issue.

Jun Yang, Faith Action for Community Equity (FACE), stated he feels the Board's vision to sell public housing is optimistic because the waiting list is long. Mr. Yang asked if the number of public housing units goes down, where will the low income people live. Mr. Yang stated he hopes the Board reconsiders its vision.

Director Aiona moved, Director Ignacio seconded,

To Ratify the Audited Financial Statements for Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2009 as submitted to the U.S. Department of Housing and Urban Development

TO RATIFY THE AUDITED FINANCIAL STATEMENTS FOR BANYAN STREET MANOR, LOCATED AT 1122 BANYAN STREET,

Mr. Taniguchi stated the HPHA did four years of audits in six months and the HPHA is up-to-date on the audits for Banyan Street Manor. The HPHA submitted the audit to HUD prior to getting the Board's approval because the

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HPHA wanted HUD to receive the audit before HUD sent the HPHA a late notice. The auditor did not have opinion for the 2007, 2008, and 2009 audit because the previous management agent's records were not kept up to the auditor's standards. The current management EAH has been keeping better records.

Michael Hee, private management contracts section chief, stated the auditor is confident that EAH can keep the records up to auditing standards.

Chairperson Thompson stated he is concerned that the audit states, "Our responsibility is to express an opinion on these financial statements based on our audit." Then the audit states, "... we do not express an opinion on the financial statements referred to in the first paragraph." Mr. Taniguchi responded that Frank Castro, HUD, expressed a positive response because the HPHA completed the audits. Mr. Castro stated he understands that record keeping needs to be improved and the current managing agent is up keeping the records. Mr. Taniguchi stated the HPHA is making progress from having no audits completed to being up-to-date.

Director Smith asked when the audit deadline is. Mr. Hee responded 60 days after the end of the fiscal year, which was the end of August 2009.

Director Smith asked whether the HPHA missed the deadline. Mr. Hee responded that the HPHA missed the deadline because the audits were being completed in sequence.

Director Smith asked if someone on the staff unilaterally decided to submit the audit to HUD before it was approved by the Board even if the deadline was missed. Mr. Taniguchi stated the HPHA made the decision to submit the audit because of HUD's frustration with the HPHA missing the deadlines and because the conclusions are the same as the other audits.

Designee Oliva stated he recognized the staff's efforts in getting the audit completed, but believes the decision to submit the report without the Board's approval was not a good decision. The HPHA should have contacted Chairperson Thompson or a member of the financial task force before submitting the audit.

Chairperson Thompson acknowledged that Mr. Taniguchi spoke with him before submitting the audit to HUD.

Chairperson Thompson asked when the Board approves the audit is HUD notified. Mr. Hee stated that it is an internal policy to have the Board approve the audit.

Director Ignacio asked if HUD requires Board approval before submitting the audit to HUD. Mr. Hee responded that HUD does not require Board's approval.

Mr. Taniguchi stated in the past the HPHA auditor reported that if the Banyan Street audit is not completed, it will not be a material matter.

Chairperson Thompson asked why the auditor was not able to obtain the fair housing information. Mr. Hee stated he will need to look into this.

Director Aiona withdrew his motion to ratify the audited financial statements for Banyan Street Manor, located at 1122 Banyan Street, Honolulu, Hawaii for fiscal year 2009 as submitted to the U.S. Department of Housing and Urban Development.

Director Aiona moved, Director Hosino seconded,

To Defer Action To Ratify the Audited Financial
Statements for Banyan Street Manor, located at

HONOLULU,
HAWAII FOR
FISCAL YEAR
2009 AS SUB-
MITTED TO
THE U.S. DE-
PARTMENT
OF HOUSING
AND URBAN
DEVELOPMENT

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1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2009 as submitted to the U.S. Department of Housing and Urban Development until the Auditor Can Attend the Board Meeting.

The motion was unanimously carried.

Designee Oliva moved, Director Hosino seconded,

To Approve a Revision to the Hawaii Public Housing Authority's Section 8 Administrative Plan To Allow Single Persons to Hold One Bedroom Vouchers Only if Zero Bedroom Units Are Not Available

Norhana Schumacher, acting Section 8 program branch chief, stated the HPHA wants to amend the administrative plan so it matches the administrative rules.

Director Smith asked why is the change being done and why is it being done now. Ms. Schumacher responded because she is trying to keep the Section 8's spending down and because there is a conflict between the administrative rules and the administrative plan.

Chairperson Thompson asked what the current administrative plan states and what does the current administrative rules state. Ms. Schumacher stated the current administrative plan states: "...single person families will be allocated one bedroom." The HPHA wants to change the plan so it is consistent with the administrative rules.

Designee Oliva asked what is considered an area. Ms. Schumacher responded the "area" refers to Oahu.

Director Smith asked doesn't HUD allow the HPHA to issue a voucher for a studio or a one bedroom to a single person. Ms. Schumacher responded that HUD allows a studio or a one bedroom; it is up to the public housing authority.

Director Hosino asked can a single person with a studio voucher rent a one bedroom, if the one bedroom cost is within the voucher amount. Ms. Schumacher responded that it was allowable.

Director Smith stated that because elderly individuals are usually single, she does not want this to be a form of discrimination because an elderly person may want or need a one bedroom unit.

Director Ignacio asked if HUD allows a single person to rent a studio or a one bedroom, what is the rationale in the rule change. Mr. Taniguchi responded that the HPHA is trying to make the administrative plan and the administrative rules consistent and because individuals should be in units that are the right size for each family. This will also save federal subsidies; the Section 8 Housing Choice Voucher program is in a \$1 million deficit.

Director Ignacio asked if the driving factor is financial. Mr. Taniguchi responded, yes and to put families in the right size units.

Chairperson Thompson asked Director Hosino for her feelings. Director Hosino stated she believes that a single person should be in a studio, unless they have a medical condition and need a one bedroom unit.

Director Hosino asked if the live-in-aide's income is counted. Ms. Schumacher responded that live-in-aide's income is not counted.

Director Hosino stated she is concerned if the live-in-aide is working outside the home and has outside income. Ms. Schumacher responded that the live-in-

TO APPROVE
A REVISION TO
THE HAWAII
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ONLY IF
ZERO BED-
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ARE NOT
AVAILABLE

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aide should not be working outside the home.

Director Hosino stated the live-in-aide's job is caring for the person twenty-four seven and that is why they are a live-in-aide. If the live-in-aide is working outside the residence, then the person does not need the live-in-aide and the aide is now living rent free and this happens on many occasions.

Director Ignacio asked if a person who has a live-in-aide is given a studio or one bedroom. Ms. Schumacher responded that they would be given a two-bedroom unit.

Director Ignacio stated that Section 8 will be paying a higher subsidy for the unit with a live-in-aide when the live-in-aide is working.

Director Smith stated that if the rule is changed then landlords will not be able to rent one bedroom units to single individuals.

Director Smith stated she will recuse herself from voting because she was a Section 8 landlord.

Director Dodson clarified that a single person with the studio voucher can still rent a one bedroom, if it fits HUD's criteria.

Director Dodson stated that there are people who go to day care which allows a live-in-aide to work when the person is at their day care activities.

Designee Oliva stated he is concerned that the HPHA may not be able to serve the community because there may be units available that people may not be able to rent using the vouchers. Barbara Arashiro, executive assistant, responded that the voucher will be issued for a studio, but it does not preclude the client from renting a one bedroom unit.

Ayes: Chairperson Thompson
Designee Oliva
Director Aiona
Director Berthiaume
Director Dodson
Director Hosino
Director Ignacio
Director Park

Abstained: Director Smith

The motion was carried.

Chairperson Thompson called a recess at 10:10 a.m. and reconvened at 10:20 a.m.

RECESS/
RECONVENED

Director Dodson moved, Designee Oliva seconded,

To Grant the Department of Hawaiian Home Lands (DHHL) a Right-of-Entry for the Construction of a Sewer Line through Waimanalo Homes, Lot 146, for its Kumuhau Subdivision

TO GRANT
THE DEPART-
MENT OF
HAWAIIAN
HOME LANDS
(DHHL) A
RIGHT-OF-
ENTRY FOR
THE CON-
STRUCTION
OF A SEWER
LINE
THROUGH

Director Smith asked if the contractor is ready to start. Larry Sumida, Department of Hawaiian Home Lands (DHHL), responded that there is a contractor doing the site work. Because the DHHL is unsure what the HUD approval will be, the DHHL will either let the site contractor continue or to pass the project to the home contractor.

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Director Aiona asked if there is a time frame on when DHHL will get the HUD approval. Mr. Sumida responded DHHL has no idea when HUD will give the approvals.

Ayes: Chairperson Thompson
Designee Oliva
Director Aiona
Director Berthiaume
Director Dodson
Director Hosino
Director Ignacio
Director Smith

Abstained: Director Park

The motion was carried.

Director Hosino moved, Director Park seconded,

To Approve the Energy Services Agreement with Ameresco, Subject to the Approval of the Department of the Attorney General and the U.S. Department of Housing and Urban Development

Chairperson Thompson stated there are still three issues that needed to addressed: 1) what projects will be included; 2) what energy performance measures will be used; and 3) will this be a long term or short term contract.

Ms. Arashiro stated the staff's intent was to provide the Board with the draft contract and to allow the Board to instruct staff on how to proceed.

Director Hosino withdrew her motion to approve the energy services agreement with Ameresco, subject to the approval of the Department of the Attorney General and the U.S. Department of Housing and Urban Development.

Director Dodson moved, Director Park seconded,

To Defer the Motion To Approve the Energy Services Agreement with Ameresco, Subject to the Approval of the Department of the Attorney General and the U.S. Department of Housing and Urban Development

Director Smith stated that that the Department of Budget & Finance should also review the document.

Ms. Arashiro asked Ms. Chun if the draft contract is confidential because it is not executed. Ms. Chun stated that it is still open for negotiation, so the draft contract is confidential.

The motion was unanimously carried.

Chairperson Thompson stated the Board will discuss the Strategic Vision and Goals for the Hawaii Public Housing Authority.

Director Smith thanked Director Berthiaume and Director Hosino for working on the strategic vision and goals.

Director Smith stated that this is a work in progress. Director Smith stated that the initial draft plan was shared at the September 2009 Board meeting and it provided a big picture for the future of public housing and focused on the residents. The

WAIMANALO HOMES, LOT 146, FOR ITS KUMUHAU SUB-DIVISION

TO APPROVE THE ENERGY SERVICES AGREEMENT WITH AMERESCO, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF THE ATTORNEY GENERAL AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

STRATEGIC VISION AND GOALS FOR THE HAWAII PUBLIC HOUSING AUTHORITY

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vision is taking into account the best practices and efforts taking place nationwide.

Director Smith stated that the initial draft was shared with stakeholders, staff and the media in late September 2009. The HPHA received comments from HUD. HUD gave helpful suggestions and cautionary comments. One comment that was helpful was that the vision is in sync with the shift to asset management.

Director Smith stated the task force met again on November 5th to refine the draft which focused on what the next steps will be. The task force wants to look at starting pilot programs in state public housing that are not elderly. She stated this will be a 5-10 year time frame. She stated that there will be focus on including community land trusts to ensure the property remains affordable.

Director Smith stated that the task force will be meeting with the Resident Advisory Board (RAB) in December. The RAB is currently discussing the components of the Public Housing Plan which includes two main components: 1) section 10-conversion of public housing to tenant based assistance, and 2) section 11-homeownership.

Director Smith stated that the HPHA work with federal partners such as the: U.S. Department of Agriculture, Navy, military housing and HUD. Director Smith also stated the HPHA will need to work with the Hawaii Housing Finance and Development Corporation (HHFDC), Department of Hawaiian Home Lands (DHHL), and Hawaii Community Development (HCDA).

Director Smith stated the House and Senate housing chairs will be briefed. She stated that the HPHA will also do outreach with communities, neighborhoods board, and any other interested parties when the time is right.

Director Smith stated after receiving comments from all parties the vision statement will be revised.

Director Ignacio asked how does the Board work with groups that believe this is the final vision. Director Dodson responded that the Board needs to continue to use words like “work in progress” and inform people that if they have concerns to contact the HPHA directly.

Director Smith left at 10:45 a.m.

Director Aiona stated that Senator Sakamoto had concerns and asked the HPHA to discuss this with the legislature.

Mr. Taniguchi stated that the legislature requested a briefing in early December.

Mr. Taniguchi stated the goals and objectives states the vision is “that self-sufficient families living in units they own that was previously public housing. HPHA no longer in existence because the State no longer serves as a public housing landlord.” This is giving people the impression that the Board intends to sell all public housing. Director Berthiaume stated the wording is wrong and it will be revised once the task force can come up with the right wording.

Chairperson Thompson stated there is nothing wrong with the wording, because this is a work in progress and the Board welcomes the feedback.

Director Hosino stated that people need to remember that this vision may or may not be implemented 5, 10, or 15 years from now.

Director Ignacio stated that making assumptions that low income people cannot own their own home is far from the truth. She has had feedback that the Board does not care for the low income people because low income people cannot afford to own their own home. She feels that the Board cares because low income people want to and should have the same opportunity as others to own their own home.

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Chairperson Thompson instructed the task force to take the next steps and report back at the next meeting.

Designee Oliva stated the HPHA continues to receive resumes for the executive director position. As of November 13, 2009, there have been 47 applicants and the search committee has scheduled interviews.

TASK FORCE
REPORT/
HUMAN
RESOURCES

Chairperson Thompson stated that Director Beaver provided a written report. Chairperson Thompson asked that the firm in paragraph two be removed.

MIXED
INCOME

Director Berthiaume stated there will be a briefing from Michaels Development and Pacific Housings Advisors on November 20, 2009. The briefing will cover an update on financing and budget projections.

Chairperson Thompson asked if there is a schedule regarding the KPT redevelopment. Director Berthiaume responded, no. Chairperson Thompson asked that the executive director request a timeline from Michaels Development.

Director Hosino stated that the HPHA has only one person to help with tenant association trainings. This makes it hard to schedule the trainings because the staff person also does grievances. She feels she is not getting enough support in providing training to the tenant associations.

TENANT/
TENANT
RELATIONS/
OPERATIONS

Director Hosino stated there were violation letters sent to residents and she feels the language needs to be changed because residents feel they will be evicted the next day.

Director Hosino stated that the RAB did not start in August because there was not enough members for quorum. She is requesting help from the Board to recruit members for the RAB.

Director Hosino stated that staff is being recognized for meeting rent collection and other goals but residents feel that they are not being recognized, and they are the ones who are paying their rent on time.

Director Dodson asked what score a project would need to receive to be recognized. Chairperson Thompson stated the top three projects should be recognized.

Director Ignacio asked what Director Hosino needs to proceed with the trainings. Director Hosino responded she was informed that there needs to be one staff person attending the trainings so she needs that staff person. Ms. Arashiro stated it is not required to have a staff person in attendance.

Director Ignacio stated Director Hosino could proceed as long as the training is in line with the HPHA and the rules. Director Hosino stated the trainer will need management to contact managers and inform them to support the trainer.

Director Ignacio asked if HUD strongly encourage tenant associations. Director Hosino responded, yes. Director Ignacio stated she doesn't understand why managers would have a problem with the trainings. Stephanie Fo, Property Management and Maintenance Services Branch Chief, stated some managers want to train their own tenant associations. Director Hosino stated the manager should not be doing the training because it is a conflict of interest.

Chairperson Thompson asked Director Hosino what her role is. Director Hosino responded that before she was a Board of Director, she was a RAB

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member. To be a RAB member, she had to be part of the tenant association. Because the three are linked and she has experience on the tenant association, she feels it is important that tenant associations are properly trained by someone with experience.

Director Dodson stated that Director Hosino would be conducting training as a volunteer, not a Board member, and as a volunteer she needs to inform the executive director of her plan. The executive director will review the proposal and figure out what the HPHA can support according to staffing and funds.

Chairperson Thompson called a recess at 11:17 a.m. and reconvened at 11:26 a.m.

RECESS/
RECONVENED

Director Smith returned at 11:30 a.m.

Mr. Taniguchi reviewed the general ledger budget comparison report for July 2009 to September 2009.

EXECUTIVE
DIRECTOR
REPORT

Mr. Taniguchi stated that the Section 8 Housing Choice Voucher program is negative because clients only pay 30% of their income and the federal subsidy pays the remaining balance. With the weak economy, the Section 8 program is subsidizing a larger portion of rents.

Since the economy is not going to get better overnight, Director Ignacio asked how is the HPHA projecting a positive for the Section 8 Housing Choice Voucher program at the end of the fiscal year. Mr. Taniguchi stated to make up the deficit, the HPHA will not fill a voucher if a client leaves the program or lower the maximum rent that the HPHA subsidizes.

Chairperson Thompson asked what the sub-total for the agency is. Mr. Taniguchi responded \$916,000 for the budget and \$1 million for actual.

Designee Oliva asked when will the central office charges to the asset management projects (AMP) occur. Mr. Taniguchi responded by the end of the December.

Director Ignacio asked what the HPHA is doing to ensure that the AMPs have a balanced budget. Mr. Taniguchi responded that this relates to the use of the capital funds and repair and maintenance funds because the AMPs that are self sufficient have little vacant units and can rent the units.

Director Ignacio stated that the AMPs were not being monitored and that the HPHA needs to have effective monitoring of the AMPs. Ms. Fo responded that the HPHA has not been monitoring the budget because there is no general ledger. Once the general ledger becomes available, the HPHA will be monitoring the AMPs on a monthly basis.

Director Ignacio asked when will an AMP be considered a troubled AMP. Mr. Taniguchi responded that the HPHA already knows which AMPs are having trouble because of the budget projections. The HPHA is sending resources to help these AMPs.

Director Smith stated that the budget reflects a positive in the federal account, but asked how the 30 new staff due to reduction in force (RIF) placements, will affect the HPHA budget. Mr. Taniguchi responded that the HPHA has 60 vacancies, 40 of which were budgeted so it should cover the \$1.15 million. The HPHA is still computing the actual cost of the 30 new staff. Mr. Taniguchi stated that there would be a problem if there is a second round of layoffs and the other thirty positions are filled.

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Director Smith stated many agencies are abolishing the unbudgeted positions to prevent someone bumping into an unbudgeted position.

Shirley Befitel, personnel supervisor, stated the HPHA abolished twenty-nine positions.

Mr. Taniguchi stated the HPHA is hopeful that the audit will be completed on time, for the first time in three years.

Director Ignacio asked if any of the thirty new staff can be placed in the Homeless Programs Branch (HPB). Mr. Taniguchi responded that it was not possible because they are state funded and that some of the HPB work is being contracted out.

Designee Oliva stated that there are federal mandates that the HPB must follow. One of those mandates is that the federal homeless program cannot be a part of the public housing agency. The Department of Human Services (DHS) is working with the Homeless Programs Branch on transitioning to DHS.

Mr. Taniguchi stated that the REAC score is an annual HUD inspection of randomly selected units at each AMP. The grade is from 0 to 100 and 60 is passing.

Ms. Fo stated 10 of 16 AMPs have been completed and passed. Some of the AMPs with lower scores are being asked to do a corrective action plan.

Mr. Taniguchi stated that last year four AMPs did not pass. Two of the four passed this year.

Director Park moved, Director Berthiaume seconded,

To go into executive session at 12:00 p.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities as related to *Faletogo et al. v. Hawaii Public Housing Authority* (Civil No. 08-1-2608-12) and *McMillon et al. v. Hawaii Public Housing Authority* (Civil No. CV08-00578).

EXECUTIVE SESSION

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:38 p.m.

RECONVENED

Chairperson Thompson stated the Board received an update on the KPT lawsuit.

Director Ignacio moved, Director Dodson seconded,

To go into executive session at 12:38 p.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board’s attorneys on questions and issues pertaining to the Board’s powers, duties, privileges, immunities, and liabilities as related to *Larsen v. HPHA, et al.*, HCRC No. RE-0-0838; HUD No. 09-09-1203-8

EXECUTIVE SESSION

The motion was unanimously carried.

The Board reconvened from Executive Session at 12:58 p.m.

RECONVENED

Chairperson Thompson reported that the Board was updated on the Larsen

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lawsuit.

Chairperson Thompson stated that the Board will discuss the HPHA's request for approval from the Department of the Attorney General (AG) to hire outside counsel for the mixed income redevelopment at Kuhio Park Terrace/Kuhio Homes and the master development agreement with Michaels Development Company.

HIRE
OUTSIDE
COUNSEL
FOR KPT
REDEVELOP-
MENT

Mr. Taniguchi stated Phil Neville, Oakland Housing Authority, shared that the developer has a lot of experience and the HPHA needs to have legal, financial, and a staff person that have the similar experience to protect the HPHA's interests. The HPHA will need to get approval from the AGs office.

Chairperson Thompson asked what the process is. Ms. Chun responded that the request is submitted to the AGs office. The AGs office then allows or disallows the HPHA to hire.

Director Berthiaume asked if the consultant fees come out of the redevelopment budget or the HPHA's general budget. Director Park asked what is the budget and cap on hiring these consultants. Mr. Taniguchi responded the office of the executive director's budget has a remaining budget of \$250,000 to hire consultants.

Director Berthiaume stated that he feels that the consultant fees could be very high.

Director Smith asked what the going rate for a financial consultant and attorney. Mr. Taniguchi stated he will check with some of the other housing authorities.

Chairperson Thompson stated that the Board will discuss the State requirement for the HPHA to deposit Federal Capital American Recovery and Reinvestment Act (ARRA) Funds into an account under control of the State.

ARRA
FUNDS

Chairperson Thompson asked if this is a law or policy. Mark Buflo, budget analyst, stated that the State is requesting the HPHA to deposit the ARRA funds into a State account. HPHA met with Russ Saito, State Comptroller and Mr. Saito is comfortable with the HPHA's current procedures.

Director Smith stated that the ARRA funds must be tracked differently than all other funds. The electronic line of credit control system (eLOCCS) can be used, but the funds must have its own account number.

Mr. Buflo stated he is the ARRA coordinator. He has been uploading the reports the same as all other agencies in the state. The problem seemed to be that DAGS wanted an account number, which has been done. The HPHA is meeting all the ARRA standards and is not in violation of any State laws. Mr. Buflo stated Mr. Anderson, state coordinator, does not have an issue as long as the HPHA is in compliance. The HPHA is not allowed to draw down on the funds until the environmental impact documents are signed.

Chairperson Thompson asked if the HPHA is complying with HUD rules. Mr. Buflo responded that HUD has indicated that holding the funds in the State Treasury would be a violation of the HUD rules.

Ms. Arashiro stated the HPHA will be reporting through the Financial Accounting Management Information System (FAMIS).

Director Smith stated the information needs to be in FAMIS, but B & F needs to be involved because B & F is responsible for the draw downs.

Ms. Arashiro stated that the HPHA is concerned that the eLOCCS system requires a three day turnaround but DAGS currently does a ten day turnaround.

HAWAII PUBLIC HOUSING AUTHORITY

Director Smith agreed the ARRA funds needs to be a three day turnaround otherwise the HPHA will be subject to fines and interest much like other agencies.

Chairperson Thompson stated he is concerned with the environment impact. Director Smith stated this is an issue with the State indemnifying the federal government on any environmental issues or other concerns. The document is being reviewed by the AGs office and for confirmation that the money is in the State treasury.

Director Berthiaume asked if the HPHA will be able to spend the money. Mr. Buflo responded that the HPHA should be able to spend all the money.

Director Ignacio asked if DAGS has the ability to do a three day turnaround. Director Smith responded DAGS does, but many agencies are using State money to pay the invoices and then asking for reimbursements. Mr. Taniguchi stated this will not work for the HPHA, since we do not have the State money to spend and get reimbursed.

Mr. Taniguchi stated that the HPHA will write a memo to DAGS, stating that the HPHA is complying with the recording requirements and ask if DAGS will get B & F and Mark Anderson's approval. The memo will also state that the HUD electronic system will be used. Director Ignacio stated that the HPHA will not be able to make the three day turnaround. Mr. Taniguchi stated Mr. Saito believes it will work.

Director Park stated he regrets that he will be resigning from the Board effective immediately. His work demand has changed and needs to make time for his family.

Chairperson Thompson stated it has been a pleasure to have Director Park on the Board and he will be missed.

Director Smith stated that Director Park will be up for Senate confirmation and if you believe that he will be a great Director for DHHL to please submit testimony to the Legislature.

Director Park left at 1:33 p.m.

Chairperson Thompson called a recess at 1:33 p.m. and reconvened at 1:41 p.m.

RECESS/
RECONVENED

Mr. Taniguchi introduced Lydia Camacho, state housing development administrator.

Ms. Camacho stated ninety percent of her time has been in meetings and the other ten percent of her time is spent responding to emails and doing research. Ms. Camacho shared he background and experience in construction management with the Board.

Ms. Camacho stated her goals are to: set up a system to track the funds; increase communication internally and externally; and expedite fixing vacant units.

Chairperson Thompson thanked Marcel Audant for being the Acting State Housing Development Administrator. He has done a great job.

Mr. Audant stated that the HPHA will be ready to go out to bid on the American Reinvestment and Recovery Act (ARRA) funds within two weeks.

HAWAII PUBLIC HOUSING AUTHORITY

Mr. Audant stated the CIP funds will lapse in June 2010. At the next Board meeting, the HPHA should be able to report on the funds. Mr. Audant stated Pomaikai project may be the only project in trouble because of problems with the architect.

Chairperson Thompson stated the potential site visit to Pai`olu Kaiaulu Homeless Shelter by the HPHA Board of Directors will be discussed.

PAI`OLU
KAI AULU
SITE
VISIT

Mr. Taniguchi stated because there were some concerns at the Pai`olu Kaiaulu Homeless Shelter, the Board may want to visit the shelter.

Chairperson Thompson stated that the issues that were brought up were operational and not a Board matter.

Chairperson Thompson stated the Board will discuss the update of the Section 8 Management Assessment Program (SEMAP) Certification for the HPHA.

SECTION 8
SEMAP

Ms. Schumacher stated the SEMAP score was approved by HUD on October 26, 2009. The HPHA is a standard performer this year. With the new Elite system, the HPHA hopes to be a high performer next year.

Chairperson Thompson stated the Board will discuss the congressional appropriations for the HPHA to conduct renovations in federal public housing sites.

CONGRESS-
IONAL
APPROPRIA-
TIONS

Alan Sarhan, planner, stated that under the 2009 HUD appropriations acts, funds were made available for specific projects. The funds will be available through a non-competitive process. There is a total of \$380,000 for "code enforcement renovations of abandoned housing units and to provide 22 housing units for low income individuals in Honolulu." The funds will be used at Kalili Valley Homes (KVH). There is an additional \$475,000 for Lanakila Homes on the Big Island.

Director Ignacio asked what the \$475,000 for Lanakila will be used for. Mr. Taniguchi stated to build new units.

Director Smith asked if the HPHA would be able to build about two units with these funds. Mr. Taniguchi responded, yes.

Director Ignacio asked if there are funds to fix the vacant units. Mr. Taniguchi responded there are no funds to repair those units at this time.

Mr. Taniguchi stated when the funds were available, the HPHA could not get the approval from the State Procurement Office (SPO) to purchase materials for the volunteers and the staff could not devote the time.

Director Ignacio asked if the \$475,000 could go to fixing those units. Mr. Taniguchi stated that the HPHA would have the same procurement and staffing issues. Mr. Taniguchi stated the HPHA staff will need to be involved in the procurement and at this time; the staff cannot manage the projects and do the procurement.

Director Smith asked if the HPHA staff can purchase the materials and turn it over to the non-profit organization. Director Dodson stated the HPHA did that on Maui but there were some problems.

Director Ignacio stated the non-profit agency can make the list of materials needed, and then turn the list over to the HPHA and the HPHA can call the items in and have it delivered to the site. She stated it's hard to believe that the HPHA staff is unable to call in the materials.

Designee Oliva stated that the HPHA needs to relook at the way the \$475,000 is

HAWAII PUBLIC HOUSING AUTHORITY

being used.

Mr. Taniguchi stated the HPHA receives feedback from staff and staff has said they do not have the time. Director Ignacio stated there are people in the community willing and able to fix these units.

Director Smith stated the award letter states “for design and renovation” so “renovation” cover fixing the vacant units. The \$475,000 should be maximized by getting as many units ready as possible for people to move in. She feels that the Board is telling staff that building two units is not maximizing the use of the funds.

Mr. Taniguchi stated that he has isolated the Board from the day to day challenges that the HPHA has. Staff has been doing the work and this has taken a lot out of staff. Staff is now informing him that they can’t do everything and need to prioritize. Mr. Taniguchi stated that with the new staff coming on board maybe more can be done. The HPHA now has 254 staff and when he started there was 316 staff.

Director Ignacio stated according to the analysis, the HPHA was over staffed by 72. Mr. Taniguchi stated it turns out that the analysis was too critical.

There being no further items to be discussed,

Director Beaver moved, Director Berthiaume seconded,

That the meeting be adjourned at 2:13 p.m.

The motion was unanimously carried.



MATILDA YOSHIOKA
Secretary

Approved

ADJOURN-
MENT

FOR ACTION

SUBJECT: To Adopt Board Resolution No. 22 Expressing Appreciation to Mr. Kaulana H.R. Park

I. FACTS

- A. Mr. Kaulana H.R. Park served as a member of the Hawaii Public Housing Authority's (HPHA), Board of Directors since April 25, 2007.
- B. During his tenure, Mr. Park served as the Governor's leader for the Homeless Efforts Achieving Results Together (HEART) Team and participated in Board subcommittees.
- C. Effective August 12, 2009, Mr. Park was appointed as the Director of the Department of Hawaiian Home Lands and Chairman of the Hawaiian Homes Commission.
- D. Due to his increased responsibilities at the Department of Hawaiian Home Lands, Mr. Park submitted a letter of resignation to the Chairman of the HPHA Board.

II. RECOMMENDATION

That the Board of Directors adopt Board Resolution No. 22 Expressing Appreciation to Mr. Kaulana H.R. Park

Prepared by: Barbara E. Arashiro, Executive Assistant 

**Approved by the Board of Directors at its meeting on
DEC 17 2009**

EXECUTIVE DIRECTORS OFFICE

Please take necessary action


EXECUTIVE DIRECTOR

RESOLUTION NO. 22

EXPRESSING APPRECIATION TO MR. KAULANA H.R. PARK

WHEREAS, Mr. Kaulana Park was confirmed to the Board of Directors of the Hawaii Public Housing Authority (HPHA) on the 25th of April 2007; and

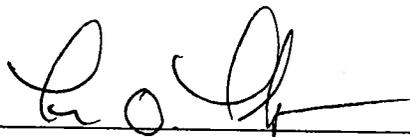
WHEREAS, Mr. Park's tireless work as the Deputy Director of the Department of Hawaiian Home Lands, and most recently as Director of the Department of Hawaiian Home Lands and Chairman of the Hawaiian Homes Commission has complemented his role on the HPHA's Board of Directors;

WHEREAS, Mr. Park served as the Governor's Homeless Efforts Achieving Results Together (or "HEART") Team leader and worked to address the urgent problems of homelessness in the State of Hawaii in creative ways;

WHEREAS, Mr. Park is held in the highest regard by his fellow Board members, staff, and residents alike; now, therefore,

BE IT RESOLVED that the Board of Directors of the Hawaii Public Housing Authority adopt Resolution No. 22 Expressing Appreciation to Mr. Kaulana H.R. Park on this 17th day of December 2009; and

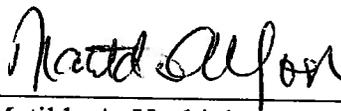
BE IT FURTHER RESOLVED that a copy of this Resolution be transmitted to Mr. Park along with expressions of sincere appreciation for his outstanding contributions to the Hawaii Public Housing Authority and the citizens of the State of Hawaii.



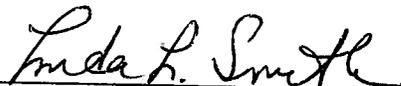
Travis O. Thompson, Chairperson



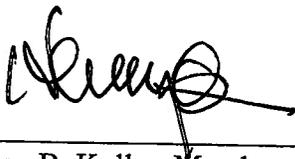
R. Eric H. Beaver, Vice Chair



Matilda A. Yoshioka, Secretary



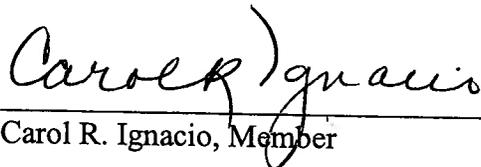
Linda L. Smith, Member



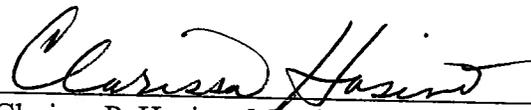
Lillian B. Koller, Member



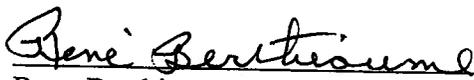
Sam Aiona, Member



Carol R. Ignacio, Member



Clarissa P. Hosino, Member



Rene Berthiaume, Member



Sherrilee K. Dodson, Member

- F. The HPHA will work with the managing agent to complete audit adjustments for the Fiscal Year ended 2006 and request that RC Holsinger Associates complete the audit.

III. RECOMMENDATION

That the Board of Directors Ratify the Financial Statements for the Banyan Street Manor, Located at 1122 Banyan Street, Honolulu, Hawaii for Fiscal Year 2008-2009 as Submitted to the U.S. Department of Housing and Urban Development

Attachment: Financial Statements for Banyan Street Manor for FY 2009

Prepared by: Michael J. Hee, Chief, Private Management Contracts Section *MJH*

Reviewed by: Stephanie Fo, Property Management & Maintenance Services Branch Chief *SF*

Approved by the Board of Directors at its meeting on

DEC 17 2009

PROPERTY MANAGEMENT & MAINTENANCE BRANCH

Please take necessary action

[Signature]

EXECUTIVE DIRECTOR

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
JUNE 30, 2009

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
State of Hawaii
Hawaii Public Housing Authority
Banyan Street Manor

We were engaged to audit the accompanying *Statement of Net Assets* of Banyan Street Manor, F.H.A. Project No. 140-35073-LDI-L8, as of June 30, 2009, and the related *Statement of Activities and Cash Flows* for the year then ended. These financial statements are the responsibility of the Project's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

Detailed accounting records have not been maintained and certain prior-year records and supporting data were not available for our audit. Fiscal year ended 2006 proposed audit adjustments were unrecorded and are not reflected in the financial statements presented herein. Therefore, we were not able to satisfy ourselves about the amounts at which assets, liabilities, and equity are recorded in the accompanying balance sheet at June 30, 2009.

Because of the significance of the matters discussed in the preceding paragraph, the scope of our work was not sufficient to enable us to express, and we do not express, an opinion on the financial statements referred to in the first paragraph.

In accordance with *Government Auditing Standards*, and the *Consolidated Audit Guide for Audits of HUD Programs*, issued by the U.S. Department of Housing and Urban Development, we have also issued reports, dated August 31, 2009, on our consideration of the Project's internal control over financial reporting and on its compliance with specific requirements applicable to Fair Housing and Non-Discrimination and specific requirements applicable to non-major HUD program transactions. Those reports are an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The management's discussion and analysis and the accompanying supplementary information are presented for purposes of additional analysis and are not required parts of the basic financial statements of the Project. Such supplemental information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, for the reasons stated in the third paragraph, we do not express an opinion on its relation to the financial statements taken as a whole.

RC Holsinger Associates, P.C.

Honolulu, Hawaii
August 31, 2009

Audit Partner: John Holt
Firm EIN: 23-2939307

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009 AND 2008

This section of the Banyan Street Manor, F.H.A. Project No. 140-35073-LDI-L8 (Project) annual financial report presents management's discussion and analysis of the Project's financial performance during the fiscal years ended June 30, 2009 and 2008. It should be read in conjunction with the Project's financial statements which follow this section.

Financial Highlights

- The Project's total net assets decreased by 4.5% or approximately \$198,080 in 2009 over 2008.
- The Project's rental income increased by 12% or approximately \$29,963 in 2009 over 2008.
- The Project's general operating and administrative expenses increased by 13.4% or approximately \$37,329 in 2009 over 2008.

Overview of the Financial Statements

The financial statements consist of four parts: management's discussion and analysis, the financial statements and notes to financial statements, supplemental information and supporting data required by U.S. Department of Housing and Urban Development (HUD), and other reports. Three of these components are described below:

Financial Statements

The financial statements reflect information about the Project and its' use of accounting methods similar to those used by private sector companies. The *Statement of Net Assets* provides short-term and long-term information about the Project's financial position, and reflects the Project's economic condition at the end of the year. All of the current year revenues and expenses are accounted for in the *Statement of Activities* on an accrual basis, i.e., revenues are recognized when earned and expenses are recognized when incurred.

The *Statement of Net Assets* presents all of the Project's assets and liabilities, with the difference between the two reported as "net assets". Over time, increases and decreases in the Project's assets may serve as a useful indicator of whether the financial position of the Project is improving or deteriorating.

The *Statement of Activities* presents information reflecting changes in the Project's net assets during the year.

The *Notes to Financial Statements* explains the information reflected in the financial statements.

Supplemental Information and Supporting Data Required by HUD

The *Supplemental Information and Supporting Data Required by HUD* represents additional information for analytical purposes and provides additional information as reflected in the financial statements.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
JUNE 30, 2009 AND 2008

Overview of the Financial Statements - Continued

Other Reports

Additional reports are as follows:

- Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards
- Report on Compliance with Specific Requirements Applicable to Non-Major HUD Programs
- Report on Compliance with Specific Requirements Applicable to Fair Housing and Non-Discrimination

Financial Analysis

As mentioned previously, the *Statement of Net Assets* serves as an indicator of the Project's financial position. The *Statement of Net Assets* includes all of the Project's assets and liabilities, and provides information about the nature and the amounts of investment in resources (assets) and the obligations (liabilities) of the Project.

As of June 30, 2009 and 2008, the Project's net assets were as follows:

	<u>ASSETS</u>	
	<u>2009</u>	<u>2008</u>
Assets:		
Current assets	\$ 100,394	\$ (40,102)
Deposits held in trust	8,652	9,643
Restricted deposits and funded reserves	1,528,180	1,979,405
Net capital assets	3,259,978	2,960,573
Other assets	<u>57,484</u>	<u>57,484</u>
Total Assets	<u>\$ 4,954,688</u>	<u>\$ 4,967,003</u>
	<u>LIABILITIES AND NET ASSETS</u>	
Liabilities:		
Current liabilities	\$ 415,645	\$ 128,830
Long-term liabilities	<u>321,691</u>	<u>422,741</u>
Total Liabilities	<u>737,336</u>	<u>551,571</u>
Net Assets:		
Invested in capital assets, net of debt	2,853,892	2,453,832
Restricted	1,363,460	1,767,874
Unrestricted	<u>-</u>	<u>193,726</u>
Total Net Assets	<u>4,217,352</u>	<u>4,415,432</u>
Total Liabilities and Net Assets	<u>\$ 4,954,688</u>	<u>\$ 4,967,003</u>

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
JUNE 30, 2009 AND 2008

Financial Analysis - Continued

Net assets of the Project decreased by 4.5% in 2009 over 2008. Investment in capital assets (i.e., land improvements, building, building equipment, and furnishings), less the related debt used to construct the assets represents a large portion of the Project's net assets; 67% in 2009 and 56% in 2008. Capital assets are used to provide housing to low and moderate income persons. Although the Project's investment in its capital assets is reported net of debt, the resources needed to repay this debt must be provided by other sources, since the capital assets, mainly the building, cannot be used to liquidate these liabilities. Restricted assets consist principally of deposits required under the Regulatory Agreement for the replacement of property and other project expenditures approved by HUD. Restricted assets are held in separate accounts with the mortgagee and are generally not available for operating purposes. The remaining unrestricted assets may be used to finance day to day operations without any constraints established by debt or other legal requirements. The changes in net assets reflect the Project's current year revenues and expenses on an accrual basis of accounting. The changes in net assets for the years ended June 30, 2009 and 2008 are as follows:

	2009	2008
Revenues:		
Rental income	\$ 217,549	\$ 247,512
Financial revenues	-	-
Other revenues	5,225	7,822
Total Revenues	222,774	255,334
Expenses:		
General operating and administrative expenses	316,767	279,438
Depreciation	104,087	140,393
Total Expenses	420,854	419,831
(Decrease) Increase in Net Assets	\$ (198,080)	\$ (164,497)

The Project's rental revenues are subject to constraints contained in the Regulatory Agreement and the Project may not increase rents charged to tenant without the prior approval by HUD.

General operating and administrative expenses increased 13.4% from 2008 to 2009 or by \$37,329.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
MANAGEMENT'S DISCUSSION AND ANALYSIS - CONTINUED
JUNE 30, 2009 AND 2008

Capital Assets and Debt Administration

Capital Assets

The Project's investment in net capital assets amounts to \$3,259,978 and \$2,960,573, net of accumulated depreciation of \$2,772,210 and \$2,668,123 as of June 30, 2009 and 2008, respectively. Capital assets includes land improvements, building, furnishings, and portable building equipment. Building represents 99% in 2009 and 97% in 2008. See Note 2 of the Project's financial statements for additional information regarding the Project's capital assets.

The Project's capital assets, net of the accumulated depreciation are as follows:

	<u>2009</u>	<u>2008</u>
Capital Assets, net of accumulated depreciation		
Building	\$ 3,259,463	\$ 2,946,608
Miscellaneous - land improvements	-	13,366
Building equipment - portable	515	634
Furnishings	-	(35)
	<u> </u>	<u> </u>
Total Net Capital Assets	<u>\$ 3,259,978</u>	<u>\$ 2,960,573</u>

Debt Administration

As of June 30, 2009 and 2008, the Project had long-term debt of \$405,691 and \$506,741, respectively, which is comprised of a HUD insured mortgage note. See Note 3 of the Project's notes to financial statements for additional information on the mortgage note.

	<u>2009</u>	<u>2008</u>
Mortgage payable - current portion	\$ 84,000	\$ 84,000
Mortgage payable - long-term portion	<u>321,691</u>	<u>422,741</u>
	<u> </u>	<u> </u>
Total Mortgage Payment	<u>\$ 405,691</u>	<u>\$ 506,741</u>

The Project's total debt decreased by \$101,050 in 2009 and decreased by \$69,260 in 2008.

Contacting the HPHA

If you have any questions about this report or need additional financial information, contact Executive Director Chad.K.Taniguichi@hawaii.gov, or call (808) 832-4694.

FINANCIAL STATEMENTS

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
STATEMENT OF NET ASSETS
JUNE 30, 2009

ASSETS

Current Assets:

1120	Cash - operations	\$	27,071
1130	Tenant accounts receivable		6,714
1131	Allowance for doubtful accounts		<u>(6,433)</u>
1130N	Net Tenant Accounts Receivable		281
1135	Accounts receivable - HUD		67,023
1200	Prepaid expenses		<u>6,019</u>
1100T	Total Current Assets		100,394

Tenant Deposits Held in Trust:

1191	Tenant deposits held in trust		8,652
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Restricted Deposits and Funded Reserves:

1310	Escrow deposits		6,503
1320	Replacement reserve		597,987
1340	Residual receipts reserve		<u>923,690</u>
1300T	Total Restricted Deposits and Funded Reserves		1,528,180

Capital Assets:

1410	Miscellaneous - land improvements		-
1420	Building		5,943,235
1440	Building equipment		77,588
1460	Furnishings		<u>11,365</u>
1400T	Total Capital Assets		6,032,188
1495	Accumulated depreciation		<u>(2,772,210)</u>
1400N	Net Capital Assets		3,259,978

Other Assets:

1520	Deferred financing costs, net		<u>57,484</u>
1500T	Total Other Assets		<u>57,484</u>
1000T	Total Assets		<u>\$ 4,954,688</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
STATEMENT OF NET ASSETS - CONTINUED
JUNE 30, 2009

LIABILITIES

Current Liabilities:

2110	Accounts payable - operations	\$ 218,198
2123	Accrued management fee payable	104,779
2170	Current portion of mortgage payable	<u>84,000</u>
2122T	Total Current Liabilities	<u>406,977</u>

Tenant Deposits Held in Trust:

2191	Tenant deposits held in trust	8,668
------	-------------------------------	-------

Long-term Liabilities:

2320	Mortgage payable	<u>321,691</u>
2300T	Total Long-term Liabilities	<u>321,691</u>
2000T	Total Liabilities	737,336

NET ASSETS

Net Assets:

3131	Unrestricted net assets	-
3132	Temporarily restricted net assets	1,363,460
3133	Invested in capital assets, net of related debt	<u>2,853,892</u>
3130	Total Net Assets	<u>4,217,352</u>
2033T	Total Liabilities and Net Assets	<u>\$ 4,954,688</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2009

Revenue:		
5120	Revenue - gross potential	\$ 217,549
5900T	Other revenue	<u>5,225</u>
5000T	Total Revenue	222,774
Expenses:		
6263T	Administrative	96,806
6400T	Utilities	65,898
6500T	Operating and maintenance	93,641
6700T	Taxes and insurance	32,250
6800T	Financial	<u>28,172</u>
6000T	Total Costs of Operations Before Depreciation and Amortization	<u>316,767</u>
5060T	Change in Net Assets Before Depreciation and Amortization	(93,993)
6600	Less: Depreciation Expense	<u>104,087</u>
3250	Change in Net Assets	(198,080)
Total Net Assets - Beginning of Year		<u>4,415,432</u>
Total Net Assets - End of Year		<u>\$ 4,217,352</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2009

Operating Activities:

S1200-010	Rental receipts	\$ 217,549
S1200-030	Other operating receipts	<u>5,225</u>
S1200-040	Total Receipts	222,774
S1200-050	Administrative	15,210
S1200-070	Management fee	42,446
S1200-090	Utilities	65,898
S1200-100	Salaries and wages	70,061
S1200-110	Operating and maintenance	62,730
S1200-150	Miscellaneous taxes and insurance	32,250
S1200-180	Interest on first mortgage	<u>28,172</u>
S1200-230	Total Disbursements	<u>316,767</u>
S1200-240	Net Cash Used in Operating Activities	(93,993)

Investing Activities:

S1200-250	Net deposits to the reserve for replacement account	(44,736)
S1200-330	Net purchase of capital asset	(462,389)
S1200-340	Net withdrawal from residual receipts account	774,663
S1200-580	Net change in tenant deposits held in trust	<u>991</u>
S1200-350	Net Cash Provided by Investing Activities	268,529

Capital and Related Financing Activities:

S1200-360	Principal payments of capital debt	<u>(101,049)</u>
S1200-460	Net Cash Used by Capital and Related Financing	<u>(101,049)</u>
S1200-470	Net Increase in Cash	73,487
S1200-480	Cash - Beginning of Year	<u>(46,416)</u>
S1200T	Cash - End of Year	<u>\$ 27,071</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
STATEMENT OF CASH FLOWS - CONTINUED
YEAR ENDED JUNE 30, 2009

Reconciliation of Change in Total Net Assets to Net Cash Used
in Operating Activities:

3250	Change in total net assets from operations	\$ (198,080)
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Adjustments to Reconcile Change in Total Net Assets to Net
Cash Used in Operating Activities:

6600	Depreciation expense	104,087
1200-602	Allowance for doubtful accounts	-

(Increase) Decrease in Certain Asset Accounts:

S1200-490	Tenant accounts receivable	-
S1200-500	Accounts receivable - other	-
S1200-510	Accounts receivable - interest	-

Increase (Decrease) in Certain Liability Accounts:

S1200-540	Accounts payable - operations	-
S1200-560	Accrued liabilities	-
S1200-590	Prepaid revenue	-

Net Cash Used in Operating Activities	\$ (93,993)
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The accompanying Notes to Financial Statements are an integral part of this statement.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2009

NOTE 1 - HISTORY OF THE PROJECT

Banyan Street Manor (Project) is a low-income residential housing project owned by the Hawaii Public Housing Authority (HPHA). Effective July 1, 2006, the Hawaii State legislature bifurcated the HPHA from the former Housing and Community Development Corporation of Hawaii (HCDCH). The accompanying financial statements are those of the Project and do not represent the financial statements of the HPHA.

Since August 4, 1997, the Project has been operating under the provisions of the U.S. Department of Housing and Urban Development's (HUD) Section 8 Housing Assistance Payment Program and Section 221 (d)(3) Multi-family Rental Housing for Moderate Income Families Program, both of which are the Project's non-major HUD programs. Under these programs the Project provides housing to low and moderate income persons, subject to regulation by HUD as to rental charges and operating methods. Lower rental charges are recovered by the Project through rent subsidies provided by HUD. The Project is located in the Honolulu district and consists of 12 one-bedroom and 43 two-bedroom apartments including a two-bedroom apartment that is being used as the resident manager's lodging.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies followed by the Project are summarized below:

Basis of Accounting - The financial statements of the Project are prepared on the accrual basis of accounting.

Reporting Entity - The HPHA is administratively attached to the State of Hawaii's Department of Human Services. The HPHA's Board of Directors consists of eleven members.

Deferred Costs - Deferred costs represent costs incurred in connection with obtaining the mortgage loan. The deferred costs are amortized on the straight-line method over the 40 year term of the mortgage loan.

Capital Assets - Building, land improvements, equipment and furniture are reflected in the *Statement of Net Assets* at cost. Depreciation is provided for in amounts sufficient to relate the cost of the depreciable assets to operations over the estimated lives using the straight-line method. Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Upon disposal of depreciable property, the appropriate property accounts are reduced by the related costs and accumulated depreciation. The resulting gains and losses are reflected in the *Statement of Activities*. Depreciation expense for the year ended June 30, 2009 was \$104,087. Depreciation expense is computed by the straight-line method over estimated lives from 3 to 40 years, as follows:

	Years
Building	40
Miscellaneous - land improvements	25 - 40
Equipment	4 - 10
Furniture for project/tenant use	3 - 7

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
NOTES TO FINANCIAL STATEMENTS - CONTINUED
JUNE 30, 2009

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Use of Estimates - The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosure of impaired assets and of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Rental Income - A significant portion of the Project's rent revenue is received as rental subsidies from HUD. Rental income from leases is recognized under the operating method whereby income is recognized when rent becomes due and expenses, including depreciation, are charged against such revenue as incurred. Generally, rental arrangements with tenants are initially for a one year period. The resident manager is given free rent and a salary for services rendered.

Statement of Cash Flows - For purposes of the *Statement of Cash Flows*, the Project considers all highly liquid investments purchased with an original maturity of three months or less to be cash equivalents. The Project maintains cash and cash equivalents which are insured by the FDIC up to \$250,000.

NOTE 3 - MORTGAGE PAYABLE

The Project entered into a HUD insured mortgage note agreement in October, 1976, in the amount of \$1,727,800 held in First Hawaiian Bank. On June 1, 2003, USGI Inc. (USGI) became the new servicing agent and mortgagee. The mortgage loan bears interest at 7.5% and is collateralized by the rental property. The monthly installments for principal and interest are \$11,370, with a maturity date of January 1, 2018. It is expected that the loan will be paid off by June 2011.

The mortgage payable recorded by the Project is summarized as follows:

Mortgage payable	\$ 405,691
Less: Current portion	<u>84,000</u>
Long-term Portion	<u>\$ 321,691</u>

USGI confirmed mortgage balances which differed from the Project's amounts recorded in the books. According to USGI, the principal balance as of June 30, 2009, was \$245,455 per the mortgage loan amortization schedule.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
NOTES TO FINANCIAL STATEMENTS - CONTINUED
JUNE 30, 2009

NOTE 3 - MORTGAGE PAYABLE - Continued

As of June 30, 2009, according to USGI, aggregate principal and interest payments for the next two years are as follows:

<u>Fiscal Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2010	\$ 122,176	\$ 14,266	\$ 136,442
2011	<u>123,279</u>	<u>4,781</u>	<u>128,060</u>
Total Future Loan Payments	<u>\$ 245,455</u>	<u>\$ 19,047</u>	<u>\$ 264,502</u>

On November 20, 1990, HCDCH purchased the Project's building and residual receipts. Of the total residual receipts, amounting to \$571,327, HCDCH paid cash of \$400,000 and executed a non-negotiable, unsecured promissory note payable to the former owner of the Project for the remaining balance of \$171,327. The principal plus interest are accrued at the same rate as the residual receipts funds, which are held by the mortgagee and are due within 45 days of full payment of the mortgage note. The promissory note payable is not reflected on the Project's financial statements as HUD does not consider the payment of this note to be a Project expense. Therefore, the obligation is reflected on HPHA's financial statements.

NOTE 4 - HUD RESTRICTED DEPOSITS

Under the Regulatory Agreement, the Project is required to set aside amounts for the replacement of property and other project expenditures approved by HUD. HUD-restricted replacement reserve and residual receipts funds recorded by the Project of \$1,521,677 on June 30, 2009, are held in separate accounts and generally are not available for operating purposes. USGI confirmed restricted deposit balances which differed from the Project's amounts recorded in the books. According to USGI, the principal balances as of June 30, 2009 total \$1,363,460. Use of the replacement reserves and residual receipts is contingent upon HUD's prior written approval.

NOTE 5 - RENT INCREASES

Under the Regulatory Agreement, the Project may not increase rent charged to tenants without the prior approval by HUD. The last approved rent increase was effective August 1, 2003.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
NOTES TO FINANCIAL STATEMENTS - CONTINUED
JUNE 30, 2009

NOTE 6 - MANAGEMENT FEE

The Project entered into contracts effective November 1, 2007 for 18 months with RL Property/Realty Laua, LLC for a total not to exceed \$427,750. The Project entered into a contract effective January 31, 2009 for 12 months with EAH Inc. for a total not to exceed \$251,470. The contracts included security, accounting, and maintenance services. For the year ended June 30, 2009, the Project reimbursed the managing agents \$166,235 for management contract services including payroll taxes and insurance benefits.

NOTE 7 - HOUSING ASSISTANCE PAYMENT CONTRACT

The Project receives housing assistance payments in accordance with the HUD contract for qualified tenants, which is mandated under Section 8 of the U.S. Housing and Urban Act of 1937. The Project's current contract extends the housing assistance payments to December 31, 2009.

NOTE 8 - PROPERTY AND LIABILITY INSURANCE

Since HPHA is a component of the State of Hawaii, the Project is covered under the property and liability insurance policy of the State of Hawaii which insures real and personal property in the amount of \$10,000,000.

NOTE 9 - LAND LEASE

The Project entered into a lease agreement which commenced in October 1973, with the City and County of Honolulu for the lease of the land on which the building is situated and all improvements thereon for a term of 55 years. The Project has the option to purchase the fee simple interest in the land at any time after October 5, 1993, for a percentage of the fair market value at the time of purchase. Lease rent, for a nominal amount, has been prepaid for the entire term of the lease.

NOTE 10 - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATION

The Project's sole asset is a 55-unit apartment project. The Project's operations are concentrated in the multi-family real estate market located in Honolulu, Hawaii. In addition, the Project is a heavily regulated environment. The operations of the Project are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules and regulations are subject to changes by an act of Congress or administrative changes mandated by HUD.

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
NOTES TO FINANCIAL STATEMENTS - CONTINUED
JUNE 30, 2009

NOTE 11 - CURRENTLY KNOWN FACTS OR CONDITIONS

On April 15, 2009, a motion for default judgment was granted, to the U.S. Department of Housing and Urban Development against the Hawaii Public Housing Authority (HPHA). HPHA was ordered to pay \$50,000 in civil penalties for failure to submit audited financial reports for the Project for the fiscal years ended June 30, 2006 and 2007.

In 2009, HPHA was named as a defendant in two class action lawsuits, one in State Circuit Court and one in Federal District Court. The lawsuits seek orders to correct numerous shortcomings in living conditions in Kuhio Park Terrace and Kuhio Homes, two HUD Projects. The firm managing these projects is Realty Laua, Inc., which was the same management agent contracted for Banyan Street Manor in November 2007. The outcome of the lawsuits has not been determined at the time of this report. In 2009, Hawaii state lawmakers passed a resolution demanding a management audit of all state public housing projects.

SUPPLEMENTAL INFORMATION
AND SUPPORTING DATA
REQUIRED BY HUD

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
SUPPLEMENTAL DATA REQUIRED BY HUD
JUNE 30, 2009

Accounts and Notes Receivable (Other than Tenant)

Accounts and notes receivable - balances were unrecorded as of June 30, 2009.

Tenant Rent and HUD Receivable

As of June 30, 2009, tenant rent and HUD receivable was \$73,737 and the allowance for doubtful accounts was \$6,433. The tenant rent and HUD receivable aging is summarized:

<u>Days Outstanding</u>	<u>Amount</u>
0 - 30	\$ 15,090
31 - 60	13,652
61 - 90	13,261
Over 90	<u>31,734</u>
Total Tenant Rent and HUD Receivable	73,737
Less: Allowance for doubtful accounts	<u>(6,433)</u>
Net Tenant Rent and HUD Receivable	<u>\$ 67,304</u>

Tenant Security Deposit

Tenant security deposits are held in a separate bank account in the name of the Project. As of June 30, 2009, the account balance was \$8,652, held in and confirmed by Bank of Hawaii.

Replacement Reserves and Residual Receipts Funds

In accordance with the provisions of the Regulatory Agreement, a reserve fund for replacement reserves and residual receipts are maintained with the mortgagee, USGI. The confirmed amounts for replacement reserves and residual receipts by USGI differ from the amounts recorded by the Project. Disbursements from the funds may be made only with the prior approval of HUD. Disbursements were made from the residual receipts fund during 2009 for mortgage payments and construction improvements. The following is a summary of the funds according to USGI:

	<u>Replacement Reserve</u>	<u>Residual Receipts</u>
Balance, June 30, 2008	\$ 644,642	\$ 1,123,232
Deposits made during the year	43,590	-
Interest income	<u>1,146</u>	<u>1,376</u>
Less: Withdrawals	<u>-</u>	<u>(450,526)</u>
Balance, June 30, 2009, as confirmed by mortgagee	<u>\$ 689,378</u>	<u>\$ 674,082</u>

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
SUPPLEMENTAL DATA REQUIRED BY HUD - CONTINUED
JUNE 30, 2009

Schedule of Changes in Capital Assets

	CHANGES IN CAPITAL ASSETS			
	Balance	Additions	Deductions	Balance
	July 1, 2008			June 30, 2009
Building	\$ 5,480,846	\$ 462,389	\$ -	\$ 5,943,235
Miscellaneous-land improvement	58,897	-	58,897	-
Building equipment-portable	77,588	-	-	77,588
Furniture	11,365	-	-	11,365
Total Capital Assets	\$ 5,628,696	\$ 462,389	\$ 58,897	\$ 6,032,188

	CHANGES IN ACCUMULATED DEPRECIATION			
	Balance	Additions	Deductions	Balance
	June 30, 2008			June 30, 2009
Building	\$ 2,534,238	\$ 149,534	\$ -	\$ 2,683,772
Miscellaneous-land improvement	45,531	-	45,531	-
Building equipment-portable	76,954	119	-	77,073
Furniture	11,400	-	35	11,365
Total Accumulated Depreciation	\$ 2,668,123	\$ 149,653	\$ 45,566	\$ 2,772,210

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
SUPPLEMENTAL DATA REQUIRED BY HUD - CONTINUED
JUNE 30, 2009

Computation of Surplus Cash, Distribution, and Residual Receipts

Compute Surplus Cash:

1300-010	Cash - operations	\$ 26,771
1135	Accounts receivable - HUD	<u>67,023</u>
S1300-040	Total cash	93,794

Current Obligations:

1300-075	Accounts payable - 30 days	39,674
2191	Tenant security deposits liability	<u>8,668</u>
S1300-140	Total Current Obligations	<u>48,342</u>
S1300-150	Surplus cash	<u>\$ 45,452</u>

Compute Distributions to Owners and Required Deposit to
Residual Receipts:

1300-210	Deposit due residual receipts	<u>\$ -</u>
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BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
SUPPLEMENTAL DATA REQUIRED BY HUD - CONTINUED
YEAR ENDED JUNE 30, 2009

Statement of Activities Data

Rent Revenue:

5120	Rent revenue - gross potential	\$ 214,225
5121	Tenant assistance payments	67,023
5170	Garage and parking spaces	<u>345</u>
5100T	Total Rent Revenue	281,593
5220	Vacancies - apartments	<u>(64,044)</u>
5125N	Net Rental Revenue	217,549

Financial Revenue:

5430	Revenue from investments - residual receipts	-
5440	Revenue from investments - replacement reserve	-
5490	Revenue from investments - miscellaneous	<u>-</u>
5400T	Total Financial Revenue	-

Other Revenue:

5910	Laundry and vending	5,416
5920	Tenant charges	20
5990	Miscellaneous	<u>(211)</u>
5900T	Total Other Revenue	<u>5,225</u>
5000T	Total Revenue	222,774

Administrative Expenses:

6310	Office salaries	-
6311	Office expenses	3,038
6320	Management fee	42,446
6330	Manager salary	39,150
6331	Administrative rent free unit	2,542
6350	Audit	-
6351	Accounting services	2,744
6370	Bad debts	-
6390	Miscellaneous	<u>6,886</u>
6263T	Total Administrative Expenses	96,806

Utility Expenses:

6450	Electricity	17,049
6451	Water	13,232
6452	Gas	4,294
6453	Sewer	<u>31,323</u>
6400T	Total Utility Expenses	65,898

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
SUPPLEMENTAL DATA REQUIRED BY HUD - CONTINUED
YEAR ENDED JUNE 30, 2009

Statement of Activities Data - Continued

Operating and Maintenance Expenses:

6510	Payroll	\$ 30,911
6515	Supplies	447
6520	Contracts	23,763
6525	Garbage and trash removal	7,052
6530	Security contract	18,735
6590	Miscellaneous	<u>12,733</u>
6500T	Total Operating And Maintenance Expenses	93,641

Taxes and Insurance:

6711	Payroll taxes (Project's share)	13,112
6720	Property and liability insurance	1,224
6723	Health insurance and other employment benefits	17,914
6790	Miscellaneous	<u>-</u>
6700T	Total Taxes and Insurance	32,250

Financial Expenses:

6820	Interest on mortgage payable	24,023
6850	Mortgage insurance premium/service charge	<u>4,149</u>
6800T	Total Financial Expenses	<u>28,172</u>
6000T	Total Cost of Operations Before Depreciation and Amortization	<u>316,767</u>
5060T	Change in Net Assets Before Depreciation and Amortization	(93,993)
6600	Depreciation	104,087
6610	Amortization	<u>-</u>
5060N	Operating Loss	<u>(198,080)</u>
3250	Change in Net Assets	<u><u>\$ (198,080)</u></u>

1000-010	Total mortgage principal payments required during audit year	<u><u>\$ 123,279</u></u>
1000-020	Total of 12 monthly deposits in the audit year into the replacement reserve account, as required by the Regulatory Agreement	<u><u>\$ 43,590</u></u>

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS

To the Board of Commissioners
State of Hawaii
Hawaii Public Housing Authority
Banyan Street Manor

We were engaged to audit the financial statements of Banyan Street Manor, F.H.A. Project No. 140-35073-LDI-L8, as of and for the year ended June 30, 2009 and have issued our report thereon dated August 31, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the *Consolidated Audit Guide for Audits of HUD Programs (Guide)*, issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Project's internal control over financial reporting as a basis for designing our auditing procedures for the purposes of expressing our opinion on the financial statements, but not for the purpose for expressing an opinion on the effectiveness of the organization's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Project's internal control over financial reporting.

Our consideration of the internal control over the financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. However, as discussed below, we identified a certain deficiency in internal control over financial reporting that we consider to be a significant deficiency.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Project's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles, such that there

is more than a remote likelihood that a misstatement of Banyan Street Manors' financial statements that is more than inconsequential will not be prevented or detected by the Project's internal controls. These conditions were considered in determining that the system of financial accounting and reporting in operation for the Project for the year ended June 30, 2009 was inadequate. There were significant failures in the operation of the internal control structure related to general accounting and Project administration. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2009-1 to be a significant deficiency in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Project's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe the significant deficiency described above is a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Project's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including applicable provisions of the Hawaii Public Procurement Code (Chapter 103D of the Hawaii Revised Statutes) and procurement rules, directives, and circulars, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as item 2009-1. The effects of the instance of noncompliance have not been corrected in the 2009 financial statements of Banyan Street Manor.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

RC Holsinger Associates, P.C.

Honolulu, Hawaii
August 31, 2009

Audit Partner: John Holt
Firm EIN: 23-2939307

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2009

<u>Finding 2009-1</u>	<u>General Ledger, Trial Balance, Accounts, and Files</u>	<u>Questioned Costs</u>
Statement of condition:	The Project's accounting system has not been properly maintained.	
Criteria:	Sound internal control procedures and Federal regulations require that the books and records of the Project be adequately maintained on a regular monthly basis.	
Effect of condition:	The financial status of the Project and compliance with HUD requirements could not be verified nor determined.	\$ -
Cause of condition:	Accounting records were inadequately maintained and not reviewed.	
Recommendation:	We recommend the managing agency implements the policy of recording all transactions in accordance with GAAP, including reconciling monthly bank statements, produces complete monthly financial statements, and HPHA reviews the statements for accuracy, completeness, and compliance.	

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-LDI-L8)
MANAGEMENT'S CORRECTIVE ACTION PLAN
JUNE 30, 2009

2009-1 The Project is under new management as of February 2009. All operating policies, procedures, and the accounting system are being revised to reflect proper documentation/recording and compliance with GAAP and HUD.

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
WITH SPECIFIC REQUIREMENTS APPLICABLE TO
NON-MAJOR HUD PROGRAMS

To the Board of Commissioners
State of Hawaii
Hawaii Public Housing Authority
Banyan Street Manor

We were engaged to audit the financial statements of Banyan Street Manor, F.H.A. Project No. 140-35073-LDI-L8 (Project), as of and for the year ended June 30, 2009, and have issued our report thereon dated August 31, 2009. In addition, we were engaged to audit the Project's compliance with specific program requirements governing:

- Reporting requirements
- Mortgage status
- Replacement reserves
- Residual receipts
- Security deposits
- Cash receipts and disbursements
- Tenant application, eligibility, and recertification
- Management functions
- Management, maintenance, and reexamination of tenants

that are applicable to each of its non-major HUD programs, for the year ended June 30, 2009. Compliance with those requirements is the responsibility of the Project's management. Our responsibility is to express an opinion on compliance with those requirements based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America, *Government Auditing Standards*, issued by the Comptroller General of the United States, and the *Consolidated Audit Guide for Audits of HUD Programs (Guide)*, issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General. Those standards and the Guide require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above have occurred. An audit includes examining, on a test basis, evidence about the Project's compliance with those requirements.

The scope of our audit work was limited due to detailed accounting records of the Project were not maintained and certain prior-year records and supporting data were not available. Of the limited testing we were able to perform, the results of our tests disclosed instances of noncompliance with these requirements and are described in the accompanying schedule of findings and questioned costs as items 2009-2 and 2009-3.

Because of the matter described in the preceding paragraph, the scope of our audit work was not sufficient to enable us to express, and we do not express, an opinion on the Project's compliance with the requirements described above that are applicable to each of its non-major HUD programs for the year ended June 30, 2009.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, and the U.S. Department of Housing and Urban Development, and is not intended to be and should not be used by anyone other than those specified parties.

RC Holsinger Associates, P.C.

Honolulu, Hawaii
August 31, 2009

Audit Partner: John Holt
Firm EIN: 23-2939307

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35703-LDI-L8)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
NON-MAJOR HUD PROGRAMS
JUNE 30, 2009

		Questioned Costs
<u>Finding 2009-2</u>	<u>Vacancies</u>	
Statement of condition:	The Project had a high rate of vacant units. The estimated loss of rental income for FY 2009 was approximately \$162,000.	
Criteria:	The Project's purpose is to provide housing to the disabled, elderly and low income individuals.	
Effect of condition:	The consistent loss of rental revenue and poor cash flow inhibits the Project's ability to meet its daily operating expenses. Housing is not being provided to qualified applicants.	\$ -
Cause of condition	Ineffective monitoring of the Project by HPHA and the managing agent.	
Recommendation:	We recommend HPHA and the managing agent review operational policies and procedures.	
 <u>Finding 2009-3</u>	 <u>Completeness of Tenant Files and Documentation for Eligibility for Rental Assistance</u>	
Statement of condition:	Tenant files were incomplete.	
Criteria:	<p>The Project is required to certify and recertify on an annual basis tenant eligibility for rental assistance. The Project is required to have documentation reflecting that the tenant income and household information was verified. The tenant files should be complete with for all the required documentation, e.g. model lease agreement, lead-paint disclosure forms, residents rights and responsibility acknowledgment, declaration of citizenship or eligible immigrant status, move-in inspection, annual inspection, house rules disclosures, social security identification verification, etc.</p> <p>The timely recertification of tenants and the submission of the data to HUD affects the Project ability to receive HAP payments. In order to receive HAP payments, the Project needs to maintain 85% occupancy. If the Project is below the occupancy percentage, HAP payments are suspended until 85% occupancy is achieved.</p>	

BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35703-LDI-L8)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
NON-MAJOR HUD PROGRAMS - CONTINUED
JUNE 30, 2009

<u>Finding 2009-3</u>	<u>Completeness of Tenant Files and Documentation for Eligibility for Rental Assistance - Continued</u>	<u>Questioned Costs</u>
Effect of condition:	Incomplete tenant files and documentation could result in the tenant being deemed ineligible for rental assistance and the Project would be liable to repay previous rental assistance payments received. Tenants not recertified on a timely basis results in loss of rental assistance for the tenant.	\$ -
Cause of condition:	Tenant files and supporting documentation were inadequately maintained.	
Recommendation:	We recommend the managing agency perform a quality review over tenant files to ensure completeness and HUD compliance.	

BANYAN STREET MANOR
(F.H.A PROJECT NO. 140-35073-LDI-L8)
MANAGEMENT'S CORRECTIVE ACTION PLAN
NON-MAJOR HUD PROGRAMS
JUNE 30, 2009

- 2009-2 The Project is under new management as of February 2009. All operating policies, procedures, and the accounting system are being revised to reflect proper documentation/recording and compliance with GAAP and HUD.
- 2009-3 The Project is under new management as of February 2009. All operating policies, procedures, and the accounting system are being revised to reflect proper documentation/recording and compliance with GAAP and HUD.

BANYAN STREET MANOR
(F.H.A PROJECT NO. 140-35073-LDI-L8)
STATUS OF PRIOR YEAR'S RESPONSE
JUNE 30, 2008

- 2008-1 The Project is under new management. All operating policies and procedures along with the accounting system are being reviewed and improved.
- 2008-2 The Project is under new management. All operating policies and procedures along with the accounting system are being reviewed and improved.
- 2008-3 The Project is under new management. All operating policies and procedures along with the accounting system are being reviewed and improved.
- 2008-4 The Project is under new management. All operating policies and procedures along with the accounting system are being reviewed and improved.

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
WITH SPECIFIC REQUIREMENTS APPLICABLE TO
FAIR HOUSING AND NON-DISCRIMINATION

To the Board of Commissioners
State of Hawaii
Hawaii Public Housing Authority
Banyan Street Manor

We were engaged to audit the financial statements of Banyan Street Manor, F.H.A. Project No. 140-35073-LDI-L8 (Project), as of and for the year ended June 30, 2009, and have issued our report thereon date August 31, 2009.

We have also applied procedures to test the Project's compliance with the Fair Housing and Non-Discrimination requirements applicable to its HUD programs for the year ended June 30, 2009.

Except as discussed in the following paragraph, our procedures were limited to the applicable compliance requirement described by the *Consolidated Audit Guide for Audits of HUD Programs (Guide)* issued by the U.S. Department of Housing and Urban Development, Office of Inspector General. Our procedures were substantially less in scope than an audit, the objective of which is the expression of an opinion on the Project's compliance with the Fair Housing and Non-Discrimination requirements. Accordingly, we do not express such an opinion.

We were unable to obtain a copy of the Project's Affirmative Fair Housing Marketing Plan from the management company, nor were we able to determine whether policies and procedures for marketing the units were placed in operation. We were unable to satisfy ourselves by alternative procedures as to the Project's compliance with those requirements.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, and the U.S. Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

RC Holsinger Associates, P.C.

Honolulu, Hawaii
August 31, 2009

Audit Partner: John Holt
Firm EIN: 23-2939307

**CERTIFICATES OF OWNER
AND MANAGEMENT AGENTS**

REALTY LAUA LLC

**BANYAN STREET MANOR
(F.H.A. PROJECT NO. 140-35073-1 DI-L8)**

MANAGEMENT AGENT'S CERTIFICATE

We hereby certify that we have examined the accompanying financial statements and supplemental information required by HUD of the Banyan Street Manor, (F.H.A. Project No. 140-35073-LDI-L8) and to the best of our knowledge and belief, the same are complete and accurate as of June 30, 2009.


Signature of Management Agent's Representative

MANAGEMENT AGENT EIN: 26-0589174

1515 DILLINGHAM BLVD., STE. 215
HONOLULU, HAWAII 96817
PHONE: (808) 851-7155 FAX: (808) 851-7156



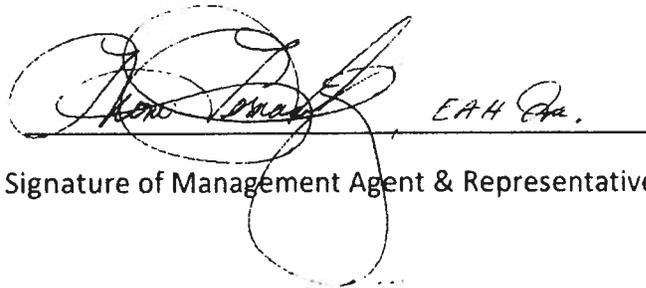
BANYAN STREET MANOR

1122 BANYAN STREET MANOR, HONOLULU HI. 96817
MAILING ADDRESS: 480 N. BERETANIA ST., HONOLULU, HI 96817
TELEPHONE (808) 532-0025 FAX (808) 532-0031 TDD (877) 447-5991
BSM-MANAGER@EAH HOUSING.ORG
Creating community by developing, managing and promoting quality affordable housing since 1968.

Banyan Street Manor
(F.H.A. PROJECT NO. 140-35073-LDI-L8)

MANAGEMENT AGENT'S CERTIFICATE

We hereby certify that we have examined the accompanying financial statements and supplemental information required by HUD of the Banyan Street Manor, (F.H.S. Project No. 140-35073-LDI-L8) and to the best of our knowledge and belief, the same are complete and accurate as of June 30, 2009.



Signature of Management Agent & Representative

MANAGEMENT AGENT EIN: 941699153

FOR ACTION

SUBJECT: To Approve the Proposed Settlement with the U.S. Department of Housing and Urban Development (HUD) for Late Submittal of Financial Statements for the Fiscal Year 2008-2009 for Banyan Street Manor

I. FACTS

- A. On September 29, 2009, HUD issued a Complaint for Civil Money Penalty ("Complaint") to the Hawaii Public Housing Authority (HPHA), alleging that HPHA was liable for a civil money penalty of \$25,000 pursuant to section 537(c) of the National Housing Act, 12 U.S.C. § 1735f-15(c), and 24 C.F.R. Part 30, based upon HPHA's failure to submit to HUD, in a timely and acceptable manner, an annual financial report for Banyan Street Manor (FHA Project No. 140-35073), for the fiscal year ending June 30, 2008, in violation of 12 U.S.C. § 1735f-15(c)(1)(B)(x) and 24 C.F.R. § 30.45(c);

II. DISCUSSION

- A. The HPHA was unable to file the Fiscal Year 2008-2009 Audit by the required due date because the FY 2006 audit was not completed until April 2009 due to a problem with reconciling a previous management agent's tenant ledgers.
- B. On October 15, 2009, the HPHA submitted a timely request for a hearing in this matter.
- C. On October 21, 2009, the Banyan Street Manor FY 2008 audit was electronically submitted to HUD.
- D. On October 30, 2009, the HPHA also submitted a timely answer to the Complaint, asserting various reasons why imposition of a civil money penalty was unwarranted under the facts and applicable law.
- E. The Department of the Attorney General worked with the U.S. Department of Housing and Urban Development on behalf of the HPHA to arrive at the proposed settlement amount.
- F. For future audits, staff is recommending that a separate financial audit be completed prior to a change in managing agents for properties where agents maintain the financials, so that the HPHA and the new agent has assurances that the financials are complete and accurate.

III. RECOMMENDATION

That the HPHA's Board of Director's approve the proposed settlement with the U.S. Department of Housing and Urban Development and authorize the Executive Director to take all actions necessary to implement the purposes and intent of this action.

Prepared by: Michael J. Hee, Private Management Contracts Chief MA

Reviewed by: Barbara E. Arashiro, Executive Assistant BA

Approved by the Board of Directors at its meeting on

DEC 17 2009

PROPERTY MANAGEMENT & MAINTENANCE BRANCH

Please take necessary action



EXECUTIVE DIRECTOR

UNITED STATES OF AMERICA
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF ADMINISTRATIVE LAW JUDGES

In the Matter of:)	
)	
THE HAWAII PUBLIC HOUSING	)	HUDALJ 09-F-120-CMP-38
AUTHORITY,	)	OGC Case No. 09-033-CMF
)	
Respondent.)	
)	

SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is entered into by and between the United States Department of Housing and Urban Development (“HUD”) and the Hawaii Public Housing Authority (“Respondent”).

WHEREAS, on September 29, 2009, HUD issued a Complaint for Civil Money Penalty (“Complaint”) to Respondent, alleging that Respondent was liable for a civil money penalty of \$25,000 pursuant to section 537(c) of the National Housing Act, 12 U.S.C. § 1735f-15(c), and 24 C.F.R. Part 30, based upon Respondent’s failure to submit to HUD, in a timely and acceptable manner, an annual financial report for Banyan Street Manor (FHA Project No. 140-35073), for the fiscal year ending June 30, 2008, in violation of 12 U.S.C. § 1735f-15(c)(1)(B)(x) and 24 C.F.R. § 30.45(c);

WHEREAS, on October 15, 2009, Respondent submitted a timely request for a hearing in this matter;

WHEREAS, on October 30, 2009, Respondent submitted a timely Answer to the Complaint, asserting various reasons why imposition of a civil money penalty was unwarranted under the facts and applicable law;

WHEREAS, this matter has been scheduled for a hearing before the HUD Office of Administrative Law Judges, to commence on March 16, 2010;

WHEREAS, both HUD and Respondent desire to avoid the expense and uncertainty of further litigation and seek a mutually satisfactory resolution of their dispute; and

WHEREAS, this Agreement and all discussions related thereto shall not constitute admissions of liability or fault on the part of any party.

NOW, THEREFORE, in consideration of the respective covenants of the parties made herein, and subject to the terms and conditions set forth herein, HUD and Respondent agree as follows:

1. This Agreement shall become effective upon its execution by the Acting Director of the HUD Departmental Enforcement Center. The date that the Acting Director signs this Agreement will be referred to as the "Effective Date" of this Agreement.

2. Respondent agrees to pay a civil money penalty to HUD in the amount of Three Thousand Dollars (\$3,000). This payment shall be tendered in the form of a check made payable to the "U.S. Department of Housing and Urban Development" and shall be submitted to HUD along with the signed original of this Agreement.

3. Respondent agrees that, in compliance with 12 U.S.C. § 1735f-15(d)(5) and 24 C.F.R. § 30.45(h), the \$3,000 civil money penalty payment required by ¶ 2 above shall not be payable out of project income of Banyan Street Manor (FHA Project No. 140-35073)

4. HUD shall dismiss its Complaint in this matter.

5. HUD will not initiate any other administrative actions against Respondent related to the violation alleged in the Complaint.

6. HUD will not initiate any other administrative actions against Respondent based upon any alleged untimely submission of the annual financial report for Banyan Street Manor (FHA Project No. 140-35073) for the fiscal year ending June 30, 2009, which was due to HUD on September 28, 2009, but not received by HUD until October 22, 2009.

7. This Agreement does not waive any rights or responsibilities of HUD or any other Federal agency to investigate or initiate other actions pursuant to their lawful authority except as explicitly waived herein.

8. Respondent waives, releases, and remits any and all claims, directly or indirectly, against HUD or any HUD employee relating to the matters set forth in this Agreement.

9. This Agreement is for the purpose of settling this administrative action only and shall be used for no other purpose.

10. This Agreement is voluntary and entered into by the parties after due consideration of the terms contained herein. Respondent will not seek the termination or reconsideration of this Agreement, directly or indirectly, after its Effective Date.

11. Each party to this Agreement agrees to bear its own costs and legal fees.

FOR RESPONDENT THE HAWAII PUBLIC
HOUSING AUTHORITY

Date: _____

FOR THE UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

Date: _____

Henry S. Czauski
Acting Director
HUD Departmental Enforcement Center

1. American Recovery and Reinvestment Act (ARRA) Funds

- a. Federal Oversight Committee. The HPHA will make a presentation to the Legislative Federal Economic Stimulus Program Oversight Commission on December 15, 2009. The Commission is conducting public meetings to provide oversight of the distribution and expenditure of funds within the State. Over the next several months, all State agencies will be making presentations before the Commission.
- b. HUD Monitoring of ARRA funds. HUD Honolulu has informed HPHA that it will conduct a monitoring of the HPHA's federal ARRA capital fund grant during December 2009. Results of the monitoring will be submitted to the Board at a future meeting.

<u>Project</u>	<u>Description</u>	<u>Est Cost</u>
Hale Hauoli	Re-roofing and renovations	\$2,800,000
Kaimalino/Kealakehe	Re-roofing	\$1,831,483

The on-site monitoring will include a review in the following areas:

- Grant Initiation
- Annual Statement/PHA Plan
- Environmental Compliance
- Procurement
- Recovery Act Grant Performance
- Expenditure information

- c. The HPHA has concerns regarding its ability to obligate all ARRA funds. At this time, staff is reporting that bid offers are coming in lower than construction cost estimates.

2. Energy Performance Contract (EPC)

- a. Staff are currently in the process of providing Crews and Associates with documents required for them to do their due diligence related to the Standard & Poor's rating. Documents include: organization charts, audited financial statements, PHAS scores, etc.

The next steps include confirmation of the sites and energy conservation measures (ECMs) to be implemented at each targeted site. Final confirmation of sites to be included in the EPC project will depend on properties targeted for redevelopment and any decision to continue with ECMs at the property. The HPHA also needs to request HUD approval of the energy services agreement.

A draft contract was provided to the Board last month for their review and comments. The HPHA is still reviewing the terms and scope of work in the agreement and will subsequently send the draft to the AG for review. Over the next month, the HPHA will also prepare a request/report to the Department of Budget and Finance and the Office of the Governor regarding the financing.

- b. The HPHA staff will attend training coordinated by the State Procurement Office and conducted by Dave Birr, DBEDT consultant for the State, on December 18, 2009.

3. Section 8 Subsidy Programs

- a. The HPHA is currently over utilized in its Section 8 Housing Choice Voucher budget. We will monitor the housing assistance payments through the end of the year and will likely need to utilize operating reserves to cover the overages. Next month, the staff is planning to present to the Board a request to HUD to obtain regulatory waiver to implement payment standards earlier than currently permitted under HUD regulations. Responses to HUD regarding the need for additional funds have been deferred due to the high demand from PHAs nationwide who do not have enough operating reserves to cover their housing assistance payments.

- b. The HPHA is currently in the process of upgrading its public housing agency software. Elite is the latest offering from industry leader Emphasys Software. It is Windows based, and offers significant improvements over the older Flex (DOS) version that HPHA is currently using. The new software is easier to use, more reliable, and robust in features. It is constantly updated to be compliant with all HUD required reporting requirements, and also incorporates many end user requests from PHAs across the nation. When fully implemented, it should help staff to work more efficiently and with less downtime.

Implementation is being done in phases. The first phase is Section 8, which just started going live on the new system this month (Dec). Low Income Public Housing will be next, to be followed by the financial modules in late 2010. Each phase is expected to last about 8 months, and implementation is expected to be completed in early 2011.

4. Personnel Issues

- a. The Homeless programs staff are meeting with DHS to coordinate and plan for the staff to transition to DHS. The Homeless Programs Branch and the Planning Office will work on an Executive Order to execute the move of the programs over to DHS prior to any legislative action.
- b. The HPHA is responding to inquiries from the HGEA on how positions were selected to be abolished and/or RIF. By the week of the Board meeting, the HPHA will have placed and conducted orientations for 24 of 30 new placements into HPHA. (Several people will have a delayed placement date based on pre-scheduled vacations and operational conflicts with the agency they are currently working for.)

Human Resources Task Force
December 17, 2009

Committee Members: Henry Oliva, HPHA Board of Director
Carol Ignacio, HPHA Board of Director
Matilda Yoshioka, HPHA Board of Director
Shirley Befitel, HPHA Personnel Office

On December 9, 2009 a teleconference was held to discuss the following items.

ED Search Committee:

- ED Search Committee Interviewed 8 applicants.
- As of November 30, 2009, HPHA received a total of 49 resumes.
- All 8 applicants interviewed were required to submit 3 references to HPHA Personnel.
- ED Search Committee will determine a short list of the top 3 highest scoring candidates, for a possible second interview for the board recommendation.

HPHA Recruitment:

- As of December 16, 2009 24 RIF Placements.
- 6 placements scheduled January start.
- Recruitment discussion.

HPHA is requesting to continue recruitment for vacant critical positions.

Fiscal Officer (1 position)

Building Engineer V and IV (2 positions)

Project Engineer (1 position)

PHS VI, IV and III (5 positions)

BMWIs and Helpers for Kauai, Maui and Hilo (5 positions)

Program Specialists and Property Management Specialists
(exempt) (5 positions)

Positions identified are 100% federally funded:

As of this date, DHRD has not lifted the hiring freeze

Property Management and Maintenance Services Branch
Report for the Month Ending November 30, 2009

GOAL: **Fix** units, **Fill** units (97% occupancy) and **Collect** rent (collect 97%).

A. Fix Units

At the end of November 2009, the agency had 405 vacant units that needed repair. 199 of the 405 units are in need of significant repairs to be contracted by the Construction Management Section (CMS). The AMP staff is responsible for repairs to the other 206 units.

Month	Move Ins	Move Outs	Rent Ready Pending Placement
November 2009	31	35	41
October 2009	31	47	30
September 2009	57	45	35
August 2009	55	33	37

B. Fill Units

State Occupancy Report: November 2009

Project	Occupancy				
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
2201 Hauiki	46	45	97.83%	1	0
2202 Puahala Homes	128	106	**95.31%	*8	2
2204 Kawailehua	26	25	96.15%	1	0
2205 Kahale Mua	32	27	84.38%	5	0
2206 Lokahi	30	14	46.67%	16	0
2207 Ke Kumu Elua	26	11	42.31%	15	0
2401 Hale Po'ai	206	203	98.54%	3	1
2402 La'iola	108	107	99.07%	1	0
2403 Kamalu-Ho'olulu	221	217	98.19%	14	4
2404 Halia Hale	41	40	97.56%	1	1
Total	864	795	92.01%	63	8

- Puahala Homes includes *14 homeless units in addition to the 8 vacant units, 2 of the 8 units are currently ready for occupancy. Total occupied unit count is based on State public housing units plus homeless units. **Occupancy rate without counting Homeless units as occupied is 85.75%.
- Kahale Mua has 5 vacant units, 2 are CMS units and 3 are other vacants to be completed by AMP. See attached State LIPH Island Overview Report.
- Lokahi to be modernized over the next 12 months. Currently 16 out of the 30 units are vacant and were unfilled to avoid having to relocate newly placed families. The Notice To Proceed with construction will be issued shortly.
- Ke Kumu Elua - management has completed interior repairs on 8 units and is waiting for PMMSB to procure interior painting and janitorial work. Two other units have been referred to CMS because of earthquake damage, 5 units are being prepared to lease by the AMP staff.

Federal Occupancy Report: November 2009

Occupancy					
AMP	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready
30 Aiea	362	361	99.72%	1	0
31 KVH	372	323	86.83%	49	2
32 MWH	363	356	98.07%	7	0
33 Kam/Kaahumanu	371	369	99.46%	2	1
34 Kalakaua	581	556	95.70%	25	2
35 Kalanihuia	584	534	91.44%	50	2
37 Hilo	301	275	91.36%	26	2
38 Kauai	319	307	96.24%	12	0
39 Maui	196	132	67.35%	64	3
40 KPT	738	698	94.58%	40	5
43 Kona	200	189	94.50%	11	5
44 Leeward Oahu	258	218	84.50%	40	1
45 Windward Oahu	225	219	97.33%	6	3
46 Kamuela	101	85	84.16%	16	1
49 Central Oahu	150	129	86.00%	21	2
50 Palolo	115	108	93.91%	7	0
Total	5,236	4859	92.80%	377	29

- AMP 31: Kalihi Valley Homes - Phase 4A, 22 units under modernization. Notice to Proceed issued with construction to begin October 26, 2009. Construction period is 12 months. 5 units with roof leaks to be repaired as funds are identified. 22 units to be repaired by AMP and Central Maintenance (CM).
- AMP 35: Kalanihuia - 50 vacant units; 3 are deprogrammed, 2 are available and 8 to be renovated by AMP. Manager will refer units to CMS. AMP Monitor and PMMSB Chief visited the site to discuss a plan to repair all units. AMP expects to have 26 units available by December 30, 2009, 6 units by January 31, 2010 and the remaining units to be completed by March 31, 2010.
- AMP 37: 8 vacant units being held for relocation as HPHA makes fair housing modifications. Pre-bid meeting was held on November 17, 2009. Two units are rent ready and rent up is in progress. AMP is repairing the remaining 16 vacant units.
- AMP 39: Maui – Projected ready dates for the 55 units under modernization:

December 1, 2009	14
December 15, 2009	10
January 1, 2010	31

As of early December, 14 units have been completed. Renovations were delayed as contractor's equipment was stolen from vacant unit.

9 units to be repaired by AMP see attached schedule of repair.

- AMP 40: Kuhio Park Terrace – 24 CMS units due to roof leaks and sewer repairs.
- AMP 44: Leeward – 40 vacants, 13 are assigned to CMS and 26 will be fixed by AMP, one unit is rent ready. Vacant unit schedule listed below.

Nanakuli Homes

1035-00019 Unit will be available by 1/31/2010

Mali II

1033-00010 Available

Mali II

1108-00005 Unit will be available by 1/31/2010
1108-00009 Unit will be available by 3/30/2010
1108-00013 Unit will be available by 3/30/2010

Waimaha/Sunflower

1057-00103 Available
1057-0A223 Unit will be available by 1/31/2010
1057-0B125 Unit will be available by 12/31/2009
1057-0D119 Unit will be available by 12/31/2009
1057-0D314 Unit will be available by 1/31/2010
1057-0F109 Available
1057-0G201 Unit will be available by 2/28/10
1057-0E207 Unit will be available by 12/31/2009

Kauaiokalani

1091-00403 Unit will be available by 12/31/2009
1091-00404 Unit will be available by 1/31/2010
1091-00501 Unit will be available by 1/31/2010
1091-00601 Available
1091-00602 Unit will be available by 2/28/2010
1091-00703 Unit will be available by 12/31/2009
1091-01101 Management will request for unit to be placed back on "C" unit listing.
1091-01102 Management will request for unit to be placed back on "C" unit listing.
1091-01104 Unit will be available by 3/30/10
1091-01203 Unit will be available by 2/28/10

- AMP 46: Kamuela –Federal occupancy rate at 84%. Six units are on relocation hold for upcoming project renovations. Excluding this the actual rate is 90% or 10 units. Of this 10, 5 are referred to CMS, two are rent ready, 1 unit has been occupied, 1 is pending ADA appliances and the last one is under renovations and should be completed by December 23, 2009. Four more vacant units coming up due to evictions. Eviction ordered November 13, 2009.
- AMP 49: Central Oahu – Of the 21 vacancies, 12 are assigned to CMS. 2 vacants are ready and 7 vacants will be repaired by the AMP staff.
- AMP 50: Palolo - Hazmat abatement needed for lead based paint and asbestos

Applications: In order to meet the new goal of 50 applicants in the waitlist pool for every geographic area, the applications office sent out 279 contact letters in November 2009. 104 applicants responded to the contact letter. Of the 104 applicants, 55 were determined to be eligible and are currently being screened for placement. The remaining 49 were determined to be ineligible for the preference listed on the original application. For the 175 applicants who did not respond to the contact letter, their applications have been cancelled due to no response. However, some families who did not respond were because they were already in the waitlist pool for other geographic areas, and some families do not wish to downsize to a smaller unit. Four offers of housing were refused in November 2009. Four families refused the apartment they were offered, after they were screened and all documentation and calculations were completed. Reasons for the refusals were due to lack of funds and one applicant went into a care home. Applicants who refuse the unit offers are cancelled and removed from all waiting lists.

C. Rent Collection November 2009

Federal Rent Collection

AMP	Non Vacated Delinquencies			
	Count of Families	30-90 Days	Count of Families	Over 90 Days
30 Aiea	11	4,844.00	2	1,191.00
31 KVH	23	10,760.86	9	17,202.37
32 MWH	15	7,491.53	7	12,104.99
33 Kam/Kaahumanu	13	7,082.82	8	30,126.91
34 Kalakaua	5	2,208.69	0	0.00
35 Kalanihuia	19	7,605.28	10	14,147.18
37 Hilo	7	2,360.46	6	3,953.70
38 Kauai	17	9,741.22	15	12,334.38
39 Maui	10	4,548.66	5	12,260.38
40 KPT	60	31,609.25	24	41,629.31
43 Kona	10	4,227.40	6	7,443.00
44 Leeward Oahu	40	19,946.61	40	60,807.45
45 Windward Oahu	14	11,412.36	7	13,863.64
46 Kamuela	16	7,828.05	11	33,293.32
49 Central Oahu	7	5,193.00	4	2,787.02
50 Palolo	8	5,191.00	7	11,825.01
Total	275	14,2051.19	161	274,969.66

During the month of November 2009, there were 23 evictions and 29 families were referred for eviction. Of the 40 families referred for eviction, 29 families were referred for rent and 11 were for non-rent violations. (32 referred in October 2009, 37 referred in September 2009, 27 referred in August 2009, 25 referred for eviction in July and 34 families were referred in June 2009)

AMP 33: 2 are pending eviction, 1 on payment plan and 5 in the process of eviction.

AMP 44: 16 are pending eviction. AMP will submit 3 families per month or families will be on a payment plan.

AMP 46: Kamuela - Four families are scheduled for eviction hearings for rent on November 13, 2009 representing \$1,521 in monthly rent. Two other tenants are on payment plans representing \$823 in monthly rent. Six households represent \$2,344 of the \$2,673 monthly delinquency.

AMP 49 - Collection under 95% due to eviction and back charge for utility allowance.

State Rent Collection

AMP	Non Vacated Delinquencies			
	Count of Families	30-90 Days	Count of Families	Over 90 Days
2201-Hauiki	8	\$ 7,734.55	17	\$ 138,189.94
2202-Puahala Homes	15	\$ 8,925.46	27	\$ 180,413.07
2204-Kawailehua	2	\$ 1,288.00	2	\$ 899.46
2205-Kahale Mua	5	\$ 1,009.00	17	\$ 20,252.37
2206-Lokahi	1	\$ 792.00	2	\$ 12,591.50
2207-Ke Kumu Elua	3	\$ 1,050.00	7	\$ 3,330.67
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00
2402-La'iola	1	\$ 316.00	7	\$ 1,986.52
2403-Kamalu-Ho'olulu	1	\$ 295.50	1	\$ 4.40
2404-Halia Hale	1	\$ 382.00	1	\$ 1,146.00
Total	37	\$ 21,792.51	86	\$ 361,097.93

D. Goals

- Implement New Uniform House Rules – Draft complete
- Implement Tenant Monitor Program – Revision to ACOP required for income exclusion before implementation
- Update Maintenance Charge List – February 2010

- Update Maintenance Labor Rate – 30 day notice sent in December 2009 rent insert. Public hearings held for comment will be held December 10, 2009 and January 10, 2009 and implementation projected by February 2010.
- Update Property Management Manual – Draft complete.
- Implement general ledger reporting requirements – January 2010

E. Updates from previous Board Meetings

- See testimony follow up chart.
- See vacancy information in Section B.
- See subsidy calculation for information.
- See REAC for information.

F. Property Sales

- Sale of Wilikina Apartments –Buyer has latest draft of purchase and sale agreement. Upon both parties approving the agreement, the agreement can be executed and the buyer can apply for financing.
- Sale of Banyan Street Manor –Sending second purchase and sale agreement to buyer on 12/7/09.
- Sale of Hana vacant parcel –Needs to be submitted to the legislature.

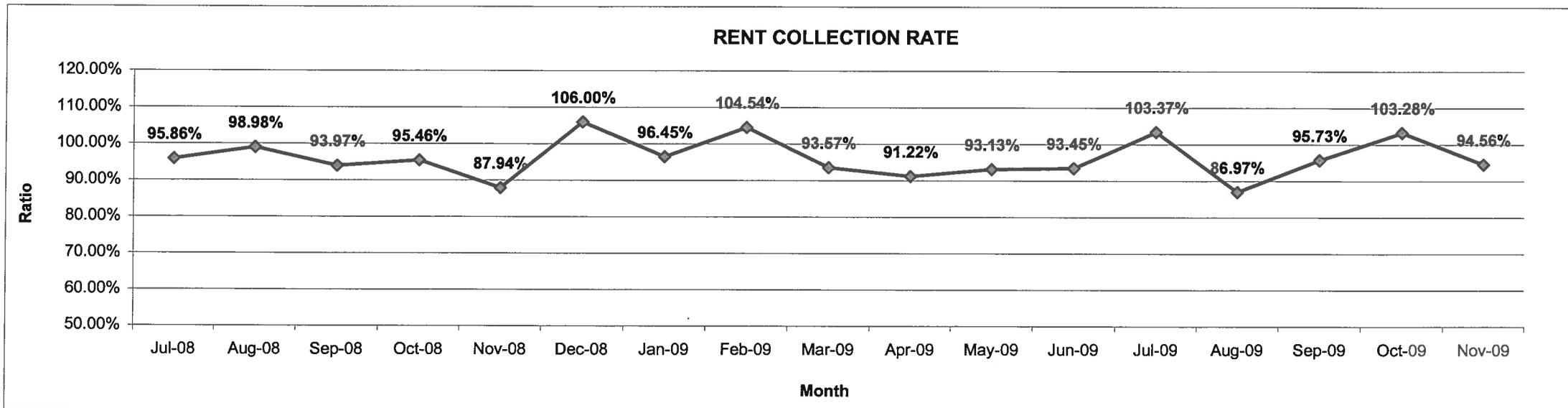
FEDERAL PUBLIC HOUSING

Rent Collection from July 2008 to November 2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 116,470.00	119,587.73	102.68%	\$ 120,477.92	122,760.35	101.89%	\$ 125,439.00	118,355.06	94.35%	\$ 125,869.00	115,203.51	91.53%	\$ 131,048.00	112,866.00	86.13%	\$ 133,281.27	131,073.06	98.34%
Kauai	\$ 79,207.00	75,806.25	95.71%	\$ 79,485.00	75,502.50	94.99%	\$ 75,965.00	86,866.07	114.35%	\$ 78,673.00	80,746.73	102.64%	\$ 79,849.00	73,720.23	92.32%	\$ 80,041.00	79,170.62	116.40%
Maui	\$ 51,024.00	43,783.00	85.81%	\$ 49,455.00	45,634.62	92.28%	\$ 48,272.00	44,387.54	91.95%	\$ 46,012.00	46,125.48	100.25%	\$ 47,977.00	39,874.31	83.11%	\$ 46,632.00	46,921.77	100.62%
Oahu	\$ 1,197,434.34	1,145,116.97	95.63%	\$ 1,197,981.61	1,188,701.58	99.23%	\$ 1,200,629.45	1,113,188.62	92.72%	\$ 1,204,135.22	1,146,555.38	95.22%	\$ 1,214,272.36	1,068,968.52	88.03%	\$ 1,221,838.55	1,299,474.08	106.35%
Total	\$ 1,444,135.34	\$ 1,384,293.95	95.86%	\$ 1,447,399.53	\$ 1,432,599.05	98.98%	\$ 1,450,305.45	\$ 1,362,797.29	93.97%	\$ 1,454,689.22	\$ 1,388,631.10	95.46%	\$ 1,473,146.36	\$ 1,295,429.06	87.94%	\$ 1,481,792.82	\$ 1,570,639.53	106.00%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Jun-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 133,656.78	\$ 115,217.46	86.20%	\$ 132,995.09	\$ 153,397.87	96.73%	\$ 132,936.86	\$ 128,036.71	96.31%	\$ 131,367.63	\$ 124,493.52	94.77%	\$ 130,607.50	\$ 119,245.42	91.30%	\$ 125,699.50	\$ 116,981.70	93.06%
Kauai	\$ 83,368.00	\$ 84,101.48	100.88%	\$ 84,625.00	\$ 83,524.26	88.16%	\$ 85,116.00	\$ 81,355.63	95.58%	\$ 84,094.00	\$ 80,050.21	95.19%	\$ 82,400.00	\$ 77,912.88	94.55%	\$ 82,065.00	\$ 75,445.23	91.93%
Maui	\$ 47,501.00	\$ 44,531.92	93.75%	\$ 46,918.00	\$ 42,249.03	75.04%	\$ 46,955.00	\$ 38,073.50	81.09%	\$ 49,002.00	\$ 49,710.83	101.45%	\$ 49,787.00	\$ 41,731.27	83.82%	\$ 49,901.00	\$ 42,621.61	85.41%
Oahu	\$ 1,225,392.10	\$ 1,193,203.47	97.37%	\$ 1,220,303.61	\$ 1,273,011.42	88.14%	\$ 1,223,417.21	\$ 1,145,321.53	93.62%	\$ 1,220,886.98	\$ 1,100,630.93	90.15%	\$ 1,220,353.50	\$ 1,142,362.65	93.61%	\$ 1,221,464.94	\$ 1,147,238.16	93.92%
Total	\$ 1,489,917.88	\$ 1,437,054.33	96.45%	\$ 1,484,841.70	\$ 1,552,182.58	104.54%	\$ 1,488,425.07	\$ 1,392,787.37	93.57%	\$ 1,485,350.61	\$ 1,354,885.49	91.22%	\$ 1,483,148.00	\$ 1,381,252.22	93.13%	\$ 1,479,130.44	\$ 1,382,286.70	93.45%

	Jul-09			Aug-09			Sep-09			Oct-09			Nov-09			Total 7/1/08 - 11/30/09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 112,436.50	\$ 124,829.51	111.02%	\$ 119,391.36	\$ 108,916.51	91.23%	\$ 119,402.26	\$ 122,538.77	102.63%	\$ 120,399.00	\$ 132,027.26	109.66%	\$ 116,820.00	\$ 112,301.32	96.13%	\$ 2,128,297.67	\$ 2,077,831.76	97.63%
Kauai	\$ 72,695.00	\$ 83,795.34	115.27%	\$ 73,072.00	\$ 64,423.31	88.16%	\$ 73,104.00	\$ 74,848.55	102.39%	\$ 73,842.00	\$ 76,756.23	103.95%	\$ 75,024.00	\$ 69,266.58	92.33%	\$ 1,342,625.00	\$ 1,337,292.10	99.60%
Maui	\$ 46,854.00	\$ 46,508.59	99.26%	\$ 45,267.00	\$ 37,689.39	83.26%	\$ 44,707.00	\$ 39,587.84	88.55%	\$ 42,396.00	\$ 42,742.85	100.82%	\$ 41,421.00	\$ 41,035.33	99.07%	\$ 800,081.00	\$ 733,208.88	91.64%
Oahu	\$ 1,159,986.53	\$ 1,183,747.09	102.05%	\$ 1,144,388.66	\$ 990,982.65	86.59%	\$ 1,123,584.93	\$ 1,065,700.18	94.85%	\$ 1,119,356.06	\$ 1,148,918.60	102.64%	\$ 1,118,029.91	\$ 1,055,189.15	94.38%	\$ 20,170,615.20	\$ 19,408,310.98	96.22%
Total	\$ 1,391,972.03	\$ 1,438,880.53	103.37%	\$ 1,382,119.02	\$ 1,202,011.86	86.97%	\$ 1,360,798.19	\$ 1,302,675.34	95.73%	\$ 1,355,993.06	\$ 1,400,444.94	103.28%	\$ 1,351,294.91	\$ 1,277,792.38	94.56%	\$ 24,441,618.87	\$ 23,556,643.72	96.38%



**Federal LIPH
HPHA Island Overview Report
November 2009**

Island	Occupancy *					Monthly Activity				Federal Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Families	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
Hawaii	602	549	91.20%	53	8	9	7	3	3	1,410	103	3	2
Kauai	319	307	96.24%	12	0	1	0	0	0	170	59	0	0
Maui	196	132	67.35%	64	3	0	3	0	0	209	48	0	1
Oahu	4,119	3,871	93.98%	248	18	19	12	4	3	6,013	1,391	24	3
Total	5,236	4,859	92.80%	377	29	29	22	7	6	7,646	1,573	27	6

Island	Non Vacated Delinquencies***				Collection Rate 11/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	33	\$ 14,415.91	23	\$ 44,690.02	\$ 116,820.00	\$ 112,301.32	96.13%
Kauai	17	\$ 9,741.22	15	\$ 12,334.38	\$ 75,024.00	\$ 69,266.58	92.33%
Maui	10	\$ 4,548.66	5	\$ 12,260.38	\$ 41,421.00	\$ 41,035.33	99.07%
Oahu	215	\$ 113,345.40	118	\$ 205,684.88	\$ 1,118,029.91	\$ 1,055,189.15	94.38%
Total	275	\$ 142,051.19	161	\$ 274,969.66	\$ 1,351,294.91	\$ 1,277,792.38	94.56%

* Occupancy also counts Scheduled for Modernization Units.

** WL count does not sum up as applicants may apply on more than 1 listing.

*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

**Federal LIPH
HPHA Project Overview Report
November 2009**

AMP	Occupancy*					Monthly Activity				Federal Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
30P-Aiea	362	361	99.72%	1	0	1	3	0	0	4496	0	22	0
31P-KVH	372	323	86.83%	49	2	1	0	1	0	4496	0	22	0
32P-MWH	363	356	98.07%	7	0	0	1	0	0	4496	0	22	0
33P-Kam/Kaamanu	371	369	99.46%	2	1	1	0	0	0	4496	0	22	0
34P-Kalakaua	581	556	95.70%	25	2	1	1	0	0	0	1343	0	1
35P-Kalanihiua	584	534	91.44%	50	2	8	0	0	3	4496	1343	22	1
37P-Hilo	301	275	91.36%	26	2	5	3	1	1	565	83	2	1
38P-Kauai	319	307	96.24%	12	0	1	0	0	0	170	59	0	0
39P-Maui	196	132	67.35%	64	3	0	3	0	0	209	48	0	1
40P-KPT	738	698	94.58%	40	5	2	4	0	0	4496	0	0	0
43P-Kona	200	189	94.50%	11	5	4	3	2	2	929	28	1	1
44P-Leeward Oahu	258	218	84.50%	40	1	0	1	0	0	2079	0	1	1
45P-Windward Oahu	225	219	97.33%	6	3	2	1	2	0	1476	0	0	0
46P-Kamuela	101	85	84.16%	16	1	0	1	0	0	929	28	0	1
49P-Central Oahu	150	129	86.00%	21	2	3	1	1	0	1179	175	1	2
50P-Palolo	115	108	93.91%	7	0	0	0	0	0	4496	0	0	0
Total	5,236	4,859	92.80%	377	29	29	22	7	6	7,646	1,573	27	6

AMP	Non Vacated Delinquencies***				Collection Rate 11/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
30P-Aiea	11	4,844.00	2	1,191.00	\$ 144,812.00	139,921.65	96.62%
31P-KVH	23	10,760.86	9	17,202.37	\$ 87,253.00	81,083.01	92.93%
32P-MWH	15	7,491.53	7	12,104.99	\$ 102,708.78	97,236.18	94.67%
33P-Kam/Kaamanu	13	7,082.82	8	30,126.91	\$ 90,535.25	88,777.79	98.06%
34P-Kalakaua	5	2,208.69	0	0.00	\$ 129,231.18	124,467.67	96.31%
35P-Kalanihiua	19	7,605.28	10	14,147.18	\$ 135,307.20	121,510.17	89.80%
37P-Hilo	7	2,360.46	6	3,953.70	\$ 61,711.00	61,144.57	99.08%
38P-Kauai	17	9,741.22	15	12,334.38	\$ 75,024.00	69,266.58	92.33%
39P-Maui	10	4,548.66	5	12,260.38	\$ 41,421.00	41,035.33	99.07%
40P-KPT	60	31,609.25	24	41,629.31	\$ 258,588.00	234,112.92	90.54%
43P-Kona	10	4,227.40	6	7,443.00	\$ 38,860.00	34,846.75	89.67%
44P-Leeward Oahu	40	19,946.61	40	60,807.45	\$ 35,064.00	48,189.22	137.43%
45P-Windward Oahu	14	11,412.36	7	13,863.64	\$ 70,435.00	63,954.53	90.80%
46P-Kamuela	16	7,828.05	11	33,293.32	\$ 16,249.00	16,310.00	100.38%
49P-Central Oahu	7	5,193.00	4	2,787.02	\$ 42,567.00	35,717.75	83.91%
50P-Palolo	8	5,191.00	7	11,825.01	\$ 21,528.50	20,218.26	93.91%
Total	275	\$ 142,051.19	161	\$ 274,969.66	\$ 1,351,294.91	\$ 1,277,792.38	94.56%

* Occupancy also counts Scheduled for Modernization Units.

** WL count does not sum up as applicants may apply on more than 1 listing.

*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

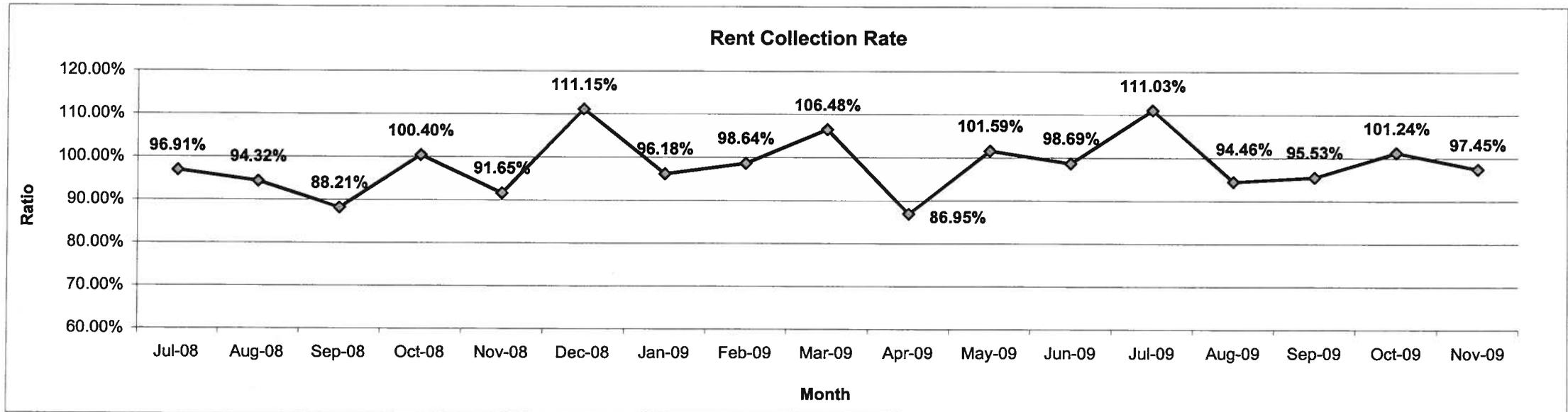
STATE PUBLIC HOUSING

Rent Collection from July 2008 to November 2009

	Jul-08			Aug-08			Sep-08			Oct-08			Nov-08			Dec-08		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 11,693.00	\$ 11,134.23	95.22%	\$ 11,028.00	\$ 8,885.00	80.57%	\$ 10,906.00	\$ 8,577.00	78.64%	\$ 10,906.00	\$ 9,454.00	86.69%	\$ 11,223.00	\$ 7,705.00	68.65%	\$ 11,620.00	\$ 9,200.00	79.17%
Kauai	\$ 5,861.00	\$ 5,247.05	89.52%	\$ 6,313.00	\$ 6,024.95	95.44%	\$ 6,444.00	\$ 5,153.00	79.97%	\$ 6,279.00	\$ 6,063.00	96.56%	\$ 6,854.00	\$ 5,551.00	80.99%	\$ 6,859.00	\$ 7,557.00	110.18%
Maui	\$ 4,477.00	\$ 3,571.00	79.76%	\$ 4,508.00	\$ 3,876.94	86.00%	\$ 4,556.00	\$ 4,686.00	102.85%	\$ 4,380.00	\$ 2,722.00	62.15%	\$ 4,304.00	\$ 2,955.00	68.66%	\$ 4,203.00	\$ 3,124.00	74.33%
Oahu	\$ 210,603.00	\$ 205,492.82	97.57%	\$ 210,679.00	\$ 200,544.75	95.19%	\$ 213,530.00	\$ 189,272.21	88.64%	\$ 213,586.00	\$ 217,855.10	102.00%	\$ 214,258.00	\$ 200,666.89	93.66%	\$ 214,175.00	\$ 243,383.29	113.64%
Total	\$ 232,634.00	\$ 225,445.10	96.91%	\$ 232,528.00	\$ 219,331.64	94.32%	\$ 235,436.00	\$ 207,688.21	88.21%	\$ 235,151.00	\$ 236,094.10	100.40%	\$ 236,639.00	\$ 216,877.89	91.65%	\$ 236,857.00	\$ 263,264.29	111.15%

	Jan-09			Feb-09			Mar-09			Apr-09			May-09			Jun-09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 11,429.00	\$ 8,152.00	71.33%	\$ 11,432.00	\$ 12,855.98	101.97%	\$ 11,266.00	\$ 9,539.04	84.67%	\$ 11,228.00	\$ 9,921.35	88.36%	\$ 10,637.00	\$ 10,317.00	96.99%	\$ 9,164.00	\$ 8,930.00	97.45%
Kauai	\$ 6,290.00	\$ 5,416.00	86.10%	\$ 6,334.00	\$ 6,130.00	76.68%	\$ 6,086.00	\$ 6,270.07	103.02%	\$ 6,102.00	\$ 5,516.00	90.40%	\$ 6,593.00	\$ 5,798.00	87.94%	\$ 6,687.00	\$ 7,217.00	107.93%
Maui	\$ 4,316.00	\$ 4,139.00	95.90%	\$ 4,409.00	\$ 3,845.00	87.21%	\$ 4,122.00	\$ 4,470.00	108.44%	\$ 4,766.00	\$ 4,547.00	95.40%	\$ 4,807.00	\$ 4,692.00	97.61%	\$ 4,806.00	\$ 4,752.00	98.88%
Oahu	\$ 218,982.00	\$ 214,103.49	97.77%	\$ 221,386.00	\$ 217,408.54	84.84%	\$ 221,295.00	\$ 238,215.48	107.65%	\$ 223,606.00	\$ 193,663.83	86.61%	\$ 222,008.00	\$ 227,110.62	102.30%	\$ 223,648.00	\$ 220,206.96	98.46%
Total	\$ 241,017.00	\$ 231,810.49	96.18%	\$ 243,561.00	\$ 240,239.52	98.64%	\$ 247,699.00	\$ 258,494.59	106.48%	\$ 245,702.00	\$ 213,648.18	86.95%	\$ 244,045.00	\$ 247,917.62	101.59%	\$ 244,305.00	\$ 241,105.96	98.69%

	Jul-09			Aug-09			Sep-09			Oct-09			Nov-09			Total 7/1/08 - 11/30/09		
	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio	Charges	Collected	Ratio
Hawaii	\$ 8,735.00	\$ 10,126.00	115.92%	\$ 8,258.00	\$ 8,068.00	97.70%	\$ 8,393.00	\$ 8,211.00	97.83%	\$ 8,335.00	\$ 7,322.50	87.85%	\$ 8,421.00	\$ 8,585.00	101.95%	\$ 174,674.00	\$ 156,983.10	89.87%
Kauai	\$ 6,755.00	\$ 5,955.63	88.17%	\$ 6,442.00	\$ 6,505.00	100.98%	\$ 5,330.00	\$ 4,510.00	84.62%	\$ 5,335.00	\$ 3,896.00	73.03%	\$ 5,269.00	\$ 7,091.00	134.58%	\$ 105,833.00	\$ 99,900.70	94.39%
Maui	\$ 4,806.00	\$ 5,626.00	117.06%	\$ 5,669.00	\$ 4,471.00	78.87%	\$ 5,669.00	\$ 4,302.00	75.89%	\$ 5,897.00	\$ 4,221.00	71.58%	\$ 5,352.00	\$ 5,320.00	99.40%	\$ 81,047.00	\$ 71,319.94	88.00%
Oahu	\$ 226,464.00	\$ 252,266.11	111.39%	\$ 227,378.00	\$ 214,966.10	94.54%	\$ 226,964.00	\$ 218,326.72	96.19%	\$ 227,844.00	\$ 235,042.29	103.16%	\$ 227,911.00	\$ 219,664.64	96.38%	\$ 3,744,317.00	\$ 3,708,189.84	99.04%
Total	\$ 246,760.00	\$ 273,973.74	111.03%	\$ 247,747.00	\$ 234,010.10	94.46%	\$ 246,356.00	\$ 235,349.72	95.53%	\$ 247,411.00	\$ 250,481.79	101.24%	\$ 246,953.00	\$ 240,660.64	97.45%	\$ 4,105,871.00	\$ 4,036,393.58	98.31%



**State LIPH
HPHA Island Overview Report
November 2009**

Island	Occupancy*					Monthly Activity				State Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH Elderly
Hawaii	56	25	44.64%	31	2	0	0	0	0	1,324	0	0	0
Kauai	26	25	96.15%	1	0	0	0	0	0	69	0	0	0
Maui	32	27	84.38%	5	0	0	1	0	0	46	0	1	0
Oahu	750	718	95.73%	32	10	6	8	1	0	5,209	498	0	5
Total	864	795	92.01%	69	12	6	9	1	0	6,569	498	1	5

Island	Non Vacated Delinquencies***				Collection Rate 11/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
Hawaii	4	\$ 1,842.00	9	\$ 15,922.17	\$ 8,421.00	\$ 8,585.00	101.95%
Kauai	2	\$ 1,288.00	2	\$ 899.46	\$ 5,269.00	\$ 7,091.00	134.58%
Maui	5	\$ 1,009.00	17	\$ 20,252.37	\$ 5,352.00	\$ 5,320.00	99.40%
Oahu	26	\$ 17,653.51	58	\$ 324,023.93	\$ 227,911.00	\$ 219,664.64	96.38%
Total	37	\$ 21,792.51	86	\$ 361,097.93	\$ 246,953.00	\$ 240,660.64	97.45%

* Occupancy also counts Scheduled for Modernization Units.

** Please notice WL count does not sum up as applicants may apply on more than 1 listing.

*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

**State LIPH
HPHA Project Overview Report
November 2009**

Island	Occupancy *					Monthly Activity				State Waiting List**			
	Total Available Units	Total Occupied Units	Occupancy Ratio	Total Vacant Units (includes rent ready)	Units Rent Ready	Units Vacated (includes transfers)	Units Filled (includes transfers)	Transfers	Evictions	Family	Elderly	Transf. to LIPH-Family	Transf. to LIPH-Elderly
2201-Hauiki	46	45	97.83%	1	0	0	0	0	0	5134	0	0	0
2202-Puahala Homes	128	106	82.81%	22	4	2	0	0	0	224	0	0	0
2204-Kawailehua	26	25	96.15%	1	0	0	0	0	0	69	0	0	0
2205-Kahale Mua	32	27	84.38%	5	0	0	1	0	0	46	0	1	0
2206-Lokahi	30	14	46.67%	16	0	0	0	0	0	701	0	0	0
2207-Ke Kumu Elua	26	11	42.31%	15	2	0	0	0	0	688	0	0	0
2401-Hale Po'ai	206	203	98.54%	3	1	1	2	0	0	0	312	0	2
2402-La'iola	108	107	99.07%	1	0	0	0	0	0	0	82	0	0
2403-Kamalu-Ho'olulu	221	217	98.19%	4	4	3	5	1	0	0	137	0	3
2404-Halia Hale	41	40	97.56%	1	1	0	1	0	0	0	137	0	0
Total	864	795	92.01%	69	12	6	9	1	0	6,569	498	1	5

Island	Non Vacated Delinquencies***				Collection Rate 11/09		
	Count of Families	30-90 Days	Count of Families	Over 90 Days	Charges	Collected	Ratio
2201-Hauiki	8	\$ 7,734.55	17	\$ 138,189.94	\$ 20,346.00	18,979.56	93.28%
2202-Puahala Homes	15	\$ 8,925.46	27	\$ 180,413.07	\$ 41,961.00	42,286.58	100.78%
2204-Kawailehua	2	\$ 1,288.00	2	\$ 899.46	\$ 5,269.00	7,091.00	134.58%
2205-Kahale Mua	5	\$ 1,009.00	17	\$ 20,252.37	\$ 5,352.00	5,320.00	99.40%
2206-Lokahi	1	\$ 792.00	2	\$ 12,591.50	\$ 5,900.00	5,502.00	93.25%
2207-Ke Kumu Elua	3	\$ 1,050.00	7	\$ 3,330.67	\$ 2,521.00	3,083.00	122.29%
2401-Hale Po'ai	0	\$ -	5	\$ 2,284.00	\$ 57,558.00	53,463.00	92.89%
2402-La'iola	1	\$ 316.00	7	\$ 1,986.52	\$ 33,720.00	31,256.00	92.69%
2403-Kamalu-Ho'olulu	1	\$ 295.50	1	\$ 4.40	\$ 62,946.00	63,108.50	100.26%
2404-Halia Hale	1	\$ 382.00	1	\$ 1,146.00	\$ 11,380.00	10,571.00	92.89%
Total	37	\$ 21,792.51	86	\$ 361,097.93	\$ 246,953.00	\$ 240,660.64	97.45%

* Occupancy also counts Scheduled for Modernization Units.

** WL count does not sum up as applicants may apply on more than 1 listing.

*** Delinquencies and Collections reflect only Rents, Prepays and Payment Agreements (Bill Code 0001 and 0006).

**UNIT TURNOVER REPORT AS OF NOVEMBER 2009
FISCAL YEAR 2009 - 2010**

	VACANT UNITS as of 11/30/09	TOTAL REPAIRED AND OCCUPIED 11/09	TOTAL READY MOVE IN 11/09	TOTAL TO BE REPAIRED					
	446	31	41	405					
	Current Vacant Units	Placements Nov-09	Rent Ready Units	Total Units Under Repair	Repair Dec-09	Repair Jan-10	Repair Feb-10	Future CMS	Future AMP
30 Aiea	1	3	0	1	1	0	0	0	0
31 KVH	49	0	2	47	5	6	5	27	4
32 MWH	7	1	0	7	2	0	0	5	0
33 Kamehameha/Kaahumanu	2	0	1	1	1	0	0	0	0
34 Kalakaua	25	1	2	23	3	4	3	13	0
35 Kalanihuia	50	0	2	48	2	6	6	0	34
37 Hilo	26	3	2	24	2	3	1	19	0
38 Kauai	12	0	0	12	1	3	3	4	0
39 Maui	64	3	3	61	2	2	2	53	2
40 KPT	40	4	5	35	3	4	1	22	6
43 Kona	11	3	5	6	3	1	0	2	0
44 Leeward Oahu	40	1	1	39	4	4	6	13	12
45 Windward Oahu	6	1	3	3	1	1	6	1	0
46 Kamuela	16	1	1	15	2	3	0	4	0
49 Central Oahu	21	1	2	19	3	2	2	12	0
50 Palolo	7	0	0	7	0	0	0	0	7
State Family	60	1	4	56	2	2	10	24	18
State Elderly	9	8	8	1	0	0	0	0	0
Total	446	31	41	405	= 37	41	45	199	83

**CENTRAL MAINTENANCE VACANT UNIT REPORT
JULY 2009 - NOVEMBER 2009**

AMP	PROJECT	UNIT	NO. OF EMPLOYEE	DATE COMPLETED	BRIEF SCOPE OF WORK
31	Kalihi Valley Homes	14F	3	9/22/2009	Painting: Paint interior and exterior (including graffiti) of the entire unit also touch ups. Janitorial: took apart toilet seats, brackets etc., scrub and put back, wax and strip, remove fixture covers, scrub and hardwares put back, clean ice box, toilet, sink (bathroom and kitchen), and shower. Maintenance: install brackets, rods-make and install window screens, sliding screen, roller screen front, pending front screen lock ice box bracket, drill holes for brackets and install, install door knobs, cove base, door handle-gasket ice box make screen prime and screens, and install alarm striker plate screen roller.
		16F	4	10/8/2009	Plumbing: remove p-trap and clean, put back new slip nuts with gaskets and tape up and downstairs. Plumbing: replace lavatory faucet (leaking). Maintenance: fabricate window screens, reinstall all light switch & electrical outlet covers, replace light bulbs as needed, install window molding, replace stove burners & drip pans replace ice box door gasket and replace cove base as needed repair screen door. Painting: remove all hardware from walls, prep and spot prime unit, paint entire unit, paint exterior, also prep and paint cabinets. Janitorial: clean windows-clean interior stairs, clean all bathroom hardware clean all light switch and electrical outlet covers, clean bathrooms, clean entire kitchen cabinets, clean bathrooms sweep, mop, strip and wax entire unit.
		25A	4	10/13/2009	Painting: touch up unit and paint kitchen cabinets. Janitorial: clean windows and frames, clean cabinets, bathrooms, sweep, strip and wax floor. Maintenance: replace screens-door and windows, window roller (2), lock-sash pin door stopper. Plumbing: replace laundry tray stem and handle, auger sink & tub, replace joint washen.
	Hauiki Homes	1668	7	10/05/2009	Maintenance, Painting, Janitorial and Plumbing: Prep walls, caulk holes as needed and paint entire unit paint front exterior, clean kitchen counter and cabinet, oven, all Jal window, toilet & bath, strip floor and wax, replace hose bibs, ballcock and flapper. Remove laundry trays faucet, pick up by pass valves, scope job pick up parts, remove old valve and install new valves. For maintenance, cut front screen door to fit, replace wire mesh and screen, change operation for jalousie with clips and rivet, jalousie frame, install ent locks (2), curtain rod bracket install plywood under kitchen with molding around.
	(In process)	29E			Maintenance, Painting, Janitorial and Plumbing.
34	Paoakalani	1028	9	7/2/2009	Truck driver and General Laborers were working on road paving, repair and paint ceiling, re-install bathroom hardwares, install floor tiles, light fixtures, replace and remove shower head, reset toilet, clean the entire unit, stripped and wax floor and cove base.

**CENTRAL MAINTENANCE VACANT UNIT REPORT
JULY 2009 - NOVEMBER 2009**

<u>AMP</u>	<u>PROJECT</u>	<u>UNIT</u>	<u>NO. OF EMPLOYEE</u>	<u>DATE COMPLETED</u>	<u>BRIEF SCOPE OF WORK</u>
37	Lanakila Homes I	18C	6	7/9/2009	Painting, Maintenance, Janitorial and Plumbing.
	Lanakila Homes IV	26B	2	7/9/2009	Painting, Maintenance, Janitorial and Plumbing.
		28A	2	7/10/2009	Painting, Maintenance, Janitorial and Plumbing.
		29C	1	7/9/2009	Painting, Maintenance, Janitorial and Plumbing.
	Kauhale O'Hanakahi	A2204	2	7/10/2009	Painting, Maintenance, Janitorial and Plumbing.
		A4403	1	7/10/2009	Painting, Maintenance, Janitorial and Plumbing.
	Punahale Homes	124R	1	7/10/2009	Painting, Maintenance, Janitorial and Plumbing.
44	Maili I	18	18	8/03/2009	Clean, prep and paint entire units
	Maili II	1	1	8/18/2009	Vacant janitorial and painting, cleaning and remove rubbish in units
		5	5	7/20/2009	Vacant janitorial and painting, cleaning and remove rubbish in units
	Nanakuli Homes	4	5	7/30/2009	Painting and Janitorial
		22	3	7/30/2009	Janitorial: clean out bulky rubbish and painting entire unit
	(In process)	19			Painting, Maintenance, Carpentry, Plumbing and Welding (Railings)
	Waimaha-Sunflower	306	4	8/17/2009	Patch wall and paint vacant unit
		B125	3	10/16/2009	Patch wall and paint vacant unit
	Kau'iokalani	403	4	10/8/2009	Prep, prime, paint whole unit and cleaning
		703	4	9/23/2009	Prep, prime, paint whole unit and cleaning
		1001	3	9/16/2009	Prep, prime, paint whole unit and cleaning

Total Vacant Units 24 (2 Units in process) (22 Completed Units)

Elevator Repair Report: Hawaii Public Housing Authority Elevators reported as of 12/1/09

Name	Type	Elevator No.	Repair	No. and duration of Repairs to Elevator for month of Nov			No. and duration of Repairs to Elevator between 7/1/07 to 11/30/09			Start Date	Date or Estimated Completion of Major Repair	Total Repair Cost as of Report Date
				Less than one day	2 to 7 days	More than 7 days	Less than one day	2 to 7 days	More than 7 days			
Kuhio Park Terrace A	Family	1		7			48	4	2			\$ 118,562.27
		2		4			63	7	2			\$ 72,988.07
		3					3					\$ 2,936.71
Kuhio Park Terrace B	Family	4	Parts used to repair #5	Cannot be repaired.						06/29/07	Modernization completion 5/27/2010	
		5		3			36	1	2			\$ 142,030.30
		6					47					\$ 9,377.84
Paoakalani	Elderly	1					11					\$ 1,100.00
		2					1		1			\$ 17,038.90
Kalakaua Home	Elderly	1					17	1	1			\$ 137.50
		2					13	1				\$ 14,538.60
Ho'olulu Elderly	Elderly	1							1			\$ 12,140.20
		2		2			5					
Kalanihulia	Elderly	1					40	1	1			\$ 27,763.75
		2		1			23					\$ 275.00
Kamalu Elderly	Elderly	1					6	2	1			\$ 9,467.50
		2					4					\$ 137.50
Makamae	Elderly	1					5		1			\$ 2,722.51
		2					2					\$ 893.74
Makua Alii	Elderly	1		3			24	2	1			\$ 355.15
		2		2			13					
Punchbowl Homes	Elderly	1					13	2				\$ 23,350.78
		2		1			8	1	1			\$ 275.00
Banyan St Manor	Family	1					5					\$ 20,692.75
Hale Poai	Elderly	1		1			13	2				\$ 584.13
		2		2			15					\$ 432.79
Halia Hale	Elderly	1					4					\$ 3,460.52
Kulaokahua	Homeless	1					11					\$ 378.75
Laiola	Elderly	1					2					\$ 412.00
		2					4					
Pumehana	Elderly	1		1			13	2				\$ 17,726.24
		2		1			10					\$ 240.63
Salt Lake Apts	Family	1					5					\$ 23,350.78
Wilikina Apts	Family	1					8	1				\$ 3,323.02
		2					10					\$ 17,038.90
Total		34		28	0	0	482	27	15			
Total Cost for Repairs to date											\$ 543,731.83	

Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS													
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion
							Major	Minor					
Kuhio Park Terrace A	Family	1	1964	44	271	16	3		\$4,152,919	Six elevators funded w/ FY08 Elevator CIP	Sep-07	Nov-09	Nov-10
		2	1964	44							Sep-07	May-10	May-11
		3	1981	27							Sep-07	Apr-09	May-10
Kuhio Park Terrace B	Family	4	1964	44	298	16	3				Sep-07	Apr-09	May-10
		5	1964	44							Sep-07	Nov-09	Nov-10
		6	1981	27							Sep-07	May-10	Jun-11
Kalanihulia	Elderly	1	1968	40	151	15	2		\$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Aug-10
		2	1968	40							Aug-08	Aug-10	Dec-10
Pumehana	Elderly	1	1972	36	139	21	2		\$760,000	To be funded w/ FY09 Elevator CIP	Aug-08	Mar-10	Aug-10
		2	1972	36							Aug-08	Aug-10	Dec-10
Kalakaua Home	Elderly	1	1983	25	221	10	2		\$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jul-12	Sep-12
		2	1983	25							Aug-08	Oct-12	Dec-12
Paoakalani	Elderly	1	1970	38	151	17	2		\$780,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Dec-11
		2	1970	38							Aug-08	Dec-11	Apr-12
Makua Alii	Elderly	1	1967	41	211	20	2		\$900,000	To be funded w/ FY09 Elevator CIP	Aug-08	Aug-11	Dec-11
		2	1967	41							Aug-08	Dec-11	Apr-12
Makamae	Elderly	1	1971	37	124	4	2		\$350,000	To be funded w/ FY09 Elevator CIP	Aug-08	Jul-12	Sep-12
		2	1971	37							Aug-08	Oct-12	Dec-12
Punchbowl Homes	Elderly	1	1961	47	144	7	2		\$700,000	To be funded w/ FY09 Elevator CIP	Aug-08	Dec-10	Apr-11
		2	1961	47							Aug-08	Apr-11	Jul-11

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Elevator Modernization Report: Hawaii Public Housing Authority Elevators reported as of 12/1/09

Note: All dates and costs are subject to change

MODERNIZATION (REBUILDING) OF HPHA ELEVATORS														
Name	Housing Type	Elevator No.	Year Elevator Installed	Age of Elevators in Years	Number of Units	Number of Floors	Modernizations Planned		Construction Cost	Funding Source	Design Start	Construction Start	Estimated Construction Completion	
							Major	Minor						
Wilikina Apts	Family	1	1977	31	119	9	2		\$700,000	To be funded w/ Wilikina Funds	Aug-08	Apr-12	Aug-12	
		2	1977	31							Aug-08	Aug-12	Nov-12	
Salt Lake Apts	Family	1	1970	38	28	8	1		\$450,000	To be funded w/ FY09 Elevator CIP				
Hale Poai	Elderly	1	1989	19	206	7		2	\$320,000					
		2	1989	19										
Halia Hale	Elderly	1	1995	13	41	5		1	\$255,000					
Laiola	Elderly	1	1991	17	108	6		2	\$220,000					
		2	1991	17										
Kulaokahua	Homeless	1	1992	16	30	3		1	\$60,000	Full Modernization not required, only installation of safety related items. Funding dependent on bids for major modernization listed above.				
Ho`olulu Elderly	Elderly	1	1994	14	112	7		2	\$245,000					
		2	1994	14										
Kamalu Elderly	Elderly	1	1993	15	109	7		2	\$240,000					
		2	1993	15										
Banyan St Manor	Family	1	1977	31	55	3								
		2												
	TOTAL	34			2,518	181	23	10	\$11,932,919					

Average age of elevators

31

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HEARINGS OFFICE- EVICTION REFERRALS

	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	TOTAL	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
		Rent	Other						
FY 2008	145	108	37	56	39	18	5	37	108

Fiscal Year 2009

	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	TOTAL	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
MONTH		Rent	Other						
July 08	0	0	0	0	0	0	0	0	0
Aug 08	13	9	4	5	2	0	1	5	8
Sept 08	14	12	2	4	2	1	3	4	10
Oct 08	22	15	7	5	7	0	2	8	14
Nov 08	14	10	4	9	2	0	1	2	12
Dec 08	11	10	1	7	2	0	0	2	9
Jan 09	5	4	1	3	0	1	0	1	4
Feb 09	39	32	7	16	13	0	0	10	29
March 09	31	27	4	12	11	3	0	5	26
Apr 09	31	29	2	14	9	0	0	8	23
May 09	22	18	4	7	6	0	4	5	17
June 09	30	28	2	12	9	0	0	9	21
TOTALS	232	194	38	94	63	5	11	59	173

Fiscal Year 2010

	REFERRALS			RESULT OF EVICTION REFERRAL					Completed
	TOTAL	REASON FOR REFERRAL		Evict	Evict with Cond	10-day Cure	Dismiss	Continued	
MONTH		Rent	Other						
July 09	27	24	3	8	7	0	0	12	15
Aug 09	22	18	4	8	11	0	1	2	20
Sept 09	37	35	2	19	11	1	0	6	31
Oct 09	32	26	6	15	8	1	2	6	26
Nov 09	40	29	11	23	6	1	1	9	31
TOTALS	158	132	26	73	43	3	4	35	123

**Total # of Cases Heard for the Month of November 2009: 40
(Oahu & Neighbor Island)**

Decisions Rendered:	Rent Violations	Other Violations
Eviction	17	6
Evict w/cond	5	1
10-day cure	0	1
Dismissal	1	0
Continued	6	3
TOTAL	29	11

Delinquent balances for rent cases ordered evicted for month of November 2009:

AMP 30 Puuwai Momi	\$ 1,677.07
AMP 33 Kaahumanu Homes	\$ 7,660.02
AMP 39 Kahekeili Terrace	\$16,087.19
AMP 40 Kuhio Park Terrace	\$ 8,003.94
AMP 44 Waimaha-Sunflower	\$ 4,986.00
AMP 46 Ke Kumu Ekolu	\$33,651.82
Total:	\$72,066.04

**Contract & Procurement Office
Monthly Status Report for November 2009**

Solicitations Issued in November 2009:

Solicitation No.	Title	Due Date
IFB-CMS-2009-31	Fair Housing Renovations at Lanakila Homes Job No. 07-007-104-S	December 10, 2009
IFB CMS-2009-25	Reroof and Renovation to Senior Housing at Hale Hauoli Job No. 07-056-131-S/F	December 17, 2009

Contracts Executed in November 2009:

Contract No.	Contractor & Project	Supp. Amount	Total Amount
CMS 08-24-SA01	Okahara & Associates Design and Consulting Services for repair of sewer system Kuhio Park Terrace (AMP 40) November 6, 2009 – December 20, 2010	\$45,287.00	\$329,983.00
CMS 08-25-SA01	Stan' Contracting Physical Improvements to Lanakila Homes (AMP 37) November 9, 2009 to June 22, 2010	n/a – revise allocation of funds	\$5,711,300.00
HPB 09-61	Gregory House Programs Provide deposit and long term rental assistance permanent housing December 1, 2009 to November 30, 2010		\$503,304.00

American Recovery and Reinvestment Act (ARRA) – Capital Fund Program

- a. HPHA received notification from HUD regarding on-site monitoring review to be completed no later than 12/31/09. The local HUD Office of Public Housing is required to review at least 25% of the ARRA funds or approximately \$4 million worth of contracts. The following projects will be reviewed:

<u>Project</u>	<u>Description</u>	<u>Est Cost</u>
Hale Hauoli	Re-roofing and renovations	\$2,800,000
Kaimalino/Kealakehe	Re-roofing	\$1,831,483

- b. The on-site monitoring will include a review in the following areas:
- i. Grant Initiation;
 - ii. Annual Statement/PHA Plan;
 - iii. Environmental Compliance;
 - iv. Procurement;
 - v. Recovery Act Grant Performance, and
 - vi. Expenditure information.

Section 8 Subsidy Programs Branch
 Program Report
 As of November 30, 2009

Federal Housing Choice Voucher (Section 8) Program

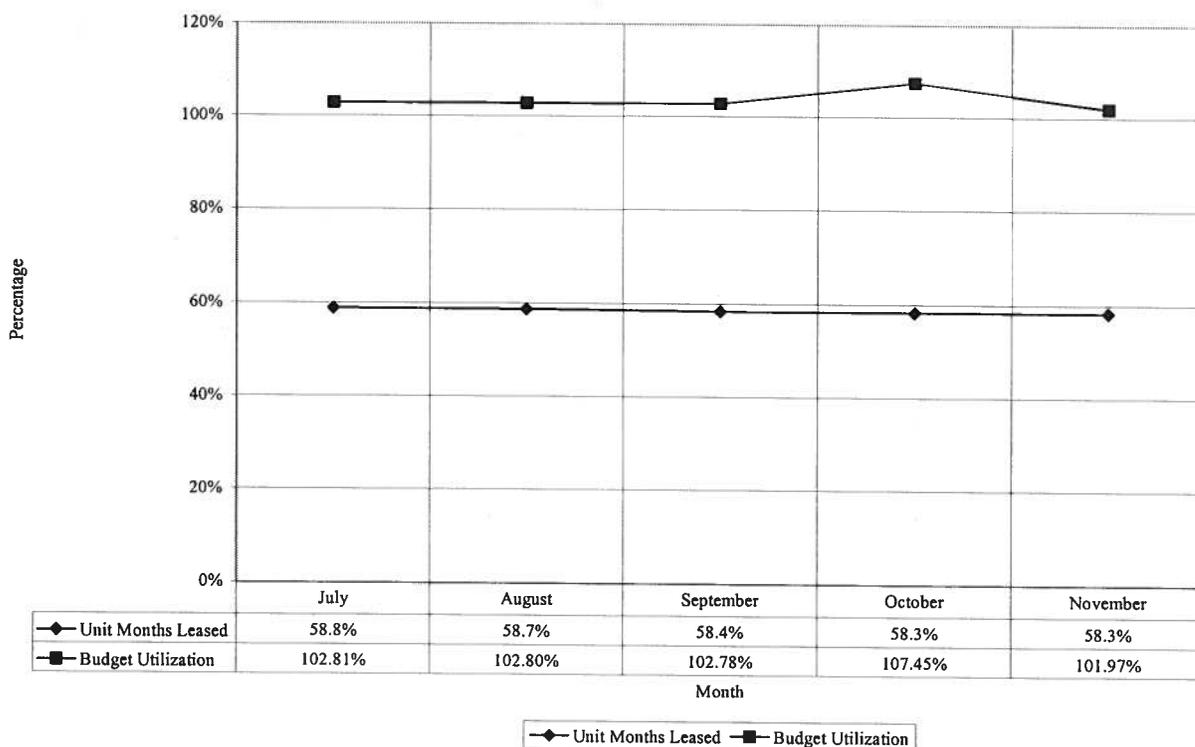
2010 Fiscal Year Report (Cumulative Trend)

- The Housing Assistance Payments (HAP) unadjusted average annual budget utilization is 101.97% of the total annual allocated budget of \$18,741,816 or \$1,561,818 per month.
- For FY 2010, unadjusted average monthly voucher lease up is 1,783 or 58.30% of the total 3,058 baseline vouchers; 1,819 participants were assisted during the month. Administrative fees are earned for each participant that leased up on the first of the month. The low number of vouchers utilized is because of high rents in Hawaii. Therefore, it is unlikely Hawaii will ever utilize all vouchers because the limiting factor is the funding provided.
- November 2009 subsidy payments show a 5.1% monthly decrease in subsidy expenditures from the previous month due in part to a decrease in rent adjustments and less transfers to new units.

Monthly Report (Monthly Snapshots)

FY 2010 Section 8 Budget Utilization and Unit Months Leased

Current average budget utilization is **101.97%**. HPHA should attain 15 points for Indicator 13 in SEMAP.



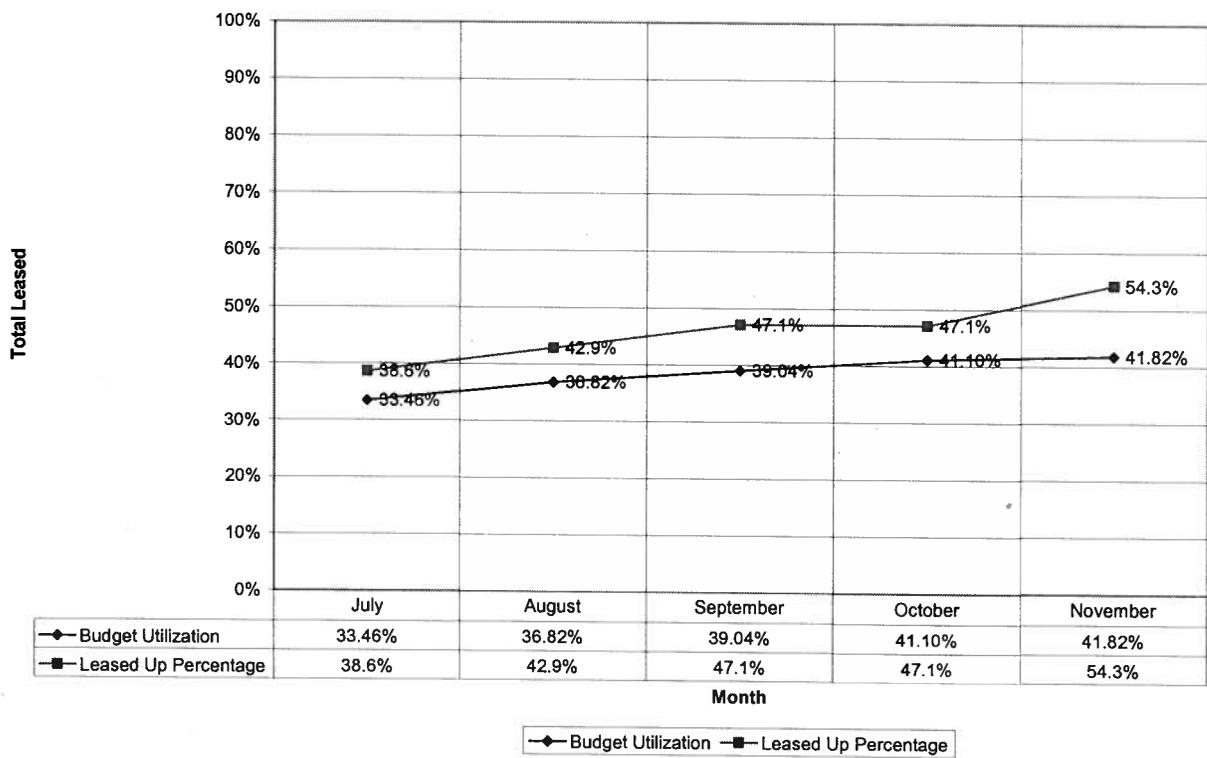
- The monthly average per unit cost subsidy is \$905.00 per month. The amount reflects the difference between what the family pays towards rent and the approved payment standard. Payment standards vary among bedroom sizes.
- No new Housing Choice Vouchers were issued for November 2009 due to an effort to curb over-utilization of funds. The total FY 2010 of new HCV issuances is 0.
- The Department of Housing and Urban Development, Financial Management Center has allotted the HAP budget authority for CY 2009. As of 11/30/09 the branch is operating at 101.97% of the budget authority. The branch will concentrate its efforts in bringing this rate down to between 95% and 98% to ensure that the program is sustainable by the allotted amount. The branch will closely monitor the attrition rate, suspend voucher issuance, and to limit new placements. The branch has begun to administer all incoming portable vouchers effective May 14, 2009.

**Federal Housing Choice Voucher (Section 8) Program
Veterans Affairs Supportive Housing (VASH)**

- HPHA was awarded 70 Veterans Affairs Supportive Housing (VASH) Vouchers to assist Veterans with housing assistance. HPHA was also awarded 35 additional VASH vouchers in August 2009.
- Eligible applicants under this program are referred to HPHA from the Department of Veteran Affairs.
- For the month of November 2009, a total of 54 vouchers were issued. To date, a total of 38 veteran families are leased up under VASH assistance.
- VASH voucher holders reside on Oahu, Maui and Kauai.

Monthly VASH Report (Monthly Snapshots)

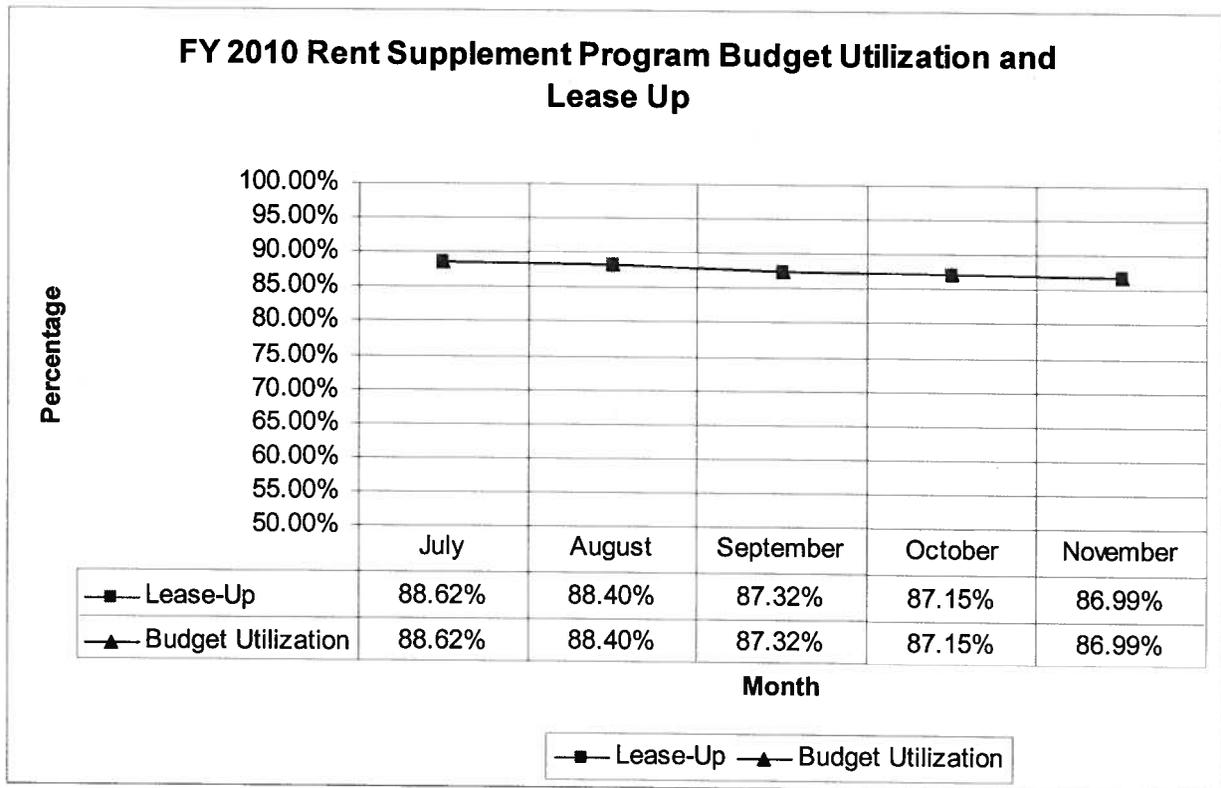
FY 2010 VASH Vouchers



State Rent Supplement Program

2010 Fiscal Year Report (Cumulative Trend)

- For FY 2010, unadjusted average monthly lease up is 340 families or 86.99% of the total 391 possible families when based on the average subsidy payments.
- The Rent Supplement unadjusted average annual budget utilization is 86.99% of the total annual allocated budget of \$924,720 or \$77,060 per month.
- The monthly average per unit cost subsidy is \$197.00 per month. The amount reflects the difference between what the family pays towards rent and the maximum subsidy amount of \$230.00 per month.
- November 2009 Rent Supplement Subsidy payments show a 0.6% monthly increase from the previous month (\$66,380 in October to \$66,803 in November) because of an increase in assistance per family. Per unit cost increased to \$197.00.
- The values for previous reports may not be the same as the current report due to retroactive adjustments in lease up and subsidy payments.



HOMELESS PROGRAMS BRANCH
Report for the month of November 2009

I. ACCOMPLISHMENTS

A. State Programs Administration – (Stipend, Outreach and Grants Program)

1. Second quarter payment requests are being processed for all 32 State stipend, outreach and grant program contracts for the first quarter of the new contract year.
2. All programs have been requested to immediately address closing reports for all open contracts from previous years, including closing out the FY 2009 contracts for the period ending July 31, 2009.
3. Additionally, all programs have been advised to keep up with their Homeless Management System entries of new clients and exits of clients that are no longer being served in preparation for data testing and the statewide point in time count scheduled for January 25, 2010.

C. Federal Programs

1. All Federal programs are on hold while the Branch awaits action to hire staff. The request to fill is at the Governor's office.
2. The application for the Continuum of Care Notice of Funding Availability was submitted on November 23, 2009. HPHA applied on behalf of the rural counties which, if successful, will result in \$1.3 million in program funding in 2010.
3. In response to the State Reduction in Force, Homeless Programs is working with the Homeless Management Information System (HMIS) consultant to out source various components of the maintenance of HMIS in order to keep the State within compliance of HUD's data system requirements. The City and County of Honolulu's and the State's HUD funding for Emergency Shelter Grant, Supportive Housing Program, Shelter Plus Care, and Homelessness Prevention and Rapid Re-housing (\$16 million) is contingent on a functioning HMIS wherein all of HUD's data requirements are being met. The City and County of Honolulu will also be contracting with HPHA's HMIS consultant to support their data functions.
4. Due to HUD's expressed concerns about Community Planning and Development funding being designated to HPHA, the Governor has named DHS as the designated entity to receive the homeless ARRA funds. Hence, the DHS director has initiated the transfer of the functions of the Homeless Programs Branch to DHS which is an ongoing planning process that will take place over the next two months.

D. Other Projects

1. Renovation work at Nakolea which consists of bathroom and sewer line repairs continues with trenching for new sewer and water lines. A consultant contract has also been approved for MKE Associated to do an assessment to determine if the crack in the building at Nakolea is structural or if it can be repaired.
2. The University of Hawaii Center on the Family has completed the HMIS data analysis for FY 2009. The report is included as an attachment.

3. The Resort Group is pulling together estimates for the planning and construction of a playground for the Kalaeloa shelters for a presentation to their Board.
4. The Sea Winds project, consisting of 20 transitional housing units, 30 affordable rentals and a resource center will begin construction in January. A groundbreaking is scheduled for Dec. 17, 2009. The Sea Winds project is being developed by Housing Solutions in collaboration with the State, City and County of Honolulu, and the Department of Housing and Urban Development.

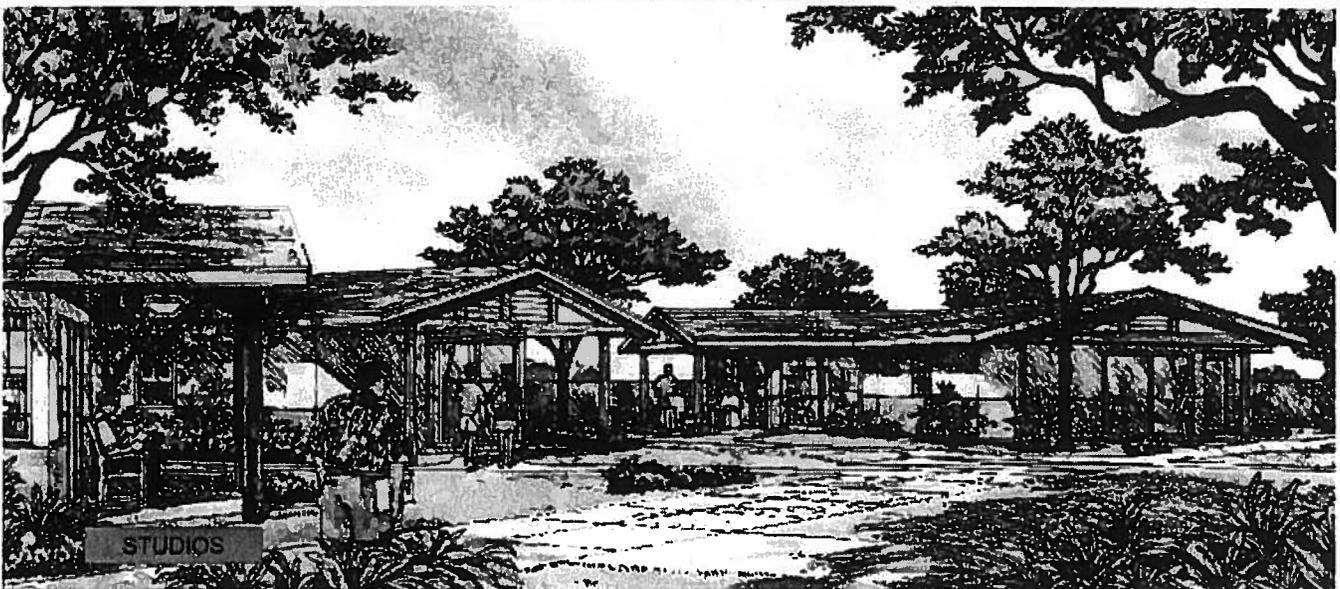
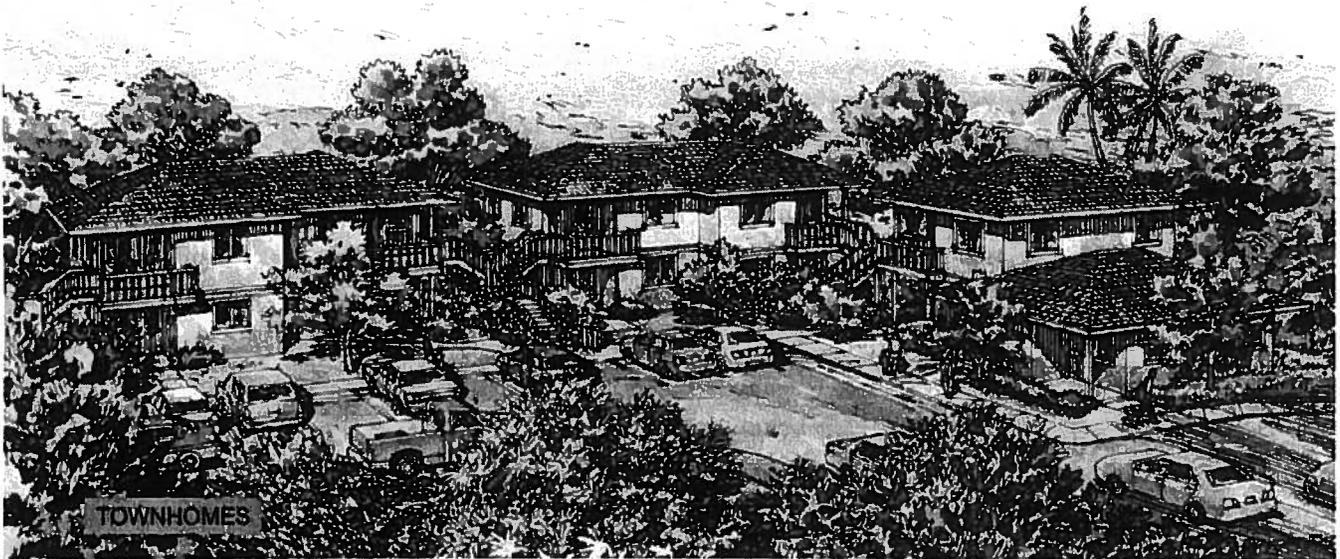
In April 2007, a lease was executed between HPHA with Housing Solutions for property that had been set aside for State public housing in Waianae. Housing Solutions has completed all of the design and permitting requirements and put together the financing from varied sources:

HOME funds	\$6,373,895
Neighborhood Stabilization Program	\$3,500,000
Economic Dev. Initiative Grant	\$497,050
Weinberg Foundation Grant	\$3,000,000
Housing Solutions Capital Contrib.	\$415,597
Total	\$13,786,542

A project fact sheet is attached.

Seawinds Apartments

Kauiokalani Place • Waianae



NO. OF UNITS	TYPE OF UNIT	TYPE OF RESIDENCY	MAXIMUM STAY	QUALIFICATIONS
30	2-BR Townhomes	Long Term	individually determined	50% & 60% of median income
20	Studios	Transitional	24 Months	Homeless Families with Minor Children <i>(initially, children might not be living with parents)</i>
FACILITY DEVELOPER		FEE OWNER	PROJECT OBJECTIVE	
Housing Solutions Incorporated (a non-profit organization)		State of Hawaii 50-year Lease	Assist residents in achieving permanent, market-rate housing.	

**DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
As of December 3, 2009**

Branch	Section	Total Full Time Positions			% Vacant			Active Recruitment	
		Civil Svc	Exempt	Total	Occupied	Vacant	Vacant	Yes	No
Office of the Executive Director		5	3	8	7	1	12.50%	2	0
		5	3	8	7	1	12.50%	2	0
Planning and Evaluation Office		1	2	3	1	2	66.67%	0	2
		1	2	3	1	2	66.67%	0	2
Compliance Office		0	3	3	3	0	0.00%	0	0
		0	3	3	3	0	0.00%	0	0
Housing Information Office		0	2	2	1	1	50.00%	0	1
		0	2	2	1	1	50.00%	0	1
Hearings Office		1	2	3	3	0	0.00%	0	0
		1	2	3	3	0	0.00%	0	0
Fiscal Management Office	FM Office	4	0	4	2	2	50.00%	0	2
	Acctg Sec	8	0	8	6	2	25.00%	0	2
	Pay & Disb	4	0	4	4	0	0.00%	0	0
	Budget	1	1	2	1	1	50.00%	1	0
	Asset Mgt	1	0	1	0	1	100.00%	0	1
		18	1	19	13	6	31.58%	1	5
Information Technology		1	3	4	3	1	25.00%	0	1
		1	3	4	3	1	25.00%	0	1
Personnel Office		3	1	4	3	1	25.00%	0	1
		3	1	4	3	1	25.00%	0	1
Procurement Office		4	3	7	6	1	14.29%	1	0
		4	3	7	6	1	14.29%	1	0
Construction Mgt. Branch		2	0	2	1	1	50.00%	0	1
	CMS	3	0	3	2	1	33.33%	0	1
	CMS 1	2	7	9	6	3	33.33%	0	3
	CMS 2	5	2	7	6	1	14.29%	0	1
	DSS	1	2	3	2	1	33.33%	0	1
		13	11	24	17	7	29.17%	0	7
Homeless Branch	Homeless	2	4	6	5	1	16.67%	0	1
		2	4	6	5	1	16.67%	0	1
Section 8 Branch	Sec 8 Office	2	0	2	1	1	50.00%	0	1
	Insp Unit	5	2	7	5	2	28.57%	0	2
	Rent Sub Sec 1	10	0	10	8	2	20.00%	0	2
	Rent Sub Sec 2	8	0	8	5	3	37.50%	0	3
		25	2	27	19	8	29.63%	0	8
Property Management & Maint. Services Branch	PMMSB	1	2	3	1	2	66.67%	0	2
	MGT SEC	2	0	2	1	1	50.00%	0	1
	APP	7	0	7	6	1	14.29%	0	1
	RSS	2	8	10	5	5	50.00%	1	4
	PMCS	0	5	5	2	3	60.00%	0	3
	CMSS	19	0	19	18	1	5.26%	0	1
	Puuwai Momi - AMP 30	23	0	23	20	3	13.04%	0	3
	Kalihi Valley - AMP 31	25	0	25	24	1	4.00%	0	1
	Mayor Wright - AMP 32/33	32	0	32	30	2	6.25%	0	2
	Kalakaua - AMP 34	27	0	27	23	4	14.81%	0	4
	Kalanihuia - AMP 35	26	0	26	23	3	11.54%	0	3
	Hilo - AMP 37	14	0	14	13	1	7.14%	0	1
	Kauai - AMP 38	16	0	16	9	7	43.75%	0	7
	Maui - AMP 39	12	0	12	11	1	8.33%	0	1
		206	15	221	186	35	15.84%	1	34
TOTAL		279	52	331	267	64	19.34%	5	60

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of December 3, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
OFFICE OF THE EXECUTIVE DIRECTOR						
102005	EX	N	T	Executive Director	SRNA	Position in recruitment.
118550	EX	N	T	Chief Financial Management Advisor	SRNA	Continuous recruitment.
FISCAL MANAGEMENT OFFICE						
41041	CS	N	P	Fiscal Officer I	SR26	Per DHRD memo unable to recruit as of 7/15/09
41253	CS	N	P	Secretary I	SR14	RIF Placement effective 12/1/09
98903K	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
ACCOUNTING SECTION						
41252	CS	N	P	Accountant IV	SR22	Per DHRD memo unable to recruit as of 7/15/09.
46278	CS	N	P	Accountant II	SR18	Per DHRD memo unable to recruit as of 7/15/09
42097	CS	N	P	Account Clerk II	SR11	RIF Placement effective 12/1/09
FMO - BUDGET STAFF						
100923	EX	N	P	Budget Resources Specialist	SRNA	Recruitment effective 11/30/09 and continuous
ASSET MANAGEMENT OFFICE						
96908K	T	N	P	Office Assistant III	SR10	No action; cost savings.
HOUSING INFORMATION OFFICE						
102041	EX	W	T	Housing Information Officer	SRNA	No action; cost savings.
PROCUREMENT OFFICE						
117689	EX	N	T	Housing Contract Specialist	SRNA	Employee started 11/23/09
100882	EX	N	T	Contracts & Procurement Officer	SRNA	Continuous recruitment.
CONSTRUCTION MANAGEMENT BRANCH						
25649	CS	N	P	State Housing Dev Administrator	EM07	Employee started 11/16/09
2800	CS	W	P	Secretary II	SR14	Per DHRD memo unable to recruit as of 7/15/09
CONSTRUCTION MANAGEMENT SECTION						
8774	CS	N	P	Engineer VI	SR28	Per DHRD memo unable to recruit as of 07/15/09.
5857	CS	N	P	Office Assistant III	SR14	RIF Placement effective 12/1/09
48707	CS	N	T	Office Assistant III	SR08	RIF Placement effective 12/1/09
CONSTRUCTION MGMT UNIT 1						
105633	EX	W	T	Housing Warranty & Inspection Supr.	SRNA	State funded unable to fill.
100439	EX	W	T	Housing Warranty & Inspection Asst.	SRNA	State funded unable to fill.
100202	EX	W	T	Project Engineer	SRNA	Pending approval to fill.
CONSTRUCTION MGMT UNIT 2						
102676	CS	W	T	Engineer (Building) IV	SRNA	Pending approval to fill.
DEVELOPMENT SUPPORT SECTION						
100886	EX	W	T	Housing Development Specialist I	SRNA	State funded unable to fill.
HOMELESS PROGRAM BRANCH						
103022	EX	A	T	Homeless Program Specialist	SRNA	Pending approval to fill.
119182	CS	A	P	Secretary I	SR11	RIF Placement effective 12/1/09
INFORMATION TECHNOLOGY OFFICE						
106429	CS	N	T	Information Technology Specialist IV	SRNA	Per DHRD memo unable to recruit as of 7/15/09.
PERSONNEL OFFICE						
6627	CS	N	P	Personnel Clerk IV	SR11	Per DHRD memo unable to recruit as of 7/15/09

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of December 3, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
PLANNING AND EVALUATION OFFICE						
107934	EX	N	T	Housing Planner	SRNA	Per DHRD memo unable to recruit as of 7/15/09.
98902K	EX	N	P	Office Assistant III	SR08	No action; cost savings.
PROPERTY MANAGEMENT AND MAINTENANCE SERVICES BRANCH						
8751	CS	N	P	Public Hsg Mgr VI	SR26	Per DHRD memo unable to recruit as of 7/15/09.
96904K	EX	N	T	Hsg Maintenance Manager	SR26	No action; cost savings.
6182	CS	N	P	Secretary III	SR16	Per DHRD memo unable to recruit as of 7/15/09
CENTRAL MAINTENANCE SERVICES						
28374	CS	N	P	Office Assistant III	SR08	Identified for RIF Placement 1/4/10
PMMSB-APPLICATION SERVICES UNIT						
117850	CS	N	T	Public Hsg Spct II	SR18	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 30 (MU 1)						
6307	CS	N	P	Public Housing supervisor IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
6171	CS	N	P	Account Clerk II	SR08	Per DHRD memo unable to recruit as of 7/15/09
43507	CS	N	P	Office Assistant III	SRO8	Employee retired as of 10/31/09.
6791	CS	N	P	General Laborer II	BC03	Per DHRD memo unable to recruit as of 7/15/09
42292	CS	N	P	Social Services Assistant IV	SR11	RIF Placement effective 12/1/09
105749	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
105756	TA	N	T	General Laborer I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 31 (MU 2)						
5855	CS	W	P	Secretary I	SR12	RIF Placement effective 12/1/09
30242	CS	N	P	Office Assistant III	SR08	RIF Placement effective 12/1/09
10879	CS	N	P	Building Maint. Worker I	BC09	RIF Placement effective 12/1/09
4939	CS	N	P	General Laborer II	BC03	Per HRD memo unable to recruit as of 7/15/09
101137	TA	N	T	Janitor II	BC02	Position in continuous recruitment.
ASSET MANAGEMENT PROJECT 32/33 (MU 3)						
5035	CS	N	P	Public Housing Supvr IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
6788	CS	N	P	Truck Driver	BC06	Per DHRD memo unable to recruit as of 7/15/09
9619	CS	N	P	Secretary I	SR12	RIF Placement effective 12/1/09
46195	CS	N	P	Social Service Asst IV	SR11	RIF Placement effective 12/1/09
101126	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
ASSET MANAGEMENT PROJECT 34 (MU 4)						
6693	CS	N	P	Public Hsg Spvr IV	SR22	Per DHRD memo unable to recruit as of 7/15/09
23696	CS	N	P	Public Hsg Spct II	SR18	Per DHRD memo unable to recruit as of 7/15/09
8842	CS	N	P	Painter I	BC09	Per DHRD memo unable to recruit as of 7/15/09
101127	TA	N	T	Social Service Aide I	SRNA	No action; cost savings.
6565	CS	N	P	General Laborer I	BC02	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 35 (MU 5)						
41258	CS	N	P	Bldg. Maint. Wkr II	WS09	Per DHRD memo unable to recruit as of 7/15/09
23574	CS	N	P	Bldg. Maint Wkr I	BC09	RIF Placement effective 12/1/09
23698	CS	W	P	Public Hsg Spct I	SR16	Per DHRD memo unable to recruit as of 7/15/09
41666	CS	N	P	Public Hsg Spct II	SR18	Per DHRD memo unable to recruit as of 7/15/09
101115	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101114	TA	N	T	General Laborer I	SRNA	Employee terminated on 11/06/09.
ASSET MANAGEMENT PROJECT 37 (MU 7)						
15721	CS	N	P	Building Maint Worker I	BC09	Per DHRD memo unable to recruit as of 7/15/09
ASSET MANAGEMENT PROJECT 38 (MU 8)						
41349	CS	N	P	Public Housing Supervisor IV	SR22	Per DHRD memo unable to recruit as of 7/15/09

HAWAII PUBLIC HOUSING AUTHORITY (HPHA) VACANCIES
As of December 3, 2009

Pos. No.	CS EX TA	Funding Source	Type of Pos. P/T	Authorized Position Title	SR	Status
119285	CS	N	T	Public Housing Supervisor III	SR20	Per DHRD memo unable to recruit as of 7/15/09
119260	CS	N	P	Public Housing Specialist II	SR18	Per DHRD memo unable to recruit as of 7/15/09
8756	CS	N	P	Bldg Maint Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
17576	CS	N	P	Bldg Maint Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
10541	CS	N	P	Bldg Maint Helper	BC05	Per DHRD memo unable to recruit as of 7/15/09
43948	CS	N	P	General Laborer II	BC03	Per DHRD memo unable to recruit as of 7/15/09
102241	TA	N	T	General Laborer I	SRNA	Pending start date.
102242	TA	N	T	General Laborer I	SRNA	Pending start date.
ASSET MANAGEMENT PROJECT 39 (MU 9)						
6352	CS	N	P	Secretary I	SR12	RIF Placement effective 12/1/09
4938	CS	N	P	Bldg. Maint. Wkr I	BC09	Per DHRD memo unable to recruit as of 7/15/09
101121	TA	N	T	General Laborer I	SRNA	Applicant declined.
101122	TA	N	T	General Laborer I	SRNA	No action; cost savings.
101134	TA	N	T	Office Assistant I	SR04	Pending start date.
105750	TA	N	T	General Laborer I	SRNA	No action; cost savings.
PRIVATE MANAGEMENT CONTRACTS SECTION (PMCS)						
102048	EX	W	P	Property Management Specialist	SR22	No action; cost savings.
117841	EX	N	T	Property Management Specialist	SRNA	No action; cost savings.
107932	EX	N	T	Property Management Coordinator I	SRNA	No action; cost savings.
RESIDENT SERVICES SECTION						
100892	EX	N	T	Tenant Services Manager	SRNA	No action; cost savings.
41254	CS	N	P	Secretary I	SR12	RIF Placement effective 12/1/09
103036	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
105632	EX	N	T	Resident Services Pgm Specialist	SRNA	Continuous Recruitment.
103030	EX	N	T	Program Speclist & Tenant Services	SRNA	No action; cost savings.
111874	EX	N	T	Resident Services Pgm Specialist	SRNA	No action; cost savings.
103043	TA	N	T	Office Assistant I	SRNA	No action; cost savings.
SECTION 8 - INSPECTION UNIT						
101214	EX	N	T	Lead Housing Inspector	SRNA	No action; cost savings.
119190	CS	N	T	Housing Quality Standards Inspector II	SR15	Per DHRD memo unable to recruit as of 7/15/09
27584	CS	N	P	Office Assistant III	SR08	RIF Placement effective 12/1/09
RENT SUBSIDY PROGRAMS BRANCH (S8SPB)						
41280	CS	N	P	Public Hsg Supervisor V	SR24	Per DHRD memo unable to recruit as of 7/15/09
RENT SUBSIDYSECTION 1						
29009	CS	N	P	Office Assistant III	SR08	RIF Placement effective 12/1/09
9647	CS	N	P	Public Hsg Spct II	SR18	Per DHRD memo unable to recruit as of 7/15/09
RENT SUBSIDY SECTION 2						
111419	CS	N	P	Office Assistant IV	SR10	Per DHRD memo unable to recruit as of 7/15/09.
35416	CS	N	T	Public Hsg Spct II	SR18	Per DHRD memo unable to recruit as of 7/15/09
10306	CS	N	P	Office Assistant III	SR08	Per DHRD memo unable to recruit as of 7/15/09
101132	TA	N	T	Office Assistant I	SRNA	No action; cost savings.

FOR INFORMATION

SUBJECT: Issues Related to the Audit of the Hawaii Public Housing Authority by the Office of the Legislative Auditor

I. FACTS

- A. Under House Concurrent Resolution 94 and Senate Concurrent Resolution 31, the Office of Legislative Auditor is conducting a management and financial audit of the Hawaii Public Housing Authority (HPHA), and a review of the HPHA's management contracts and procedures. The stated objectives of the audit as described by the Auditor's Office are to:
1. Evaluate the Board's policy setting role in the management of public housing projects; and
 2. Assess the effectiveness of the Authority's procurement execution and monitoring of private management contracts.
- B. The audit began in June 2009 and a final report will be sent to the legislature around January 1, 2010.
- C. The auditor has requested and been provided documents and information regarding HPHA staffing, the procurement process, Asset management Project (AMP) management contracts and payments, policies and procedures, U.S. Department of Housing and Urban Development (HUD) requirements and contracts, HPHA financial data, and Board activities. Interviews were conducted with HPHA key staff and several Board members.
- D. A draft of the auditor's report will be sent to HPHA in mid-December and HPHA will have an opportunity to respond to the draft prior to the final report being filed with the legislature.

Prepared by: Alan Sarhan, Chief Planner 

FOR INFORMATION

SUBJECT: Update on Redevelopment at Kuhio Park Terrace and Kuhio Homes

I. FACTS

- A. On August 20, 2009, the Hawaii Public Housing Authority (HPHA) Board of Directors approved the selection of the Michaels Development Company to undertake a mixed finance redevelopment project at the Kuhio Park Terrace and Kuhio Homes (KPT/KH).
- B. The HPHA must prepare a submission to the U.S. Department of Housing and Urban Development (HUD) in order to proceed with the redevelopment at KPT/KH with Michaels Development Company. The redevelopment partnership is subject to vol. 24 CFR 941, Subpart F and requires approval by HUD Headquarters.
- C. The HPHA's project will be subject to a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract (ACC), signed by the HPHA and HUD. This document ensures that public housing units in the project are operated pursuant to the public housing regulations. It also allows HUD operating subsidy to flow to the public housing units within the mixed-finance development.
- D. Exhibits to the Mixed-Finance Amendment to the ACC list the required legal documents ("evidentiary materials") specified in 24 CFR 941.610. These materials may differ from project to project, but generally include:
 - Development Agreement
 - Regulatory and Operating Agreement
 - Declaration of Restrictive Covenants
 - Partnership Agreement
 - Management Agreement
 - Financing documents
 - Ground Lease
 - Cooperation Agreement

II. DISCUSSION

- A. Project Schedule
 1. Board Approvals Needed to Proceed
The following Board approvals are needed to proceed. We project that staff will be able to bring these items to the Board in January or February 2010:
 - a) Approval of a master development agreement which describes the rights and responsibilities of HPHA and Michaels Development Company.
 - b) Approval of a pre-development loan to cover costs incurred by Michaels Development Company prior to initial closings.
 - c) Approval of a site control document, which could be in the form of an Option to Enter into a Long Term Ground Lease.
 2. HUD Approvals Needed

The HUD approval process is just one of many steps that need to be taken towards closing. The KPT/KH redevelopment is broken down into 8 phases and each phase will require a separate submission to HUD and separate HUD approvals.

- a) Approval of a disposition application to transfer ownership rights to Michaels Development Company usually filed about 6 months before closing.
- b) Approval of a Rental Term Sheet (with project information) and project budget usually filed about 3 months before closing.
- c) Evidentiaries submitted about 60 days before closing.

3. Legal Review

On December 9, 2009, the HPHA submitted a request to the Department of the Attorney General to secure outside legal counsel for the redevelopment at KPT/KH.

B. The submission to HUD must be prepared in the form prescribed by HUD and include some or all of the following documentation, as deemed necessary by HUD. The HPHA will work with the Michaels Development Company in the preparation of the request to HUD. The submittal will include:

1. **Activities; relationship of participating parties.** An identification of the participating parties and a description of the activities to be undertaken by each of the participating parties and the PHA, and the legal and business relationships between the PHA and each of the participating parties.
2. **Financing.** A detailed description of all financing (including public housing development funds) necessary for the implementation of the proposal, specifying the sources (with respect to each of the proposed categorical uses of all such financing), together with a ten-year operating pro forma for the development (including all underlying assumptions); all documents (including applications for financing), including, but not limited to, any loan agreements, notes, mortgages or deeds of trust, use restrictions, operating pro formas relating to the viability of the development, and other agreements or documents pertaining to the financing of the proposal.
3. **Methodology.** If the HPHA proposes to provide public housing operating subsidy for the public housing units, it must submit a methodology acceptable to HUD for the distribution of a portion of its operating subsidy to such units.
4. **Development description.** A description of the housing, including the number and type (with bedroom count) of public housing units and, if applicable, the number and type of non-public housing units (with bedroom count) to be developed; schematic drawings and designs of the proposed building and unit plans; outline specifications; and the types and amounts of non-dwelling space to be provided.
5. **Site information.** An identification and description of the proposed site, site plan, and neighborhood.
6. **Development construction cost estimate.** A preliminary development construction cost estimate based on the schematic

drawings and outline specifications and current construction costs prevailing in the area. In addition, a copy of the HPHA's development schedule, including the architect or contractor estimate of the time required to complete each major development stage.

7. **Facilities.** A statement addressing the adequacy of existing or proposed facilities and services for the prospective occupants of the development.
8. **Relocation.** Information concerning any displacement of site occupants, including identification of each displacee, the distribution plan for notices, and the anticipated cost and source of funding for relocation benefits.
9. **Operating feasibility.** A demonstration of the operating feasibility of the development, which shall be accomplished by the HPHA showing that the estimated operating expenses of the development will not exceed its estimated operating income.
10. **Section 213 clearance.** To expedite processing of the proposal, the HPHA may solicit, on behalf of HUD, comments under section 213 (24 CFR part 791, subpart C) from the chief executive officer (CEO) (or his or her designee) of the unit of general local government.
11. **New construction.** If a proposal involves new construction, the HPHA must comply with section 6(h) of the Act (42 U.S.C. 1437d), a comparison of the cost of new construction in the neighborhood where the housing is proposed to be constructed and the cost of acquisition of existing housing (with or without rehabilitation) in the same neighborhood (including estimated costs of lead-based paint activities).
12. **Certifications and assurances.** The HPHA must also submit, as part of its proposal, applicable certification and assurances.

C. HUD Review Process

1. Initial screening. HUD will perform an initial screening to determine that all documentation has been submitted. HUD will advise the HPHA of any deficiencies in the proposal and indicate that additional information will be accepted if it is received by a specified date.
2. Technical processing. Upon determining that the proposal is acceptable for technical processing, HUD will evaluate the proposal to determine:
 - a) Whether the PHA has the legal authority necessary to develop public housing units through the establishment of an owner entity and the use of mixed-finance strategies in accordance with this subpart;
 - b) Whether the proposed sources and uses of funds set forth in the proposal are eligible and reasonable, and whether HUD's preliminary assessment of the financing and other documentation establishes to HUD's satisfaction that the mixed-finance development is viable and is structured so as to adequately protect the federal investment of funds in the development;

- c) If applicable, whether the public housing units in the proposed development will be comparable in size, location, external appearance and distribution within the development to the non-public housing units;
 - d) If public housing development funds are to be used to pay for more than the pro rata cost of common area improvements, whether the proposal ensures that:
 - (1) On a per unit basis (taking into consideration the number of public housing units for which funds have been reserved) the PHA will not exceed total development cost (TDC) limits; and
 - (2) Any common area improvements will benefit all residents of the development.
 - e) Whether the proposal complies with all program requirements; and
 - f) Whether the proposal is approvable following completion by HUD of an environmental review in accordance with the requirements of 24 CFR part 50.
3. Proposal approval. HUD will send a notification letter to the HPHA stating that the proposal has been approved or disapproved. For approved proposals, the letter shall indicate the approved total development cost of the public housing units in the development. HUD will also send to the HPHA for execution an ACC amendment and/or a grant agreement. The HPHA must execute these documents and return them to HUD for execution.

Prepared by: Barbara E. Arashiro, Executive Assistant 

Attachment A: Projected Schedule

	Nov-09	Dec-09	Jan-10	Feb-10 thru Jul-10	Aug-10	Sept-10	Oct-10	Dec-10	Feb-11	Mar-11
DEVELOPER SELECTION										
DEVELOPMENT AGREEMENT										
ENVIRONMENTAL ASSESSMENT										
KPT TOWER RENOVATION										
DESIGN, APPROVALS & PERMITS										
FINANCE										
INITIAL RELOCATION										
REHABILITATION										
FINAL FINANCIAL CLOSE OUT										
NEW SENIOR MID-RISE										
DESIGN, APPROVALS & PERMITS										
FINANCE										
RELOCATION (of TEEN CTR)										
CONSTRUCTION										
FINAL FINANCIAL CLOSE OUT										

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FOR INFORMATION

SUBJECT: Physical Inspection Scores for the Federal Low Income Public Housing Program under HUD's Public Housing Assessment System (PHAS) 2009

I. BACKGROUND

- A. The Real Estate Assessment Center's (REAC) started its annual inspection of the Hawaii Public housing Authority's (HPHA) federal low income public housing properties. Units are selected on a random basis by the REAC inspector at each Asset Management Project (AMP).
- B. The REAC inspection focuses on 5 major areas
 - 1. Common Area
 - 2. Units
 - 3. Site
 - 4. Building Exterior
 - 5. Building Systems
- C. The REAC inspection team coordinated the site visits directly with the AMP staff. During the inspection, exigent health and safety deficiencies are immediately identified and reported to the AMP staff. The AMP has 24 hours to address or remediate the problem.
- D. The HPHA is required to report the completion of any work order generated by the REAC inspection to the U.S. Department of Housing and Urban Development (HUD) via the REAC website. The REAC inspection team found both tenant caused deficiencies and deficiencies that management is responsible for repairing.
- E. The AMP scores listed below have been issued to the HPHA. The remaining scores should be issued within the next 6 weeks. It should be noted that 2 of the 4 AMPs which failed the inspection in 2008, received passing scores this year. The HPHA will provide an updated report when all scores are received.

Prepared By: Barbara E. Arashiro, Executive Assistant 

Inspection Complete Date	Project ID	Unit Count	Property (Development)	Overall Score	
				2008	2009
	HI001000030	360	AMP 30 Puuwai Momi	55c	not rec'd from HUD
11/13/2009	HI001000031	373	AMP 31 Kalihi Valley Homes	65b*	61c
11/13/2009	HI001000032	363	AMP 32 Mayor Wright Homes	71c	67c*
	HI001000033	371	AMP 33 Kamehameha	72c*	not rec'd from HUD
	HI001000034	580	AMP 34 Kalakaua Homes	85c	not rec'd from HUD
11/9/2009	HI001000035	583	AMP 35 Punchbowl Homes	83b	86c*
	HI0001000037	302	AMP 37 Lanakila Homes	78b*	not rec'd from HUD
	HI001000038	321	AMP 38 Kekaha Ha'aheo	65c*	not rec'd from HUD
11/16/2009	HI001000039	196	AMP 39 Kahekili Terrace (Maui and Molokai)	72b	74b
11/11/2009	HI001000040	744	AMP 40 Kuhio Park Terrace	22c*	72b*
11/17/2009	HI001000043	200	AMP 43 Ka Hale Kahaluu	74c*	76c*
11/9/2009	HI001000044	258	AMP 44 Waimaha/Sunflower	53c*	73c*
11/9/2009	HI001000045	226	AMP 45 Koolau Village	65c	85b
11/19/2009	HI001000046	101	AMP 46 County of Hawaii	75c	87b
11/11/2009	HI001000049	150	AMP 49 Wahiawa Terrace	66c*	92b*
	HI001000050	114	AMP 50 Palolo Valley Homes	45c*	not rec'd from HUD

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors. The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors. The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

FOR INFORMATION

SUBJECT: Status Report for the American Recovery and Reinvestment Act (ARRA) Capital Funds

I. FACTS

- A. On March 19, 2009, the HPHA's Board of Directors approved Board Resolution No. 15 ratifying the capital fund amendment which provided the HPHA \$16,245,443 for capital improvement activities. The funds can be utilized for actions currently eligible through the Capital Fund program regulations.
- B. The following are highlights from the Economic Stimulus Bill which apply to the Federal Capital Fund program:
 - i. Funds may not be utilized for operating or rental assistance activities; and
 - ii. Funds shall serve as supplemental funds and shall not supplant other sources of funds; and
 - iii. PHAs have one (1) year to obligate 100% of the funds or be subject to recapture; and
 - iv. PHAs must expend 60% of the funds within two (2) years or the unexpended balance will be recaptured; and
 - v. PHAs must expend 100% of the funds within three (3) years or the unexpended balance will be recaptured; and
 - vi. The HUD Secretary has directed the State Procurement Laws shall not apply to the ARRA funds.

II. DISCUSSION

- A. Hale Hauoli - Improvements will include re-roofing, exterior paint, site improvements, ADA work, parking lot lighting upgrade and renovation to the 9 residential buildings and the community building.

Advertise - Invitation for Bid	11/17/2009
Pre Bid Meeting	11/24/2009
Intent to Bid	12/08/2009
Bid Opening	12/22/2009

Projected Budget	\$2,800,000
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- B. Kaahekili Terrace - Improvements will include replacement of solar hot water system and storage tanks for three (3), 3-story buildings, eleven (11) 2-story buildings and one (1) single story building, replacement of roofing membrane, spall work, exterior paint, gas water heaters, plumbing and electrical work.

Advertise - Invitation for Bid	12/15/2009
Pre Bid Meeting	12/22/2009
Intent to Bid	01/08/2010
Bid Opening (modified)	01/19/2010

Projected Budget	\$3,448,000
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- C. Kaimalino and Kealakehe – Improvements will include re-roof, interior floor repairs, replacement of ramp ways and stairs, sidewalk repair and replacement, repair of existing handrails/ guardrails/stairs and paving and re-striping of parking lot.

Advertise - Invitation for Bid	06/15/2009
Pre Bid Meeting	06/24/2009
Intent to Bid	07/06/2009
Bid Opening	07/16/2009

Projected Budget	\$1,831,483
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- D. Kalanihuia - Improvements will include re-roofing, elevator lobby repairs and improvements, extension of roof awning, installation of buffer walls on each floor, installation of weep holes on exterior walls, interior and exterior improvements for ADA and Vision impaired units.

Advertise - Invitation for Bid (<i>proposed</i>)	12/14/2009
Pre Bid Meeting (<i>proposed</i>)	12/22/2009
Intent to Bid (<i>proposed</i>)	12/30/2009
Bid Opening (<i>proposed</i>)	01/08/2010

Projected Budget	\$ 340,000
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- E. Makani Kai Hale I & II - Improvements will include replacement of exterior siding, replacement of windows, sliding glass doors, screens and frames, exterior paint (all buildings), repair electrical conduits and service equipment, fumigation (all buildings), re-roofing, installation of gutters and downspouts.

Advertise - Invitation for Bid (<i>proposed</i>)	12/15/2009
Pre Bid Meeting (<i>proposed</i>)	12/22/2009
Intent to Bid (<i>proposed</i>)	01/08/2010
Bid Opening (<i>proposed</i>)	01/19/2010

Projected Budget	\$2,200,000
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- F. Makua Alii – Improvements will include the replacement of existing metal roofs, re-roof all low level roofing areas and repair all high level roofing, replace rain gutters and downspouts, repair cracked planter boxes, install handrails for fall protection, repair concrete spalls, replace all deteriorated CMU grille works, repair and renovate vacant unit numbers 1909, 1910 and 1911, and repaint all exposed surfaces of the building exterior.

Advertise - Invitation for Bid	12/07/2009
Pre Bid Meeting	12/15/2009
Intent to Bid	01/04/2010
Bid Opening	01/12/2010

Projected Budget	\$ 3,500,000
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Administration	\$ 1,600,000
Contingency	\$ 525,960
Total	\$16,245,443

Prepared by: Lydia J. Camacho, State Hsg. Dev't Administrator



FOR INFORMATION

SUBJECT: Bills Carried Over From the 2009 Legislative Session and the Hawaii Public Housing Authority Position on them

I. FACTS

- A. The 25th Hawaii State Legislature reconvenes on January 20, 2010. Bills which were introduced in the 2009 session and not disposed of are still active and can be taken up in the 2010 session.
- B. A number of bills introduced in the 2009 session would have significant impact on the Hawaii Public Housing Authority (HPHA). HPHA submitted written and sometimes verbal testimony on these bills. The attachment shows the bills which are still alive and HPHA's position on these bills, which will remain as submitted in the 2009 session unless changes in circumstances warrant modification of our position.
- C. Staff expect that additional legislative attention in the 2010 session will focus on:
 - 1. The results of the management audit of HPHA by the Legislative Auditor, which will be submitted 20 days prior to the start of the 2010 session.
 - 2. Redevelopment of Kuhio Park Terrace and Kuhio Homes.

Prepared by: Alan Sarhan, Planner 

Attachment: Bills Carried Over from 2009

Bills Carried Over From 2009 Session (not including appropriations and funds-transfer bills)

Bill	Description	2009 HPHA Position
HB 359	Requires mandatory reporting for criminal property damage, drug dealing or drug use, and terroristic threatening. Requires the housing authority to evict tenants who violate rule	Oppose
HB 566	Prohibits possession of open liquor containers in public housing common areas and on streets and sidewalks (Also SB 535)	Support
HB 828	Requires public housing provided by county or state financing to remain affordable in perpetuity	Support Intent
HB 1187	Assists the homeless in reuniting with their families (plane ticket to Mainland)	Oppose
HB 1287	Amends various sections of HRS to comply with Act 253, Session Laws of Hawaii 2000, which places restrictions on the creation of civil service exempt positions. Automatically converts certain civil service exempt positions to civil service positions in three years	Oppose
HB 1440	Eliminates most procedural requirements preliminary to hearing for eviction of tenants from public housing. Requires evictions to be conducted by hearings officers appointed by the Hawaii public housing authority	Support Intent
HB 1406	Allows the Department of Human Services to establish the Office of Homeless and Community Services and transfer the Office of Community Services from the Department of Labor and Industrial Relations and the homeless programs from the Hawaii Public Housing Authority to the new office	Neutral
HB 1441	Requires the Hawaii public housing authority to implement policies that reduce vacancies in public housing by 20% each year for the next 4 years. Requires the authority to annually assess tenant income to determine their continued eligibility for public housing. Requires the authority to submit annual reports to the legislature on the number of vacant units in public housing projects and related information.	Oppose
HB 1521	Shortens time for notice, meeting, and grievance requirements for violations with rental agreements, leases, violation of rules, or maintenance in public housing. Streamlines eviction process in public housing	Support Intent
HB 1580	Requires the Department of Human Services, in cooperation with the Department of Health, to form a task force to evaluate what types of data would help homeless advocates provide services to the homeless, how the data should be collected, and how it should be reported	Support Intent
HB 1582	Requires state executive department and state legislative branch employees who are exempt from chapter 76, HRS (civil service law) to use or donate accumulated and accrued vacation allowance prior to discharge, or to forfeit remaining vacation allowance and any compensation in lieu of retaining vacation allowance upon discharge	Oppose

HB 1694	Authorizes the Hawaii public housing authority to assess all units in a state public housing project for common area expenses. Requires the authority to establish a minimum rent schedule. Requires a minimum monthly rent for state public housing units and annual Consumer Price Index adjustment of minimum rent. Requires the Authority to seek reimbursement for the full cost of damages to a unit	Support Intent
SB 455	Requires the Hawaii public housing authority to designate no more than fifty per cent of the units in public housing projects as smoking units; requires designation of smoking areas; prohibits smoking in and around public housing projects except in smoking units and designated smoking areas; establishes penalties	Oppose
SB 553	Requires use of compact fluorescent light bulbs, light-emitting diode lighting products, and advanced energy-efficient incandescent light bulbs in state buildings	Support Intent
SB 734	Establishes a special master and an advisory council to develop a comprehensive plan to assist the Hawaii public housing authority in resolving the health and safety violations at public housing projects statewide; appropriates funds from the public housing revolving fund.	Oppose
SB 910	Transfer Homeless Services to DHS/ BESSD	Support
SB 1072	Appropriates funds for the ombudsman to develop and implement a pilot program using informed customers to investigate customer service at the Hawaii public housing authority	Support Intent
SB 1221	Amends criminal trespass in the first degree to include a person who enters or remains unlawfully in or upon the premises of a public housing project after reasonable request or warning to leave by housing authorities; excludes an invited guest	Support
SB 1236	Requires the public housing authority to install solar water heating systems in public housing units over a five-year period	Support Intent
SB 1271	Provides for a government attrition policy. (30% of vacated positions can be filled; 40% eliminated; 30% transferred to statewide pool)	Oppose

CFP - CIP
Summary of Repair/Renovation
Projects

Hawaii Public Housing Authority
Summary of Capital Repair/Renovation Projects
Report for the Month of November 2009



American Recovery and Reinvestment Act funds
identified above as "CFP ARRA"

FEDERAL: Capital Fund Program (CFP) (Operations, Admin, Mgt Improv)

	Total CFP Appropriation	Construction Activities (BLI 1411-1470)	Budget Operations (BLI 1406)	Budget Management Improvements (BLI 1408)	Budget Administration (BLI 1410)	Budget Contingency (BLI 1502)	CFP Actuals: Encumbered/ Obligated	% Obligated	Balance	Obligation Date	Notes
CFP 717	\$12,892,393	\$10,037,537	\$2,089,017	\$265,839	\$500,000		\$12,892,393	100.00%	\$0	9/13/09	The \$12,892,393.00 represents obligations of \$2,089,017 for Operations, and \$500,000 for Administration and \$10,034,161.00 for 12 construction contracts. The Management Improvement funding of \$265,839.32 budgeted for 717 will be used for the Emphasys Elite Upgrade.
CFP 718	\$12,613,733	\$7,614,556	\$2,522,747	\$856,657	\$1,210,509	\$409,264	\$4,618,732	36.61%	\$7,995,001	9/1/10	Consultant selection in progress
CFP ARRA	\$16,245,443	\$15,745,443	\$0	\$0	\$1,203,376		\$0	0.00%	\$16,245,443	3/1/10	One contract award pending review of bid offer for responsiveness; 5 bid openings scheduled prior to 12/1/09. Awaiting Environmental
CFP 719	\$12,526,177	\$7,574,694	\$2,505,235	\$500,000	\$1,252,618	\$693,630	\$0	0.00%	\$12,526,177	9/1/11	These funds are available to PHA's. Date of allotment was 9/15/09. Awaiting Environmental
Totals	\$54,277,746	\$40,972,230	\$7,116,999	\$2,650,000	\$2,923,971	\$1,102,894	\$17,511,125		\$36,766,621		

FEDERAL: Capital Fund Program (CFP)

	1411 - 1470 CFP Appropriation	Encumbered/ Obligated	% Expended	Balance	Obligation Date	Notes
CFP 717	\$10,037,537	\$10,037,537	100.00%	\$0	9/1/09	12 contracts totalling \$10,034,161.00 pending execution.
CFP 718	\$7,614,556	\$884,000	11.61%	\$6,730,556	9/1/10	Negotiating Design contracts (est. \$1.8M); Remaining budget pending bid opening within next 6 months
CFP ARRA	\$15,745,443	\$0	0.00%	\$15,745,443	3/1/10	All funds are budgeted for construction. Final amounts are pending bid offers.
CFP 719	\$7,574,694	\$0	0.00%	\$7,574,694	9/15/11	These funds are available to PHA's. Anticipated date of allotment is 9/15/09
Totals	\$40,972,230	\$10,921,537		\$30,050,693		

STATE: Capital Improvement Program (CIP)

	State GO Bond Appropriation	Encumbered/ Obligated	% Expended	Balance	Obligation Date	Notes
07-'08 Lump Sum CIP	\$19,910,000	\$5,995,305	30.11%	\$18,196,195	6/30/10	Up to \$1.0M in design to be encumbered by 9/1/09; Remaining construction to be encumbered by 3/1/10
08-'09 Lump Sum CIP	\$10,000,000	\$0	0.00%	\$10,000,000	6/30/10	
07-'08 Elevator	\$5,000,000	\$4,465,281	89.31%	\$534,719	6/30/10	Pending bid offer for modernization of Phase II: 15 elevators
08-'09 Elevator	\$6,410,000	\$0	0.00%	\$6,410,000	6/30/10	Pending bid offer for modernization of Phase II: 15 elevators
Totals	\$41,320,000	\$10,460,586		\$35,140,914		

Grand Total All CFP/CIP	\$95,597,746	<p>K E Y</p> <ul style="list-style-type: none"> 1411 - Audit Costs 1430 - Fees & Costs 1450 - Site Improvement 1460 - Dwelling Structures 1465 - Dwelling Equipment 1470 - Non-Dwelling Structures 1502 - Budget Contingency 									
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PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	Start	End	Status	OTHER FUNDS			FEDERAL RHF FUNDS	FEDERAL RHF FUNDS	FEDERAL RHF FUNDS	FEDERAL CFP FUNDS		FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	PLAN (Included)
								Planning Budget	Mis. Funds	Project Fund	Obligation Deadline 06-12-10	Obligation Deadline 06-12-10	Obligation Deadline 06-12-10	Obligation Deadline 6-12-2010		ARRA	Obligation Deadline 9-15-2011		Available 10/1/10
2008 Physical Needs Assessment (PNA) Federal Projects (Design)	Architects Hawaii, Ltd.	D	F	Marcel Audant	10/29/2008	12/31/2008	Open											
ADA Compliance for Various Federal Projects (Const)	For Planning Purposes Only	C	F				Open	9,500,000										
ADA Compliance for Various Federal Projects (Design)	For Planning Purposes Only	D	S				Open										2,000,000	2,000,000
ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)	Pacific Architects Inc.	D	S	Richard Speer	7/1/2002	7/11/2003	Open											
ADA/UFAS Compliance (6 projects) Puuawai Momi, Waimaha, Kauaiokalani (Const)	For Planning Purposes Only	C	F	Richard Speer			Open											
ADA/UFAS Compliance (6 projects) Puuawai Momi, Waimaha, Kauaiokalani (Design)	Architects Hawaii, Ltd.	D	S	Richard Speer			Open											
ADA/UFAS Compliance (9 projects) (Const)	For Planning Purposes Only	C	F	Lisa Izumi			Open											
ADA/UFAS Compliance (9 projects) (Design)	Richard Matsunaga & Associate	D	S	Lisa Izumi			Open											
Barbers Point Transitional Shelter (Const)	Metcalf Construction Company,ir	C	S	Richard Speer	4/25/2007	7/31/2009	Open											
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)	For Planning Purposes Only	C	F	Richard Speer	12/1/2009	3/31/2010	Open										800,000	
David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)	For Planning Purposes Only	D	F	Richard Speer	7/13/2009	3/31/2010	Open							100,000				
Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	O	Glenn Sunakoda	7/1/2007	6/30/2008	Open		166,218									
Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	O	Glenn Sunakoda	7/1/2008	6/30/2009	Open											
Elevator Maintenance Service for Various Federal-Funded Projects (Const)	Kone, Inc.	C	O	Glenn Sunakoda	7/1/2008	6/30/2009	Open											
Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	O	Glenn Sunakoda	7/1/2007	6/30/2008	Open		12,540	24,265								
Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	O	Glenn Sunakoda	7/1/2008	6/30/2009	Open		6,534	25,287								
Elevator Maintenance Service for Various State-Funded Projects (Const)	Kone, Inc.	C	O	Glenn Sunakoda	7/1/2008	6/30/2009	Open		6,795	26,298								
Elevator Modernization of 15 at Various Oahu Locations (Const)	For Planning Purposes Only	C	S	Glenn Sunakoda			Open											
Elevator Modernization of 15 at Various Oahu Locations (Design)	Elevator Consulting Services	D	S	Glenn Sunakoda	6/2/2008	1/3/2015	Open											
Elevator Modernization Phase II: 10 at Various Sites (Design)	For Planning Purposes Only	D	S				Open											
Elevator Modernization Phase III: 10 at Various Sites (Const)	For Planning Purposes Only	C	S				Open											
Elevator Repair and Maintenance at Various Sites Phase III (Design)	For Planning Purposes Only	C	F				Open											
Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Facilities)	Helber Hastert & Fee Planners, I	D	F	M. Kawamura			Open							178,000				
Generator Maintenance Services at Various Oahu Projects (Const)	Pacific Power Products	C	S/F	Sahar Ibrahim	8/3/2009	8/2/2012	Open		75,160									
Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)	Willocks Construction Corp.	C	S	M. Kawamura	1/7/2008	12/31/2008	Open											
Hale Aloha O'Puna ADA Units & Roof (Const)	For Planning Purposes Only	C	S/F	M. Kawamura			Open										1,000,000	
Hale Aloha O'Puna ADA Units & Roof (Design)	M5 Architecture (Requires exem	D	S	M. Kawamura			Open											
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)	For Planning Purposes Only	C	F	Sahar Ibrahim			Open							2,800,000				
Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)	Koa Architects, LLC (KNG Archi	D	S	Sahar Ibrahim	5/26/2008	5/11/2010	Open											
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Const)	For Planning Purposes Only	C	F				Open											
Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization (Design)	For Planning Purposes Only	D	F				Open											
Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)	Ushijima Architects, Inc.	D	F	Miles Okimura	6/29/2006	3/11/2010	Open											
Hale Hookipa, Nani Olu, Reroofing (Const)	Stan's Contracting Inc.	C	F		7/27/2009		Open											
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Const)	For Planning Purposes Only	C	S				Open											
Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure (Design)	Group 70	D	S				Open											
Hale Laulima Major Mod (Const)	For Planning Purposes Only	C	F				Open	4,500,000										
Hale Laulima Major Mod (Design)	For Planning Purposes Only	D	F				Open											
Hale Nana Kai O'Kea Physical Improvement (Const)	For Planning Purposes Only	C	S				Open											
Hale Nana Kai O'Kea Physical Improvement (Design)	Group 70	D	S				Open											
Hale Po'ai Building Improvements (Const)	For Planning Purposes Only	C	S	Lisa Izumi			Open											
Hale Po'ai Building Improvements (Design)	Architects Pacific, Inc.	D	S	Lisa Izumi	5/26/2008	6/8/2011	Open											
Halia Hale Reroof, Lights, Mechanical Repairs (R&M-elevator shaft, water fountain, etc.)	AMP Staff	C	S				Open											
Honokaa Teacher's Cottages, Hale Hauoli, Hale Hookipa & Nani Olu LCCC (Const)	Willocks Construction Corp.	C	S	Sahar Ibrahim/Mile	6/2/2008	11/25/2008	Open											
Hoolulu and Kamalu Emergency Call System Repair (Const)	Teds Wiring	C	S	Miles Okimura	9/14/2009		Open											
Hoolulu and Kamalu Emergency Call System Repair (Design)	Nakamura, Oyama and Associat	D	S	Miles Okimura	5/6/2008	3/2/2011	Open											
Hui O Hanamaulu Physical Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/1/2010	Open											
Hui O Hanamaulu Physical Improvements (Design)	Marc Ventura AIA LLC	D	S	Richard Speer	7/15/2009	5/1/2010	Open											
Kaahumanu Homes, Reroofing (Const)	For Planning Purposes Only	C	F	Kelbert Yoshida			Open						1,150,000					
Kaahumanu Homes, Spall Repair and Painting for 19 Buildings (Const)	For Planning Purposes Only	C	F	Kelbert Yoshida			Open											
Kahale Mua Federal Site & Reroof (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/31/2010	Open		800,000									
Kahale Mua Federal Site & Reroof (Design)	Riecke Sunnland Kona Architect	D	S	Richard Speer	7/15/2009	5/31/2010	Open											
Kahale Mua Federal Site Renovation of Existing Units (Const)		C	F				Open		400,000									
Kahale Mua State Site & Bldg Mod (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/31/2010	Open											
Kahale Mua State Site & Bldg Mod (Design)	Riecke Sunnland Kona Architect	D	S	Richard Speer	7/15/2009	5/31/2010	Open											
Kahekili Terrace Improvements (Const)	For Planning Purposes Only	C	F	Richard Speer	11/1/2009	12/1/2010	Open										3,448,000	
Kahekili Terrace Physical Improvements (Design)	Allana, Buick and Bers Inc.	D	S	Richard Speer	6/25/2008	12/1/2010	Open											
Kahekili Terrace Tent Fumigation and Soil Treatment (Const)	Sandwich Isle Pest Solutions	C	S	Richard Speer	7/30/2009		Open											
Kahekili Terrace, David Malo Circle, Makaniki Hale and Piilani Homes vacant unit renovation (	Artistic Builders Corporation	C	S	Richard Speer	6/29/2009		Open											
Kaimalino and Kealahake Reroofing (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open										1,831,483	
Kaimalino LCCC (Const)	Koga Engineering & Constructio	C	F	Miles Okimura	12/17/2008	2/2/2009	Open											
Kalaheo Homes Physical Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	12/1/2010	Open											
Kalaheo Homes Physical Improvements (Design)	Group 70	D	S	Richard Speer	7/15/2009	12/1/2010	Open											
Kalakaua Homes Roof Improvements (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open											
Kalakaua Homes Roof Improvements (Design)	For Planning Purposes Only	D	S	Sahar Ibrahim	8/1/2009	8/1/2011	Open											
Kalanihiua Reroofing and Elevator Lobby Improvements (Const)	For Planning Purposes Only	C	F				Open										340,000	
Kalanihiua Reroofing and Elevator Lobby Improvements (Design)	WTN Architecture	D	S				Open											
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)	For Planning Purposes Only	C	F				Open											
Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	For Planning Purposes Only	D	F				Open											
Kalihi Valley Homes Phase IIb Site and Dwelling Improvements (Const)	Index Builders Inc.	C	S/F	Glenn Sunakoda	6/18/2008	2/25/2009	Open											
Kalihi Valley Homes Reconstruct Kalena Drive (Const)	For Planning Purposes Only	C	F				Open											
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building (Const)	For Planning Purposes Only	C	S	Glenn Sunakoda			Open		250,000									
Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building (Design)	For Planning Purposes Only	D	S	Glenn Sunakoda			Open		35,000									
Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Const)	Rainforest G. Construction LLC	C	F	Glenn Sunakoda	8/1/2009	8/1/2010	Open						274,641					
Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Design)	GYA Architects, Inc.	D	S	Glenn Sunakoda	9/26/2008	1/3/2011	Open											
Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Const)	For Planning Purposes Only	C	F				Open											
Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Design)	For Planning Purposes Only	D	F				Open											4,454,499
Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	GYA Architects, Inc.	D	F	Glenn Sunakoda	11/5/2003	8/31/2009	Open											
Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Rodent Control (	For Planning Purposes Only	C	F				Open		925,000									
Kauaiokalani Reroof, Paint, Interior Repairs Including Termites (Const)	For Planning Purposes Only	C	F				Open		3,500,000									210,000
Kauaiokalani Type "C" Repairs (Const)	For Planning Purposes Only	C	S				Open											
Kauaiokalani, Reroofing (Const)	For Planning Purposes Only	C	F	Kyle Lung			Open							22,000				

PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	Start	End	Status	OTHER FUNDS			FEDERAL RHF FUNDS	FEDERAL RHF FUNDS	FEDERAL RHF FUNDS	FEDERAL CFP FUNDS	ARRA	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	PLAN (Included)
								Planning Budget	Mis. Funds	Project Fund	Obligation Deadline 06-12-10	Obligation Deadline 06-12-10	Obligation Deadline 06-12-10	Obligation Deadline 6-12-2010		Available 10/1/10	719		720	721	722
Kawaiaehua (Federal) Exterior Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/1/2010	Open											
Kawaiaehua (Federal) Exterior Improvements (Design)	Richard Matsunaga & Associate:	D	F	Richard Speer	7/15/2009	5/1/2010	Open											
Kawaiaehua (State) Improvements (Const)	For Planning Purposes Only	C	S	Richard Speer	12/1/2009	5/1/2010	Open											
Kawaiaehua (State) Improvements (Design)	Richard Matsunaga & Associate:	D	S	Richard Speer	7/15/2009	5/1/2010	Open											
Ke Kumu Ekolu and Noelani Repair of Vacant Units (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open											
Ke Kumu Ekolu Painting of Vacant Units (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open											
Ke Kumu Ekolu Roofing & Interior Repairs (Const)	For Planning Purposes Only	C	S	Sahar Ibrahim			Open											
Ke Kumu Ekolu Roofing & Interior Repairs (Design)	For Planning Purposes Only	D	S	Sahar Ibrahim			Open											
KPT, Bathrooms ADA Compliant (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open											
KPT, Bathrooms ADA Compliant (Design)	For Planning Purposes Only	D	F	Miles Okimura			Open											
KPT, Dry Standpipe Improvements (Const)	For Planning Purposes Only	C	F	Miles Okimura			Open											
KPT, Elevator, Phase I: Modernization of 6 elevators & Assessment at Various State Sites (De	Elevator Consulting Services	D	S/F	Glenn Sunakoda	9/3/2008	4/10/2017	Open											
KPT, Elevator, Phase I: Modernization of Six Elevators (Const)	Kone, Inc.	C	S	Glenn Sunakoda	3/19/2009	3/18/2011	Open											
KPT, Fire Alarm System (Both)	American Electric Co.	B	F	Miles Okimura	7/9/2008	11/30/2009	Open											
KPT, Fire Alarm System Design (Both)	American Electric Co.	B	F	Miles Okimura	5/8/2007	4/15/2010	Open											
KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)	Bivens's Electric dba West Coast	C	F	Marcel Audant	2/9/2007		Open											
KPT, Installation of New Security Camera System for Elevators (Const)	Security System Hawaii, Inc.	C	S	Glenn Sunakoda			Open											
KPT, Remove and Replace Lobby Roof (Const)	For Planning Purposes Only	C	F				Open											
KPT, Renovation to Air Conditioning System at Elevator Machine Rooms (Const)	HBM Acquisitions, LLC dba Haw	C	S	Sahar Ibrahim	4/23/2009	6/17/2009	Open											
KPT, Reroofing (Const)	For Planning Purposes Only	C	F	Kyle Lung			Open											
KPT, Rezoning and Subdivision (Design)	For Planning Purposes Only	D					Open											
KPT, Security Cameras (Not Elevator Cams) (Const)	Diebold	C	F	Miles Okimura	6/30/2009		Open											
KPT, Sewer Repair (Phase I) (Const)	For Planning Purposes Only	C	S	Kyle Lung			Open											
KPT, Sewer Repair (Phase II) (Const)	For Planning Purposes Only	C	S/F	Kyle Lung			Open											
KPT, Sewer Repairs (Design)	Okahara & Associates	D	S	Marcel Audant	6/6/2008	12/20/2010	Open											
KPT, Type "C" Units Renovation/Repair	For Planning Purposes Only	C	S				Open											
KPT, UFAS/ADAAG Renovations to Parking Lot (Design)	For Planning Purposes Only	D					Open											
KPT, Upgrade Trash Chutes (Const)	Ikaika Builders, Inc.	C	F	Richard Speer	4/30/2009	5/15/2010	Open											
Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (Const)	O&M Enterprises	C	F	M. Kawamura	6/8/2007	6/14/2010	Open											
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)	For Planning Purposes Only	C	S	M. Kawamura	10/1/2009	4/1/2010	Open											
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)	For Planning Purposes Only	C	S	M. Kawamura	10/1/2009	4/1/2010	Open											
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	The Limtiaco Consulting Group	D	S	M. Kawamura	6/3/2008	4/1/2011	Open											
Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)	The Limtiaco Consulting Group	D	S	M. Kawamura	6/3/2008	4/1/2011	Open											
Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)	HECO	C	S	M. Kawamura			Open											
La'iole Upgrade Fire Alarm System (Const)	Electech Hawaii, Inc.	C	S	M. Kawamura	7/1/2009	10/1/2009	Open											
La'iole Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	D	S	M. Kawamura	1/28/2008	5/23/2010	Open											
La'iole Upgrade Fire Alarm System (Design)	Electech Hawaii, Inc.	D	S	M. Kawamura	1/28/2008	5/23/2010	Open											
Lailani and Kealahake LCCC (Const)	Willocks Construction Corp.	C	S	HHFDC	6/28/2006	4/30/2008	Open											
Lanakila Homes - Phase II, III & IV (Design)	INK ARCH, LLC	D	F	M. Kawamura	10/15/2001	12/31/2012	Open											
Lanakila Homes - Renovation of Existing Buildings (Const)	For Planning Purposes Only	C					Open											
Lanakila Homes - Renovation of Existing Buildings (Design)	For Planning Purposes Only	D					Open											
Lanakila Homes Demo Phase III & IV (Const)	Constructors Hawaii, Inc.	C	S/F	M. Kawamura	11/11/2008	3/10/2009	Open											
Lanakila Homes Fair Housing Renovations (Const)	For Planning Purposes Only	C	S	M. Kawamura			Open											
Lanakila Homes Fair Housing Renovations (Design)	INK ARCH, LLC	D	S	M. Kawamura	6/6/2008	1/26/2011	Open											
Lanakila Homes Physical Improvements Phase IIIa (Const)	Stan's Contracting Inc.	C	S/F	M. Kawamura	6/16/2008	9/30/2008	Open											
Lanakila Homes Physical Improvements Phase IIIa (Energize Project) (Const)	HECO	C	S	M. Kawamura			Open											
LCCC for Federal and State Projects on the Islands of Kauai (Const)	For Planning Purposes Only	C	S	Richard Speer			Open											
LCCC for Federal and State Projects on the Islands of Maui (Const)	First Quality Building & Design, It	C	S	Richard Speer	6/18/2009	9/15/2009	Open											
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Richard Speer	6/2/2008	12/21/2009	Open											
LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)	M&E Pacific Inc.	D	S	Richard Speer	6/2/2008	12/21/2009	Open											
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealahake, Lailani, Noelani I and II, Halaula T	Okahara & Associates	D	S	M. Kawamura		7/31/2009	Open											
LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealahake, Lailani, Noelani I and II, Halaula T	Okahara & Associates	D	S	M. Kawamura			Open											
Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	8/1/2009	7/31/2010	Open											
Lokahi HazMat Abatement and Interior Renovation (Const)	Heartwood Pacific, LLC	C	S	M. Kawamura	8/1/2009	7/31/2010	Open											
Lokahi HazMat Abatement and Interior Renovation (Design)	CDS International	D	S	M. Kawamura	6/2/2008	2/26/2011	Open											
Lokahi HazMat Abatement and Interior Renovation (Design)	CDS International	D	S	M. Kawamura	6/2/2008	2/26/2011	Open											
Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Transformers (Des	CDS International	D	S	M. Kawamura	6/2/2008	2/26/2011	Open											
Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)	HELCO	D	S	M. Kawamura			Open											
Lokahi LCCC Evaluation of Existing Tanks (Design)	For Planning Purposes Only	D	S	M. Kawamura			Open											
Lokahi Replace Electric Poles and Transformers HELCO Will Assume Ownership and Mainte	For Planning Purposes Only	C	S	M. Kawamura			Open											
Maui II Type "C" Unit Repairs (Const)	For Planning Purposes Only	C	S				Open											
Makamae Investigation and Repairs (Const)	Wilson Okamoto Corp	C	F	Ed Morimoto	12/29/2003	3/13/2009	Open											
Makani Kai Hale Physical Improvements (Const)	For Planning Purposes Only	C	F				Open											
Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	6/17/2008	1/31/2010	Open											
Makani Kai Hale Physical Improvements (Design)	GYA Architects, Inc.	D	S	Richard Speer	6/17/2008	1/31/2010	Open											
Makua Aii Structural and Spall Repairs (Const)	For Planning Purposes Only	C	F	Sahar Ibrahim	10/1/2009	4/1/2011	Open											
Makua Aii Structural Investigation and Repairs (Design)	SSFMI International, Inc.	D	F	Sahar Ibrahim	12/18/2008	11/22/2011	Open											
Makua Aii Upgrade and Replace Existing Booster Pump System (Const)	Doonwood Engineering, Inc.	C	S	Sahar Ibrahim			Open											
Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)	For Planning Purposes Only	C					Open											
Mayor Wright Homes Building 11, 20, 22, 23, 24 Structural Repairs (Design)	For Planning Purposes Only	D	S/F				Open											
Mayor Wright Homes Reroofing (Const)	For Planning Purposes Only	C	F	Kyle Lung			Open											
Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace, Kaahumanu Homes and Kauio	Mitsunaga & Associates, Inc.	D	S	Kyle Lung	2/9/2009	2/8/2010	Open											
Mayor Wright Modernization - Ph 1 & 2 (Design)	For Planning Purposes Only	D	F				Open											
Mayor Wright Modernization - Ph 1 (Const)	For Planning Purposes Only	C					Open											
Mayor Wright Modernization - Ph 2 (Const)	For Planning Purposes Only	C					Open											
Mayor Wright Replacement of Solar Hot Water System (Const)	For Planning Purposes Only	C		Richard Speer			Open											
Mayor Wright Replacement of Solar Hot Water System (Design)	Paul Louie & Associates, Inc.	D	S	Richard Speer	6/2/2008	11/28/2009	Open											
Nakolea (Homeless Shelter) Design-Build Renovation (Both)	CC Engineering and Construction	B	S	Kyle Lung	6/2/2007	12/30/2007	Open											
Nakolea and Weinberg Village Various Physical Improvements For Homeless (Const)	For Planning Purposes Only	C					Open											
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	6/9/2008	3/5/2009	Open											
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	5/20/2008	3/5/2009	Open											

PROJECT TITLE	Contractor	D/C/B	S/F/O	Engineer	Start	End	Status	Planning Budget	Mis. Funds	Project Fund	FEDERAL RHF FUNDS	FEDERAL RHF FUNDS	FEDERAL RHF FUNDS	FEDERAL CFP FUNDS	ARRA	FEDERAL CFP FUNDS	FEDERAL CFP FUNDS	PLAN (Included)	
											Obligation Deadline 05-12-10	Obligation Deadline 06-12-10	Obligation Deadline 06-12-10	Obligation Deadline 6-12-2010		Obligation Deadline 9-15-2011	Available 10/1/10		
Nani O'Puna & Hale O'Puna LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura		6/3/2009	Open												
Nani Olu Additional Parking (Const)	For Planning Purposes Only	C					Open	1,000,000											
Nani Olu Additional Parking (Design)	For Planning Purposes Only	D	F				Open												
Noelani I & Noelani II Make 9 Vacant Units Ready For Tenants Relocating From Ka Hale Kahe	Society Contracting, LLC	C	F	Ed Morimoto	5/17/2006	11/28/2006	Open												
Pahala ADA Units and Modernization (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open									1,000,000			
Pahala ADA Units and Modernization (Design)	For Planning Purposes Only	D	S	M. Kawamura			Open												
Pahala Elderly Housing LCCC (Const)	Site Engineering, Inc.	C	S	M. Kawamura	9/11/2006	6/12/2007	Open												
Pahala Rehabilitate 24 Units of Elderly Housing		C	F				Open	400,000											
Palolo Valley Homes Physical Improvements (Design)	Clifford Projects Inc.	D	F				Open						1,000,000						
Palolo Valley Homes Physical Improvements Ph1 (Const)	For Planning Purposes Only	C	F				Open								1,000,000	2,250,000			
Palolo Valley Homes Physical Improvements Ph2 (Const)	For Planning Purposes Only	C	F				Open										2,228,874	1,021,126	
Palolo Valley Homes Physical Improvements Ph3 (Const)	For Planning Purposes Only	C	F				Open											1,500,000	
Palolo Valley Homes Physical Improvements Ph4 (Const)	For Planning Purposes Only	C	F				Open												
Palolo Valley Homes Security Screen Door Replacement (Const)	For Planning Purposes Only	C	S				Open												
Paoakalani	For Planning Purposes Only	C					Open	100,000											
Paoakalani	For Planning Purposes Only	D					Open	800,000											
Paoakalani Interior Repairs 17th Floor Units (Const)	DCN Contracting Inc.	C	F	Sahar Ibrahim	6/15/2009	7/20/2009	Open												
Paoakalani Re-roof and Mis Repairs (Const)	Allied Pacific Builders, Inc.	C	F	Sahar Ibrahim	12/17/2008	1/30/2009	Open												
PHA Wide Type C Units (Const)	For Planning Purposes Only	C	F				Open								1,600,000		1,000,000		
PHA Wide Type C Units Group A (Design)	GYA Architects, Inc.	D	F				Open												
PHA Wide Type C Units Group B (Design)	Mitsunaga & Associates, Inc.	D	F				Open												
Physical Needs Assessment (PNA) of State-Owned Projects (25 total) (Design)	Architects Hawaii, Ltd.	D	S	Marcel Audant	6/28/2006		Open												
Pilioli Homes Physical Improvements (Const)	For Planning Purposes Only	C	F	Richard Speer			Open											1,400,000	
Pilioli Homes Physical Improvements (Design)	For Planning Purposes Only	D	S	Richard Speer			Open												
Pomaikai ADA Units and Modernization (Const)	For Planning Purposes Only	C	F	M. Kawamura			Open								2,000,000				
Pomaikai ADA Units and Modernization (Design)	Durrant Media Five	D	S	M. Kawamura			Open												
Puahala Homes Ib Abatement and Modernization (Const)	For Planning Purposes Only	C	S	Miles Okimura			Open												
Puahala Homes Ib Abatement and Modernization (Design)	Paul Louie & Associates, Inc.	D	S	Miles Okimura			Open												
Puahala Homes II, III & IV Abatement and Modernization, Bldg. 4,5,6 (Const)	For Planning Purposes Only	C	F				Open	6,000,000											
Puahala Homes II, III & IV Abatement and Modernization, Bldg. 4,5,6 (Design)	For Planning Purposes Only	D	F				Open												
Puahala Homes Site Improvements (Const)	For Planning Purposes Only	C	S	Lisa Izumi			Open												
Puahala Homes Site Improvements (Design)	Kim & Shiroma Engineers	D	S	Lisa Izumi	4/10/2008	4/5/2010	Open												
Pumehana, Replace Existing Booster Pump System and Provide Three Years Preventative M	Doonwood Engineering, Inc.	C	F	Sahar Ibrahim	9/20/2006	1/17/2010	Open												
Punchbowl Homes (CFP LIST) (Const)	For Planning Purposes Only	C					Open												
Punchbowl Homes (CFP LIST) (Design)	For Planning Purposes Only	D					Open												
Puuwai Momi W. Heater & Roof Impr. (Const)	For Planning Purposes Only	C					Open	4,000,000											
Puuwai Momi W. Heater & Roof Impr. (Design)	For Planning Purposes Only	D					Open	400,000											
Puuwai Momi, Electrical System Repairs (Const) I & II	Integrated Construction	C	F	Miles Okimura	10/9/2009		Open												
Puuwai Momi, Electrical System Repairs (Design)	Ronald N. S. Ho & Associates	D	S	Miles Okimura	5/26/2008	10/5/2010	Open												
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Const)		C	S	Glenn Sunakoda			Open												
Salt Lake Apartment Elevator Renovation (1) Plus Install (1) New Elevator (Design)	Awa	D	S	Glenn Sunakoda			Open												
Salt Lake Apartments Bldg Improvements (Const)	For Planning Purposes Only	C	F				Open												
Salt Lake Apartments Bldg Improvements (Design)	For Planning Purposes Only	D	S				Open												
School St Bldg A Hazmat Abatement (Const)	For Planning Purposes Only	C	S	Glenn Sunakoda			Open												
School St Bldg A Hazmat Abatement (Design)	Lou Chan & Associates	D	S	Glenn Sunakoda			Open												
School Street Building G Reroof (Const)	For Planning Purposes Only	C	S	Richard Speer			Open												
School Street Renovations, Building M (Both)	William Scotsman, Inc.	B	S	Miles Okimura	10/14/2008	4/13/2009	Open												
Tree Trimming at Various Sites Statewide (Const)		C					Open	100,000											
Wahiawa Terrace, Electrical (Const)	For Planning Purposes Only	C	F	Kelbert Yoshida			Open	100,000											
Wahiawa Terrace, Re-roof (Const)	For Planning Purposes Only	C	F	Kyle Lung			Open						600,000						
Wahiawa Terrace, Sewage Lift Station (Const)	O&M Enterprises	C	F	M. Kawamura	6/8/2007	6/14/2010	Open												
Wahiawa Terrace, Upgrade and Replace Heat Pumps and Gas Water Heaters (Const)	Doonwood Engineering, Inc.	C	S	M. Kawamura	5/22/2009		Open												
Wahiawa Terrace, Weatherproofing, Painting (Const)	For Planning Purposes Only	C	F	Kelbert Yoshida			Open												
Wahiawa Terrace, Weatherproofing, Painting (Design)	For Planning Purposes Only	D	F	Kelbert Yoshida			Open												
BLI 1406 Operations (may not exceed 20% of Grant)													2,522,747			2,505,235			
BLI 1408 Management Improvements													856,657			500,000			
BLI 1410 Administration (may not exceed 10% of Grant)											2,377	4,234	7,227	1,210,509	1,203,376	1,252,618			
BLI 1502 Contingency (may not exceed 8% of Grant)														1,009,264		93,630			
BLI 1411 Audit														3,376		3,376			
STATE PUBLIC HOUSING SUBSIDY																			
Transfer Funds from B-08-403-K to B-08-402-K Con to Des	For Planning Purposes Only	B	S				Open												
Transfer Funds from B-07-416-K to B-07-415-K Con to Des	For Planning Purposes Only	B	S				Open												
Transfer Funds from B-09-402-K to B-09-401-K Con to Des		B	S																
APPROPRIATION ALLOTMENT											79,229	141,143	240,896	12,613,733	16,245,443	12,526,177	7,879,000	7,879,000	
EXPENDED/BUDGET								67,575,236	2,748,736	1,377,800	81,606	145,377	248,123	12,613,733	14,322,859	12,526,177	6,903,598	5,228,874	8,375,625
BALANCES								(67,575,236)	(2,748,736)	(1,377,800)	(2,377)	(4,234)	(7,227)	0	1,922,584	0	975,402	2,650,126	(496,625)

UNED CFP PROJECTS (in HPHA's Five Year Plan)			Elevator Improvement s, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non- Routine R&M/Renov, S/W-Des	L/S CIP-Non- Routine R&M/Renov, S/W-Con	Elevator Improvement s, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non- Routine R&M/Renov, S/W- Des	L/S CIP-Non- Routine R&M/Renov, S/W-Con	LS CIP Non- Routine R&M/Reno, S/W Des	LS CIP Non- Routine R&M/Reno, S/W Con	LS CIP Non- Routine R&M/Reno, S/W Des	LS CIP Non- Routine R&M/Reno, S/W Con	General Fund Operating HMS-220 G-10-020-K	Totals	PROJECT TITLE	
723	724	725	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K des	B-09-410-K con	B-10-xxx-K des	B-10-xxx-K con				
	2,500,000								239,132					2,000,000		391,031	2008 Physical Needs Assessment (Design)	
																8,500,000	ADA Compliance for Various Federal Projects (Const)	
																239,132	ADA Compliance for Various Federal Projects (Design)	
																258,758	ADA Compliance to Various Projects in Maui County and West Hawaii (1) (Design)	
																0	ADA/UFAS Compliance (6 projects) Puuwai Momi, Waimaha, Kauioakalani	
																0	ADA/UFAS Compliance (6 projects) Puuwai Momi, Waimaha, Kauioakalani	
																0	ADA/UFAS Compliance (9 projects)	
									795,565							795,565	ADA/UFAS Compliance (9 projects)	
																2,968,493	Barbers Point Transitional Shelter (Const)	
																800,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Const)	
																100,000	David Malo Circle Exterior Improvements Paint, Roofing, Site Work (Design)	
																166,218	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	
																173,217	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	
															135,191	135,191	Elevator Maintenance Service for Various Federal-Funded Projects (Const)	
																109,600	Elevator Maintenance Service for Various State-Funded Projects (Const)	
																107,681	Elevator Maintenance Service for Various State-Funded Projects (Const)	
															78,895	111,988	Elevator Maintenance Service for Various State-Funded Projects (Const)	
								2,900,000								2,900,000	Elevator Modernization of 15 at Various Oahu Locations (Const)	
			352,383													365,968	Elevator Modernization of 15 at Various Oahu Locations (Design)	
			200,000													200,000	Elevator Modernization Phase II: 10 at Various Sites (Design)	
								1,500,000								1,500,000	Elevator Modernization Phase III: 10 at Various Sites (Const)	
																0	Elevator Repair and Maintenance at Various Sites Phase III (Design)	
																178,000	Environmental, Historical, Flood Plain, Archeological, Cultural Review (All Facilities)	
															42,948	118,108	Generator Maintenance Services at Various Oahu Projects	
																752,949	Halaula & Ka'u Teacher's Cottages and Lokahi LCCC (Const)	
													1,400,000			2,400,000	Hale Aloha O'Puna ADA Units & Roof (Const)	
																140,000	Hale Aloha O'Puna ADA Units & Roof (Design)	
																2,800,000	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Const)	
																255,932	Hale Hauoli at Honokaa, Hawaii Painting, Re Roofing and Renovation (Design)	
	300,000	3,000,000														3,000,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization	
																300,000	Hale Hookipa Physical Improvements to Exterior Repairs and Interior Modernization	
																666,185	Hale Hookipa, Kaimalino, Nani Olu, Noelani, and Paoakalani Reroofing (Design)	
																2,211,300	Hale Hookipa, Nani Olu, Noelani, and Paoakalani Reroofing (Const)	
																647,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure	
																65,000	Hale Hoolulu Repaint, ReRoof, Emergency Call System Prepare Tank Enclosure	
	900,000	4,500,000														4,500,000	Hale Laulima Major Mod (Const)	
																900,000	Hale Laulima Major Mod (Design)	
														2,000,000		2,000,000	Hale Nana Kai O'Kea Physical Improvement (Const)	
																200,000	Hale Nana Kai O'Kea Physical Improvement (Design)	
																3,000,000	Hale Po'ai Building Improvements (Const)	
																44,000	Hale Po'ai Building Improvements (Design)	
																	65,000	Halia Hale Reroof, Lights, Mechanical Repairs (R&M-elevator shaft, water fountain)
																13,513	Honokaa Teacher's Cottages, Hale Hauoli, Hale Hookipa & Nani Olu LCCC (Const)	
																565,313	Hoolulu and Kamalu Emergency Call System Repair (Const)	
																	72,040	Hoolulu and Kamalu Emergency Call System Repair (Design)
																700,000	Hui O Hanamaulu Physical Improvements (Const)	
									80,000							80,000	Hui O Hanamaulu Physical Improvements (Design)	
																1,150,000	Kaahumanu Homes, Reroofing (Const)	
																0	Kaahumanu Homes, Spall Repair and Painting (Const)	
																300,000	Kahale Mua Federal Site & Reroof (Const)	
																50,000	Kahale Mua Federal Site & Reroof (Design)	
																0	Kahale Mua Federal Site Renovation of Existing Units (Const)	
																3,200,000	Kahale Mua State Site & Bldg Mod (Const)	
																250,000	Kahale Mua State Site & Bldg Mod (Design)	
																3,448,000	Kahekili Terrace Improvements (Const)	
																	365,445	Kahekili Terrace Physical Improvements (Design)
																138,547	Kahekili Terrace Tent Fumigation and Soil Treatment	
																1,052,127	Kahekili Terrace, David Malo Circle, Mekaniki Hale and Piilani Homes	
																1,831,483	Kaimalino and Kealakehe Reroofing (Const)	
																522,894	Kaimalino LCCC (Const)	
																720,000	Kalaheo Homes Physical improvements (Const)	
									95,000							95,000	Kalaheo Homes Physical improvements (Design)	
																400,000	Kalakaua Homes Roof Improvements (Const)	
																465,303	Kalakaua Homes Roof Improvements (Design)	
																340,000	Kalaniihuia Physical Improvements to Elevator Security (Const)	
																52,216	Kalaniihuia Physical Improvements to Elevator Security (Design)	
	200,000															200,000	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Const)	
	50,000															50,000	Kalihi Valley Homes Office Roof, Office Asbestos Abatement (Design)	
																5,920,515	Kalihi Valley Homes Phase IIIb Site and Dwelling Improvements (Const)	
	1,000,000															1,000,000	Kalihi Valley Homes Reconstruct Kalena Drive (Const)	
																200,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building	
																35,000	Kalihi Valley Homes Reroof (11) Residential Buildings and Administration Building	
																4,634,050	Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Const)	
																651,971	Kalihi Valley Homes Site and Dwelling Improvement Phase IVa (Design)	
2,545,501																7,000,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Const)	
																600,000	Kalihi Valley Homes Site and Dwelling Improvement Phase IVb (Design)	
																870,990	Kalihi Valley Homes Site and Dwelling Improvements Phase III (Design)	
																0	Kamehameha Homes, Replace Railings and Ext. Closet Doors, Termite and Rodent	
																210,000	Kauioakalani Reroof, Paint, Interior Repairs Including Termites (Const)	
																120,000	Kauioakalani, Type "C" Repairs (Const)	
																22,000	Kauioakalani, Reroofing (Const)	

NED CFP PROJECTS (in HPHA's Five Year Plan)			Elevator Improvement s, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Con	Elevator Improvement s, S/W-Des	Elevator Improvements, S/W-Con	L/S CIP-Non-Routine R&M/Renov, S/W-Des	L/S CIP-Non-Routine R&M/Renov, S/W-Con	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	LS CIP Non-Routine R&M/Reno, S/W Des	LS CIP Non-Routine R&M/Reno, S/W Con	General Fund Operating RMS-220	Totals	PROJECT TITLE
723	724	725	B-07-413-K	B-07-414-K	B-07-415-K	B-07-416-K	B-08-400-K	B-08-401-K	B-08-402-K	B-08-403-K	B-09-409-K des	B-09-410-K con	B-10-xxxx-K des	B-10-xxxx-K con	G-10-020-K		
										2,000,000						2,000,000	Kawailehua (Federal) Exterior Improvements (Const)
										1,200,000						370,000	Kawailehua (Federal) Exterior Improvements (Design)
									125,000							1,200,000	Kawailehua (State) Improvements (Const)
																125,000	Kawailehua (State) Improvements (Design)
																0	Ke Kumu Ekolu and Noelani Repair of Vacant Units
																0	Ke Kumu Elua Painting of Vacant Units
																1,200,000	Ke Kumu Ekolu: Roofing & Interior Repairs (Const)
																130,000	Ke Kumu Ekolu: Roofing & Interior Repairs (Design)
																0	KPT, Bathrooms ADA Compliant (Const)
																0	KPT, Bathrooms ADA Compliant (Const)
																0	KPT, Dry Standpipe Improvements (Const)
			247,979													964,221	KPT, Modernization of 6 elevators & Assessment of Elevators at Various State Sites
				3,864,920												3,970,469	KPT, Elevator, Modernization of Six Elevators (Const)
																1,578,918	KPT, Fire Alarm System (Both)
																19,400	KPT, Fire Alarm System Design (Both)
								24,217								207,227	KPT, Install New Telephone Cabinets and Conduits in Building "B" (Const)
																35,305	KPT, Installation of New Security Camera System for Elevators
																37,500	KPT, Remove and Replace Lobby Roof (Const)
																52,396	KPT, Renovation to Air Conditioning System at Elevator Machine Rooms
																924,000	KPT, Reroofing (Const)
																0	KPT, Rezoning and Subdivision (Design)
																660,000	KPT, Security Cameras (not elevator cams)
																1,000,000	KPT, Sewer Repair (Phase I) (Const)
																5,000,000	KPT, Sewer Repair (Phase II) (Const)
																329,983	KPT, Sewer Repairs (Design)
																12,000	KPT, Type "C" Units Renovation/Repair
																0	KPT, UFAS/ADAAG renovations to parking lot
																1,120,851	KPT, Trash Chutes (Const)
																108,646	Kupuna Home O'Waialua, Sewage Operational and Preventive Maintenance (Const)
																900,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
																140,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Const)
																15,000	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)
																66,521	Kupuna Home O'Waialua, Sewage Treatment Plant Improvements (Design)
																4,332	Kupuna Home O'Waialua, Transformer Replacement and Maintenance (Const)
																185,723	La'ioia Upgrade Fire Alarm System (Const)
																185,723	La'ioia Upgrade Fire Alarm System (Design)
																0	La'ioia Upgrade Fire Alarm System (Design)
																2,904,302	Lailani and Kealakehe LCCC (Const)
																426,688	Lanakila Homes - Phase II, III & IV (Design)
																0	Lanakila Homes - Renovation of Existing Buildings (Const)
																0	Lanakila Homes - Renovation of Existing Buildings (Design)
																37,453	Lanakila Homes Demo Phase III & IV (Const)
																3,000,000	Lanakila Homes Fair Housing Renovations (Const)
																273,349	Lanakila Homes Fair Housing Renovations (Design)
																6,472,481	Lanakila Homes Physical Improvements Phase IIIa (Const)
																92,331	Lanakila Homes Physical Improvements Phase IIIa (Energize Project) (Const)
																2,213,000	LCCC for Federal and State Projects on the Islands of Kauai (Const)
																219,000	LCCC for Federal and State Projects on the Islands of Maui (Const)
																284,750	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
																46,487	LCCC for Federal and State Projects on the Islands of Maui and Kauai (Design)
																92,144	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I and
																51,552	LCCC, Pahala Elderly, Nani O Puna, Kaimalino, Kealakehe, Lailani, Noelani I and
																2,783,408	Lokahi HazMat Abatement and Interior Renovation (Const)
																7,564	Lokahi HazMat Abatement and Interior Renovation (Const)
																372,896	Lokahi HazMat Abatement and Interior Renovation (Design)
																25,511	Lokahi HazMat Abatement and Interior Renovation (Design)
																17,329	Lokahi HazMat Abatement and Interior Renovation, Electrical Work, Poles, Trans
																73,000	Lokahi Electrical Work, Poles, Transformers - HELCO/PO (Design)
																50,000	Lokahi LCCC Evaluation of Existing Tanks (Design)
																300,000	Lokahi Replace Electric Poles and Transformers HELCO Will Assume Ownership
																11,000	Maui II Type "C" Unit Repairs
																30,388	Makamae Investigation and Repairs (Const)
																2,200,000	Makani Kai Hale Physical Improvements (Const)
																159,037	Makani Kai Hale Physical Improvements (Design)
																0	Makani Kai Hale Physical Improvements (Design)
																5,077,416	Makua Aili Structural and Spall Repairs (Const)
																423,335	Makua Aili Structural Investigation and Repairs (Design)
																21,000	Makua Aili, Replace Existing Booster Pump System and Provide Three Years Pre
																0	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Const)
																135,000	Mayor Wright Building 11, 20, 22, 23, 24 Structural Repairs (Design)
																100,000	Mayor Wright Homes Physical Improvements to Reroofing (Const)
																214,781	Mayor Wright Homes, Wahiawa Terrace, Kuhio Park Terrace, Kaahumanu Home
																1,200,000	Mayor Wright Modernization - Ph 1 & 2 (Design)
																0	Mayor Wright Modernization - Ph 1 (Const)
																0	Mayor Wright Modernization - Ph 2 (Const)
																0	Mayor Wright Replacement of Solar Hot Water System (Const)
																380,758	Mayor Wright Replacement of Solar Hot Water System (Design)
																1,493,510	Nakolea (Homeless Shelter) Design-Build Renovation (Both)
																0	Nakolea and Weinberg Village Various Physical Improvements For Homeless (Co
																880,768	Nani O'Puna & Hale O'Puna LCCC (Const)
																0	Nani O'Puna & Hale O'Puna LCCC (Const)
																4,168	

